(Rupees two lakhs sixty thousand seven hundred fifty only)

Phone No:9922253006
Sold To/Issued To:
ASBT ASSOCIATES
For Whom/ID Proof:
ABIFA1270D

भारत INDIA
INDIA NON JUDICIAL
CITIZENCREDIT CO-OPERATIVE BANK LTD.
St. Joaquim Road
Borda, Margao-403601
GOA
गोवा
सत्यमेव जयते
भारतीय गैर न्यायिक

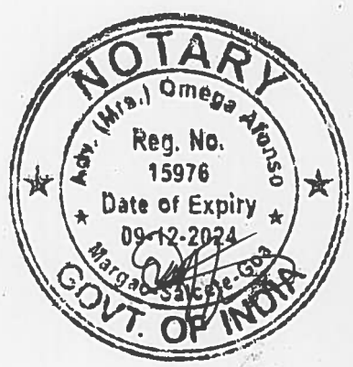
JUN-13-2022 15:53:13
₹ 0260750/-
ZERO TWO SIX ZERO SEVEN FIVE ZERO
Other
38152481655135593271-00003051
3816248 35/02/04/2021-RDI

2346

For CITIZENCREDIT CO-OP. BANK LTD.
CITIZENCREDIT CO-OP. BANK LTD. Margao Branch
Authorised Signatory

Name of Purchaser ASBT ASSOCIATES

TRUE COPY



Mohammad Bakka Ali

DEED OF SALE

THIS DEED OF SALE is made and executed in the city of Margao, Goa on this 14 th day of June 2022.

BETWEEN

1. MR. SHIVDATTA A . PAI RAITURKAR alias MR. SHIVADATTA A . PAI RAITURKAR son of Shri. Anant V. Pai Raiturkar ,age 57 Years, Businessman, holding Aadhar Card No. , holding PAN Card No. and having Mob no. 76 and his wife,

2. MRS. SANCHITA S. PAI RAITURKAR alias MRS. SANCHITA S. PAI RAITURKER , d/o Mr. Laxmikant Dhaimodkar , w/o., Mr. Shivadatta Pai Raiturker, age 52 years, married, , Housewife, and Holding Pan card no. N holding Aadhar Card No. 3 and having Mob no. 5 both resident of House No. 72-1,Near Cine Metropole, Margao, Salcete-Goa, hereinafter referred to as the " **VENDORS"** (which expression shall unless repugnant to the context or meaning thereof shall be deemed to mean and include her heirs, successors, agents, administrators, executors and assigns) of the **FIRST PART;**

AND

1. **M/s ASBT ASSOCIATES** a partnership firm registered under the partnership act 1932 which is duly registered with the Registrar of Firms Margao Salcete-Goa under No. MGO-F126-2017 dated 11.04.2017 having its registered office at Office No. 1, 3rd Floor, Mohammad Towres, Nr. Gogol Cercle, Gogol, Margao, Salecete- Goa, Holding Pan card no. [redacted], herein represented by its partners (a) **MRS. TABASSUM PARVEEN ALI,** d/o late Mohammad Safiulla, w/o. Mr. Mohammad Bakkar Ali, age 37 years, married, businesswomen, and Holding Pan card no. [redacted] holding Aadhar Card [redacted], and having Mob no. [redacted] and her husband; (b) **MR. MOHAMMAD BAKKAR ALI,** s/o. Mr. Shaikh Kawsar Ali, aged 40 years, married, Businessman, Holding Pan card no. [redacted], Holding Adhaar card no. [redacted], and having Mob no. [redacted] both resident of Plot no.H-16, Vasant Nagar, Gogol, Margao, Salcete, Goa, hereinafter referred to as the **"PURCHASERS"** of the **SECOND PART.**

ALL THE PARTIES TO THIS DEED ARE INDIAN NATIONALS/INDIAN ORIGIN:

WHEREAS SHRI. CRISNADATTA XENCORE CARAPURCAR alias KRISHNADATTA SHANKAR KARAPURKAR alias KRISHNADATTA SHARMA was the owner

of the piece of land having no special denomination but locally known as "GOGOL" situated at Gogol Margao Goa within the Jurisdiction of Margao Municipality, Taluka and Sub-District of Salcete, District of South Goa, described in the Land Registration office of Salcete under No. 38054 and enrolled in the land revenue office of Salcete under Matriz No. 1068 and 1071 and surveyed under Chalta No. 7 of P.T. Sheet No. 54 of Margao City survey, more fully described in Schedule I hereunder written and herein after referred to as the "SAID ENTIRE PROPERTY".

AND WHEREAS by virtue of agreement of sale dated 27.04.1985 the said Krishnadatta Shankar Karapurkar and his wife had agreed to sell unto one of its nominees the above described property in whole or in parts to developer M/s Sapna Real Estate a registered partnership firm duly constituted and registered with the registrar of the firms at Margao under the Indian Partnership act 1932 with its registered office at Varde Valaulikar Road, Margao- Goa duly represented by its partner Shri. Crishna Nanu Naik.

NOTARY Mrs. J Omega Afeaso Reg. No. 15976 of Expiry 12.2024 Salcete Goa INDIA

AND WHEREAS by the said agreement of sale dated 27.04.1985 the said Krishnadatta Shankar Karapurkar and his wife had also permitted the developer M/s Sapna Real to enter upon the said land, obtain necessary permission for the subdivision of the said land into plots, by preparing roads, leveling etc as are required under the rules and regulations in force.

AND WHEREAS in terms of said agreement dated 27.04.1985 on the instructions of developer M/s Sapna Real Estate a registered partnership firm duly represented by its partner Shri. Crishna Nanu Naik and the said Krishnadatta Shankar Karapurkar and his wife have sold some of the Plots formed after sub division of the said land in favor of the person nominated by the said developer M/s Sapna Real Estate.

AND WHEREAS the South Goa Planning and development Authority (SGPDA) had already granted permission for development of this plots vide their letter no. SPD/P/2934/815/85 dated 17.04.1985.

AND WHEREAS by Deed of sale dated 18-04-2011 duly registered in the office of the Sub-Registrar of Salcete under Book-1 Document Registration Number MGO-BK1-02192-2011 CD Number MGOD51 on 18-04-2011 the above said vendors have purchased from the original land owners Mr. Krishnadatta Shankar Karapurkar and his wife Smt. Usha Krishnadatt Sharma along with developer Nanu Estates Private Limited Company duly incorporated under companys act 1956 represented by its director plot no. 2 having an area of 500sq. mts out of the Plots formed after the sub division of the land described in Schedule I herein below which plot is more particularly described in Schedule II and more clearly shown in the red color plan attached to this deed and is herein after referred to as **"SAID PROPERTY"**.

WHEREAS upon purchase of the said property the vendors had filed partition case bearing case No. 3/ISLR/PART/CTS/1/21/77 before the inspector of survey and land records , city survey Margao for partitioning the said property from the above said entire property and to get allotted the same independently in their name and accordingly by judgment and order dated-13th December 2021 the above said plot No. 2 that is the said property came to be allotted new Chalta No. 10 of P.T. Sheet No. 53 of Margao city and accordingly the same is exclusively recorded in form D of said Survey No. in the name of Vendors

WHEREAS the VENDORS and the represented to the PURCHASERS as under;-

(i) The VENDORS are the sole and exclusive owners in possession of the SAID PROPERTY and is entitled to deal with the same in any manner.

(ii) No third party has any right tile, to interest in or claim of whatsoever nature over the SAID PROPERTY

(iii) Their title to the SAID PROPERTY is clear, legal, unencumbered, marketable.

(iv) They have not entered into agreement with any other person nor agreed to sell the SAID PROPERTY or any part thereof to any person/s except to the PURCHASERS;

(v) There is no litigation or any legal proceeding pending before any court/tribunal Administrative Authority in respect of the SAID PROPERTY.

(vi) The SAID PROPERTY is not subject to any notice or notification or proceedings under Land Acquisition Act or Administration of Evacuee Properties Act similarly no attachment or notice from the Central or State Government or any other local body or authority has been received or served upon the VENDOR in respect of SAID PROPERTY.

(vii) There are no difficulties, legal impediments or otherwise for sale of SAID PROPERTY.

AND WHEREAS in order to ascertain and verify the correctness and authenticity the several representations made by the VENDORS hereinabove, the PURCHASERS demanded for all the title documents of the SAID PROPERTY and also demanded for physical inspection of the SAID PROPERTY and in pursuance thereto, the VENDORS furnished all the documents as requested and also provided physical inspection.

NOTARY Omega Afonso Reg. No. 15976 of Expiry 12-2024 Salcete-Goa OF INDIA

AND WHEREAS before execution of the present sale deed, a public notice dated 28.05.2022 was published by the PURCHASERS in the daily English newspaper "THE GOAN Everyday ", inviting claim or objections from any person/s Bank, private of financial Institution or entity having any valid right or claim in respect of SAID PROPERTY of whatsoever nature along with the documentary proof in support of their such claim or objection for sale of above SAID PROPERTY by VENDORS within the period stipulated in the said notice. However, no such

claim has been received from any person/s of whomsoever nature or any other Bank or entity over the SAID PROPERTY pursuance of said notice within the said prescribed time.

AND WHEREAS relying upon the said representations and the said undertaking the PURCHASERS had agreed to purchase the SAID PROPERTY from the VENDORS free from any encumbrances, liens, charges, etc.

AND WHEREAS the VENDORS have agreed to sell unto the PURCHASERS and the PURCHASERS have agreed to purchase the SAID PROPERTY free from any encumbrances, liens, charges of whatsoever nature which is more particularly shown in the plan annexed herewith in red color line and is more particularly described in Schedule II written herein under for a consideration of Rs. d d only) which is its true market value on the terms and condition written hereunder.

NOW THIS DEED OF SALE IS WITNESSED AS UNDER:

1. For a total price consideration of Rs. - (Rupees y) is paid by the PURCHASERS to the VENDORS in the manner indicated herein below and the receipt whereof the VENDORS does hereby acknowledged thereby discharging the

PURCHASERS from such payment, the VENDORS as the exclusive owners in possession of SAID PROPERTY , admeasuring 500 sq mts more fully described in Schedule II written herein below do hereby CONVEY, TRANSFER and RELEASE, on "As is and Where is basis" unto and in favor of PURCHASERS the SAID PROPERTY so that the PURCHASERS, for all times hereinafter shall HOLD, HAVE, POSSESS & ENJOY the SAID PROPERTY described in Schedule-II hereto and hereby sold free of all encumbrances together with its fencing all that is situated therein and along with all rights, interest, advantages, benefits, privileges, easement, etc available to the said land hereby sold or to the holder thereof, free from any claims, demands, objections, obstructions, impediments, whatsoever either raised by the person or party claiming through the VENDORS or any of them or their predecessor-in-title or from whomsoever.

2. The above mentioned consideration price of Rs. /- (Rupees only) have been paid by the PURCHASERS to the VENDORS after deducting T.D.S. at the rate of 1% which is amounting to /- in the following manner:-

Sr.No.	Details	Amount(Rs)
1.	Paid by cheque bearing No.(6 drawn on Bank of Maharashtra, Gogol, branch, Dated. 23.05.2022 in the name of Vendors,	Rs.
2.	Paid by cheque bearing No.0(Through RTGS, drawn on Bank of Maharashtra, Gogol, branch, Dated. 13.06.2022 in the name of Vendors, to a/c no.0037 4	Rs /-
3.	Paid by cheque bearing No.(1 Through RTGS, drawn on Bank of Maharashtra, Gogol, branch, Dated. 13.06.2022 in the name of Vendors, to a/c no.00 54	Rs.
4.	Paid T.D.S. at the rate of 1% dated. 13.06.2022	Rs.
	TOTAL	**Rs.** -

NOTARY (s.) Omega Afonso Reg. No. 15976 Date of Expiry 09-12-2024 Goa-Sankelim GOVT. OF INDIA

3. The VENDORS declare that such payments are made as per their own collective instruction given to the PURCHASERS and they declare that such payment are received by them without any further claim or demand against the PURCHASERS.

4. That the VENDORS and all persons claiming under them do hereby covenant with the PURCHASERS that VENDORS is lawfully seized and possessed of the **Said Property** which is hereby conveyed free from any encumbrance, tenants, mundcars, or defects and that the VENDORS have full power and absolute authority to sell the same in manner aforesaid.

5. The PURCHASERS may hereafter peaceably and quietly possessed and enjoyed the **Said Property as described herein below in Schedule-II** hereby conveyed/transferred, and assured without any claim or demand from the VENDORS or any other person or persons claiming through or under them and the VENDORS covenant to save harmless and keep indemnified the PURCHASERS or against all Encumbrances, Charges and Equities whatsoever.

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6. That the VENDORS further covenant that they shall at the cost and expense of the PURCHASERS execute all documents which may be found necessary by the VENDORS to be executed for conferring or confirming proper and better title of the land/Property hereby sold and every part thereof in favor of the PURCHASERS, or for transferring all or whatever records in respect of the land hereby sold and every part thereof hereby sold, exclusively in the name of the PURCHASERS.

7. That the VENDORS further covenant that in the event the PURCHASERS are ever dispossessed from the **SAID PROPERTY** as described in Schedule sold or any part thereof by any reason of any defect in the title of the VENDORS, the VENDORS shall fully compensate the PURCHASERS and shall indemnify the PURCHASERS from any loss.

8. The VENDORS hereby express their consent and No objection for the PURCHASERS to apply for mutation of records in form D of property card of Land hereby sold and further express their consent and No Objection to remove from the occupant/holder's column the name of the VENDORS and recording in that place the names of PURCHASERS by initiating the proceedings for confirmation of Form D. The VENDORS hereby further express that in such mutation, the concerned Land

Revenue/Surveyor Authority need not issue any notice to the VENDORS or any of them and such notices are hereby expressly waived by the VENDORS .

9. The VENDORS hereby declare that the subject land hereby sold is not subject to any rights of scheduled castes or Schedule Tribes, as envisaged in the notification no. RD/LAND/LRC/318/99, dated.21.8.1977 of Government of Goa.

10. That in the present deed the NOC from Town and Country Planning Department Government of Goa is not required for registration of sale deed as the SAID PROPERTY sold under this deed is independent property having individual survey number bearing Chalta No.10 of P.T. Sheet No.53 of city survey Margao. A copy of the form D along with the Survey plan is annexed herewith.

11. The market value of the **Said Property** sold herein is arrived at Rs. /- (Rupees s and only) and accordingly a stamp duty of Rs. is payable and hence this Deed of Sale is executed on actual stamp paper of Rs.

NOTARY ..) Omega Afonso Reg. No. 15976 of Expiry 12-2024 Salcete OF INDIA

SCHEDULE I

(Description of said entire property)

ALL THAT Entire property not having any special denomination but locally known as "GOGOL" situated at ward Gogol of Margao city within the Jurisdiction of Margao Municipal council, Taluka and Sub-District of Salcete, District of South Goa in the state of Goa, described in the Land Registration office of Salcete under no. 38054 and enrolled under old Portuguese land revenue Rolls under Matriz Nos. 1068 and 1071 and surveyed under chalta No. 7 of P.T. Sheet No. 54 of Margao City survey, admeasuring 39,598 sq.mts and bounded as under;

On EAST & NORTH :- by property of Communidade of Margao

On WEST :- by drain behind which lies the property which was earlier possessed by Joquim P. De Souza

On SOUTH :- by the land reserved for the passage of descending waters wherein there exists a drain and beyond which the land earmarked for grant on an application of one Antonio Manuel Miranda.

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Margao-Salcete/Goa
VT. OF INDIA

SCHEDULE-II

(Description of the said Plot hereby sold)

ALL THAT PROPERTY i.e Plot no. 2 with an approximate area of 500 sq mts forming part of the property known as **"GOGOL",** situated at Gogol, Margao, within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration office of Salcete under No. 38054 of new series, enrolled in the Land Revenue office of Salcete under Matriz No. 1068 and 1071 forming part of the property described in the SCHEDULE-I hereinabove written, and now independantly surveyed Chalta No. 10 of P.T. Sheet No. 53 of city survey Margao and the said Plot No.2 now hereinafter referred to as said property being a separate and distinct unit is bounded as under;-

and bounded as under:-

EAST :- By property bearing Chalta No.1 of P.T. Sheet No. 8 :of Margao City Survey; (boundary length 20.75 meters)

WEST :- By road in the same property described in the SCHEDULE-I hereinabove written; (boundary length 20.75 meters)

NORTH :- by plot no.1 of the same property described in the SCHEDULE-I hereinabove written;
(boundary length 23.50 meters)

SOUTH :- by plot no.3 of the same property described in the SCHEDULE-I hereinabove written;
(boundary length 24.65 meters)

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and signed to this agreement on the day the month and year first hereinabove written.

TARY
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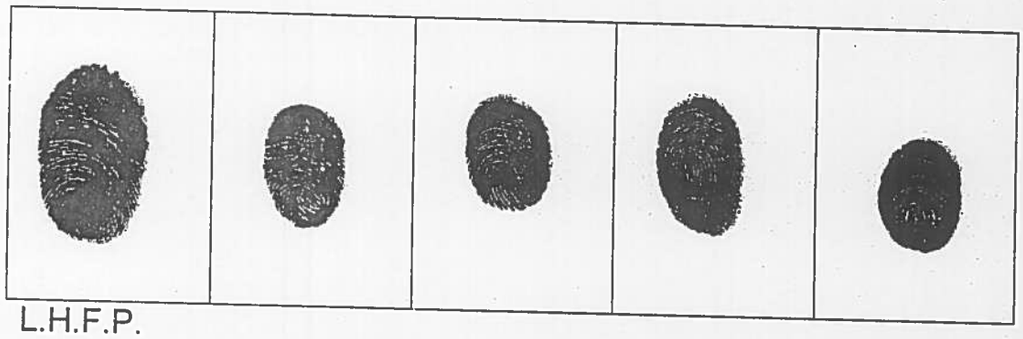
OF INDIA

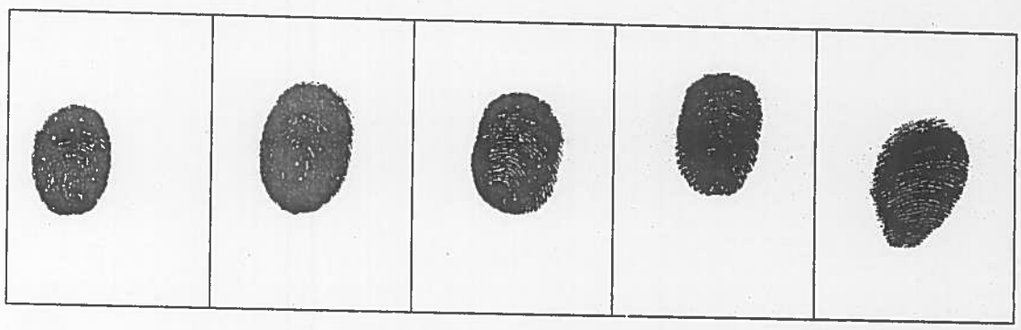
SIGNED AND DELIVERED BY
The within named VENDORS

1. **MR. SHIVDATTA A. PAI RAITURKAR alias**
MR. SHIVADATTA A. PAI RAITURKAR

R.H.F.P.

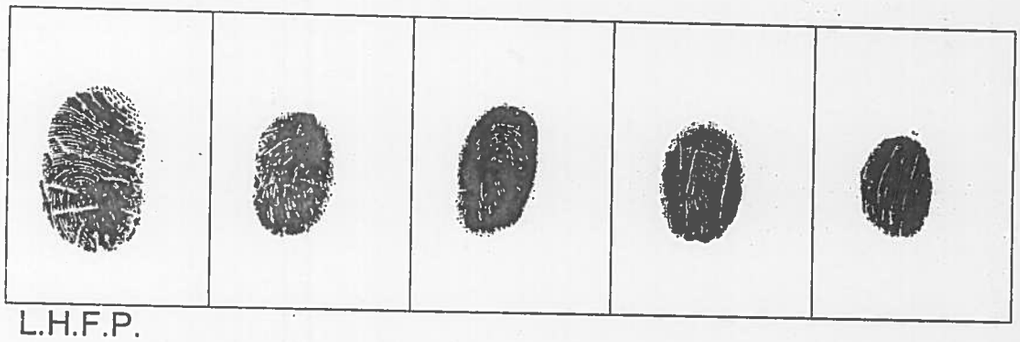


L.H.F.P.

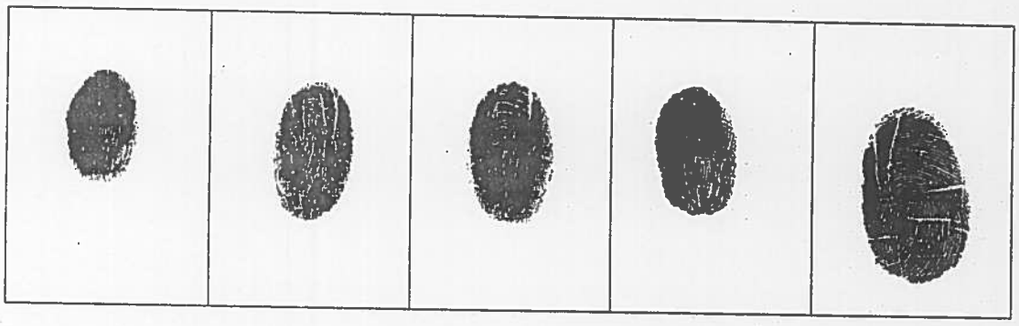


2. MRS. SANCHITA S. PAI RAITURKAR
alias MRS. SANCHITA S. PAI RAITURKER

R.H.F.P.



L.H.F.P.

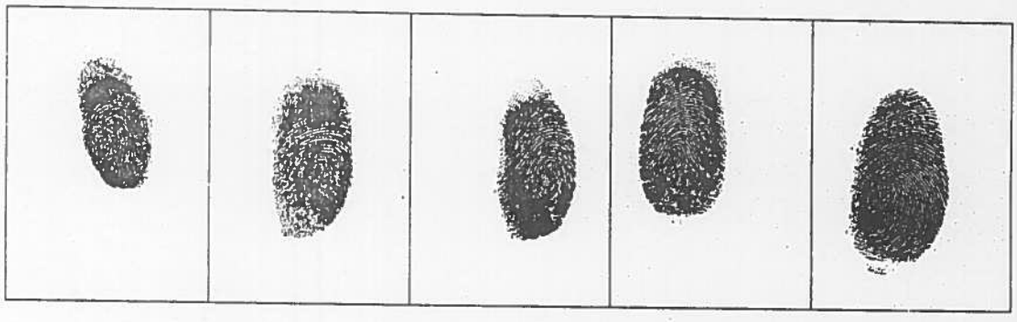


SIGNED AND DELIVERED BY
The within named PURCHASERS

1. MRS. TABASSUM PARVEEN ALI,
As a Partner of ASBT Associates

R.H.F.P.

L.H.F.P.



NOTARY
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Reg. No.
1276
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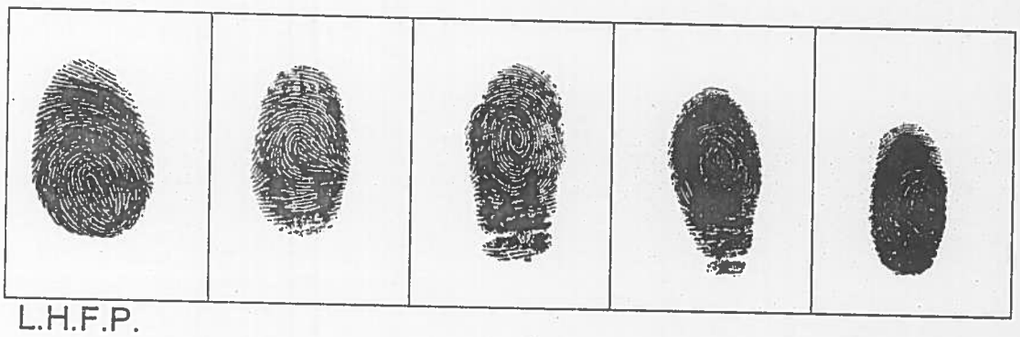
2024
Goa
INDIA

2. MR. MOHAMMAD BAKKAR ALI,
As a Partner of ASBT Associates

R.H.F.P.



L.H.F.P.

NOTARY
Omega Agency
Reg. No.
15976
of Expiry
12-2024
OF INDIA

WITNESSES

1. Name:- Miss. Sana Shaikh
   Address:- Aquem, Margao- Salcete, Goa

2. Name:- Shaikh Ansar Ali
   Address: Gogol, Margao, Goa

NOTARY
(Mrs.) Omega Afonso
Reg. No.
15976
Date of Expiry
09.12.2024
Salcete-Goa
OF INDIA

GOVERNMENT OF GOA

OFFICE OF THE SUPERINTENDENT OF SURVEY & LAND RECORDS

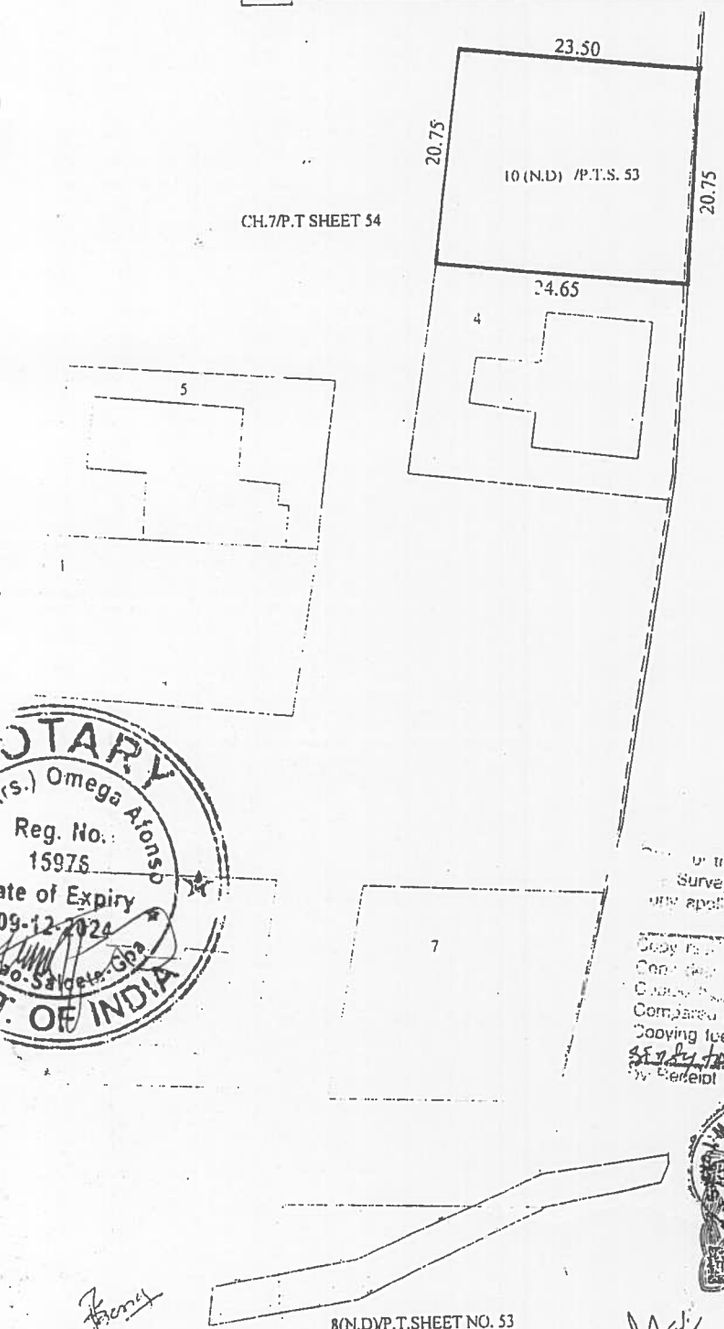
MARGAO - GOA

PLAN

OF THE PROPERTY BEARING CHALTA NO.7 OF P.T.S. 54 SITUATED AT MARGAO CITY OF SALCETE TALUKA SHOWING THEREIN THE NEWLY FORMED CHALTA NOS. 10 OF P.T.S NO. 53 VIDE CASE No. 3/ISLR/LRC/PART/CTS/01/2021 IN THE COURT OF INSPECTOR OF SURVEY & LAND RECORDS, CITY SURVEY,MARGAO,GOA.

SCALE : 1:500

AREA OF THE NEWELY FORMED CHALTA NO.10 / P.T.S NO. 53 = 500.00 Sq. Mts.



10/12/21

INSPECTOR OF SURVEY & LAND RECORDS
CITY SURVEY,MARGAO - GOA

CERTIFIED COPY
of the Inspector of Survey and Land Records
Survey, Margao
who applied for it on 23/12/2021
Copy ready on 08/01/22
Copy delivered on Suresh R. Desai 7/8
Compared by A. M. Pinto CLK. Result
Copying fees Rs. 160/- One Hundred
Stamp duty paid only
by Receipt No. [redacted] dt. 04/01/22
Clerk-in-charge

Inspector of Surveys and Land Records
(City Survey)
Margao - Goa

SAEESH R. DESSAI (F.S.)
PREPARED BY

PRITI BONDBAGKAR (H.S)
VERIFIED BY

SURVEYED ON: 25/11/2021

File No.:3/ISLR/LRC/PART/CTS/01/2021

Government of Goa

Document Registration Summary 2

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

Print Date & Time : - **15-Jun-2022 12:47:54 pm**

Document Serial Number :- **2022-MGO-2346**

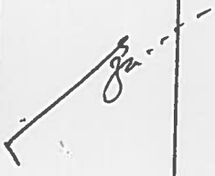
Presented at **12:45:30 pm** on **15-Jun-2022** in the office of the **Office of the Civil Registrar-cum-Sub Registrar, Salcete** along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	
2	Registration Fee	
3	Mutation Fees	
4	Processing Fee	
	Total	

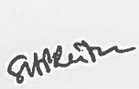
Stamp Duty Required : /-

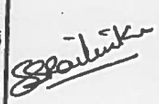
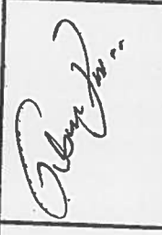
Stamp Duty Paid :

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**Mohammad Bakkar Ali ,Father Name:**Shaikh Kawsar Ali,**Age:** 40, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, **Address1 -** Off no. 1, 3rd Floor, Mohammad Towers, Nr. Gogol Circle, Gogol, Salcete Goa, **Address2 -** Margao Salcete Goa, **PAN No.:**)			

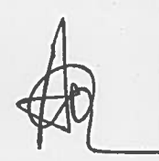
Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**Shivdatta A Pai Raiturkar Alias Shivadatta A Pai Raiturkar , Father Name:Anant V Pai Raiturkar, Age:** 57, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, House no. 72-1, Near Cine Metropole, Margao Salcete Goa, **PAN No.:**			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	**Sanchita S Pai Raiturkar Alias Sanchita S Pai Raiturker , Father Name:Laxmikant Dhaimodkar, Age:** 52, **Marital Status:** Married ,**Gender:**Female,**Occupation:** Housewife, House no. 72-1, Near Cine Metropole, Margao, Salcete Goa, **PAN No.:**			
3	**Tabassum Parveen Ali , Father Name:Mohammad Safiulla, Age:** 37, **Marital Status:** Married ,**Gender:**Female,**Occupation:** Business, Off no. 1, 3rd Floor, Mohammad Tower, Nr. Gogol Circle, Margao, Slacete GoaMargao Salcete Goa, **PAN No.:**			
4	**Mohammad Bakkar Ali , Father Name:Shaikh Kawsar Ali, Age:** 40, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, Off no. 1, 3rd Floor, Mohammad Towers, Nr. Gogol Circle, Gogol, Salcete GoaMargao Salcete Goa, **PAN No.:**			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: **Shaikh Ansar Ali,Age: 43,DOB: 1978-11-18 ,Mobile: [redacted] ,Email: ,Occupation:Service , Marital status : Married** , Address:403601, UGF-F4 SS Apartments Davorlim, UGF-F4 SS Apartments Davorlim, Davorlim, Salcete, SouthGoa, Goa			
2	Name: **Sana Shaikh,Age: 26,DOB: 1995-08-06 ,Mobile: [redacted] ,Email: ,Occupation:Advocate , Marital status : Unmarried** , Address:403601, F-4, F-4, Shubham Laxmi Bldg B, Aquem, Margao, Salcete, SouthGoa, Goa			

NOTARY Omega Afonso Reg. No. 15976 Date of Expiry 09-12-2024 Salcete-Goa OF INDIA

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Salcete

NOTARY Adv. (Mrs.) Omega Afonso Reg. No. 15976 Date of Expiry 09.12.2024 Margao-Salcete-Goa GOVT. OF INDIA

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Adv. (Mrs.) Omega Afonso
NOTARY
(GOVT. OF INDIA)
SALCETE-GOA
Reg. No. 8720/2022
Date: 17/06/2022