

(Rupees Eleven Lakhs Three Five Thousand Six Hundred Sixty Five only)

Phone No: 9890034430
Sold To/Issued To:
MOHAMMED HANIF
For Khom/ID Proof:
Pan AJEPN0479J



₹ 1135665/-
ONE ONE THREE FIVE SIX SIX FIVE

Other
38162481636783090318-00000491
3816248 38/02/04/2021-RD1

2274

Name of Purchaser: Mr. Mohammed Hanif

For CITIZEN CREDIT CO-OP. BANK LTD.



B. S. S. S.
Authorised Signatory




DEED OF SALE

Armbil
(VENDOR)

Hanif
(PURCHASER)

This **DEED OF SALE** is made and executed at Margao, Taluka Salcete, Goa, on this 20th day of the month of July of the year Two Thousand Twenty-One (20/07/2021)

BETWEEN



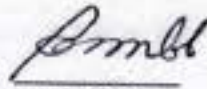
TIMBLO ENTERPRISES, Sole Proprietorship concern of **Mrs. MRS. RADHA SATISH TIMBLO**, widow of late Satish Gurudas Timblo, aged 68 years, business person, Indian National, holder of PAN Card No. [REDACTED], Aadhar Card No. [REDACTED], Mobile no. [REDACTED], email address: corporate@timblos.com, resident of House No. 22/339, Machado Cove, Dona Paula, Ilhas, Goa, Pin: 403004, hereinafter referred to as the "**VENDOR**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include all her heirs, legal representatives, administrators, executors, successors and assigns) of the **FIRST PART**.

AND

MR. MOHAMMED HANIF, son of Mr. Umar Abdul Mohammed, aged 40 years, married, business, Indian National, having PAN Card bearing No. [REDACTED], Aadhar Card No. [REDACTED], Mobile no. [REDACTED], not having email address, resident of Aquem, Margao, Salcete Taluka South Goa District, State of Goa, Pin: 403601, hereinafter referred to as the "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include his heirs, legal representatives, administrators, executors, successors and assigns) of the **SECOND PART**.


Both the parties to this deed are Indian National.

THAT, for the purpose of admission and registration of the present Deed of Sale, the **VENDOR** is being represented by its Power of Attorney Holder Mr. Varun Vishwas Vainganker, son of late Vishwas Vainganker, resident of House No. B/173/B, "Rami", Near Football Ground, Alto - Betim, Bardez, Goa vide


(VENDOR)


(PURCHASER)

Special Power of Attorney dated 02/07/2021 duly registered before the Sub-Registrar of Salcete Taluka at Margao Goa at Book POA Register Document Registration No. MGO POA Register 49 - 2021 on 02/07/2021.



WHEREAS the VENDOR is the lawful owner and in possession of the Plot of land having an area of 3035.00 square meters surveyed under Survey No.220/10 (part), Nuvem village, Salcete Taluka, being western portion of the larger immovable property known as "GONVOLOI" or "PONSAXIR" or "BELOY" or "PONSA XIR" situated in the ward Gunvoloi, within the limits of Village Panchayat of Nuvem, Salcete Taluka, District of South Goa and State of Goa, found described in the Land Registration Office of Salcete under No.1457 at folio 209 Overleaf of Book B No.7 of Old Series and enrolled in the Taluka Land Revenue Office of Salcete under Matriz No.222 which Plot of land is more fully described in the Schedule hereto and hereinafter referred to as the "Said Plot";


AND WHEREAS the VENDOR has represented and declared to the PURCHASER that the VENDOR has derived the title to the Said Plot as under: -

- i. The Said Plot is western portion of the larger immovable property known as "GONVOLOI" or "PONSAXIR" or "BELOY" or "PONSA XIR" (hereinafter referred to as the **Said Entire Property**) situated in the ward Gunvoloi, within the limits of Village Panchayat of Nuvem, Salcete Taluka, District of South Goa and State of Goa, found described in the Land Registration Office of Salcete under No. 1457 at folio 209 Overleaf of Book B No.7 of Old Series and enrolled in the Taluka Land Revenue Office of Salcete under Matriz Nos.189 and 222.
- ii. The Said Entire Property was inscribed in the Land Registration Office of Salcete under Inscription No.29408 of Book No. B-35 in favour of one Anna Angelica Ubaldina Clemente.
- iii. The said Anna Angelica Ubaldina Clemente was married to Mr. Roque Salvador Martinho do Guia Rebello. Upon the death of Mr.


(VENDOR)


(PURCHASER)

Roque Salvador Martinho do Guia Rebello, the Said Entire Property was allotted to their son, Mr. Aleixo Milagres Do Carmo Rebello and accordingly it was inscribed under No. 29411 in Book G-35 in favour of Mr. Aleixo Milagres Do Carmo Rebello.

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- iv. The said Mr. Aleixo Milagres Do Carmo Rebello was married to Mrs. Maria Honorata Filomena Barreto. Upon the death of said Aleixo, the Said Entire Property got inscribed in the name of Mrs. Maria Honorata Filomena Barreto which has been recorded under Inscription No.29414 of Book G-35.
 - v. The Said Entire Property is later divided into two separate portions being Eastern and Western Portions on account of acquisition of land for construction of road proceedings from Margao to Panjim being National Highway -17 which road passes from North to South direction of the Said Entire Property.
 - vi. The Eastern Portion being independent and distinct unit was identified as Plot A and the same is specifically enrolled for the purpose of Land Revenue Records of Salcete Taluka under Matriz No.189 and named as "BELLOY" and registered in the name of initial owner namely Anna Angelica Ubaldina Clemente.
 - vii. The Western Portion being independent and distinct unit was identified as Plot B and the same is specifically enrolled for the purpose of Land Revenue Records of Salcete Taluka under Matriz No.222 and named as "BELLOY" and in the name of initial owner namely Anna Angelica Ubaldina Clemente.
 - viii. The Western Portion of the Said Property being independent and distinct plot identified in the records of Nuvem village, Salcete Taluka under Survey No.220/10.
 - ix. Ms. Maria Honorata Filomena Barreto sold in favour of Mr. Anthony John Silveira all her one half (1/2) undivided share in the Western portion of the Said Entire Property identified as Plot B by virtue of Deed of Sale dated 21/08/1979 duly registered in the office of Sub Registrar of Salcete at Margao, Goa under Reg. No. 1301 at pages 62 to 68 in Book I, Vo. 222 on 30/12/1979.


(VENDOR)


(PURCHASER)



- x. Ms. Maria Honorata Filomena Barreto sold in favour of Mr. Anthony John Silveira all her remaining one half (1/2) undivided share in the Western portion of the Said Entire Property identified as Plot B by virtue of Deed of Sale dated 21/08/1979 duly registered in the office of Sub Registrar of Salcete at Margao, Goa under Reg. No. 1305 at pages 325 to 333 in Book I, Vo. 217 on 28/12/1979.
- xi. In terms of aforesaid Deeds of Sale dated 21/08/1979 and 22/08/1979, the said Mr. Anthony John Silveira became the exclusive and lawful owner of Western portion of the Said Entire Property identified as Plot B, surveyed under Survey No.220/10, Nuvem village, Salcete Taluka which is hereinafter in this Deed is referred to as the "Said Property".
- xii. Out of total area of 4010.00 square meters of the Said Property as per the survey records, Eastern strip admeasuring an area of 220.00 square meters was acquired by Works Division XIV (N. H.) of Public Works Department for the purpose of widening of road (NH-17) under the Land Acquisition Case No. 10/160/85/LAO/PWD dated 26/03/1987.
- xiii. Mr. Anthony John Silveira and his wife Mrs. Filomena Monica Silveira sold in favour of VENDOR the Plot of land having an area of 3790.00 square meters of the Said Property by virtue of Deed of Sale dated 09/07/2008 duly registered in the office of Sub Registrar of Salcete at Margao, Goa under Reg. No. 3731 at pages 273 to 304 Book No. I Volume No. 3051 and registered on 16/07/2008.
- xiv. Subsequent to purchase of aforesaid Plot of land having an area of 3790.00 square meters of the Said Property, the VENDOR came to the knowledge that prior to aforesaid Deed of Sale dated 09/07/2008, western part having an area of 755.00 square meters of the Said Property was acquired by Government of Goa, The Executive Engineer, WD XIII, WRD, Gogal, Margao, Goa.
- xv. Due to aforesaid acquisition of land by Government of Goa, Water Resources Department, the VENDOR herein is lawful owner in


(VENDOR)


(PURCHASER)



possession and enjoyment of Said Plot having an area of 3035.00 square meters of the Said Property.

AND WHEREAS believing the aforesaid representations and declarations of the VENDOR, the PURCHASER has approached the VENDOR with the offer to purchase the Said Plot for total sale consideration of Rs.2,52,36,025/- (Rupees Two Crores Fifty Two Lakhs Thirty Six Thousand Twenty Five Only) and the VENDOR has agreed to sell the Said Plot to the PURCHASER for the said sale consideration of Rs.2,52,36,025/- (Rupees Two Crores Fifty Two Lakhs Thirty Six Thousand Twenty Five Only) which is its true and correct market value thereof ;

AND WHEREAS the VENDOR has represented and declared to the PURCHASER that the VENDOR'S title to the "Said Plot" is clean, clear, legal, unencumbered, marketable and subsisting and that there are no difficulties legal or otherwise for sale of Said Plot and the same is free from encumbrances and that the Said Plot is not the subject matter of any attachment, seizure, restrictive order of any Judicial, quasi-judicial, authorities, any mortgage or any other encumbrance, whatsoever and that the VENDOR has not entered into any Memorandum of Understanding, Agreement or transaction, whatsoever in respect of Said Plot with any person or third party, whomsoever;

AND WHEREAS the parties hereto now desire to complete the transaction of the Said Plot on the terms and conditions mentioned hereinbelow by execution of this deed of sale.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. For total sale consideration of Rs.2,52,36,025/- (Rupees Two Crores Fifty Two Lakhs Thirty Six Thousand Twenty Five Only) paid as mentioned in this deed of sale by the PURCHASER to the


(VENDOR)


(PURCHASER)



VENDOR, the receipt whereof the VENDOR do hereby admit and acknowledge and of and from the same and every part thereof doth hereby forever acquit, release and discharge the PURCHASER, the VENDOR as the absolute and exclusive owner of the "Said Plot" having an area of 3035.00 (Three Thousand Thirty Five only) square meters forming portion of the property surveyed under Survey No.220/10, Nuvem village, Salcete Taluka more particularly described in Schedule hereto, doth hereby grant, sell, assign, release, transfer, convey and assure UNTO AND TO THE USE OF the PURCHASER absolutely and forever the "Said Plot" TOGETHER WITH all and singular rights, liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the "Said Plot" and or any part thereof belonging or in any way appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part thereof to belong or be appurtenant thereto AND all free from encumbrances, charges and liens TO HAVE AND TO HOLD the same to the PURCHASER absolutely and forever.

2. The VENDOR does hereby acknowledge to have received from the PURCHASER the entire consideration amount of Rs.2,52,36,025/- (Rupees Two Crores Fifty-Two Lakhs Thirty-Six Thousand Twenty-Five Only) and the VENDOR herewith give complete discharge to the PURCHASER in respect of the said amount. The PURCHASER has paid to the VENDOR the entire sale consideration amount of Rs.2,52,36,025/- (Rupees Two Crores Fifty-Two Lakhs Thirty-Six Thousand Twenty Only) details of which are as under: -

- a. An amount of Rs.50,00,000/- (Rupees Fifty Lakhs Only) by Cheque no. 093066 dated 29/06/2021 drawn on Axis Bank Limited, Margao Branch, Margao- Goa,
- b. An amount of Rs 50,00,000/- (Rupees Fifty Lakhs Only) by Cheque no. 392496 dated 01/08/2021 drawn on Axis Bank Limited, Margao Branch, Margao- Goa


(VENDOR)


(PURCHASER)



- c. An amount of Rs 50,00,000/- (Rupees Fifty Lakhs Only) by Cheque no. 392497 drawn on Axis Bank Limited, Margao Branch, Margao- Goa
 - d. An amount of Rs 50,00,000/- (Rupees Fifty Lakhs Only) by Cheque no. 392499 drawn on Axis Bank Limited, Margao Branch, Margao- Goa
 - e. An amount of Rs 49,83,665/- (Rupees Forty-Nine Lakhs Eighty-Three Thousand Six Hundred Sixty-Five Only) by Cheque no. 392499 drawn on Axis Bank Limited, Margao Branch, Margao- Goa
 - f. An amount of Rs. 2,52,360/- (Rupees Two Lakhs Fifty-Two Thousand Three Hundred Sixty Only) has been deducted and deposited in the Permanent Income Tax Account of VENDOR in terms of Section 194 I A of Income Tax Act.
3. The VENDOR declares that sale consideration amount of Rs.2,52,36,025/- (Rupees Two Crores Fifty-Two Lakhs Thirty-Six Thousand Twenty-Five Only) has been received by the VENDOR without any further claim or demand against the PURCHASER.
4. The VENDOR has delivered unto the PURCHASER exclusive and vacant possession of the "Said Plot" and the PURCHASER has taken the possession of the same from the VENDOR at the time of execution of this deed.
5. The VENDOR shall and will from time to time and at all times hereafter at the request of PURCHASER do and execute and cause to be done and executed all such further acts, deeds, things, whatsoever as may be required by PURCHASER, for more perfectly conveying to PURCHASER the "Said Plot" more particularly described in Schedule hereto and every part thereof and/or for recording and registering "Said Plot" in all Government records including Record of Rights of Salcete Taluka, Land Revenue Records, Village Panchayat of


(VENDOR)


(PURCHASER)



Nuvern, etc and/or for clearance of any encumbrances found on "Said Plot".


6. The VENDOR agrees and undertakes to save harmless and keep indemnified the PURCHASER against all claims, costs, charges, losses and expenses which the PURCHASER may incur or suffer by reason of any defect in VENDOR'S title to the "Said Plot" described in Schedule hereto and conveyed hereunder and or by reason of any encumbrance found on the "Said Plot" conveyed hereunder.

7. The VENDOR hereby declares and undertakes that in case any claim is made by any person/s pertaining to the title of the Said Plot then and in that case the VENDOR shall settle the claim solely from the consideration amount paid herein in this deed and the PURCHASER shall not be liable to pay any additional charges to the said person/s. In addition, the VENDOR shall pay all the expenses of the PURCHASER incurred to defend and settle any claim from third party pertaining to the Said Plot.

8. THE VENDOR does hereby covenant, undertakes and declares to the PURCHASER as under: -

- a. That the Said Plot is free from all encumbrances, charges, equities, claims or demands, whatsoever, and that the VENDOR has not done anything whereby the Said Plot may be subject to any attachment or lien of any Bank, Court or person whatsoever.
- b. That there are no pending suits, appeals, litigations, or other proceedings whatsoever in any Court of Law or Tribunal or any other legal forum relating to the Said Plot.
- c. That the Said Plot is not subject matter of any acquisition or requisition or affected by any Government Notification or Order under any Ordinance, Act, initiated or pending in respect


(VENDOR)


(PURCHASER)



of the Said Plot by the Government or Central Government or any other Authority or local body.

- d. That there are no agricultural tenants, protected or otherwise or lease holders or mundkars under the provision of Goa, Daman and Diu Tenancy Act, 1964, Mundkar Act or under any other law in force in this State, in respect of the Said Plot, which was never a tenanted land.
 - e. That the VENDOR has not entered into any Agreement for sale, transfer, arrangement document or Instrument with any other third party concerning the Said Plot nor have agreed to sell or encumber the same in any manner whatsoever.
 - f. That the VENDOR or her predecessors have not granted any right of way, easement or licence or created any other right, to or in favour of, any person in over or in respect of the Said Plot hereby sold;
 - g. That there are no outstanding encumbrances, mortgages, charges, liens, notices for acquisition setbacks, easements in respect of the Said Plot and /or affected by any prohibitory order of injunction or attachment either before or after judgement.
9. The VENDOR shall consent and shall not have any objections to any construction of whatsoever nature if carried out by the PURCHASER on the Said Plot.
10. The VENDOR hereby accords and convey her "consent" and "no objection" to include the name of the PURCHASER as LAWFUL OWNER thereof in the relevant column of Form I & XIV of Survey NO.220/10, Nuvem village, Salcete Taluka after deleting the name of the VENDOR from the column of Occupant.
11. The VENDOR hereby accords her consent and no objection to transfer in the name of the PURCHASER the permission/s if any


(VENDOR)


(PURCHASER)



obtained from concerned departments/authorities including Collector or Additional Collector of South Goa at Margao, Goa for Conversion Sanad.

12. The recital of this deed shall be deemed to be a part of this deed as if the same was specifically incorporated hereinafter in verbatim.
13. The VENDOR and the PURCHASER hereby declare that the Said Plot in transaction do not belong to Schedule Caste / Schedule Tribe, pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/8/1978.
14. The VENDOR has obtained requisite Approval / No Objection Certificate from the Town and Country Planning Department, Margao Goa, issued vide letter No. TPM/Sale-deed/3528/Nuv/220/10/2021/3087 dated 12/07/2021 for registration of this Deed of Sale in respect of SAID PLOT in favour of the PURCHASER.
15. The market value of the Said Plot sold herein is Rs.2,52,36,025/- (Rupees Two Crores Fifty-Two Lakhs Thirty-Six Thousand Twenty-Five Only) and this Deed of Sale is executed on actual stamp paper of Rs. 11,35,665/- (Eleven Lakh Thirty-Five Thousand Six Hundred Sixty-Five only).

SCHEDULE HEREINABOVE REFERRD TO

ALL THAT Plot of land having an area of 3035.00 (Three Thousand Thirty Five only) square meters surveyed under Survey No.220/10 (part), Nuvem village, Salcete Taluka, being western portion of the immovable property known as "GONVOLOI" or "PONSAXIR" or "BELOY" or "PONSA XIR" situated in the ward Gunvoloi, within the limits of Village Panchayat of Nuvem, Salcete Taluka, District of South Goa and State of Goa, found described in the Land Registration Office of Salcete under No.1457 at folio


(VENDOR)


(PURCHASER)



Overleaf of Book B No.7 of Old Series and enrolled in the Taluka Land Revenue Office of Salcete under Matriz No.222.

The Said Plot is bounded as under:-

- East : By eastern strip of Survey No. 220/10 of Nuvem Village, which is acquired by the Government for widening of National Highway
- West : By western strip of Survey No. 220/10 of Nuvem Village, which is acquired by the Government for widening of National Highway (western bypass)
- South : By Survey No. 223/1 of Nuvem Village
- North : By Survey No.220/9 of Nuvem Village

The Said Plot is marked in red colour on the plan annexed to this Deed of Sale which **Plan** forms part and parcel and hereinafter shall read alongwith this Deed of Sale.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, year and place first above written, after having understood the contents hereof, in the presence of the witnesses who have signed herein below.


(VENDOR)

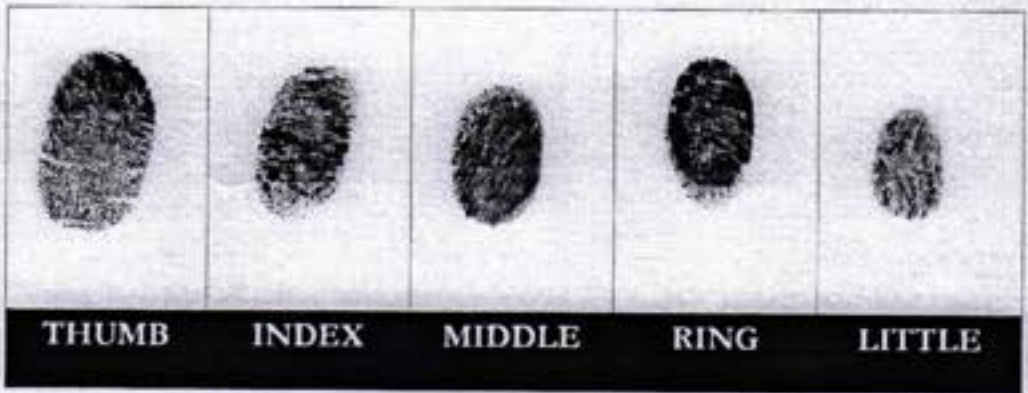

(PURCHASER)

SIGNED AND EXECUTED BY THE
WITHIN NAMED VENDOR TIMBLO
ENTERPRISES THROUGH ITS SOLE
PROPRIETRESS MRS. RADHA SATISH
TIMBLO

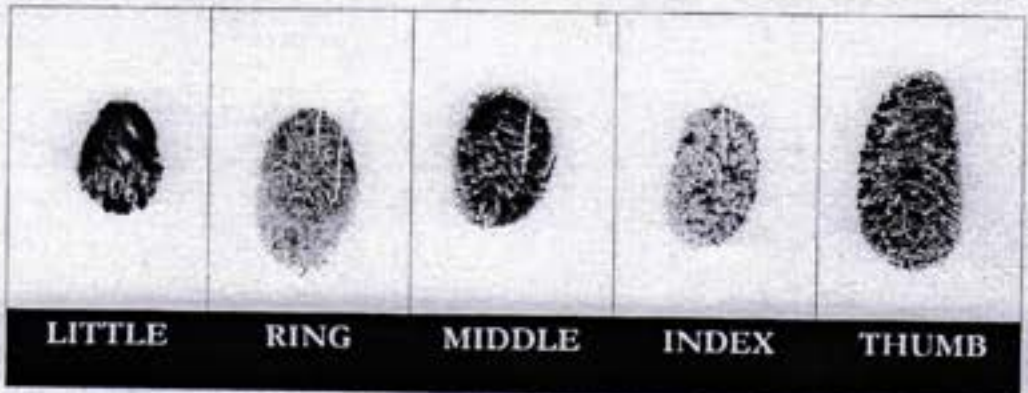


Timblo

-:RIGHT HAND FINGER PRINTS OF RADHA SATISH TIMBLO:-



-:LEFT HAND FINGER PRINTS OF RADHA SATISH TIMBLO:-



Timblo

(VENDOR)

M. S. Timblo

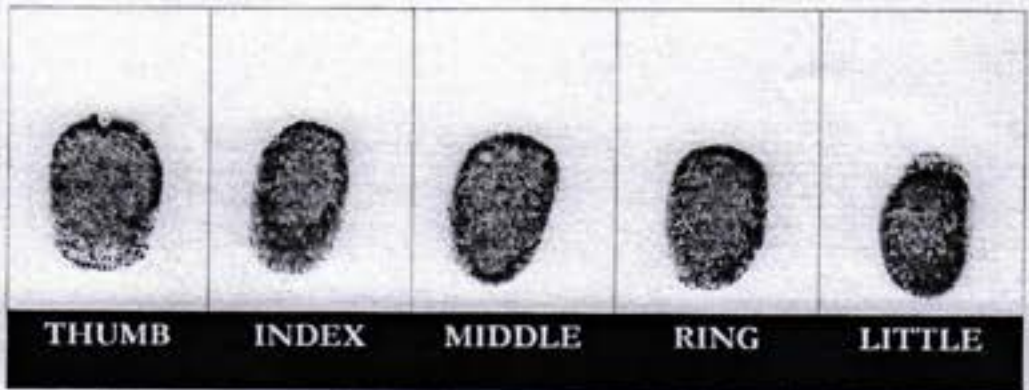
(PURCHASER)

SIGNED AND EXECUTED BY THE
WITHIN NAMED PURCHASER, MR.
MOHAMMED HANIF

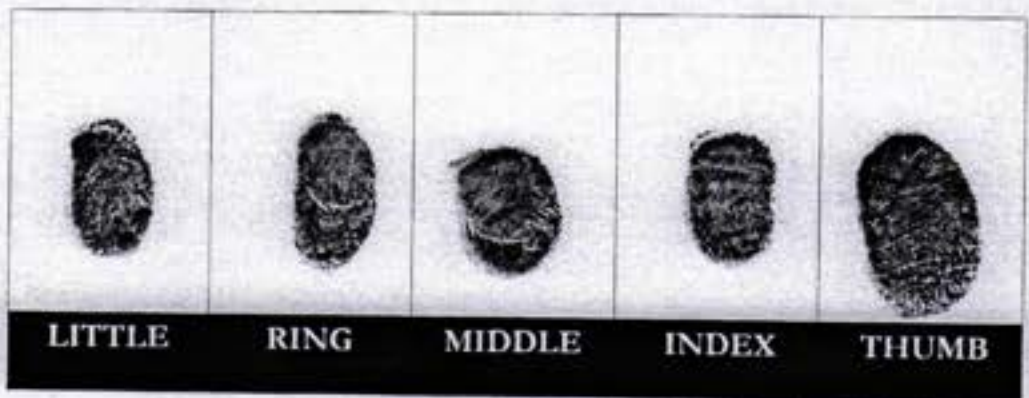
M. Hanif



-:RIGHT HAND FINGER PRINTS OF MOHAMMED HANIF :-



-:LEFT HAND FINGER PRINTS OF MOHAMMED HANIF :-



Amal

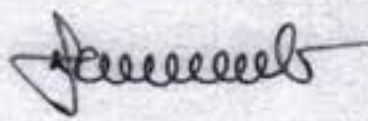
(VENDOR)


M. Hanif

(PURCHASER)

WITNESS:



1. Signature : 
Name : Nitin U. Sawant
Address : Vadem - Talawli, Ponda, Goa

2. Signature : 
Name : Pooja Chandru Geantkate
Address : Lourem Dulpem - Goa.


(VENDOR)


(PURCHASER)



GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 MARGAO - GOA

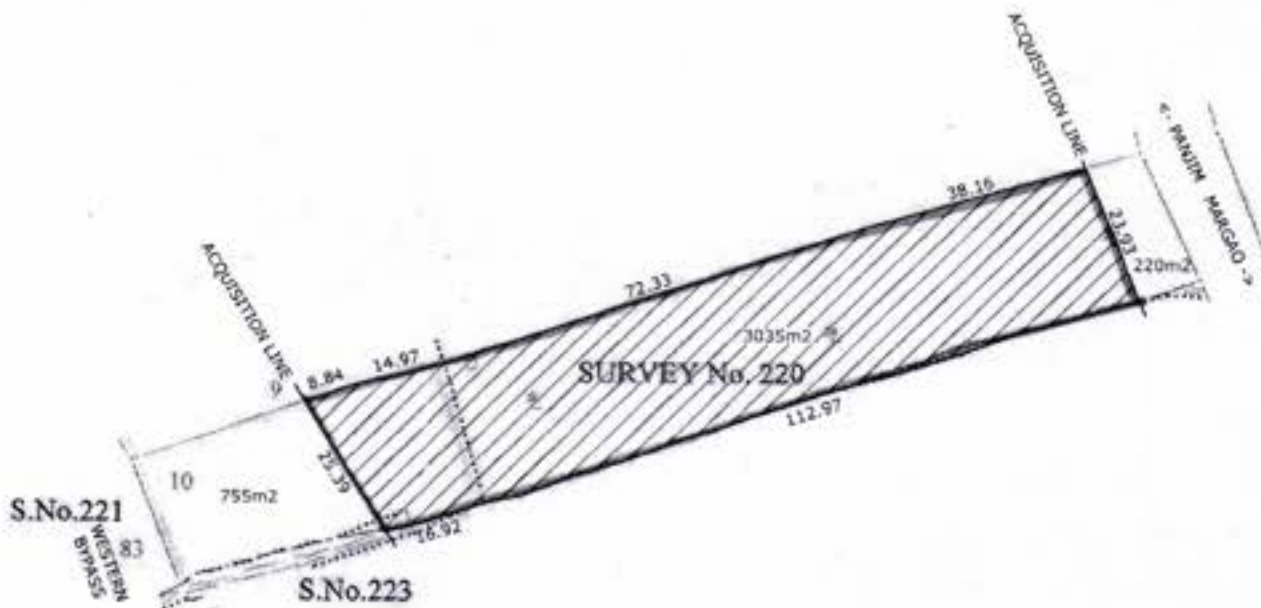
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Plan Showing plots situated at
 Village : NUVEM
 Taluka : SALCETE
 Survey No./Subdivision No. : 220/ 10
 Scale : 1 : 1000

AREA SOLD (3035 M2)

[Signature]
 22/8/14
 Inspector of Survey &
 Land Records



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NOT TO SCALE

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 On : 22-08-2014

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 Compared By: 22/08/14



Government of Goa

Document Registration Summary 2

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

Print Date & Time : 23-Jul-2021 12:35:48 pm

Document Serial Number :- 2021-MGO-2274

Presented at 12:09:35 pm on 23-Jul-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1135700
2	Registration Fee	757090
3	Mutation Fees	2500
4	Processing Fee	1080
Total		1896370

Stamp Duty Required :1135700/-

Stamp Duty Paid : 1135715/-

Presenter






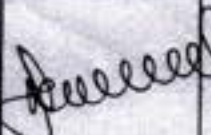
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>MOHAMMED HANIF ,Father Name:Umar Abdul Mohammed, Age: 40, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Aquem, Margao, Salcete Taluka South Goa District State of Goa, Address2 - , PAN No.: <input type="text"/></p>			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>MOHAMMED HANIF , Father Name:Umar Abdul Mohammed, Age: 40, Marital Status: Married ,Gender:Male,Occupation: Business, Aquem, Margao, Salcete Taluka South Goa District State of Goa, PAN No.: <input type="text"/></p>			
2	<p>Varun Vishwas Vainganker , Father Name:Vishwas Vainganker, Age: 38, Marital Status: Married ,Gender:Male,Occupation: Service, Alto Betim Bardez Goa, PAN No.: <input type="text"/></p>			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Pooja Chandru Gaonkar, Age: 27, DOB: , Mobile: 8007836371 , Email: , Occupation: Advocate , Marital status : Unmarried , Address: 403703, Barcem Quepem Goa, Barcem Quepem Goa, Barcem, Quepem, South Goa, Goa			
2	Name: Nitin Umesh Sawant, Age: 43, DOB: , Mobile: 9422061711 , Email: , Occupation: Advocate , Marital status : Married , Address: 403401, Ponda Goa, Ponda Goa, Telaulim, Ponda, South Goa, Goa			


 Sub Registrar
 Civil Registrar
 -Cum-
 Sub Registrar

Document Serial Number :- 2021-MGO-2274

Document Serial No:-2021-MGO-2274



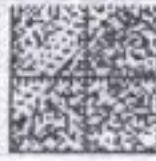
Book :- 1 Document
Registration Number :- **MGO-1-2210-2021**
Date : 23-Jul-2021

[Handwritten Signature]

Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Salcete)
Civil Registrar
-Cum-
Sub Registrar
Salcete

(Rupees Twenty Lakhs Only)

Phone No: 9890034430
Sold To/Issued To:
MOHAMMED HANIF
For Khem/ID Proof:
Pan AJEPHQ479J



JUL-30-2021 12:17:03
₹ 2000000/-
TWO ZERO ZERO ZERO ZERO ZERO ZERO
Other:
38152481626783433215-00000402
2818248 38/02/04/2021-KD1

2276

Name of Purchaser: Mr. Mohammed Hanif

For CITIZEN CREDIT CO-OP. BANK LTD.



Sahifuddin
Authorised Signatory



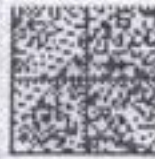
DEED OF SALE

Bmbl
(VENDOR)

Mhanif
(PURCHASER)

(Rupees '100 Lakhs 'Thirty Nine 'thousand four 'hundred 'seventy

Phone No: 9890034430
Sold To/Issued To:
MOHAMMED HANIF
For Khem/ID Proof:
Pan: AJEPN0479J



₹ 0239470/-
ZERO TWO THREE NINE FOUR SEVEN ZERO

38152481826783666216-00000403
3815248 38/02/04/2021-RD1

2,39,470

Name of Purchaser: Mr. Mohammed Hanif

For CITIZEN CREDIT CO-OP. BANK LTD.



S. S. S.
Authorized Signatory



-2-

DEED OF SALE

[Signature]


(VENDOR)

[Signature]

(PURCHASER)

THIS is DEED OF SALE is made and executed at Margao, Taluka Salcete, Goa, on this 20th day of the month of July of the year Two Thousand Twenty-One (20/07/2021).

BETWEEN



TIMBLO ENTERPRISES, Sole Proprietorship concern of **Mrs. MRS. RADHA SATISH TIMBLO**, widow of late Satish Gurudas Timblo, aged 68 years, business person, Indian National, holder of PAN Card No. [REDACTED] Aadhar Card No. [REDACTED] Mobile no. [REDACTED], email address: corporate@timblos.com, resident of House No. 22/339, Machado Cove, Dona Paula, Ilhas, Goa, Pin: 403004, hereinafter referred to as the **"VENDOR"** (which expression shall unless repugnant to the context or meaning thereof shall mean and include all her heirs, legal representatives, administrators, executors, successors and assigns) of the **FIRST PART**.

AND

MR. MOHAMMED HANIF, son of Mr. Umar Abdul Mohammed, aged 40 years, married, business, Indian National, having PAN Card bearing No. [REDACTED] Aadhar Card No. [REDACTED], Mobile no. [REDACTED], not having email address, resident of Aquem, Margao, Salcete Taluka South Goa District, State of Goa, Pin: 403601, hereinafter referred to as the **"PURCHASER"** (which expression shall unless repugnant to the context or meaning thereof shall mean and include his heirs, legal representatives, administrators, executors, successors and assigns) of the **SECOND PART**.

Both the parties to this deed are Indian Nationals.

THAT, for the purpose of admission and registration of the present Deed of Sale, the **VENDOR** is being represented by its Power of


(VENDOR)


(PURCHASER)

Attorney Holder Mr. Varun Vishwas Vainganker, son of late Vishwas Vainganker, resident of House No. B/173/B, "Rami", Near Football Ground, Alto - Betim, Bardez, Goa vide Special Power of Attorney dated 02/07/2021 duly registered before the Sub-Registrar of Salcete Taluka at Margao Goa at Book POA Register Document Registration No. MGO POA Register 49 - 2021 on 02/07/2021.




WHEREAS the VENDOR is the lawful owner and in possession of the Plot of land having an area of 5985.00 (Five Thousand Nine Hundred Eighty Five only) square meters surveyed under Survey No.220/9 (part), Nuvem village, Salcete Taluka, being western portion of the larger property known as "Gorbata Xira" or "Gounlechimortachi Xira" or "Gonbolichi Mortem Xira" situated in the ward Gunvoloi, within the limits of Village Panchayat of Nuvem, Salcete Taluka, District of South Goa and State of Goa, found described in the Land Registration Office of Salcete under No.5258 of Book B No.21 of Old Series and enrolled in the Taluka Land Revenue Office of Salcete under Matriz No.221 which Plot of land is more fully described in the Schedule hereto and hereinafter referred to as the "Said Plot";

AND WHEREAS the VENDOR has represented and declared to the PURCHASER that the VENDOR has derived the title to the Said Plot is as under: -

- i. The Said Plot is western portion of the larger property known as "Gorbata Xira" or "Gounlechimortachi Xira" or "Gonbolichi Mortem Xira" (hereinafter referred to as Said Entire Property) situated in the ward Gunvoloi, within the limits of Village Panchayat of Nuvem, Salcete Taluka, District of South Goa and State of Goa, found described in the Land Registration Office of Salcete under No.5258 of Book B No.21 of Old Series and enrolled in the Taluka Land Revenue Office of Salcete under Matriz No.221.


(VENDOR)



(PURCHASER)

- 
- ii. The Said Entire Property is divided into two portions /divisions being Eastern and Western Portion/Division on account of acquisition of land for road (National Highway -17) which is passing through the Said Entire Property from North to South direction.
- iii. The Eastern Portion/Division of the Said Entire Property is enrolled under Matríz No.190 of Nuvem village and the Western Portion thereof is enrolled under Matríz No.221 of Nuvem village.
- iv. The Said Entire Property is inscribed under No. 51114 of Book G No.62 of Salcete Land Registration Office, half share in the Said Entire Property is inscribed in the name of Joao Sebastiao Carvalho on account of purchase made by him in the Public Judicial Auction held on 16/11/1950 in the Summary Execution Proceedings initiated in the Court of Judicial Division of Salcete by Jose Antonio D' Costa and followed by Pedro Rosario D'Costa against the owners by names Mr. Caitano Braganza & his wife Mrs. Inacio Maria Libania D'Costa.
- v. That the owner of the other half of the said Entire Property Mr. Joao Anicete Colaco (Widower) filed Regular Civil Suit No. 259 of 1971 in the Court of Civil Judge Senior Division at Margao against the said co-owner Joao Sebastiao Carvalho and his wife Artimicia Braganza for demarcation of boundary line between his southern half and northern half of Western Portion of the Said Entire Property.
- vi. By Decree passed in the Regular Civil Suit No. 259 of 1971, the Western Portion/Division of the Said Entire Property divided into two separate and distinct parts being Northern Part allotted to Joao Sebastiao Carvalho and his wife Artimicia Braganza and Southern Part allotted to Joao Anicete Colaco and both parts (Western Portion) jointly surveyed under


(VENDOR)


(PURCHASER)

Survey No.220/9, having total area of 7575.00 square meters, Nuvem village, Salcete Taluka.

- 
- vii. That in the Matriz records, the said Western Portion of the Said Entire Property is enrolled half in the name of said Joao Sebastiao Carvalho and half in the name of Joao Anicete Colaco in the records of Land Revenue Office of Salcete Taluka under Matriz No.221
- viii. The Southern Part of Western Portion of the Said Entire Property having an area of 3787.00 Square meters forming portion of the property surveyed under Survey No.220/9, Nuvem village, Salcete Taluka was sold by Joao Anicete Colaco to Mrs. Maria Adelaide Pereira by virtue of Deed of Sale dated 19/02/1985 duly registered in the office of Sub Registrar of Salcete at Margao, Goa under Reg. No.298 at pages 399 to 406 of Book I, Volume No.326 on 25/02/1985.
- ix. Upon the death of Joao Sebastiao Carvalho and his wife Artimicia Braganza, Inventory Proceedings No.143/87 were instituted for partition of their assets in which the Northern Portion of Western Division of Said Entire Property having total area of 3788.00 square meters came to be allotted to one of their heirs namely Miss Maria Afra Dos Dores Carvalho.
- x. By Agreement of Sale dated 02/05/2005 duly executed before Notary - Adovcate P. J. Kunkalienkar at Margao, Goa under Reg. No.20456 dated 2/5/2010, Miss Maria Afra Dos Dores Carvalho agreed to sell the Northern Portion of Western Division of the Said Entire Property to Mr. Wilfred Nazareth Mennino D'Sa on the terms and conditions mentioned therein.
- xi. By Deed of Sale dated 03/05/2010 registered before the Sub-Registrar of Salcete Taluka at Margao Goa under Registration no. Book -1 Document Registration no. MGO-BK1-02347-2010 CD No. MGOD15 on 03/05/2010, the said Miss Maria Afra Dos Dores Carvalho with the consent of Mr. Wilfred Nazareth Mennino D'Sa and his wife Mrs. Freda D'Sa sold to


(VENDOR)


(PURCHASER)



VENDOR the Northern Portion of Western Division of Said Entire Property having total area of 3553.00 square meters forming portion of the property surveyed under Survey No. 220/9, Nuvem village, Salcete Taluka excluding an area of 235.00 square meters acquired for road widening (NH-17) .

- xii. Mrs. Maria Adelaide Pereira was married to Mr. Antonio Agnelo Pereira who expired on 23/05/2007 leaving behind his wife Mrs. Maria Adelaide Pereira and a daughter Miss Annette Prescila Pereira which has been confirmed and declared by Deed of Succession drawn on 12/03/2008 before the Notary Public Ex-Officio of Salcete at Margao at folio 30 to 40 of Deed Book No.1519.
- xiii. By Deed of Sale dated 21/05/2010 registered before the Sub-Registrar of Salcete Taluka at Margao Goa under Registration no. Book -1 Document Registration no. MGO-BK1-02718-2010 CD No. MGOD17 on 21/05/2010, the said Mrs. Maria Adelaide Pereira and daughter Miss Annette Prescila Pereira sold to VENDOR the Southern Portion of Western Division of Said Entire Property having total area of 3682.00 square meters forming portion of the property surveyed under Survey No. 220/9, Nuvem village, Salcete Taluka excluding an area of 105.00 square meters acquired for road widening (NH-17).
- xiv. Subsequent to purchase of the aforesaid plots being Northern and Southern having total area of 7235.00(Seven Thousand Two Hundred Thirty Five only) square meters from respective owners, the VENDOR came to knowledge that prior to aforesaid Deeds of Sale, western portion having an area of 1250 square meters of the Northern and Southern Portion surveyed under Survey No.220/9, Nuvem village, Salcete Taluka was acquired by Government of Goa, The Executive Engineer, WD XIII, WRD, Gogal, Margao, Goa.
- xv. In view of above narration, the VENDOR is thus lawful owner in possession and enjoyment of Said Plot having total area of


(VENDOR)


(PURCHASER)



5985.00 (Five thousand Nine Hundred Eighty Five only) square meters of the property surveyed under Survey No.220/9, Nuvem village, Salcete Taluka

AND WHEREAS believing the aforesaid representations and declarations of the **VENDOR**, the **PURCHASER** has approached the **VENDOR** with the offer to purchase the Said Plot for total sale consideration of Rs.4,97,65,275/- (Rupees Four Crores Ninety-Seven Lakhs Sixty-Five Thousand Two Hundred Seventy Five Only) and the **VENDOR** has agreed to sell the Said Plot to the **PURCHASER** for the said sale consideration of Rs.4,97,65,275/- (Rupees Four Crores Ninety-Seven Lakhs Sixty-Five Thousand Two Hundred Seventy Five Only) which is its true and correct market value thereof.

AND WHEREAS the **VENDOR** has represented and declared to the **PURCHASER** that the **VENDOR'S** title to the "Said Plot" is clean, clear, legal, unencumbered, marketable and subsisting title and that there are no difficulties legal or otherwise for sale of Said Plot and the same is free from encumbrances and that the Said Plot is not the subject matter of any attachment, seizure, restrictive order of any Judicial, quasi-judicial, authorities, any mortgage or any other encumbrance, whatsoever and that the **VENDOR** is not entered into any Memorandum of Understanding, Agreement or transaction, whatsoever in respect of Said Plot with any person or third party, whomsoever,

AND WHEREAS the parties hereto now desire to complete the transaction of the Said Plot on the terms and conditions mentioned hereinbelow by execution of this deed of sale.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. For total sale consideration of Rs.4,97,65,275/- (Rupees Four Crores Ninety-Seven Lakhs Sixty-Five Thousand Two Hundred


(VENDOR)


(PURCHASER)



Seventy Five Only) paid as mentioned in this deed of sale by the PURCHASER to the VENDOR, the receipt whereof the VENDOR do hereby admit and acknowledge and of and from the same and every part thereof doth hereby forever acquit, release and discharge the PURCHASER, the VENDOR as the absolute and exclusive owner of the "Said Plot" having an area of 5985.00 (Five thousand Nine Hundred Eighty Five only) square meters forming portion of the property surveyed under Survey No.220/9, Nuvem village, Salcete Taluka more particularly described in Schedule hereto, doth hereby grant, sell, assign, release, transfer, convey and assure UNTO AND TO THE USE OF the PURCHASER absolutely and forever the "Said Plot" TOGETHER WITH all and singular rights, liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the "Said Plot" and or any part thereof belonging or in any way appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part thereof to belong or be appurtenant thereto AND all free from encumbrances, charges and liens TO HAVE AND TO HOLD the same to the PURCHASER absolutely and forever.

2. The VENDOR does hereby acknowledge to have received from the PURCHASER the entire consideration amount of Rs.4,97,65,275/- (Rupees Four Crores Ninety-Seven Lakhs Sixty-Five Thousand Two Hundred Seventy-Five Only) and the VENDOR herewith give complete discharge to the PURCHASER in respect of the said amount. The PURCHASER has paid to the VENDOR the entire sale consideration amount of Rs.4,97,65,275/- (Rupees Four Crores Ninety-Seven Lakhs Sixty-Five Thousand Two Hundred Seventy Five Only) which detail is as under: -


(VENDOR)


(PURCHASER)



- a. An amount of Rs. 1,00,00,000/- (Rupees One Crore Only) by way of online transfer
 - b. An amount of Rs. 1,00,00,000/- (Rupees One Crore Only) by Cheque no. 392502 drawn on Axis Bank Limited, Margao Branch, Margao- Goa
 - c. An amount of Rs. 1,00,00,000/- (Rupees One Crore Only) by Cheque no. 392503 drawn on Axis Bank Limited, Margao Branch, Margao- Goa
 - d. An amount of Rs. 1,00,00,000/- (Rupees One Crore Only) by Cheque no. 392504 drawn on Axis Bank Limited, Margao Branch, Margao- Goa
 - e. An amount of Rs. 92,67,622/- (Rupees Ninety-Two Lakhs Sixty-Seven Thousand Six Hundred Twenty-Two Only) by Cheque no. 392505 drawn on Axis Bank Limited, Margao Branch, Margao- Goa
 - f. An amount of Rs. 4,97,653/- (Rupees Four Lakhs Ninety-Seven Thousand Six Hundred Fifty-Three Only) has been deducted and deposited in the Permanent Income Tax Account of VENDOR in terms of Section 194 I A of Income Tax Act.
3. The VENDOR declares that sale consideration amount of Rs. 4,97,65,275/- (Rupees Four Crores Ninety-Seven Lakhs Sixty-Five Thousand Two Hundred Seventy-Five Only) has been received by the VENDOR without any further claim or demand against the PURCHASER.
4. The VENDOR has delivered unto the PURCHASER exclusive and vacant possession of the "Said Plot" and the PURCHASER have taken the possession of the same from the VENDOR at the time of execution of this deed.
5. The VENDOR shall and will from time to time and at all


(VENDOR)


(PURCHASER)



times hereafter at the request of PURCHASER do and execute and cause to be done and executed all such further acts, deeds, things, whatsoever as may be required by PURCHASER for more perfectly conveying to PURCHASER the "Said Plot" more particularly described in Schedule hereto and every part thereof and/or for recording and registering "Said Plot" in all government records including Record of Rights of Salcete Taluka, Land Revenue Records, Village Panchayat of Nuvem, etc and/or for clearance of any encumbrances found on "Said Plot".

6. The VENDOR agrees and undertakes to save harmless and keep indemnified the PURCHASER against all claims, costs, charges, losses and expenses which the PURCHASER may incur or suffer by reason of any defect in VENDOR'S title to the "Said Plot" described in Schedule hereto conveyed hereunder and or by reason of any encumbrance found on the "Said Plot" conveyed hereunder.
7. The VENDOR hereby declares and undertakes that in case any claim is made by any person/s pertaining to the title of the Said Plot then in that case the VENDOR shall settle the claim solely from the consideration amount paid herein in this deed and the PURCHASER shall not liable to pay any additional charges to the said person/s. In addition, the VENDOR shall pay all the expenses of the PURCHASER incurred to defend and settle any claim from third party pertaining to the Said Plot.
8. THE VENDOR does hereby covenant, undertakes and declares to the PURCHASER as under: -
 - a. That the Said Plot is free from all encumbrances, charges, equities, claims or demands, whatsoever, and that the VENDOR has not done anything whereby the Said Plot



(VENDOR)



(PURCHASER)

may be subject to any attachment or lien of any Bank, Court or person whatsoever.

- b. That the Said Plot is not subject matter of any acquisition or requisition or affected by any Government Notification or Order under any Ordinance, Act, initiated or pending in respect of the Said Plot by the Government or Central Government or any other authority or local body.
- c. That there are no agricultural tenants, protected or otherwise or lease holders or mundkars under the provision of Goa, Daman and Diu Tenancy Act, 1964, Mundkar Act or under any other law in force in this State, in respect of the Said Plot which was never a tenanted land.
- d. That the VENDOR has not entered into any Agreement for sale, transfer, arrangement document or Instrument with any other third party concerning the Said Plot nor have he agreed to sell or encumber the same in any manner whatsoever.
- e. That the VENDOR or her predecessors have not granted any right of way, easement or licence or created any other right, to or in favour of, any person in over or in respect of the Said Plot hereby sold;
- f. That there are no outstanding encumbrances, mortgages, charges, liens, notices for acquisition setbacks, easements in respect of the plots affected by any prohibitory order of injunction or attachment either before or after judgement.

9. The VENDOR shall consent and shall not have any objections to any construction of whatsoever nature if carried out by the PURCHASER on the Said Plot.

10. The VENDOR hereby accords and convey her "consent" and "no objection" to include the name of the PURCHASER as


(VENDOR)


(PURCHASER)



LAWFUL OWNER thereof in the relevant column of Form I & XIV of Survey NO.220/9, Nuvem village, Salcete Taluka after deleting the name of the VENDOR from the column of Occupant.

11. The VENDOR hereby accords her consent and no objection to transfer in the name of the PURCHASER the permissions if any obtained from Collector or Additional Collector of South Goa at Margao, Goa for Conversion Sanad.
12. The recital of this deed shall be deemed to be a part of this deed as if the same was specifically incorporated hereinafter in verbatim.
13. The VENDOR and the PURCHASER hereby declare that the Said Plot in transaction do not belong to Schedule Caste / Schedule Tribe, pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/8/1978.
14. The VENDOR has obtained requisite Approval / No Objection Certificate from the Town and Country Planning Department, Margao Goa, issued vide letter No. TPM/Sale-deed/Nuv/220/9/2021/3086 dated 12/07/2021 for registration of this Deed of Sale in respect of SAID PLOT in favour of the PURCHASER.
15. The market value of the Said Plot sold herein is Rs.4,97,65,275/- (Rupees Four Crores Ninety-Seven Lakhs Sixty-Five Thousand Two Hundred Seventy-Five Only) and hence this Deed of Sale is executed on actual stamp paper of Rs. 22,39,470/- (Rupees Twenty-Two Lakhs Thirty-Nine Thousand Four Hundred Seventy only)


(VENDOR)


(PURCHASER)

SCHEDULE HEREINABOVE REFERRD TO

ALL THAT Plot of land having an area of 5985 square meters surveyed under Survey No.220/9, Nuvem village, Salcete Taluka, being western portion of the larger property known as "Gorbata Xira" or "Gounlechimortachi Xira" or "Gonbolichi Mortem Xira" situated in the ward Gunvoloi, within the limits of Village Panchayat of Nuvem, Salcete Taluka, District of South Goa and State of Goa, found described in the Land Registration Office of Salcete under No.5258 of Book B No.21 of Old Series and enrolled in the Taluka Land Revenue Office of Salcete under Matríz No.221

The Said Plot is bounded as under:-

- East : By eastern strip of Survey No. 220/9 of Nuvem Village, which is acquired by the Government for widening of National Highway
- West : By western strip of Survey No. 220/9 of Nuvem Village, which is acquired by the Government for widening of National Highway (western bypass)
- South : By Survey No. 220/10 of Nuvem Village
- North : By Survey No.220/8 of Nuvem Village

The Said Plot is marked in red colour on the plan annexed to this Deed of Sale which **Plan** forms part and parcel and hereinafter shall read alongwith this Deed of Sale.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, year and place first above written, after having understood the contents hereof, in the presence of the witnesses who have signed herein below.


(VENDOR)


(PURCHASER)

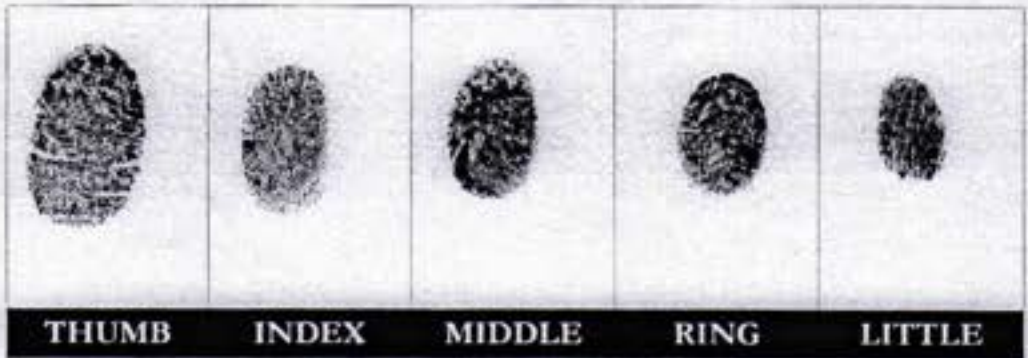


SIGNED AND EXECUTED BY THE
WITHIN NAMED VENDOR TIMBLO
ENTERPRISES THROUGH ITS SOLE
PROPRIETRESS MRS. RADHA
SATISH TIMBLO

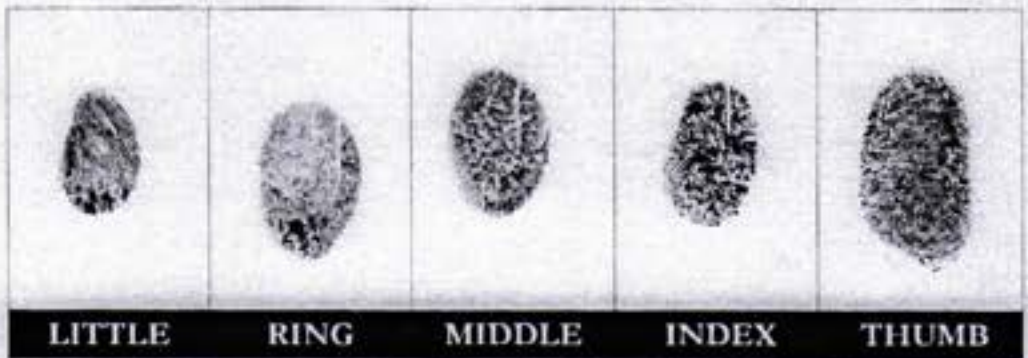


Smbl

-RIGHT HAND FINGER PRINTS OF RADHA SATISH TIMBLO:-



-LEFT HAND FINGER PRINTS OF RADHA SATISH TIMBLO:-



Smbl

(VENDOR)

M. S. K.

(PURCHASER)

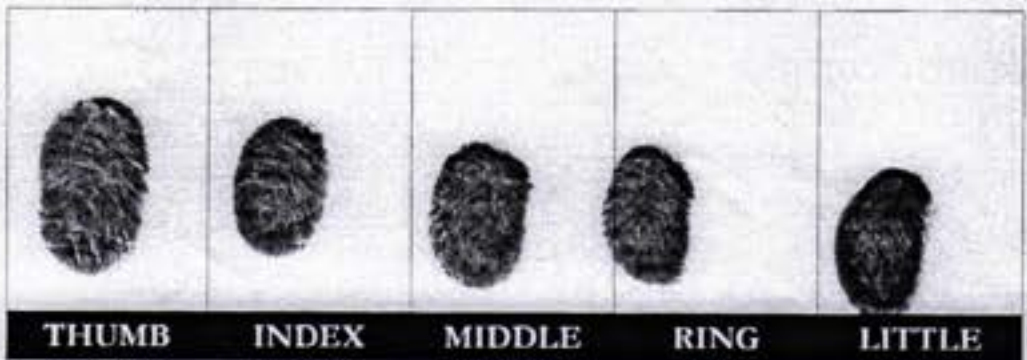


SIGNED AND EXECUTED BY THE
WITHIN NAMED PURCHASER, MR.
MOHAMMED HANIF

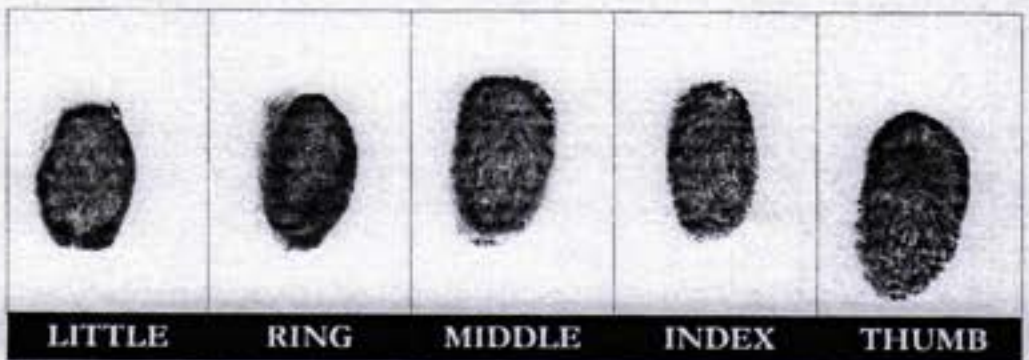
M Hanif



-:RIGHT HAND FINGER PRINTS OF MOHAMMED HANIF :-



-:LEFT HAND FINGER PRINTS OF MOHAMMED HANIF :-



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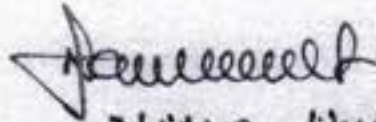
(VENDOR)

M Hanif

(PURCHASER)

WITNESSS:



1. Signature : 
Name : Nitin Umash Sawant
Address : Videm. Talawlim, Ponda, Goa

2. Signature : 
Name : Pooja Chandru Gaonkar
Address : Barnem, Dulpem - Goa


(VENDOR)


(PURCHASER)



GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 MARGAO - GOA



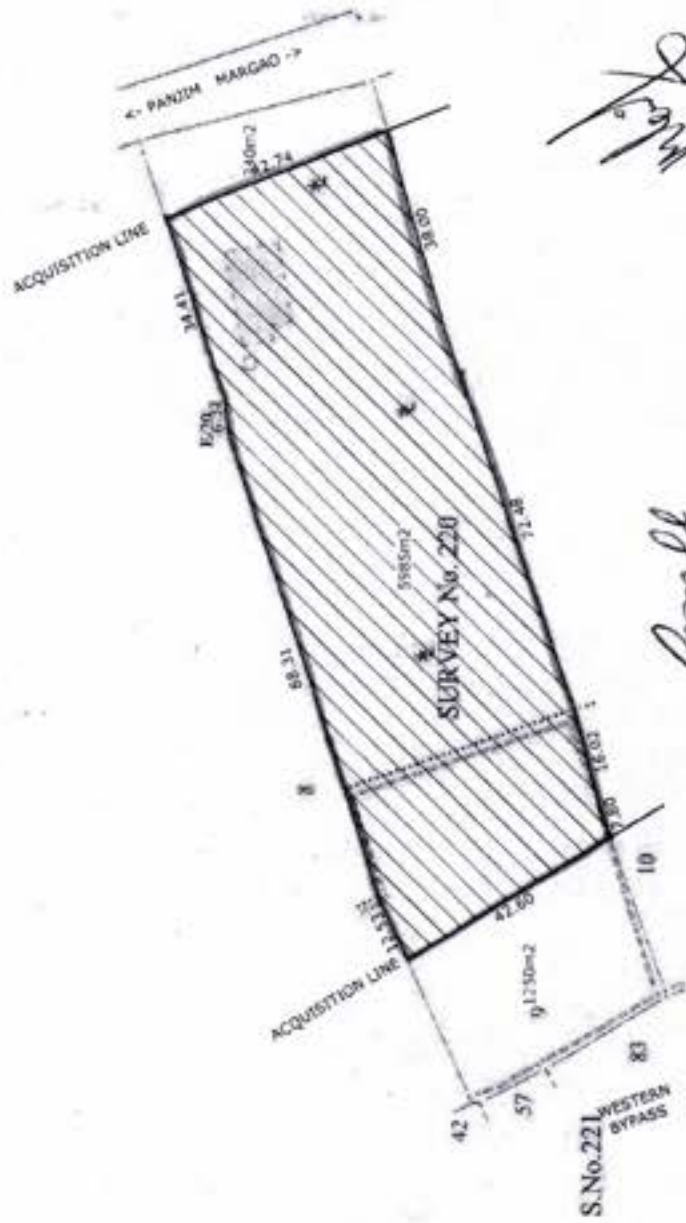
Imperial No: 1184

Plan Showing plots situated at

Village : NUVEM
 Taluka : SALCETE
 Survey No./Subdivision No. : 2207/9
 Scale : 1:1000

AREA SOLD (5985 M²)

Inspector of Survey &
 Land Records



Handwritten signature

Handwritten signature

NOT TO SCALE

Handwritten signature

Executed By: *Handwritten signature*
 On: 23-05-2014



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 23-Jul-2021 12:41:44 pm

Document Serial Number :- 2021-MGO-2276

Presented at 12:23:23 pm on 23-Jul-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	2239500
2	Registration Fee	1492960
3	Mutation Fees	2500
4	Processing Fee	1080
Total		3736040

Stamp Duty Required :2239500/-

Stamp Duty Paid : 2239520/-

Presenter







Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MOHAMMED HANIF , Father Name:Umar Abdul Mohammed, Age: 40, Marital Status: Married , Gender: Male, Occupation: Business, Address1 - Margao Goa, Address2 - , PAN No.: <input type="text"/>			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	VARUN VISHWAS VAINGANKER , Father Name:Vishwas Vainganker, Age: 38, Marital Status: Married , Gender: Male, Occupation: Business, House No. B 173 B, Rami, Near Football Ground, Alto - Betim, Bardez Goa, PAN No.: <input type="text"/>			
2	MOHAMMED HANIF , Father Name:Umar Abdul Mohammed, Age: 40, Marital Status: Married , Gender: Male, Occupation: Business, Margao Goa, PAN No.: <input type="text"/>			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Pooja Chandru Gaonkar, Age: 27, DOB: , Mobile: 8007836371 , Email: sparshagaonkar@gmail.com , Occupation: Advocate , Marital status : Unmarried , Address: 403703, Barcem Quepem Goa, Barcem Quepem Goa, Barcem, Quepem, South Goa, Goa			
2	Name: NITIN UMESH SAWANT, Age: 42, DOB: , Mobile: 9225538009 , Email: advnitinsawant@gmail.com , Occupation: Advocate , Marital status : Married , Address: 403401, Ponda Goa, Ponda Goa, Telaulim, Ponda, South Goa, Goa			



Benguer

Sub Registrar

Civil Registrar

-Cum-

Sub Registrar

Document Serial Number :- 2021-MGO-2276

14/05/2021

Document Serial No:-2021-MGO-2276



Book :- 1 Document
Registration Number :- **MGO-1-2205-2021**
Date :- 23-Jul-2021

Beneeyca

Sub Registrar(Office of Civil Registrar-cum-Sub Registrar) (Office of Civil Registrar-cum-Sub Registrar) (Office of Civil Registrar-cum-Sub Registrar)