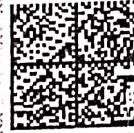


(Rupees: Four Lakhs Forty One Thousand Only)

Phone No: 7798678460
Sold To/Issued To:
M.I. Constructions
For Whom/ID Proof:
ABTFM6222A



JUN-12-2024 16:38:29

For CITIZENCREDIT CO-OP. BANK LTD.



Kruti
Authorised Signatory

3288

TRUE COPY



Imam Kasim Khanvale *[Signature]*

DEED OF SALE

[Signature] *[Signature]* *Dequeiro* *[Signature]* *[Signature]*

THIS DEED OF SALE is made and executed in the city of Margao Goa on this 15th of June 2024.

BETWEEN

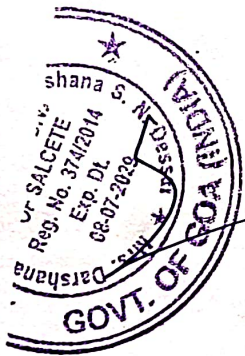
1. MRS. ANUS FELICIA VERONICA DA SILVA, Daughter of Late Purificacao Floriano Da Silva and Wife of Late Jose D'Souza alias Jose D'Souza, aged about 75 years, Housewife. Widow, Indian National, holding Aadhaar Card No.

and PAN Card No. _____, Mobile No. _____

Resident of H. No. 939/A, Moddi Near Blasco Open Air, Navelim, South-Goa, Goa - 403707, along with her Son and Daughter-in-law



2. MR. ALVIS D'SOUZA, Son of Late Jose D'Souza alias Jose DSouza, aged about 46 years, Service, Married, Indian National, holding Aadhaar Card No. _____ and PAN Card No. _____, Mobile No. _____ 5 and his wife



3. MRS. DIANA SEQUEIRA, Daughter of Mr. Lourenco Piedade Sequeira and Wife of Mr. Alvis D'Souza aged about 45 years, Service, Married, Indian National, Aadhaar Card No. _____

and Pan Card No. _____ Mobile No. _____

, Both resident of H. No. 360/B, Opp. Dona Sylvia Khandy Mobor, Cavelossim, Salcete, South-Goa, Goa - 403731

[Signatures]

hereinafter referred to as the "VENDORS" OF THE FIRST PART.

AND

1. M/S. M. I. CONSTRUCTIONS, a partnership firm registered under the Indian Partnership Act 1932 which is duly registered with the Registrar of Firms Margao Salcete Goa under No. MGO-F29-2022 dated 12.02.2022, having PAN card no.

and having its registered office at House no. D-1, 1000/26, Masjid Road, Moddi Navelim, Margao, Salcete, South Goa 403707 herein represented by its partners (a) MR. MUNIR KANVALLI, s/o. Mr. Abdul Kanvalli, age 34 years, married, service, holding PAN card no. and holding Adhaar

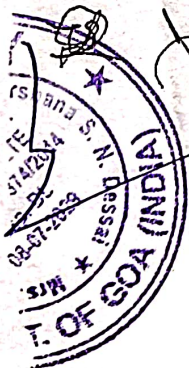
Card no. having Mob no. ; (b) MR.

IMAM KASIM KHANVALE, s/o. Mr. Abdul S. Khanvali, age 31 years, married, service, holding PAN card no.

and holding Adhaar Card no. , having Mob no.

both r/o. House no. 1000/26 (D-1), Masjid Road, Moddi Navelim, Margao, South Goa 403707 hereinafter called as the "PURCHASER" OF THE SECOND PART".

ALL THE PARTIES TO THIS DEED ARE INDIAN NATIONALS.



[Signature]

Acqueira

[Signature]

[Signature]

The expression **VENDORS** and **PURCHASER** herein used shall, unless it is repugnant to the context or meaning there of shall mean and include their respective heirs, executors, administrators, successors, legal representatives and assigns.

WHEREAS there exists a property named as "**OLLY MORDY**" also known as "**FIRGUEM MURDY OR MANDOPA**" OR "**MUDDI**" situated at Village Panchayat of Dramapur, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, totally admeasuring an area of 1275 sq. mtrs., Described in the Land Registration office of Salcete Taluka, at Margao, under no. 43074 of 187 of Book "B" no. 111 of new series and which stands inscribed under inscription no. 45656 drawn at Book G no. 53 at 37V and the same is enrolled under Matriz number 1898 in the office of the Land Revenue for Salcete Taluka, at Margao and is surveyed in the record of rights of village Navclim under Survey no. 186/8 of village Dramapur.

AND WHEREAS the SAID PROPERTY originally belonged to one Mr. Conceicao Mariano Barreto and his wife Mrs. Esméralda Perpetua Gonsalves whose name is found inscribed under inscription no. 45656 drawn at Book G no. 53 at 37V in respect of the said property.



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AND WHEREAS the said Mr. Conceicao Mariano Barreto and his wife Mrs. Esmeralda Perpetua Gonsalves by virtue of Deed of Sale dated 16.10.1970 duly registered in Sub Registrar of Salcete under Reg No. 1177 at pages 55 to 56 of Book No. I, Vol. No. 70 dated 24.10.1970, sold one fraction of land admeasuring 1275 sq. mtrs. designated as Plot No.2; to one Mr. Jose De Souza alias Jose D'Souza alias Joseph D'Souza alias Jose Souza. this property is more particularly described in the SCHEDULE-I below and hereinafter referred to as the **"SAID PROPERTY"**.



AND WHEREAS upon the death of said Mr. Jose De Souza alias Jose D'Souza alias Joseph D'Souza alias Jose Souza on 18/02/2014 at Moddi Navelim Salcete, Goa, a Deed of Succession was drawn up on 20.01.2015 recorded at Folios 25v to 27 of Deed/Wills Book No. 1607 before Notary Public Ex Officio of Judicial Division of Salcete City of Margao wherein his wife Mrs. Anus Felicia Veronica Da Silva was declared as his moiety sharer and his children namely 1) Fiona Pemla D'Souza married to Salvador Costa, 2) Mr. Alvis D'Souza married to Diana Sequeira, 3) Mrs. Pelagia Shrianthi D'Souza married to Antonio Fernandes and 4) Mrs. Agnes Quenric D'Souza married to Cruz Fernandes were declared as his sole and universal heirs succeeding to his estate.



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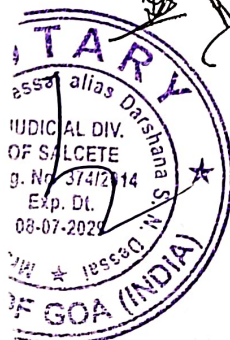
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AND WHEREAS subsequently the above said heirs Mrs. Fiona Pemla D'Souza along with her husband Mr. Salvador D'Costa, Mrs. Pelagia Shivathi D'Souza along with her husband Mr. Antonio Fernandes and Mrs. Agnes Queenie D'Souza along with her husband Mr. Cruz Fernandes by virtue of Deed of Relinquishment drawn on 16.08.2019 recorded at Folios 27 to 28v of Deed/Wills Book No. 1669 before Notary Public Ex Officio of Judicial Division of Salcete City of Margao, have relinquished their illiquid and undivided rights, title, share and interest into the estate/inheritance of their father/father-in-law late Jose D'Souza. thereby making Mrs. Anus Felicia Veronica Da Silva, Mr. Alvis D'Souza and Mrs. Diana Sequeira ie. the VENDORS herein the absolute owner in possession of the said property.



AND WHEREAS thereafter the said VENDORS have mutated their names in the survey records of the SAID PROPERTY under the common Mutation no. 84572, as the Sole and exclusive owners and their names are reflected in the Occupants column in respect of the survey no. 186/8 of village Dramapur of Salcete Taluka, State of Goa for an area of 1125 sq. mtrs.

AND WHEREAS the said VENDORS have dis-annexed a part of the SAID PROPERTY surveyed under survey no. 186/8 of village Dramapur, being denominated as 'PLOT NO. A,



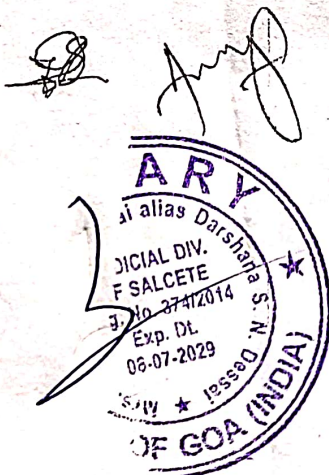
admeasuring an area of 900 sq. mtrs, wherein there exists a structure in dilapidated condition, having an approx. super built up area of 85 sq. mtrs. The Plot no. A is more clearly delineated in red colour in plan annexed hereto and is more fully described in the **Schedule-II** hercin under written and is hercinafter referred to as the **"SAID PLOT AND THE STRUCTURE"**.

AND WHEREAS the VENDORS have clear and marketable title to the SAID PLOT AND THE STRUCTURE free from encumbrances, liens, charges.



AND WHEREAS the VENDORS have represented the PURCHASER that:-

- a) The VENDORS are the sole and exclusive owners in possession of the SAID PLOT AND THE STRUCTURE and are entitled to deal with the same in any manner.
- b) Except the VENDORS none else have any right, title, interest or claim of whatsoever nature over the SAID PLOT AND THE STRUCTURE.
- c) The VENDORS title to the SAID PLOT AND THE STRUCTURE is clear, legal, unencumbered, marketable and subsisting.
- d) The VENDORS have not entered into agreement with any other person nor agreed to sell the SAID PLOT AND THE



Dequeiro

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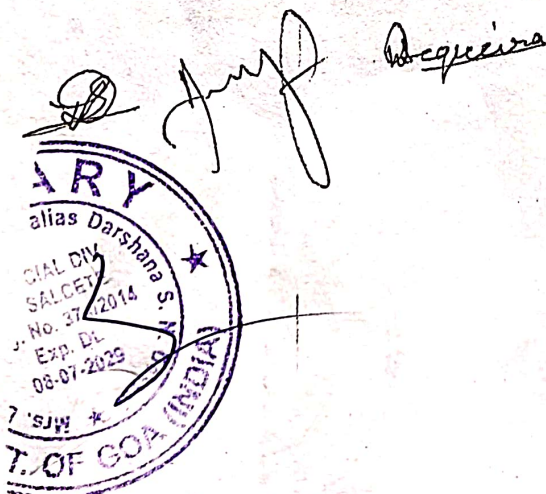
[Signature]

STRUCTURE or any part thereof to any person/s except to the PURCHASER.

- e) There is no litigation or any legal proceeding pending before any court/tribunal Administrative Authority in respect of the SAID PLOT AND THE STRUCTURE.
- f) The SAID PLOT AND THE STRUCTURE 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 VENDORS in respect of SAID PLOT AND THE STRUCTURE.
- g) There are no mundcars and/or any person claiming agricultural tenancy and/or any other right in the SAID PLOT AND THE STRUCTURE.
- h) There are no difficulties, legal impediments or otherwise for sale of SAID PLOT AND THE STRUCTURE by the VENDORS to the PURCHASER.



AND WHEREAS relying upon the said representations and the said undertakings, the PURCHASER has shown willingness to purchase the **SAID PLOT along with STRUCTURE**, totally admeasuring an area of 900 sq. mts from the VENDORS, which plot more fully described in Schedule II written hereunder.



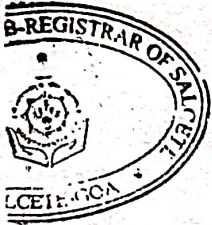
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AND WHEREAS the VENDORS have agreed to sell onto the PURCHASER and PURCHASER have agreed to purchase the SAID PLOT AND THE STRUCTURE from the VENDORS, for total consideration of Rs. 98,00,000/- (Rupees Ninety-Eight Lakhs only), which is its true market value.

NOW THEREFORE, THIS DEED OF SALE IS WITNESSETH AS UNDER:

1. That in pursuance of the said Deed and in consideration of said total consideration of Rs. it

is paid by the PURCHASER to the VENDORS in the manner mentioned herein below. The receipt whereof the VENDORS do hereby jointly acknowledge having received the same, thereby discharging the PURCHASER from such payment, the VENDORS as the exclusive owners in possession of SAID PLOT AND THE STRUCTURE described in Schedule-II hereto, do hereby CONVEY, TRANSFER & RELEASE unto and in favor of PURCHASER all that SAID PLOT, more fully described in Schedule-II hereto and hereinafter written, so that the PURCHASER, for all times hereinafter shall HOLD, HAVE, POSSESS & ENJOY the SAID PLOT AND THE STRUCTURE of land described in Schedule-II hereto and hereby sold free of all encumbrances and along with all rights, interest, advantages, benefits, privileges, easement, etc., available to the SAID PLOT



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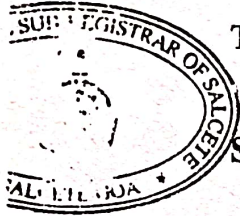


AND THE STRUCTURE hereby sold or to the holder thereof, free from any claims, demands, objections, obstructions, impediments, whatsoever either raised by the person or party claiming through the VENDORS or any of them or their predecessor-in-title or from whomsoever.

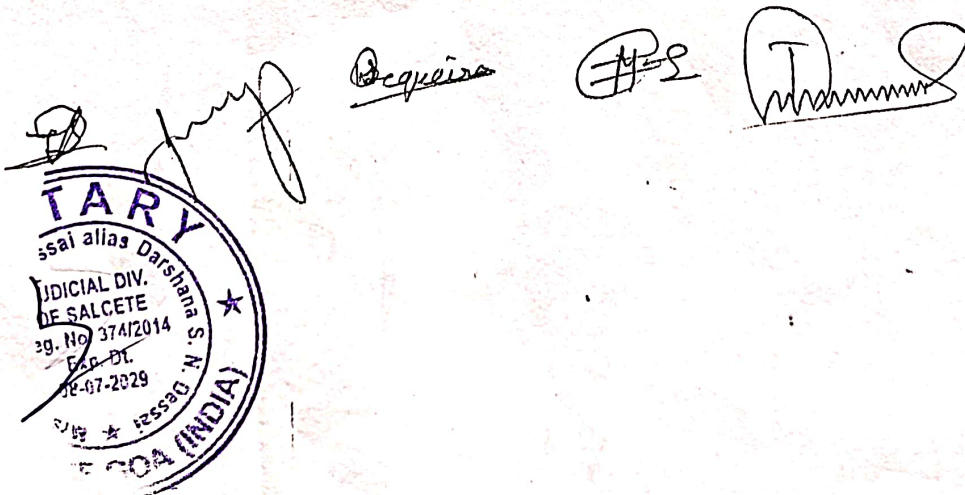
2. The above-mentioned consideration price of Rs.

(Rupees _____ only) have been paid by the PURCHASER to the VENDORS after deducting T.D.S. at the rate of 1% which is amounting to Rs. _____

Thousand Only) in the following manner:-



Sr. No.	Details	Amount (Rs)
i.	Paid by cheque bearing no. 974598 Dated 25.10.2023 drawn on Karnataka Bank Ltd., Margao Branch in the account of VENDORS,	Rs. _____
ii.	Paid by cheque bearing no. 974599 Dated 25.10.2023 drawn on Karnataka Bank Ltd., Margao Branch in the account of VENDORS,	Rs. _____
iii.	Paid by RTGS under Ref	



no. 471862, through
Karnataka Bank Ltd., Margao Branch
Dated. 21.06.2024 in the account of
VENDORS no. 1, Rs.

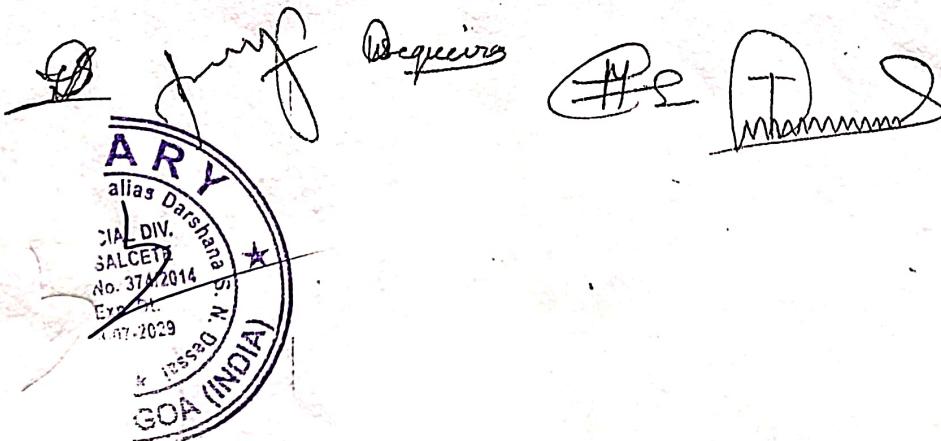
iv. Paid by Demand Draft
bearing No. 471863, drawn on
Karnataka Bank Ltd., Margao Branch
Dated. 21.06.2024 in the account of
VENDORS no. 2, Rs.

v. Paid by Demand Draft
bearing No. 471864, drawn on
Karnataka Bank Ltd., Margao Branch
Dated. 21.06.2024 in the account of
VENDORS no. 3, Rs.

vi. Deducted T.D.S. vide CNR no.
24061200227655 dtd.13.06.2024 Rs.

vii. Deducted T.D.S. vide CNR no.
24061200225054 dtd.13.06.2024 Rs.

TOTAL Rs.



3. That the VENDORS and all persons claiming under them do hereby covenant with the PURCHASER that VENDORS are lawfully seized and possessed of the SAID PLOT AND THE STRUCTURE, 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 SAID PLOT AND THE STRUCTURE of land in manner aforesaid.



4. The PURCHASER may hereafter peaceably and quietly possess and enjoyed the SAID PLOT AND THE STRUCTURE 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 PURCHASER against all encumbrances, charges and equities whatsoever.

5. That the VENDORS further covenant that they shall at the cost of PURCHASER do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying the SAID PLOT AND THE STRUCTURE hereby sold and conveyed and every part thereof in the manner aforesaid as also putting the PURCHASER in possession of the same according to the true intent and meaning of this Deed.

6. That the VENDORS further covenant that in the event the PURCHASER is ever dispossessed from the SAID PLOT AND THE STRUCTURE sold or any part thereof by any reason of any defect in the title of the VENDORS, the VENDORS shall fully compensate the PURCHASER and shall indemnify the PURCHASER from any loss.

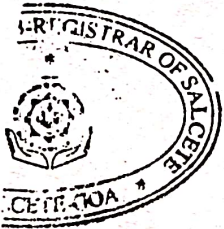
7. The VENDORS hereby express their consent and No objection for the PURCHASER to apply for mutation of records in form I & XIV of property in respect of SAID PLOT AND THE STRUCTURE hereby sold and further express their consent and No Objection in recording their names in the Form I & XIV of the said property by initiating the mutation proceedings. 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.

8. The VENDORS hereby declares 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. 21.08.1977 of Government of Goa.



[Handwritten signatures and initials]

9. That the Town and Country Planning Department Government of Goa vide their letter under Ref no. TPM/5959/49(6)/Dramapur/186/8/2024/3447 dated 30.05.2024 have issued to VENDORS, No Objection for registration of Deed of Sale of the above SAID PLOT, surveyed under survey no. 186/8 of Village Dramapur with an area of 900 sq. mts., which is the subject matter of the Sale Deed as the SAID PLOT AND THE STRUCTURE falls within the Settlement Zone. The copy of the same is annexed herewith.



10. A copy of the plan showing in detail the SAID PLOT AND THE STRUCTURE hereto sold is attached to this Deed and the same shall form an integral part of this Deed.

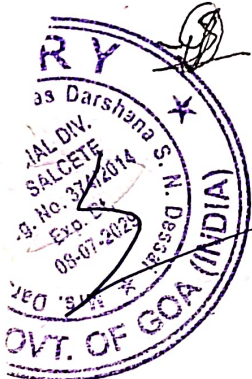
11. The SAID PLOT AND THE STRUCTURE is hereby sold by the VENDOR to the PURCHASER for a total consideration of Rs. _____) which is its

true market value, ie. the market value of the SAID PLOT is arrived at Rs. _____) and

similarly the market value of the structure herein sold is arrived at Rs. _____ totaling to Rs. _____

_____ y) on account of _____ y- which a stamp duty of Rs. _____

_____ ly) is payable and accordingly this Deed of



[Handwritten signature]

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Sale is executed on actual stamp paper of Rs. 1/- (Rupees
ly) which is paid herewith.

SCHEDULE -I
(DESCRIPTION OF THE SAID PROPERTY)

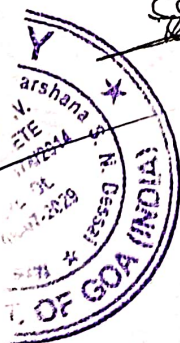
ALL THAT property named as "OLLY MORDY" also known as "FIRGUEM MURDY OR MANDOPA" OR "MUDDI" situated at Village Panchayat of Dramapur, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, totally admeasuring an area of 1275 sq. mtrs. now admeasuring an area of 1125 sq. mtrs., Described in the Land Registration office of Salcete Taluka, at Margao, under no. 43074 of 187 of Book "B" no. 111 of new series and which stands inscribed under inscription no. 45656 drawn at Book G no. 53 at 37V and the same is enrolled under Matriz number 1898 in the office of the Land Revenue for Salcete Taluka, at Margao and is surveyed in the record of rights of village Dramapur under Survey no. 186/8 of village Dramapur and is bounded as follows:

EAST :- by plot no. 7 of the Mr. Conceicao Mariano Barreto and his wife Mrs. Esmeralda Perpetua Gonsalves

WEST :- by road of 15 m breadth

NORTH :- by the plot no. 1 of Antonio Rosario Barreto and

SOUTH :- by the reserved road



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[Signature]

SCHEDULE -II

**(Description of the SAID PLOT AND THE STRUCTURE
sold herein)**

ALL THAT immovable Plot bearing **PLOT NO. A**, admeasuring an area of **900 sq. mtrs.** along with the old structure existing therein admeasuring an approx. built-up area of 85 sq. mtrs., which plot is formed out of the property described in the SCHEDULE I above, and surveyed under Survey no. 186/8 of village Dramapur, and the SAID PLOT AND THE STRUCTURE is independently bounded as under:

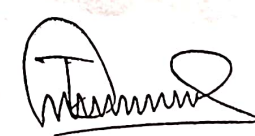


EAST	: by property bearing Survey no. 186/3
WEST	: by 15 mtrs road
NORTH	: by property bearing Survey no. 186/2
SOUTH	: by 10 mtrs road

The **SAID PLOT AND THE STRUCTURE** is more particularly shown on the copy of the plan annexed herewith marked with red ink on its contour for the purpose of identification.

IN WITNESS WHEREOF the parties hereto have set their respective hands and placed their signatures on the day, month and year hereinbefore mentioned.



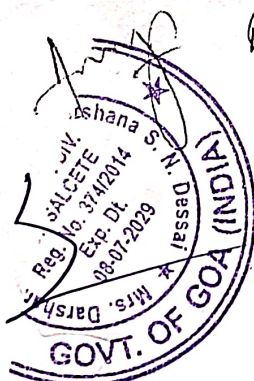
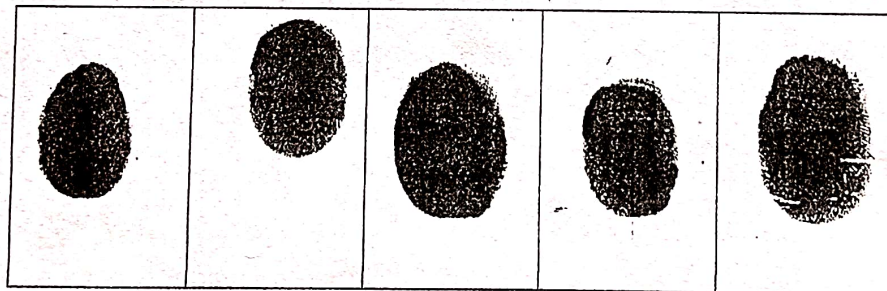




(Right Hand Fingers Impression)



(Left Hand Fingers Impression)

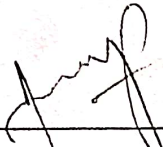


Descripta

MS



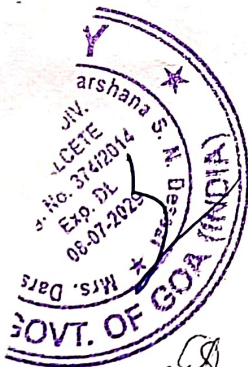



MR. ALVIS D'SOUZA

(Right Hand Fingers Impression)



(Left Hand Fingers Impression)



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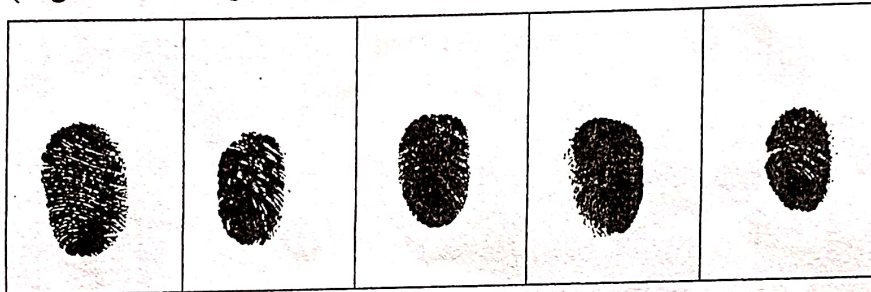


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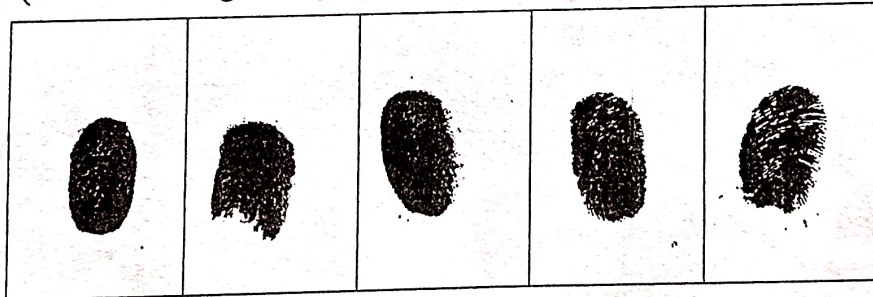
Dequeira

MRS. DIANA SEQUEIRA

(Right Hand Fingers Impression)

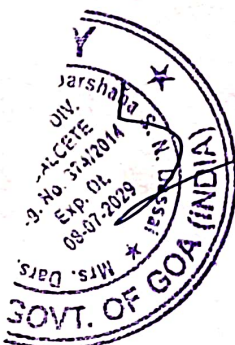


(Left Hand Fingers Impression)



Dequeira

PS



SIGNED, SEALED & DELIVERED BY THE
PURCHASER M/S. M.I. CONSTRUCTIONS

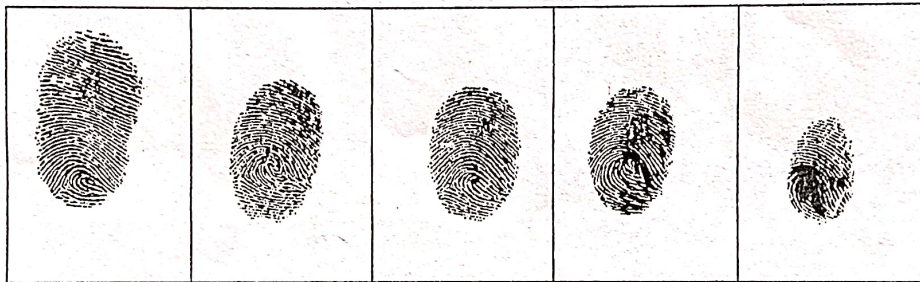


(HPS)

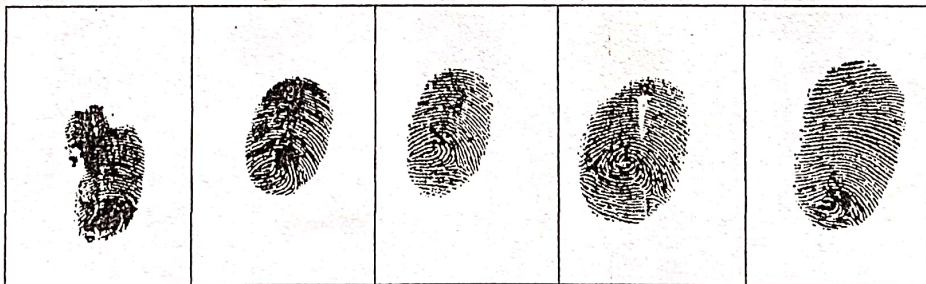
M/S. M.I. CONSTRUCTIONS

Through its partner MR. MUNIR KANVALLI

R.H.F.P.



L.H.F.P.



(Signature)

Dequira

(HPS) (Signature)



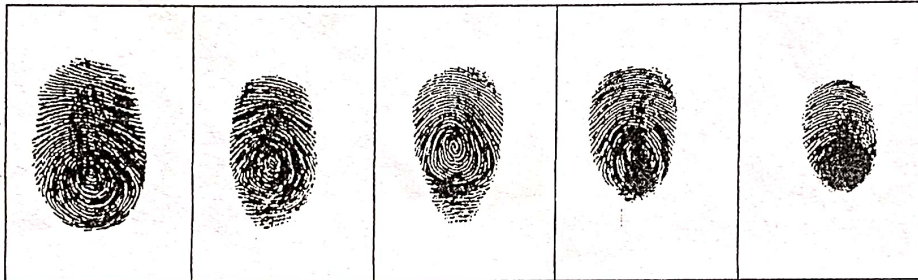




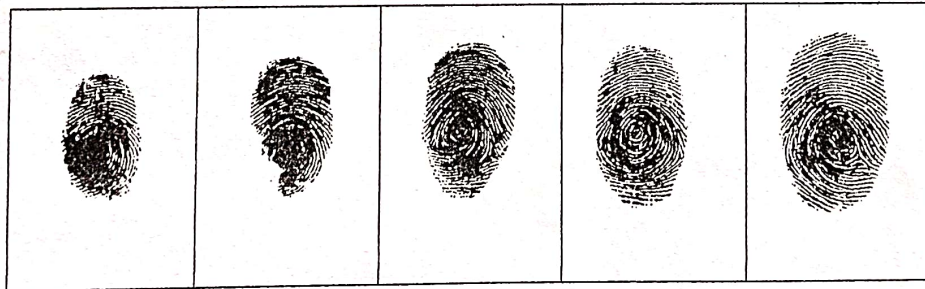
M/S. M.I. CONSTRUCTIONS

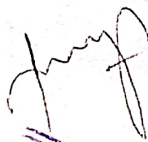
Through its partner **MR. IMAM KASIM KHANVALE**

R.H.F.P.



L.H.F.P.





Requeria




WITNESSES

1. Name & Signature:- Mr. Lourenco Santana Crasto

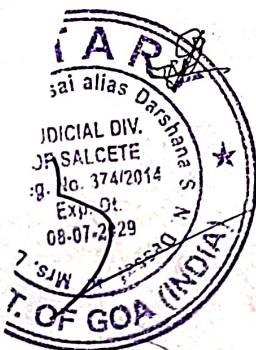
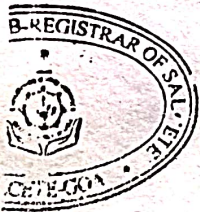
Address:- H.no. 676, Colmarod, Salcete, Goa.

[Signature]

2. Name & Signature:- Mr. Joel Rodrigues

Address:- H.no. 457/A, Navelim, Salcete Goa

[Signature]



[Signature] *Dequeiro*

[Signature] *[Signature]*

C/L OF ROAD
PROPOSED 15 M WIDE ROAD

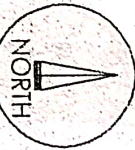
23.53

49.25

PLOT A

C/L OF ROAD
10 M WIDE ROAD

SCALE
1:500



15.0

15.0

15.0

7.17

PLOT B

PLOT AREA: 900.00 SQ.M

PROPOSED PLAN FOR FOR NOC OF
SUBDIV 8 AT MUDDI, SALCETE, GOA



earth works

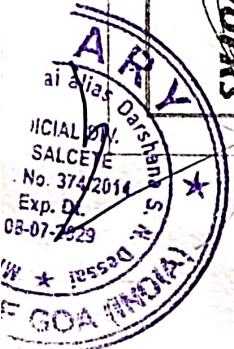
manojkumar

DATTAPRASAD J.S. BORKER
Civil / Structural Engineer
TCP Reg. No.: SE/G004/2016
PWD Reg. No. PWD/ENGR/1027/2016

Dequeira

[Signature]

#2





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 24-Jun-2024 11:11:59 am

Document Serial Number :- 2024-MGO-3288

Presented at 11:07:58 am on 24-Jun-2024 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

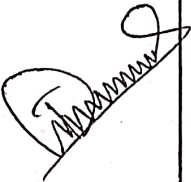
Stamp Duty Paid

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	MR. IMAM KASIM KHANVALE ,Father Name:Mr. Abdul S. Khanvalli, Age: 31, Marital Status: Married ,Gender:Male,Occupation: Business, Address - House no. D-1,1000/26, Masjid Road, Moddi Navelim, Margao, Salcete, South Goa 403707, Address2 - Margao Salcete Goa, PAN No.:			

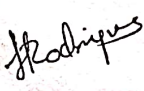
Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ANUS FELICIA VERONICA DA SILVA , Father Name:Daughter Of Late Purificacao Floriano Da Silva, Age: 75, Marital Status: Married ,Gender:Female,Occupation: Housewife , H. No. 939/A, Moddi Near Blasco Open Air, Navelim, South-Goa, Goa, PAN No.:			
2	ALVIS D'SOUZA , Father Name:Late Jose D'Souza Alias Jose DSouza, Age: 46, Marital Status: Married ,Gender:Male,Occupation: Service, H. No. 360/B, Opp. Dona Sylvia Khandy Mobor, Cavelossim, Salcete, South-Goa, Goa, PAN No.:			
3	DIANA SEQUEIRA , Father Name:Mr. Lourenco Pledade Sequeira, Age: 45, Marital Status: Married ,Gender:Female,Occupation: Service, H. No. 360/B, Opp. Dona Sylvia Khandy Mobor, Cavelossim, Salcete, South-Goa, Goa, PAN No.:			

	Party Name and Address	Photo	Thumb	Signature
4	MR. MUNIR KANVALLI , Father Name:Mr. Abdul Kanvalli, Age: 34, Marital Status: Married ,Gender:Male,Occupation: Business, House no. D-1,1000/26, Masjid Road, Moddi Navellim, Margao, Salcete, South Goa 403707Margao Salcete Goa, PAN No.:			
5	MR. IMAM KASIM KHANVALE , Father Name:Mr. Abdul S. Khanvalli, Age: 31, Marital Status: Married ,Gender:Male,Occupation: Business, House no. D-1,1000/26, Masjid Road, Moddi Navellim, Margao, Salcete, South Goa 403707Margao Salcete Goa, PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Lourenco Santana Crasto, Age: 54, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Married , Address: 403707, H no 678 Colmorod Behind Sitara Motors Navelim Salcete South Goa, H no 678 Colmorod Behind Sitara Motors Navelim Salcete South Goa, Navelim, Salcete, South Goa, Goa			
2	Name: Joel Rodrigues, Age: 42, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Married , Address: 403707, H no 457/A Dialgona Near Rosary Angel Kindergarden School , H no 457/A Dialgona Near Rosary Angel Kindergarden School , Navelim, Salcete, South Goa, Goa			



Beypur
Sub Registrar
Civil Registrar
-Cum-
Sub Registrar

Document Serial Number :- 2024-MC-17118



Book :- 1 Document

Registration Number :- MGO-1-3186-2024

Date : 24-Jun-2024

[Signature]

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

Civil Registrar
-Cum-
Sub Registrar
Salcete

Certified to be True Xerox Copy
of the Original

[Signature]

Mrs. Darshana C. Gomes Desai alias

Mrs. Darshana S. Malk Desai

NOTARY

SALCETE TALUKA

STATE OF GOA (INDIA)

Reg. No.

Date:

5361/2024
19/10/2024

