

190/22

Phone No:
 Sold to/Issued To:
 HARCUS DIAS
 For Whom/ID Proof:
 ACUPD807804



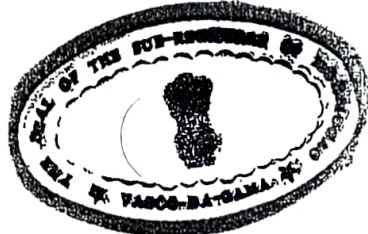
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 ₹ 0213500/-
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 3018286 23/02/03/2021-RDI

FOR CITIZEN CREDIT
 CO-OP. BANK LTD.

[Signature]

AUTHORISED SIGNATORY

Certified True Copy



DEED OF SALE

[Signature] *[Signature]* *[Signature]* *[Signature]* D Nalk

This Deed of Sale is made at Vasco da Gama, Goa on this 04th day of February, Two Thousand Twenty Two (04.02.2021)

B Y AND BETWEEN

1) **MRS. NITIKA NARACINVA NAIK** alias **SAROJINI PANDURANGA JADHAV**, daughter of Shri. Pandurang Vishnupanthi Jadhav and widow of late Shri Naracinva, aged about 63 years, housewife, widow, PAN Card No. _____, Aadhar Card No. _____, her son 1A. **MR. NITIN NARACINVA NAIK** alias **VITHAL NITIN N. NAIK**, son of Late Shri. Naracinva Vitthal Naik, aged about 39 years, unmarried, PAN Card No. _____, Epic Card No. _____, both residents of House No. 5/6, Opposite Balna Beach, Housing Board Colony, Balna, Vasco da Gama, Goa- 403802, 2) **MR. DIGAMBOR VITOL NAIQUE** alias **DIGAMBAR VITHAL NAIK**, son of late Shri, Vithal Naik, aged about 61 years, retired, married, PAN Card NO. _____, Aadhar Card No. _____, Mobile No. _____ and his wife 2A) **MRS. DEPTI DIGAMBAR NAIK** alias **DIPTI NAIK** alias **Deepti Naik**, aged about 47 years, housewife, married, Aadhar Card No. _____, both residents of House No. 90, Near Five Star Laundry, Savordfond, Sancoale, Goa- 403710 hereinafter jointly referred to as the "VENDORS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) of the ONE PART

A N D

2. **MR. MARCUS DIAS**, son of Shri Vincentinho L. Dias, aged about 49 years, businessman, married, with PAN Card No. _____, Aadhar Card No. _____, resident of F-2, Second Floor,

[Handwritten signatures and initials]
 Mark Nitin Naik Dias D Naik



Melissa Port View, Near El-monte Theatre, Desterro, Vasco da Gama, Goa hereinafter called the "PURCHASER" (which expression shall unless repugnant to the context or meaning thereof mean and include his heirs, executors, administrators, successors and assigns) of the OTHER PART

All the parties to this are Indian Nationals

WHEREAS the VENDORS have represented that they are the sole, exclusive and absolute owners with clear, unencumbered and marketable title to ALL THAT property known as 'VALADO VULGAOMENTE' or 'PIMENTACHO BANDO' or 'SINOLIM' described in the Land Registration Office of Salcete under No. 41420 of Book B No. 107 New series not enrolled in the Taluka Revenue Office situated at Sancoale, within the limits of Village Panchayat of Sancoale, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa surveyed under Survey No. 61 Sub Division 1 of Sancoale Village totally admeasuring an area of 3650.00 square metres which is more particularly described in SCHEDULE - I hereunder written and hereinafter referred to as the 'SAID PROPERTY'.

AND WHEREAS the SAID PROPERTY originally is seen inscribed in favour of Nanum Balo Nalque alias Nanum Bablo Nalque alias Namu Bablo Naik alias Nomu Babalo Naik alias Namu Naik besides even the Form - III also stands recorded in his name.

AND WHEREAS the aforesaid owner Mr. Namu Bablo Naik expired on 18.11.1982 and his wife Mrs. Kashi Namu Naik alias Caxi Nalque pre-deceased him on 27.02.1981 leaving behind his son, Mr. Vithal Namu Naik married to Mrs. Rucmini Vitol Nalque as the sole and universal heirs which is in consonance with the Notarial Deed of Declaration for Succession dated 03.05.1988 drawn before the

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Notary Ex-Officio Mormugao under Book of Deeds No. 158 at pages 44.

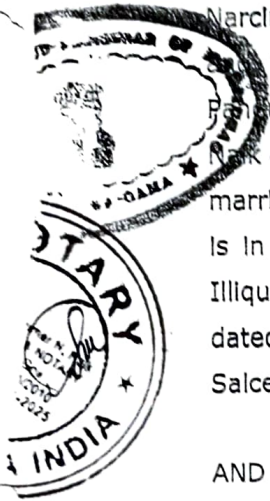
AND WHEREAS It has been further confirmed from the aforesaid Notarial Deed of Declaration for Succession dated 03.05.1988 that the aforesaid Mr. Vithal Namu Nalk allas Vitola Nomum Nalque and his wife Mrs. Rucmini Vitol Nalque allas Rucminim Vitola Nalque expired leaving behind their two son namely Mr. Narainva Vitola Nalque and Mr. Digambor Vitol Nalque as the sole and universal heirs.

AND WHEREAS the aforesaid Mr. Narainva Vitola Nalque allas Narainva Vithal Nalk expired on 26.06.2003 leaving behind his wife sole and universal heiress Mrs. Nitika Narainva Nalk allas Sarojini Panduranga Jadhav and their one son namely Mr. Vithal Nitin N. Nalk allas Nitin Nalk as bachelor and one daughter Mrs. Arti N. Nalk married to Mr. Nitish Chandra as the sole and universal heirs, which is in conformity with the Deed of Gratuitous Relinquishment of Illiquid and undivided rights to Inheritance and Deed of Succession dated 02.03.2010 drawn before the Notary Ex-Officio Margao, Salcete under Book of Deeds No. 1548 at pages 91 to 93.

AND WHEREAS In the aforesaid Deed of Gratuitous Relinquishment of Illiquid and undivided rights to Inheritance and Deed of Succession dated 02.03.2010, the aforesaid Mrs. Arti N. Nalk alongwith her husband Mr. Nitish Chandra voluntarily and freely ceded, released and relinquished their illiquid and undivided rights of the aforesaid Mr. Narainva Vithal Nalk.

AND WHEREAS thereby the aforesaid parties namely Nitika Narainva Nalk allas Sarojini Panduranga Jadhav, Mr. Vithal Nitin N. Nalk allas Nitin N. Nalk and Mr. Digambor Vitol Nalque allas Digambar Vithal Nalk married to Mrs. Deepthi Digambar Nalk became the sole owners of the SAID PROPERTY.

[Handwritten signatures]
 Nitika
 Nitin Nalk
 Digambar Nalk



AND WHEREAS the PURCHASER had caused to publish the Public Notice In the local newspapers, viz The Goan (English dally) and Goan Varta (Marathi dally) dated 06.01.2022 and no person have filed any claim, right, title, benefit, estate, share, objection, demand or interest of any nature whatsoever into, upon or in respect of the SAID PLOT/SAID PROPERTY.

AND WHEREAS the VENDORS have approached the PURCHASER to sell, transfer, assign and convey ALL THAT distinct yet undivided portion of the SAID PROPERTY being 1526.00 or 1526/3650.00 square metres which is more particularly described in SCHEDULE - I hereunder written and hereinafter referred to as the 'SAID PLOT' for the total price consideration of Rs. 40,00,000/- (Rupees Forty Lakhs only) and based on the above representation and public notice issued the PURCHASER agreed to purchase the SAID PLOT and accordingly the parties have entered into this deed in writing.

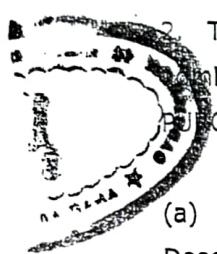
NOW THEREFORE THIS DEED WITNESSETH and it is hereby agreed upon by and between the parties hereto as follows:

1. That in consideration of the sum of Rs. 40,00,000/- (Rupees Forty Lakhs only) being the entire consideration agreed upon and paid by the PURCHASER to the VENDORS vide Cheque No. 102547 for Rs. 8,00,000/-, No. 102548 for Rs. 8,00,000/-, No. 098492 for Rs. 10,00,000/-, No. 102549 for Rs. 2,00,000/- and No. 102550 for Rs. 12,00,000/- all drawn on IDBI Bank, Margao, Goa (the receipt whereof the VENDORS, jointly and severally, hereby, admit and acknowledge and give full discharge of the same to the PURCHASER) and accordingly the VENDORS do hereby grant, convey, sell, transfer, assign and assure unto the use of the PURCHASER ALL THAT the SAID PLOT being undivided share to an extent of 1526.00 or 1526.00/3650.00 square metres which is more particularly described in SCHEDULE - II hereunder written

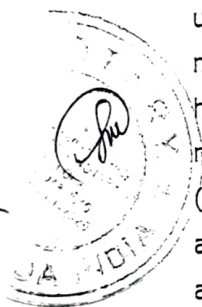


being part and parcel of the SAID PROPERTY which is more particularly described in the SCHEDULE - I hereunder written falling in the property surveyed under Survey No. 61 Sub Division 1 of Sancoale Village and accordingly deliver the possession thereof unto the PURCHASER to HAVE, TO POSSESS, TO HOLD AND TO ENJOY the same for the exclusive use and benefit absolutely and unconditionally forever together with all the rights, title, interest therein with all the advantages, concessions, hereditaments, easementary rights, equities, claims, demands, liberties, privileges, appurtenances attached to, belonging to and reputed to belong thereto.

2. The VENDORS for themselves and their heirs, executors and administrators covenant with, assure and declare unto the PURCHASER his heirs, administrators and assigns:



(a) THAT the VENDORS have in themselves whilst executing this Deed lawful right and absolute title to the SAID PLOT being undivided portion to an extent of 1526.00 or 1526/3650.00 square metres which is more particularly described in SCHEDULE - II hereunder written and is lawfully entitled to convey the same in the manner hereby done



(b) THAT the SAID PLOT hereby sold is absolutely free from all or any encumbrances, charges, lien, claim of any nature whatsoever and that the PURCHASER shall hold the SAID PLOT freely, clearly and absolutely acquitted, exonerated and forever released and discharged or otherwise by the VENDORS and well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever had made, executed, occasioned and suffered by the VENDORS including any construction, development improvement made in the SAID PLOT by any other person or persons claiming by, from, under or in trust for them.

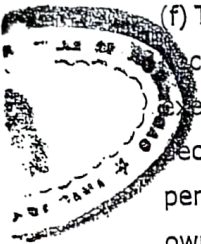
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(c) THAT the VENDORS have already put the PURCHASER in exclusive physical possession of the SAID PLOT Immediately prior to the execution of this deed.

(d) THAT the PURCHASER shall be entitled to continue to peacefully and quietly enter upon, have occupy, possess and enjoy the SAID PLOT as Its absolute owner without any claim or demand whatsoever from the VENDORS or any other person whomsoever claiming by, from, under or in trust for them.

(e) THAT all rates, taxes, charges payable in respect of the SAID PLOT such as land revenue have been paid by the VENDORS and no amount is in arrears towards same upto date.

(f) THAT the VENDORS shall by themselves or cause through the necessary parties, as and when called upon to do so shall sign, execute and deliver such further deeds, documents, writing and/or declarations including solemn affirmation as may be necessary to perfect PURCHASER'S title to the SAID PLOT and/or have the ownership and possession thereof recorded in the name of the PURCHASER in all Government records including recording maintained at the Land Registration Office and Land Revenue Office.



The VENDORS do hereby declare:

a. That there is absolutely no claim of any right including that of tenancy and/or mundkarial or of any other nature in/or over the SAID PLOT.

b. That the SAID PLOT has never been subject matter of any notification by the Government under the Land Acquisition Act, Requisition Act any Act or under any of the act, rules under the Defence or C.A.D.A.

c. That the SAID PLOT is not affected under any Order or Notification under any Ordinance, Act, Statute, Rules and/or Regulations either by Central or State Government.

[Handwritten signatures and initials]
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Ditin
D Mark

d. That the SAID PLOT Is absolutely not affected by any easementary or any other rights Including that of way, licence or any other rights of any nature whatsoever In favour of any person/s In/over the same.

e. That the SAID PLOT Is absolutely not affected by any encumbrances, charges, lien , notices or any prohibitory order of injunction or attachment from any Court of Law.

f. That the VENDORS hereby convey Its absolute no objection for the inclusion of the name of the PURCHASER In the Survey Records Including Form 'D', to cause mutation, to partitlon the SAID PLOT distinctly from the SAID PROPERTY.

The cost of stamp duty and registration of this Deed has been borne exclusively by the PURCHASER. This Deed shall be presented for registration under the provisions of Indian Registration Act, 1908 and the VENDORS shall appear before the registering authority and comply with all the formalities and requirements of law applicable so as to enable the registering authority complete registration of the Deed.

5. Though the aforesaid consideration between the parties is 40,00,000/- but however for the purpose of stamp duty the SAID PLOT Is valued at Rs. 61,00,000/- for the purpose of stamp duty which is the fair market value thereof.

SCHEDULE - I

ALL THAT property known as 'VALADO VULGAOMENTE' or 'PIMENTACHO BANDO' or 'SINOLIM' described in the Land Registration Office of Salcete under No. 41420 of Book B No. 107 New series not enrolled in the Taluka Revenue Office situated at Sancoale, within the limits of Village Panchayat of Sancoale, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa surveyed under Survey No. 61 Sub Division 1 of Sancoale Village

[Handwritten signatures and initials]
 Mark
 Anita
 D Mark

totally admeasuring an area of 3650.00 square metres which is bounded as under:

On the North: By property under Survey No. 61/6 of Sancoale Village

On the South: By property under Survey No. 61/4 of Sancoale Village

On the East : By Road

On the West: By Nullah or rivulet under Survey No. 61/3 and 61/7 of Sancoale Village

SCHEDULE - II



ALL THAT undivided share to an extent of 1526.00 or 1526/3650.00 square metres which is part and parcel of the SAID PROPERTY which is more particularly described in the SCHEDULE - I hereunder written falling in the property surveyed under Survey No. 61 Sub Division 1 of Sancoale Village and the SAID PROPERTY as a whole is bounded as under:

On the North: By property under Survey No. 61/6 of Sancoale Village

On the South: By property under Survey No. 61/4 of Sancoale Village

On the East : By Road

On the West: By Nullah or rivulet under Survey No. 61/3 and 61/7 of Sancoale Village



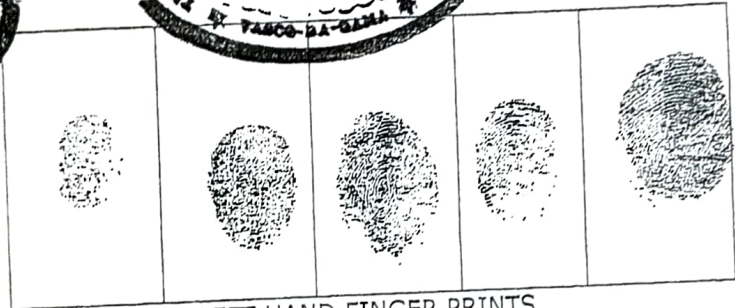
IN WITNESS WHEREOF THE PARTIES HERETO HAVE SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS TO THESE PRESENTS IN THE PRESENCE OF TWO WITNESSES ON THE DAY, YEAR AND PLACE FIRST HEREINABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED
the VENDORS
MRS. NITIKA NARACINVA NAIK

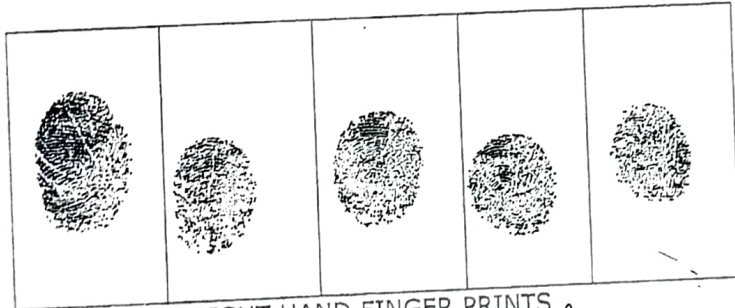
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LEFT HAND FINGER PRINTS



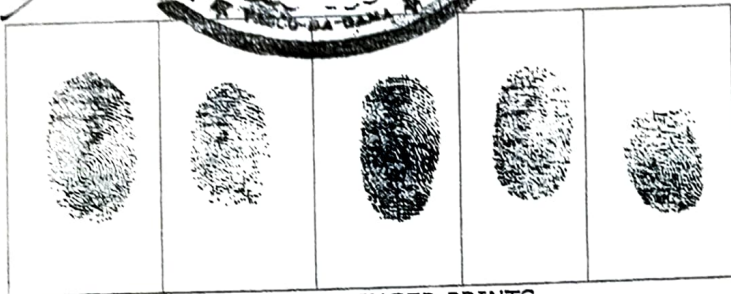
RIGHT HAND FINGER PRINTS



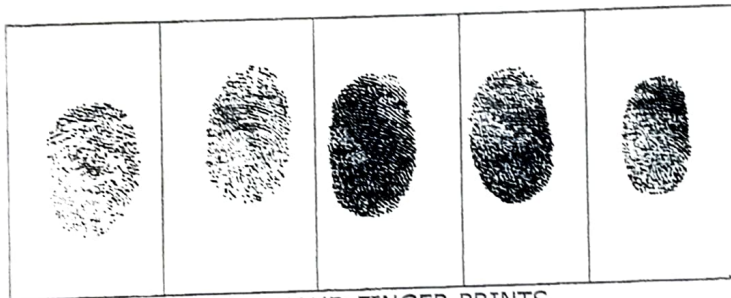
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MR. NITIN NARCINVA NAIK

Nitin Naik



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



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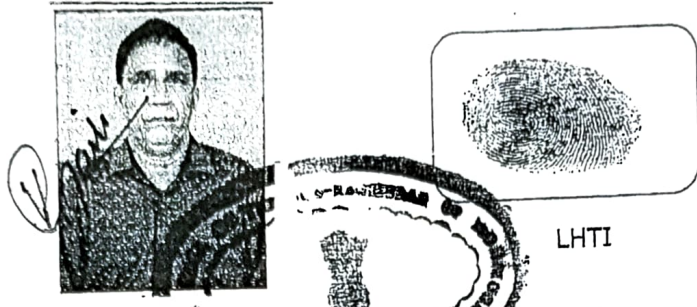
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MR. DIGAMBOR VITOL NAIQUE
alias DIGAMBAR VITHAL NAIK

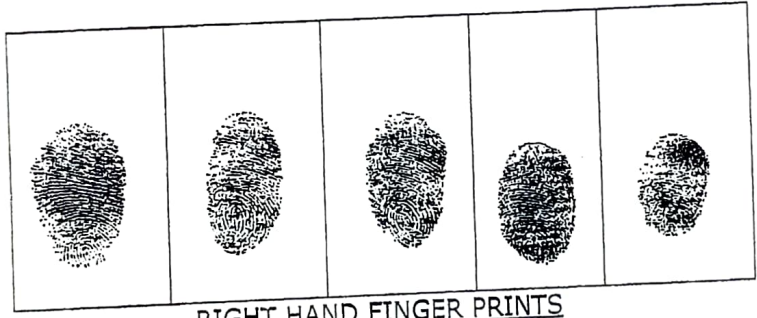
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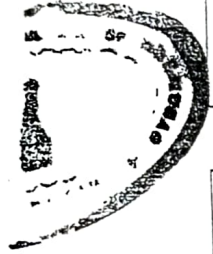
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LEFT HAND FINGER PRINTS

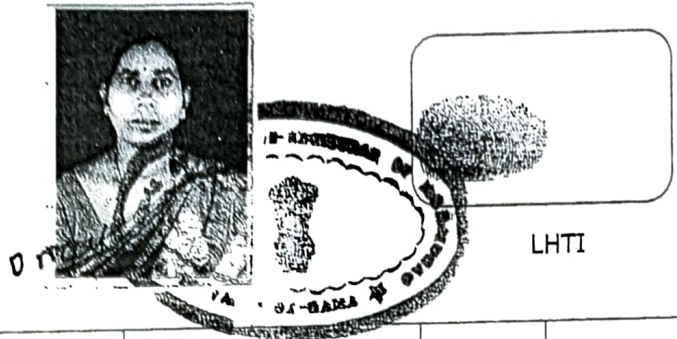


RIGHT HAND FINGER PRINTS

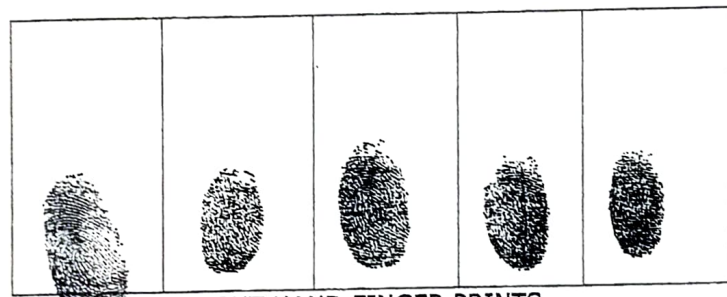


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MRS. DEPTI DIGAMBAR NAIK D Naik
allas DIPTI NAIK



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS

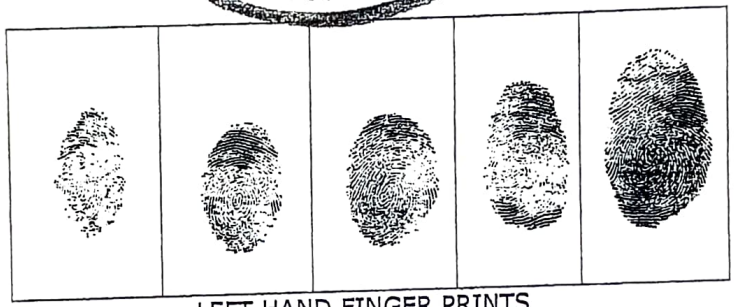


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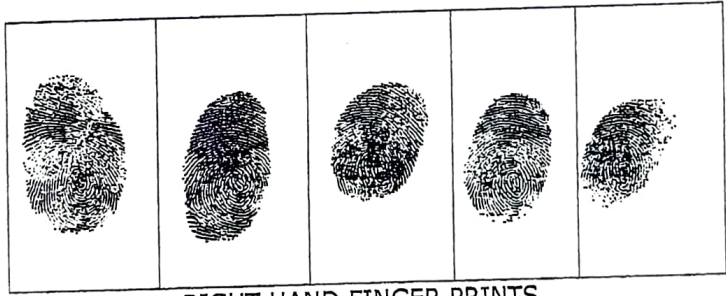
D Naik

SIGNED, SEALED AND DELIVERED
the PURCHASER
MR. MARCUS DIAS

[Signature]



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



WITNESSES:-

1. *[Signature]*

[Signature]

2. Sahira Banu Mullak

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

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GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of the Inspector of Survey & Land Records
 VASCO -GOA

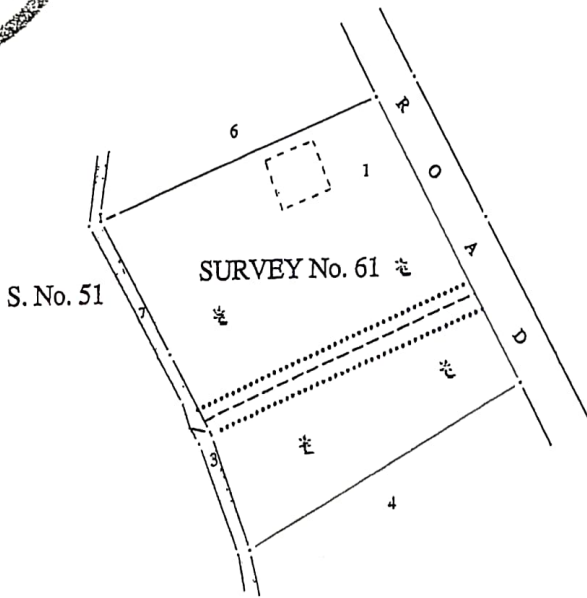


Plan Showing plots situated at
 Village : Sancoale
 Taluka : MORMUGAO
 Survey No./Subdivision No. : 61 / 1
 Scale : 1:1000

MANGESH
 KRISHNATH
 KHOLKAR

Inward No: Rev.192108021
 Digitally signed by MANGESH
 KRISHNATH KHOLKAR
 Date: 2021.12.28 16:05:15
 +05'30'

Inspector of Survey &
 Land Records, Vasco-Goa.



- 1 *Murk*
- 2 *Artis*
- 3 *Cap*
- 4 *D Naik*
- 5 *P*

Generated By :- Dillip Naik
 On : 22-12-2021

Print on A-4 Size



Government of Goa
Document Registration Summary 2

Office of the Civil Registrar-cum-Sub Registrar, Mormugoa

Print Date & Time : - 04-Feb-2022 12:07:13 pm

Document Serial Number :- 2022-MOR-190

Presented at 11:54:12 am on 04-Feb-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Mormugoa along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	213500
2	Registration Fee	183000
3	Mutation Fees	2500
4	Processing Fee	900
Total		399900

Stamp Duty Paid : 213500/-

Stamp Duty Required : 213500/-

Presenter

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Marcus Dias ,Father Name:Vincentinho L Dias, Age: 49, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Desterro Vasco da Gama Goa, Address2 - , PAN No.:			

Executive

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Nitika Naraolva Nalk Alias Sarojini Panduranga Jadhav , Father Name: Panduranga Jadhav, Age: 83, Marital Status: Widow ,Gender:Female,Occupation: Housewife, Balna Vasco, PAN No.:			
2	Nitin Naraolva Nalk Alias Vitthal Nitin N Nalk , Father Name:Naraolva Vitthal Nalk, Age: 39, Marital Status: Unmarried ,Gender:Male,Occupation: Service, Balna Vasco, PAN No.:			

Sr.No	Party Name and Address	Photo	Thumb	Signature
3	Digambar Vitol Nalque Alias Digambar Vithal Nalk , Father Name:Vithal Nalk, Age: 61, Marital Status: Married ,Gender:Male,Occupation: Business, Sancoale Goa, PAN No.:			
4	Deptl Digambar Nalk Alias Diptl Nalk Alias Deeptl Nalk , Father Name:Balaram Kavthekar, Age: 47, Marital Status: Married ,Gender:Female,Occupation: Housewife, Sancoale Goa, PAN No.:			
5	Marcus Dias , Father Name:Vincentinho L Dias, Age: 49, Marital Status: Married ,Gender:Male,Occupation: Business, Desterro Vasco da Gama Goa, PAN No.:			

Witness:

I/We individually/Collectively recognize the Vendor, Purchaser,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Roquesinho Pedro Vales, Age: 59, DOB: , Mobile: , Email: , Occupation: Business , Marital status : Married , Address: 403710, Cortallm Goa, Cortallm Goa, Sancoale, Mormugao, SouthGoa, Goa			
2	Name: Sahrabanu Mullah, Age: 24, DOB: 1997-06-09 , Mobile: , Email: , Occupation: Service , Marital status : Married , Address: 403802, New Vaddem Vasco da Gama Goa, Vasco Da Gama, Mormugao, SouthGoa, Goa			

Sub Registrar

SUB - REGISTRAR
MORMUGAO

Document Serial Number :- 2022-MOR-190

Document Serial No:-2022-MOR-190

Book :- 1 Document
Registration Number :- MOR-1-191-2022
Date : 04-Feb-2022

Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Mormugoa)

**SUB - REGISTRAR
MORMUGAO**



Certified True Copy

Adv. Suresh Kumar N. Nalk
NOTARY
STATE OF GOA

34, Ground Floor, Anna Bazar, Bldg.,
VASCO-DA-GAMA, GOA - 403 602

Date: 5/6/2024

Reg. No.: 10313/2024

