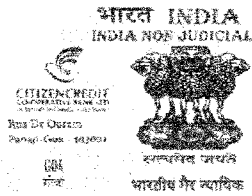


Phone No: 9822980269  
Sold To/Issued To:  
KAWAT REALTY  
For Whom/ID Proof:  
Pan-AANFK1641G

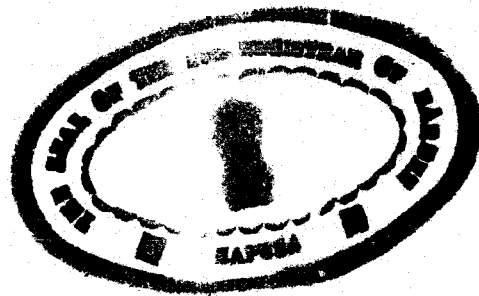


MAR-14 2022 13:20:34

₹ 0149750/-  
ZERO ONE FOUR NINE THOUSAND FIVE ZERO  
Other  
38152371647263 34386-00006398  
3815237 35/02 01/2021-RD1

or CITIZEN CREDIT<sup>TM</sup>  
CO-OP. BANK LTD.

Authorised Signatory



2022-BRZ-1420

28/03/2022

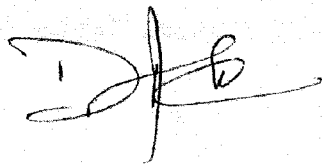
### DEED OF SALE

THIS DEED OF SALE is made at Mapusa, Taluka Bardez, Registration Sub District of Bardez, North Goa District, State of Goa, on this 14<sup>th</sup> day of March of the year Two Thousand Twenty Two BETWEEN:

1

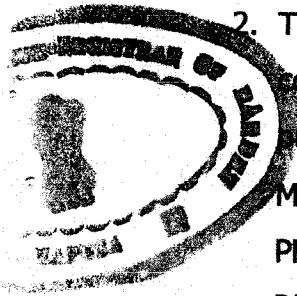
1. ~~XXXXXXXXXXXX~~, (PAN No. ~~XXXXXXXXXX~~), a Company incorporated under the Companies Act, 1956, having its Registered Office at F/1, Indira apartments, Caetano Albuquerque Road, Panaji-Goa, represented herein by its Managing Director MR. DATTAPRASSAD A. KAMAT, (PAN No. ~~XXXXXXXXXX~~), (AADHAAR CARD NO. ~~XXXXXXXXXX~~), (MOBILE NO. ~~XXXXXXXXXX~~). (EMAIL ID: admin@kamatconstruction.com), son of late Anant Vithal Kamat, 71 years of age, in business, Indian National, residing at Miramar, Panaji, Goa, hereinafter referred to as the VENDORS (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors-in-title, legal representatives and assigns), OF THE THIRD PART.

2. KAMAT REALTY, a Partnership Firm, registered under No.234/2012 dated 22<sup>nd</sup> November, 2012 in the office of Registrar of Firm, Ilhas, Goa., between (a) MR. RAMESH ANANT KAMAT, son of ~~Eate Mr. Anant V. Kamat~~, aged 69 years, in business, married, holder of PAN Card bearing No. ~~XXXXXXXXXX~~, AADHAAR Card No. ~~XXXXXXXXXX~~, Indian National and resident of Miramar, Panaji, Goa and (b) MR. ROHAN RAMESH KAMAT, son of Mr. Ramesh A. Kamat, 33 years of age, married, in business, holder of PAN Card bearing No. ~~XXXXXXXXXX~~, AADHAR Card No. ~~XXXXXXXXXX~~, Indian National and resident of Miramar, Panaji, Goa, under the Indian Partnership Act 1932, having its office at 501, Kamat Metropolis II, Behind Caculo Mall, St. Inez, Panaji, Goa 403 001, holding PAN Card No. ~~XXXXXXXXXX~~, represented herein by its Partner MR. ROHAN R. KAMAT, hereinafter referred to as the PURCHASERS (which expression shall, unless repugnant to the context or meaning thereof, mean and include their heirs, successors, legal representatives and assigns), OF THE SECOND PART;



**WHEREAS:**

1. There exists a property known as "PORVORCHEM RAN" alias FOTTEACHEM BHATTLE or FOTTICHEM BHATTLE" situated at Socorro, Porvorim ward, Village Serula, within the Village Panchayat limits of Socorro, bearing Survey Nos. 42/1 and 43/1 admeasuring about 87070.00 sq. metres which property is described in detail in Schedule No. I hereafter written and shall hereinafter be referred to as the said "ENTIRE PROPERTY".
2. The said ENTIRE PROPERTY belonged to Mrs. Carmina Chico Ribeiro and consequent upon her death Inventory Proceedings took place and in pursuance to the order of the Civil Judge, Senior Division Bardez at Mapusa dated 30/9/67 in the said Inventory Proceedings, the said ENTIRE PROPERTY was allotted to Mr. Henrique Ribeiro alias Henrique Bastos Ribeiro de Santana, widower at that time.
3. The said Mr. Henrique Ribeiro sub divided the said ENTIRE PROPERTY into plots which sub division is duly approved by the Town and Country Planning Department of the Government of Goa, Daman & Diu and the Panchayat of Socorro, which sub division comprises of 110 plots numbered 1 to 38 and 40 to 111, open spaces, roads and such other common areas.
4. The said Mr. Henrique Ribeiro expired on 19<sup>th</sup> April 1991 and consequent upon his death his children and their respective spouses viz. (i) Mr. Derek Amulyanath Ribeiro Alias Derek Ribeiro, (ii) Mrs. Louisa Ribeiro, (iii) Mrs. Lorna Victor Alias L. Victor, (iv) Mrs. Coral Vimala Ribeiro Alias Coral Ribeiro Or C. Ribeiro Or Mrs. C.V. Gomes, (v) Mrs. Elaine Rohini Ribeiro also known as Elaine Da Vitoria Lobo and (vi) Mr. Ehrlich Jose Da Vitoria Lobo hereinafter referred to as the ERSTWHILE OWNERS, were declared as the sole heirs of the said Mr. Henrique Ribeiro in pursuance to the Deed



*[Handwritten signature]*

*Lk* 3

of Declaration of Succession executed on 12<sup>th</sup> October 1992 in the Office of Civil Registrar-cum-sub Registrar and Notary Ex-Officio of Judicial Division of Ilhas, Panjim by and before the Notary Ex-Officio Smt. Asha S. Kamat at Deed Book No. 642 pages 89 reverse onwards.

5. The ERSTWHILE OWNERS thus became the lawful and exclusive owners of the plots unsold in the said sub division carried out in the said ENTIRE PROPERTY.



6. Out of the unsold plots referred to in para 5 above the Erstwhile Owners continued to have in their ownership 48 plots numbered 1,2,3,4,5,6,7,8,9, 10,11,12,13,14,15,16,17,18,19,20,21,22,23,24, 25, 26, 27, 28, 29, 30, 31,32, 36, 37, 38, 40, 41, 42, 43, 49, 50, 51, 52, 53, 54, 55, 59 and 60, totally admeasuring about 24000.00 sq. metres together with the entitlement for proportionate open spaces, roads and such other common areas, if any and as such the ERSTWHILE OWNERS continued to be the lawful and exclusive owners of the said 48 plots which plots are described in detail in Schedule No. II hereafter written and shall hereinafter be referred to as the SAID PROPERTY.

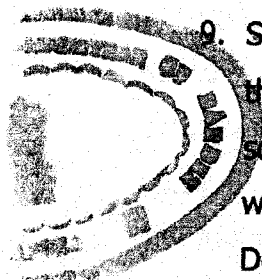
7. Vide agreement dated 20<sup>th</sup> July, 1993, the VENDORS had agreed to purchase the SAID PROPERTY from the ERSTWHILE OWNERS for the consideration and as per the terms and conditions stipulated in the said agreement.

8. The VENDORS have developed the SAID PROPERTY and sub divided the same into residential plots, for which purpose the required Sanad for Conversion is obtained under No.CNV/BAR/116/94/5473 dated 28/7/1995, the required Provisional NOC for sub division is obtained under No.DB/1195/657/94 dated 15/4/1994 and having completed the

A large, stylized handwritten signature, likely of the Registrar, Asha S. Kamat.

A smaller handwritten signature, likely of a Vendor.

development and sub-division work in all respects. Final NOCs for sub-division are obtained under Nos.DB/1198/96/1793 dated 12/9/1996 (for plots 1 to 31, 36 to 38, 40 to 43, 48, 49 and 59) and DB/1198/MAP/98/282 dated 8/5/1998 for plots 1 to 5 (revised), 12 (revised), 50 to 55, 32 and 60), from the Town and Country Planning Department, Mapusa-Goa and from Village Panchayat of Socorro under No. VP/Soc/1296/FN/1997 dated 03.02.1997 for Plots 1 to 31, 36 to 38, 40 to 43, 48, 49 and 59 and under No.VP/Soc/1603/FN-/1999 dated 22.02.1999 for Plots 1 to 5 (revised), 12 (revised), 50 to 55, 32 and 60.




9. Some of the plots so developed in the SAID PROPERTY were retained by the VENDORS, one among which is Plot No. 60 admeasuring 508 sq.mts., which Plot is described in detail in Schedule No.III hereafter written and shall hereinafter be referred to as the SAID PLOT and vide Deed dated 25/06/2004, registered in the Office of the Sub Registrar of Bardes under No. 2044 at pages 70 to 84 of Book I Volume No 1169 on 01/10/2004 the VENDORS obtained the conveyance of the SAID PLOT in the VENDORS' name.
10. The PURCHASERS have now approached the VENDORS with an offer to purchase the SAID PLOT and the VENDORS have agreed to sell the SAID PLOT to the PURCHASERS for a consideration of Rs. ~~1,00,000/-~~ (Rupees ~~1,00,000/-~~ Only) which the PURCHASERS have agreed to pay in the manner and subject to the terms and conditions hereinafter appearing.
11. The PURCHASERS have paid the aforesaid consideration of Rs. ~~1,00,000/-~~ (Rupees ~~1,00,000/-~~ Only) to the VENDORS and the VENDORS having received the agreed consideration are now conveying the SAID PLOT unto the PURCHASERS.

A handwritten signature in black ink, appearing to be "D. J. S.", written over a horizontal line.

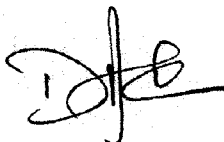
Lk 5

**NOW THIS DEED WITNESSETH AS UNDER:**



1. In pursuance of the agreement between the VENDORS and the PURCHASERS and in consideration of the sum of Rs. ~~50000/-~~ (Rupees ~~50000/-~~ Only) which the VENDORS have received from the PURCHASERS, the receipt whereof the VENDORS do hereby admit and acknowledge, the VENDORS as lawful and exclusive owners of the SAID PROPERTY do hereby grant, transfer, convey and assign unto the PURCHASERS, forever and absolutely, the SAID PLOT i.e. all that PLOT of land identified as PLOT No. 60 admeasuring 508 sq.mts., described in detail in Schedule No.III hereafter written, which is sub-divided from and out of the SAID PROPERTY described in detail in Schedule No.II hereafter written together with all area, ways, compounds, parks, passages, drains, water sources, plants, trees, lights, liberties, easements, profits, privileges, advantages, rights, members and appurtenances, whatsoever to the SAID PLOT belonging or in any wise appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed or reputed or known as part or member thereof be appurtenant thereto and all the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand, whatsoever both at law and in equity of the VENDORS into, out of, or upon the SAID PLOT, TO HAVE AND TO HOLD ALL AND SINGULAR THE SAID PLOT hereby sold, assigned, released, conveyed, assured and confirmed or intended to the use and benefit of the PURCHASERS forever absolutely to all the rents, taxes, assessments, rates, duties, now chargeable upon the same or which may hereafter become payable.

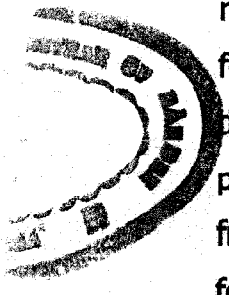
2. The VENDORS do hereby covenant with the PURCHASERS, that notwithstanding any act, deed or thing whatsoever by them, the VENDORS or any persons lawfully and equitably claiming by, from, through, under or in trust



Lk 6

for them, made, done, committed or knowingly or willingly suffered to the contrary, the VENDORS now have good right, full power and absolute authority to grant, sell, assign, release, convey, transfer and assure the SAID PLOT hereby sold, granted, assigned, assured, transferred and conveyed to the use and benefit of the PURCHASERS in the manner aforesaid.

3. The PURCHASERS shall and may at all times hereafter peaceably and quietly enter upon, own, hold, occupy, possess and enjoy the SAID PLOT and, receive the rents, issues and profits, thereof and of every part thereof to and for their own use and benefit without any suit, eviction, interruption, claim and demand whatsoever from or by the VENDORS or their heirs or their person or persons, lawfully and equitably claiming or to claim, by from, under or in trust from them and that freely and clearly and absolutely acquired, exonerated and forever discharged or otherwise by the VENDORS well and sufficiently saved, defended and kept harmless and indemnified of and from and against all former and other estates, titles, charges and encumbrances whatsoever had, made, done, executed, occasioned or suffered by the VENDORS or by any other person or persons lawfully and/or equitably claiming or to claim by, from, under, or in trust for them. And further that they the VENDORS and all the persons having or lawfully or equitably claiming any estate or interest, whatsoever, in the SAID PLOT or any part thereof from, under, or in trust for the VENDORS or their respective heirs, executors and administrators or any of them shall and will from time to time and at all times hereafter at the request and the cost of the PURCHASERS does and execute or cause to be done or executed all such further and other acts, deeds, matters, things, conveyances and assurances in law whatsoever for the better and more perfectly granting, conveying, transferring and assuring the SAID PLOT and every part thereto, unto and to the use and benefit of the PURCHASERS, or their heirs, executors,




*[Signature]*

Lk 7

successors and assigns as shall be reasonably required in the manner aforesaid.

4. The VENDORS hereby assure/s the PURCHASERS that the SAID PLOT as well as the SAID PROPERTY have no encumbrances whatsoever and they have a clear and marketable title to the same.

5. The PURCHASERS confirm/s having taken physical inspection of the SAID PLOT and satisfied himself/selves as to its location, size, area and dimensions.

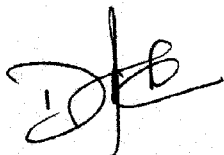
 The VENDORS confirms having completed the development works referred to above in all respects.

7. The above said value of Rs. ~~1,00,000/-~~ (Rupees ~~1,00,000/-~~) is the present market value of the SAID PLOT and stamp duty of Rs. ~~1,000/-~~ (Rupees ~~1,000/-~~) and ~~1,000/-~~ only) is affixed to this Deed.

#### **SCHEDULE NO. I**

##### **(DESCRIPTION OF THE SAID ENTIRE PROPERTY)**

ALL THAT property known as 'PORVORCHEM RAN' alias FOTTEACHEM BHATTLE or 'FOTTICHEM BHATTLE' situated at Socorro, Porvorim Ward, Village Serula, within the Village Panchayat limits of Socorro, Taluka of Bardez, Sub District of Bardez of Goa, described in the Land Registration Office (Conservatoria do Registo Predial) of Bardez Comarca under No. 39269, fls. 181 of Book B-100 (New) and registered under No. 260 of the respective Matriz Predial in the Taluka Revenue Office of Mapusa, Bardez, bearing Survey Nos.



Lk 8




42/1 and 43/1 jointly admeasuring about 87070.00 sq. metres (as per Survey records 85975.00 sq. mts.), and bounded as under:-

On the East : By the property of the heirs of Sebastiao Monteiro and others;  
On the West: By the property of the heirs of Constantino Ribeiro and of Comunidade of Sangolda;  
On the North: By the property of the heirs of Constantino Ribeiro and others and Properties described under Nos. 39267 and 39268; and  
On the South: By the property of the same Comunidade of Sangolda.

#### **SCHEDULE NO. II**

##### **(DESCRIPTION OF THE SAID PROPERTY)**



ALL THAT property comprising of 48 plots of land bearing Nos.1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 36, 37, 38, 40, 41, 42, 43, 49, 50, 51, 52, 53, 54, 55, 59 and 60 totally admeasuring about 24000.00 sq. mts. forming part of the Sub-division of the property described in detail in Schedule No. I hereinabove duly approved by the Town and Country Planning Department of the Government of Goa, Daman & Diu and the Panchayat of Socorro, Bardez Goa, which represents a disannexed portion of the SAID ENTIRE PROPERTY described in Schedule No. I hereinabove, having proportionate right to the open spaces, roads and such other common area for the sub division of the SAID ENTIRE PROPERTY. The SAID PROPERTY is part of Phase III of the sub division of the SAID ENTIRE PROPERTY and this phase III is bounded as under:-



- On the East : By the property of the heirs of Sebastiao Monteiro and others and partly by open Space;
- On the West : By the property of the heirs of Constantino Ribeiro and others and property described under No. 39267 & 39268, partly by open space and partly by other phase of the said sub division;
- On the North : By the property of the heirs of Constantino Ribeiro and others and property described under Nos. 39267 and 39268; and
- On the South : Partly by other phase of the said sub-division and partly by open space.



**SCHEDULE NO. III**

**(DESCRIPTION OF THE SAID PLOT No. 60)**

ALL THAT PIECE or parcel of freehold vacant land identified as Plot No. 60 admeasuring 508 sq. mts. which Plot No. 60 forms part of the property bearing Survey No. 42/1 described in Schedule No. II hereabove and is bounded as under:

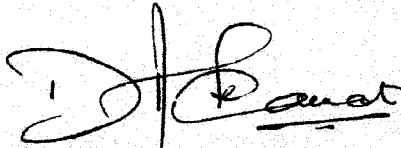
- On the East : Partly by Plot No.59 & Partly by road;
- On the West : Partly by Plot No.56, Partly by Plot No.57 & Partly by Plot No.61
- On the North : Partly by Plot No.56, Partly by Plot No.55 & Partly by Plot No.59
- On the South : Partly by Plot No.61, Partly by Plot No.62 & road.

The SAID PLOT is shown delineated in red boundary line on the plan annexed hereto.

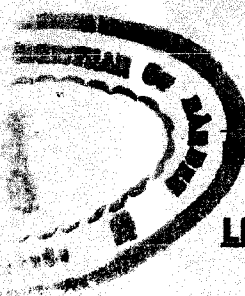
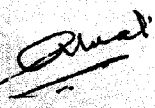
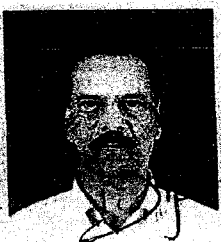
IN WITNESS WHEREOF this Deed is signed by the VENDORS and the PURCHASERS on the day, the year and place hereinabove mentioned.

SIGNED AND DELIVERED  
by the withinnamed  
VENDORS at Panjim  
in the presence of Witnesses

) For KAMAT CONSTRUCTION PVT.LTD.  
)  
)  
)








MR. DATTAPRASSAD A. KAMAT  
(MANAGING DIRECTOR)








PHOTOGRAPH OF MR. DATTAPRASSAD A. KAMAT

**LEFT HAND FINGER PRINTS**

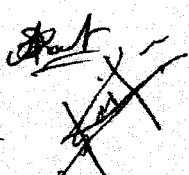
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- 2. 
- 3. 
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- 5. 

**RIGHT HAND FINGER PRINTS**

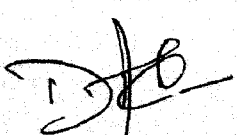
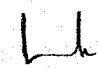
- 1. 
- 2. 
- 3. 
- 4. 
- 5. 

Witness

1. MR. AMYR S. KAMAT

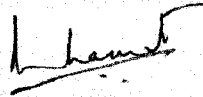


2. MR. SUNNY D. DAIKAR

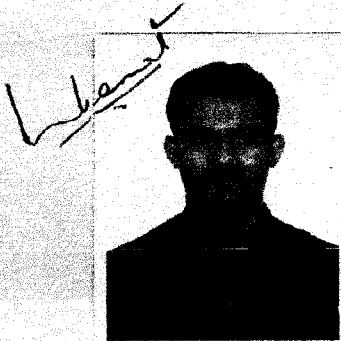


SIGNED AND DELIVERED  
by the withinnamed  
PURCHASERS at Panjim  
in the presence of Witnesses

) For KAMAT REALTY  
)  
)  
)

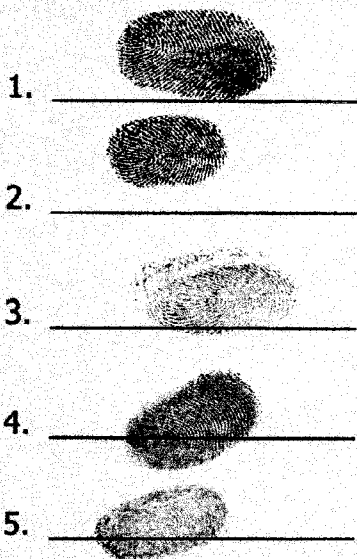


MR. ROHAN RAMESH KAMAT  
(PARTNER)

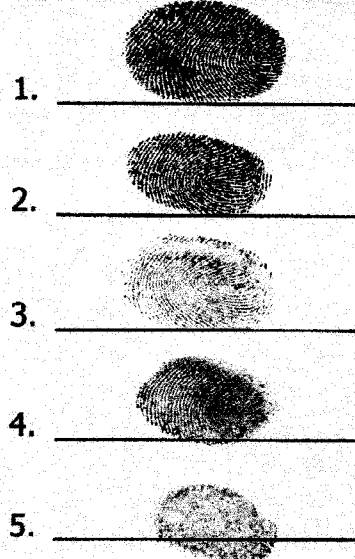


PHOTOGRAPH OF MR. ROHAN RAMESH KAMAT

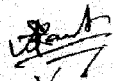
**LEFT HAND FINGURE PRINTS**

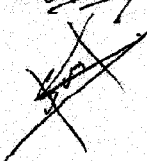


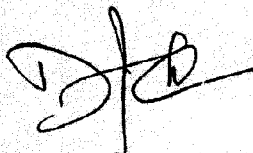
**RIGHT HAND FINGURE PRINTS**



**Witnesses**

1. MR. AMAR S. KUMAR 

2. MR. SUNNY D. DAIKAR 



Witnesses:

1. Name : MR. AMAR S. KAMAT

Father's Name : SHRI SHRIKRISHNA D. KAMAT

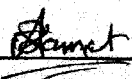
Age : 39 YEARS

Marital Status : MARRIED

Occupation : SERVICE

Address : H. NO. 55, SAKHAL TORJE

: PERNEM - GOA

Sign : 

2. Name : MR. JUNNY D. DAIKAR

Father's Name : SHRI DASHAKATH DAIKAR


Age : 28 YEARS

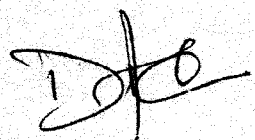
Marital Status : UNMARRIED

Occupation : SERVICE

Address : H. NO. 95, OPP. I.D.C. SHASTHAL

: CANACONA, SOUTH GOA, GOA. 403702

Sign : 

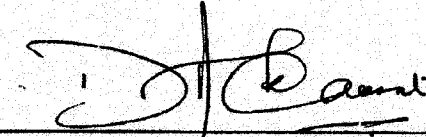
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## RECEIPT

Received from Kamat Realty, the PURCHASER herein, a sum of Rs. 49,75,000/- (Rupees Forty Nine Lakhs Seventy Five Thousand Only), in full and final settlement, being the consideration stipulated hereinabove for the sale of the SAID PLOT i.e. Plot No. 60 In Kamat's Green Hills as per details below:

Gross Amount	TDS	Net Amount	Bank	Cheque No.	Date
1,00,000	1,000	99,000	HDFC Bank Ltd	001519	12/10/2021
48,75,000	48,750	48,26,250	HDFC Bank Ltd	001695	08/03/2022
49,75,000	49,750	49,25,250			

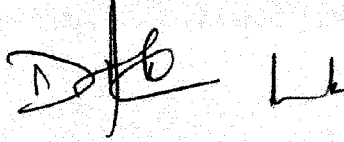
For KAMAT CONSTRUCTION PVT. LTD.



MR. DATTAPRASAD A. KAMAT  
MANAGING DIRECTOR

Place: Panaji Goa.

Date: 14/03/2022









Government of Goa  
Document Registration Summary 2

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

Print Date & Time : - 28-Mar-2022 12:12:04 pm

Document Serial Number :- 2022-BRZ-1420

Presented at 11:59:43 am on 28-Mar-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	149300
2	Registration Fee	149250
3	Mutation Fees	1000
4	Processing Fee	1420
Total		300970

Stamp Duty Required :149300/-

Stamp Duty Paid : 149750/-



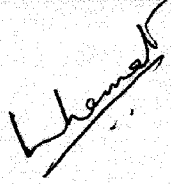
Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MR ROHAN RAMESH KAMAT PARTNER OF KAMAT REALTY ,Father Name:MR RAMESH A KAMAT,Age: 33, Marital Status: ,Gender:Male,Occupation: Business, Address1 - MIRAMAR, PANJIM, GOA, Address2 - , PAN No.: ARKPK9377R			

Executer






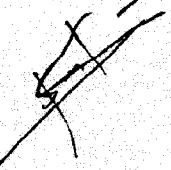
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MR NYANESHWAR SURYA NAIK POA HOLDER OF MR DATTAPRASSAD ANANT KAMAT , Father Name:MR SURYA NAIK, Age: 63, Marital Status: ,Gender:Male,Occupation: Service, FLAT NO.AF-1, BLOCK A, BHAGWATI HSG, COLONY CHINCHWADA, CHIMBEL, TISWADI, GOA 403006, PAN No.: AAXPN6960H , as Power Of Attorney Holder for MR DATTAPRASSAD ANANT KAMAT MANAGING DIRECTOR OF KAMAT CONSTRUCTION PVT LTD			



Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	MR ROHAN RAMESH KAMAT PARTNER OF KAMAT REALTY , Father Name:MR RAMESH A KAMAT, Age: 33, Marital Status: ,Gender:Male,Occupation: Business, MIRAMAR, PANJIM, GOA, PAN No.: ARKPK9377R			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: AMAR S KAMAT, Age: 39, DOB: , Mobile: 9370057326 , Email: , Occupation: Service , Marital status : Married , Address: 403512, H No. 55 Sakral Torse Pernem Goa, H No. 55 Sakral Torse Pernem Goa, Torxem, Pernem, North Goa, Goa			
2	Name: SUNNY D DAIKAR, Age: 28, DOB: , Mobile: 9890637099 , Email: , Occupation: Service , Marital status : Married , Address: 403702, H NO. 95 OPP IDC CANACONA SOUTH GOA GOA, H NO. 95 OPP IDC CANACONA SOUTH GOA GOA, Canacona, Canacona, South Goa, Goa			

  
Sub Registrar

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BARDEZ

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Date : 28-Mar-2022

 **SUB-REGISTRAR  
BARDEZ**

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

