

(Rupees Two Lakh Twenty Four Thousand Only)

FOR CITIZEN CREDIT
CO-OP. BANK LTD.

Jeha
AUTHORISED SIGNATORY

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SHOP NO.1 & 16, SAPANA TERRACES C.H.S.L
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 892
D-5/STP(V)/C.R./35/33/2011-RD

भारत 12614
167284



NON JUDICIAL
APR 15 2019

15:32

R. 0224000/- PB7122

INDIA STAMP DUTY GOA

Name of Purchaser... *Nayab Builders & Developers*



DEED OF SALE

Shakir Razak

Ferreira Pereira

... 2/-


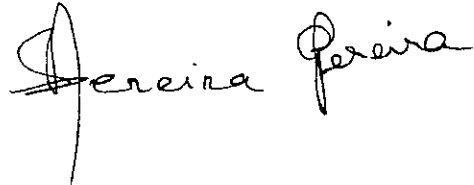
THIS DEED OF SALE is made on this 18th day of the month of April, 2019, at Vasco-Da-Gama, Goa.

BETWEEN



1. MR. CYRIL PHILIP PEREIRA alias **CIRILO FILIPE PEREIRA**, son of Manuel Jose Pereira, 74 years of age, married, retired, having PAN : AEPPP6515A, holding Aadhaar Card bearing No.7746 3249 5968, Mobile No.9850816746 and his wife **2. MRS. MARIA GORETT MENEZES PEREIRA**, wife of Mr. Cyril Philip Pereira, 64 years of age, married, retired, having PAN : AFRPP63510, holding Aadhaar Card bearing No.7021 1554 8032, Mobile No.9850816746, both Indian Nationals and resident of H. No.56, St. Jose Vaddo, Cunchelim, Mapusa, Goa, hereinafter referred to as "**VENDORS**" (which expression shall unless be repugnant to the context or meaning thereof shall be deemed to include their legal heirs, legal representatives, successors, administrators, executors and assigns) of the **FIRST PART**;


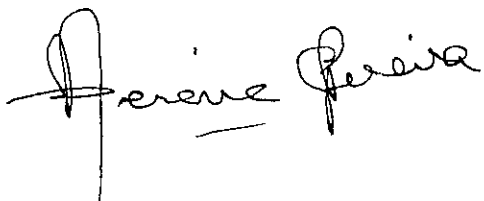
... 3 / -

Shank A. Razeek  

AND

NAYAB BUILDERS & DEVELOPERS, a Partnership firm registered under the Indian Partnership Act, 1932 having its registered office at H. No.714K, Nayab Manzil, Near 1st Water Tank, New Vaddem, Vasco-Da-Gama, Goa, having PAN : AAMFN1262H, holding Email ID : shkfiraz@rediffmail.com, represented herein through its Partners **1. MR. SHAIKH ABDUL RAZAK**, son of Shaikh Abdul Gafur, 62 years of age, married, businessman, having PAN : BVDPS8626P, having Aadhaar Card bearing No.8783 0718 3632, Mobile No.9850458771 and **2. MR. IBRAHIM SHAIKH**, son of Shaikh Abdul Razak, 35 years of age, married, businessman, having PAN : BZPPS4661A, having Aadhaar Card bearing No.6211 5006 5338, Mobile No.9860988007, both Indian Nationals and residing at H. No.714K, Nayab Manzil, Near 1st Water Tank, New Vaddem, Vasco-Da-Gama, Goa, hereinafter referred to as "**PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to include its successors, administrators, executors and assigns) of the **OTHER PART**.

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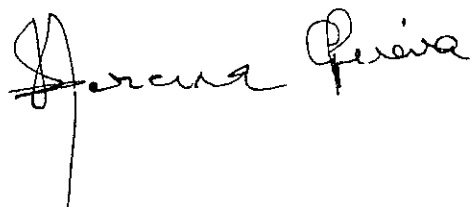
Shaik A. Razak  Ferene Perwa 

WHEREAS there exist a property known as "ANTOLEM OU AFORAMENTO" situated at Quelosim village, within the jurisdiction of limits of Village Panchayat of Cortalim-Quelosim, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.45934 of New Series and enrolled in the Land Revenue Office under No.423 and surveyed under No.122/1 of Village Quelosim, hereinafter referred to as the "said property" and is more particularly described in Schedule-I hereunder written.

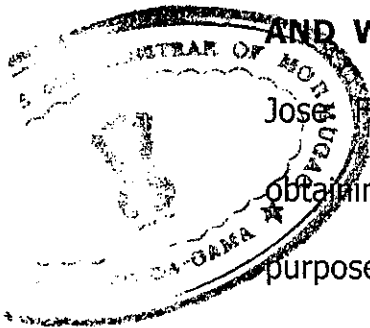


AND WHEREAS the said property was inscribed in the name of Mr. Antonio Leopoldi Anibal dos Martires and his wife Mrs. Olga Herminia Lourdes Campos Martins which was inherited by him from his parents late Jose Francisco de Santo Antonio Fernandes and Ana Maria Dulia Assuceina Godinho.

AND WHEREAS said Mr. Antonio Leopoldi Anibal dos Martires and his wife Mrs. Olga Herminia Lourdes Campos Martins sold the said property to Mr. Luizinho Joaquim Faleiro and Mr. Jose Francisco de Santo Antonio Lourdes Martins Fernandes vide Deed of Sale dated 18/03/1982 duly

... 5/-
Shankar A. Raskar  


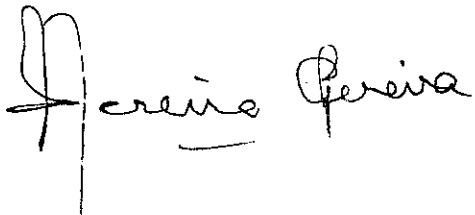
registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Registration No.49 at pages 388 to 393 of Book No.I, Volume No.51 dated 05/05/1982.



AND WHEREAS Mr. Luizinho Joaquim Faleiro alias L. Faleiro and Mr. Jose Francisco de Santo Antonio Lourdes Martins Fernandes upon obtaining the necessary approvals from the competent authorities for the purpose of urban construction sub-divided the said property into several plots unequal in area, excluding the area reserved for open space.

AND WHEREAS the said Mr. Luizinho Joaquim Faleiro alias L. Faleiro alongwith his wife Mrs. Rachel Faleiro and Mr. Jose Francisco de Santo Antonio Lourdes Martins Fernandes alongwith his wife Mrs. Odette Conceicao Fernandes sold the Plot No.22, admeasuring an area of 600.00 sq. mtrs., which is better described in Schedule-II hereinbelow to the Vendor No.1 herein vide Deed of Sale dated 29/10/1982 duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Registration No.201 at pages 286 to 292 of Book No.I, Volume No.55 dated 02/07/1983.

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Shankar K. Rabak.  

AND WHEREAS the Vendor No.1 is married to the Vendor No.2 in the regime of communion of assets and therefore the Vendor No.2 is made a party to this Deed.

AND WHEREAS the Vendors are now the absolute owners in possession of the property better described in Schedule-II herienbelow.

AND WHEREAS the Vendors have agreed to sell and the Purchaser has agreed to purchase the property better described in the Schedule-II and accordingly this Deed of Sale is being executed.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:-

1. In consideration to the payment of Rs.64,00,0000/- (Rupees Sixty Four Lakhs Only) paid by the 'Purchaser' to the 'Vendors' as shown in Clause 2 hereinbelow, receipt whereof the Vendors do hereby admit, acknowledge and discharge the Purchaser to each and every part of it and the 'Vendors' as absolute owners do hereby convey, transfer and hand over possession of the said Plot No.22 admeasuring an area of 600.00 sq. mtrs., more particularly described in Schedule-II and marked in red colour boundary line on the plan attached to this Deed together with all

Shree A. Rajaraj ... 7/-
Shree A. Rajaraj
Shree A. Rajaraj
Shree A. Rajaraj

rights, title, interest, claim, liberties, easements use, benefit, whatsoever to the said property **TO HAVE AND TO HOLD** the same absolutely and forever.

2. The Purchaser made payment as follows :

- (P)
- a. Rs.63,36,000/- (Rupees Sixty Three Lakhs Thirty Six Thousand Only) by NEFT, and
- b. The TDS of 1% on the consideration value amounting to Rs.64,000/- paid by the Purchaser, annexed the TDS Certificate to this Deed.


3. The 'Vendors' hereby covenant with the 'Purchaser' as follows:-

(Q)

(f) That the 'Vendors' have good title and full powers and absolute authority to grant, release, convey and assure the said plot hereby sold in the manner aforesaid.

(g) That the 'Purchaser' shall at all times peacefully and quietly occupy, enjoy and possess the said plot conveyed as deemed fit and proper as owners thereof without any claim, demand or disturbances from 'Vendors' .

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Shael A Pagar  Pereira Pereira

(c) That the 'Vendors', at the request of the 'Purchaser', undertake and agree to do or cause to be done or execute such papers, documents in order to further assuring the said plot to the 'Purchaser'.

(d) The 'Vendors' further covenant with the 'Purchaser' that in the event the 'Purchaser' is deprived of its lawful possession of the said plot hereby conveyed by virtue of any defect in the title of the 'Vendors' or due to any lawful claim from whomsoever the 'Vendors' indemnify the 'Purchaser' for the loss that may be suffered by the 'Purchaser'.

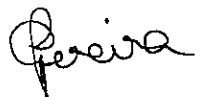
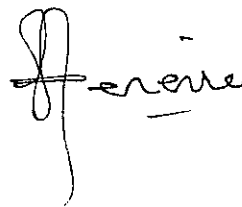
(e) That the said plot hereby sold is absolutely free from all or any encumbrances whatsoever.

4. It is hereby covenant that the 'Purchaser' shall pay the outgoings from the date of execution of this Deed.

5. That all the expenditure towards the Stamp Duty, Registration Charges and Legal fees towards the execution of this Deed has been borne exclusively by the Purchaser.

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Shaeel A. Razeek

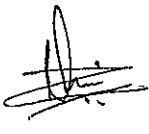


6. That the said plot is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, demand, acquisition proceedings by Government or any kind whatsoever and the vendors shall discharge the same from and out of their own funds and keep the Purchaser indemnified prior to the present deed.

7. That the Vendors hereby declare with the Purchaser that the Vendors have paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the said plot, more fully described in the Schedule-II hereunder written up to the date of execution of this sale deed and the Purchaser shall bear and pay the same hereafter. If any arrears are found due to the earlier period, the same shall be discharged by the Vendors.

8. That the Vendors do hereby covenant and assure that the Purchaser is entitled to have mutation in its name in all public records, local body in the name of the Purchaser and expressly give NOC for the same and further undertake to execute any deed in this respect.

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S. haek A. Razak  J. Pereira Pereira

9. That the Vendors have handed over the vacant possession of the said plot, more fully described in the Schedule-II hereunder written to the Purchaser on execution of this deed and have delivered the connected original title documents in respect of the said plot hereby conveyed on the date of execution of these presents.

10. The Vendors and the Purchaser hereby declare that the property in transaction does not belong to the Schedule Caste/Schedule Tribes pursuant to the Notification No.RD/LAND/LRC/318/77 dated 21/08/1978.

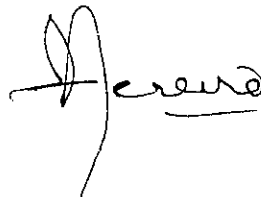
SCHEDULE OF THE PROPERTY

SCHEDULE-I

All that property known as "ANTOLEM OU AFORAMENTO", situated at Quelosim village, within the jurisdiction of limits of Village Panchayat of Quelosim, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.45934 of New Series and enrolled in the Land Revenue Office under No.423 and surveyed under No.122/1 of Village Quelosim and is bounded as under:-

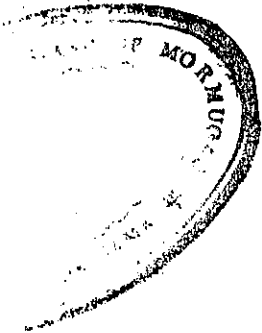
... 11 / -

Shaeel A Razak



Pereira

- On the North : By the land of Comminidade and area admeasuring 47084 sq. mtrs. surveyed under No.121 of village Quelossim and Survey No.114/2 of village Cortalim;
- On the South : By the land of Comminidade and area admeasuring 47084 sq. mtrs. surveyed under No.121 of village Quelossim and Survey No.114/2 of village Cortalim;
- On the East : By the rainy waters and with Aforament of Rock Mendes;
- On the West : By the land of Comminidade and area admeasuring 47084 sq. mtrs. surveyed under No.121 of village Quelossim and Survey No.114/2 of village Cortalim.



SCHEDULE-II

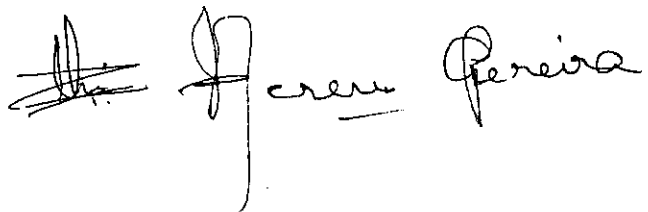
All that plot identified as Plot No.22 admeasuring an area of 600.00 sq. mtrs., surveyed under No.122/1-A sub-divided of the property known as "ANTOLEM OU AFORAMENTO", more particularly described in Schedule-I hereinabove and the said plot is and is bounded as under:-

- On the North : By Plot No.24;
- On the South : By Plot No.20;
- On the East : By 10.00 mtrs. wide road;
- On the West : By Plot No.21.

IN WITNESS WHEREOF parties to this Deed have put their hands and seal on the day, month and year first hereinabove mentioned.

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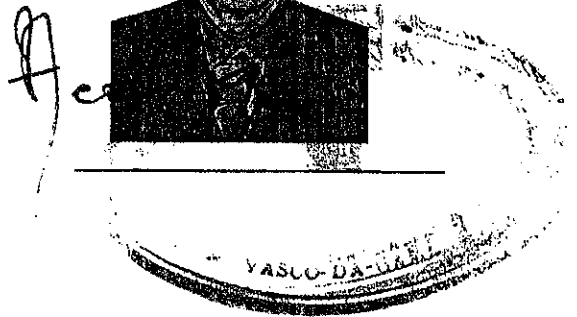
Shahid A Razak



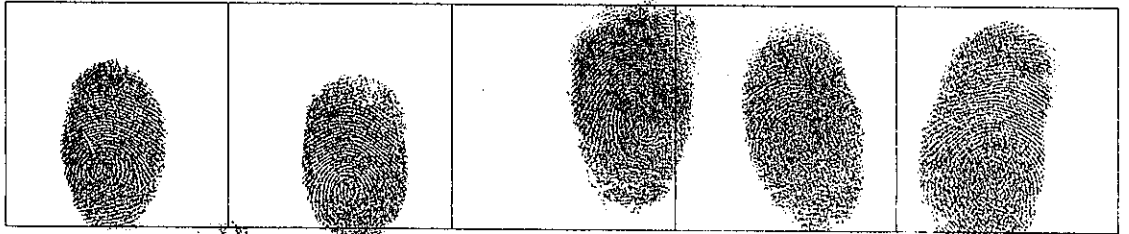
SIGNED, SEALED AND DELIVERED by
The within-named "VENDORS"
1. MR. CYRIL PHILIP PEREIRA
alias **CIRILO FILIPE PEREIRA**



Pereira



Left Hand Finger Impressions



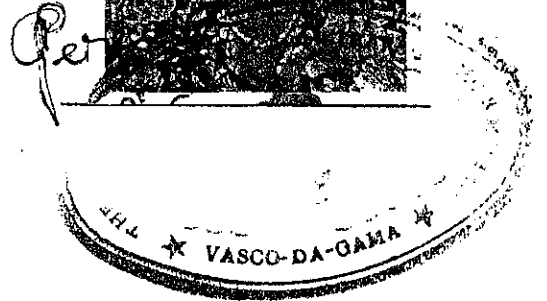
Right Hand Finger Impressions



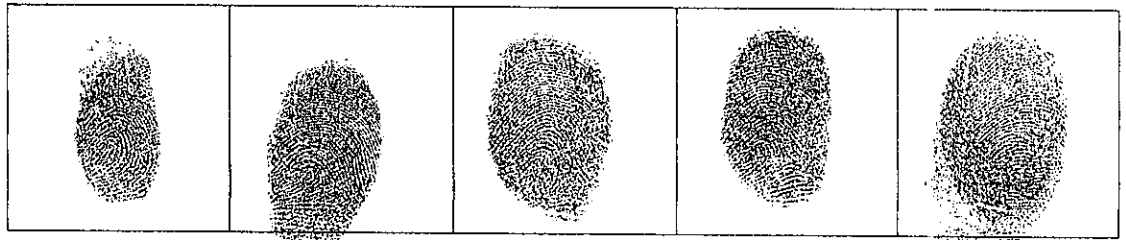
Shankar A. Rajan ~~*[Signature]*~~ *Pereira* *Pereira*

2. MRS. MARIA GORETT MENEZES PEREIRA

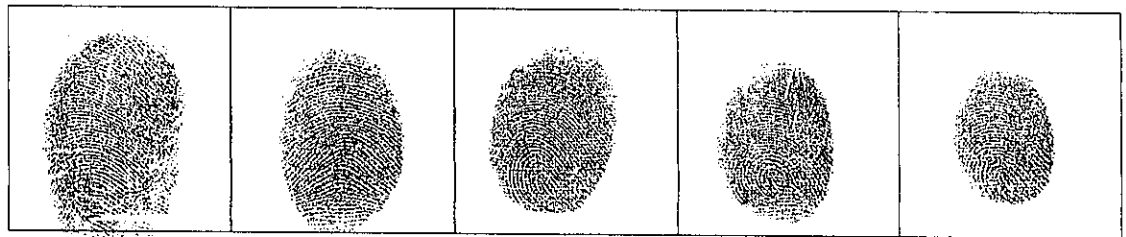
Pereira



Left Hand Finger Impressions



Right Hand Finger Impressions



... 14 / -

Shank A Razell

Pereira

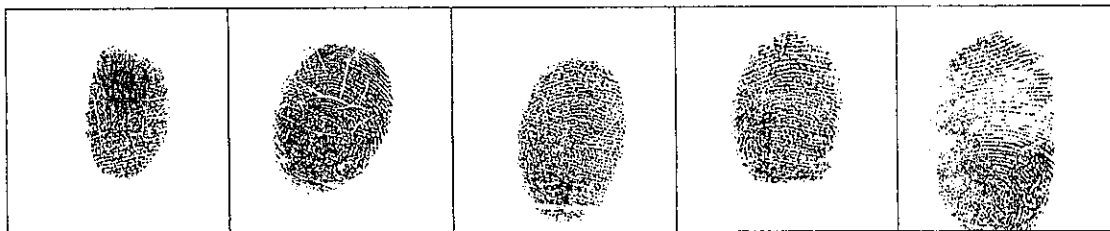
Pereira

SIGNED, SEALED AND DELIVERED by
The within-named "PURCHASER"
NAYAB BUILDERS & DEVELOPERS
THROUGH ITS PARTNERS
1. MR. SHAIKH ABDUL RAZAK

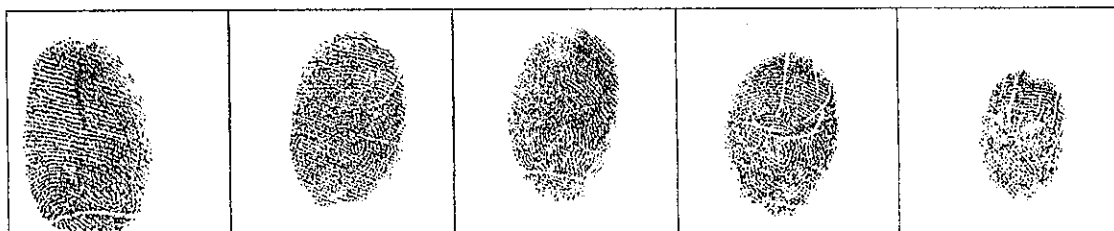
Shaik A. Razak



Left Hand Finger Impressions

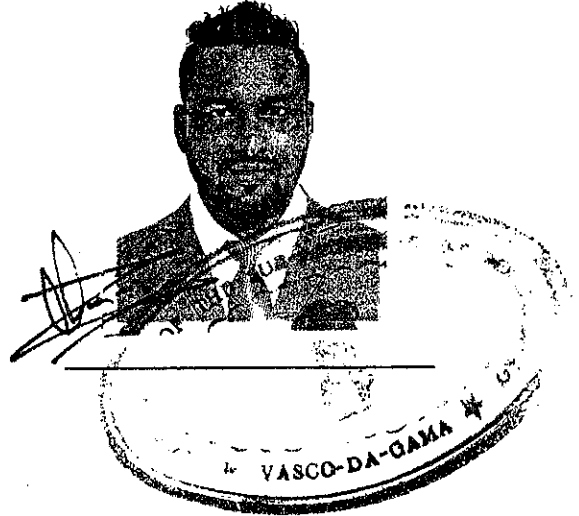


Right Hand Finger Impressions

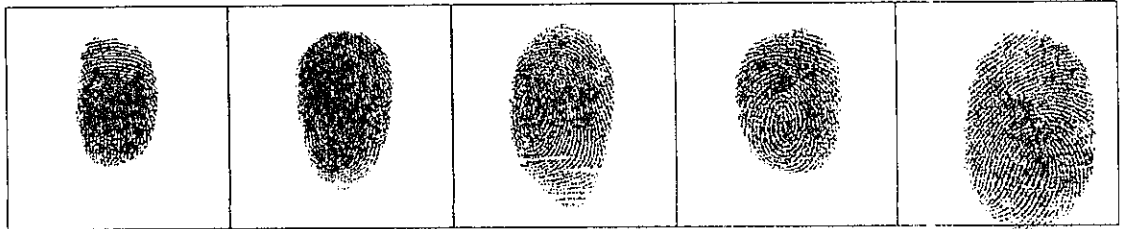


Shaik A. Razak *[Signature]* *[Signature]* *Peera*

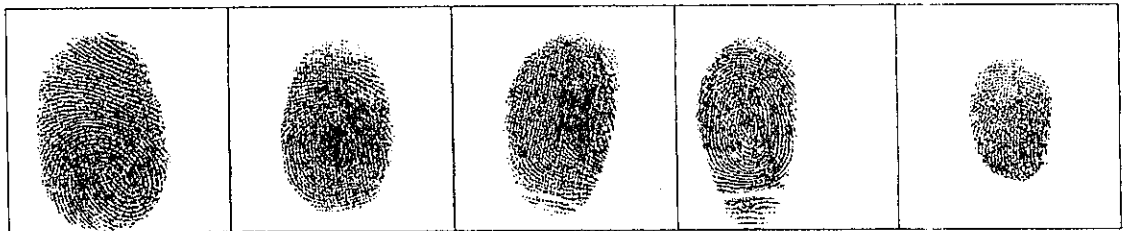
2. MR. IBRAHIM SHAIKH



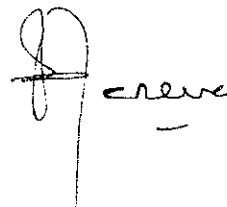
Left Hand Finger Impressions



Right Hand Finger Impressions



Shaeel A. Razak



Perera

In presence of :-

1. Mohammed Wasim *M. Wasim*

2. Pedro Lourenco Araujo *Araujo*

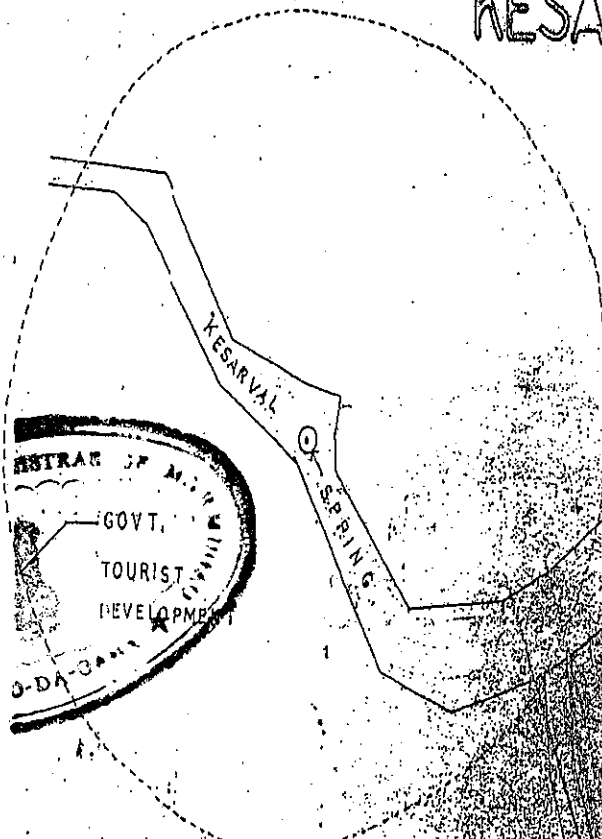
Shahid A. Razak *[Signature]* *Ferreira* *Pereira*



KESARVAL MOTEL &

PROPOSED TOURIST DEVELOPMENT
ON LAND BEARING SURV
SITUATED AT KESARVAL, M

LAYOUT PLAN : SCALE 1:10



Shantappa
Perera
Perera



AREA STATEMENTS

TOTAL AREA OF THE LAND: 45450.00 M²
 OPEN SPACE AREA: 7162.00 M²
 AREA OCCUPIED BY RESIDENTIAL PLOTS: 15740.00 M²
 AREA RESERVED FOR MOTEL & COTTAGES: 13025.00 M²
 AREA OCCUPIED BY ROADS: 9543.00 M²

DR
 THE GOVT. ENGINEER
 CIVIL
 DISTRICT ENGINEERING OFFICE
 KESARVAL, M



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 25-Apr-2019 01:04:42 pm

Document Serial Number :- 2019-MOR-810

Presented at 01:04:49 pm on 25-Apr-2019 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	224000
2	Registration Fee	160000
3	Mutation Fees	1000
	Processing Fee	310
Total		385310

Stamp Duty Required :224000

Stamp Duty Paid : 224000

Presenter

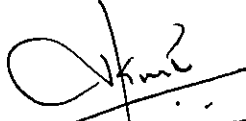
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Ibrahim Shaikh ,S/o - D/o Shaikh Abdul Razak Age: 35, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - 714K, Nayab Manzil, Near 1st Water Tank, New Vaddem, Vasco-Da-Gama, Address2 - Margao, PAN No.: AAMFN1262H			

Executer

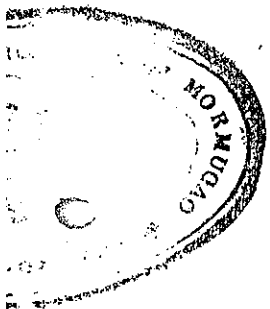
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Cyril Philip Pereira Alias Cirilo Filipe Pereira ,S/o - D/o Manuel Jose Pereira Age: 74, Marital Status: Married ,Gender:Male,Occupation: Other, Address1 - H. No.56, St. Jose Vaddo, Cunchelim, Mapusa, Address2 - , PAN No.: AEPPP6515A			

Document Serial No:-2019-MOR-810

Book :- 1 Document
Registration Number :- MOR-1-803-2019
Date : 25-Apr-2019



Sub Registrar(Office of **SUB-REGISTRAR**
SUB-Civil Registrar-cum-Sub Registrar, Mormugoa
MORMUGAO)

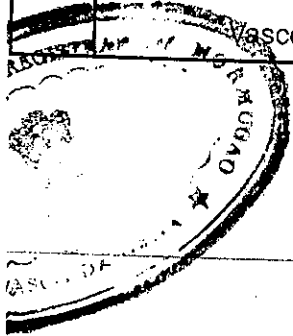


Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Maria Gorett Menezes Pereira ,S/o - D/o Cosme Piedade Menezes Age: 64, Marital Status: Married ,Gender:Female,Occupation: Other, Address1 - H. No.56, St. Jose Vaddo, Cunchelim, Mapusa, Address2 - , PAN No.: AFRPP6351O			
3	Shaikh Abdul Razak ,S/o - D/o Shaikh Abdul Gafur Age: 62, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - H. No.714K, Nayab Manzil, Near 1st Water Tank, New Vaddem, Vasco-Da-Gama, Address2 - Margao, PAN No.: AAMFN1262H			
4	Ibrahim Shaikh ,S/o - D/o Shaikh Abdul Razak Age: 35, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - 714K, Nayab Manzil, Near 1st Water Tank, New Vaddem, Vasco-Da-Gama, Address2 - Margao, PAN No.: AAMFN1262H			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Mohammed Wasim Shaikh, 34 , ,9823591768 , ,Business , Marital status : Married 403802, H. No.179, H. No.179, Katem-Baina Vasco-Da-Gama Vasco Da Gama, Mormugao, SouthGoa, Goa			
2	Pedro Lourenco Araujo, 68 , ,9730594207 , ,Other , Marital status : Married 403802, H. No.20, H. No.20, near Baina Church School Vasco- Da-Gama Vasco Da Gama, Mormugao, SouthGoa, Goa			



Sub Registrar

**SUB-REGISTRAR
MORMUGAO**