



गोवा GOA

21/6/24

1636

100/-

Tabarak Mullu

you

is male

CERTIFIED TO BE TRUE XEROX COPY OF Deed of sale

Duly registered in this office under number 3973 Book No. 1, Volume No. 145 CD No. 145 Date 14/08/2006 Mapusa Goa.

Total Sheets 85

Paid fees of Rs 350/-

Receipt No 63/08

Dated 25/06/24

Copy applied on 25/06/24

Copy read on 29/06/24

Copy delivered on 28/06/2024

Copy prepared and compared by:- [Signature]

Check & Verified

By Shri: Nitesh Thanekar

(L.D.C.)

(Malini P. Sawant)

Jt. Civil Registrar Cum Sub Registrar Bardez, Mapusa Bardez - Goa

SUB-REGISTRAR



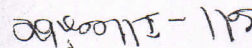


I

THIS DEED OF SALE is made at Panaji - Goa, on this 14<sup>th</sup> day

BARDIZ

Sd/- K.L. Pednekar



3517106

- 1000  
 - 100  
 - 10  
 - 100  
 - 1000

11-1-3

32



3973 / 1750



2

*Myanmar S. Nca*  
*[Signature]*

1) (a) MR. BOGVONTA XABULI SINAI BOBO, about 78 years of age, son of late Mr. Xabuli Sinai Bobo, and (b) MRS. MANICBAI BOGVONTA BOBO, about 73 years of age, wife of



3517 06  
32  
Sub-Registrar

SUB-REGISTRAR  
BARGEZ

Sign. of Purchaser

Sign. of Stamp Vendor

Parties :

Purpose.....  
Residence.....  
Name of Purchaser.....  
Value of Stamp Paper.....  
Place of Vendor, Parish, Date.....  
04/19/04

3

196



Saujan

3

2  
D/o  
Nyamashree S. Naik  
H. Naik

Mr. Bogvonta Xabuli Sinal Bobo, both Indian National/s, both residing at St. Inez, Panjim, Goa, (c) MR. VOICUNTA XABULI SINAI BOBO, about 76 years of age, son of late Mr. Xabuli Sinal Bobo, and (d) MRS. NEERABAI VOICUNTA BOBO, about 70



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SUB-REGISTRAR  
BARDEZ



1000RS.

197



198



Singapore

5

Nyamusia S. Nani  
[Signature]

self and as mother and natural guardian of MISS SYNTHIA  
UDAY BHOBE, 17 years of age & MASTER SANKET UDAY  
BHOBE, 13 years of age and (f) MRS. HIRABAI ROGHUVIR  
BOBO, about 77 years of age, widow of late Mr. Roghuvir Sinai



3517/06  
32  
Copy  
REGISTRAR OF BARDEZ  
[Signature]



1000RS.

199

(6)



Saujanya

*[Signature]*  
Nageshwar S. Naik Khair

Bobo, Indian National, residing at Porvorim, Goa, all jointly hereinafter referred to as the VENDORS (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include their heirs, successors, representatives and assigns), all represented herein by their



Copy of document No. 3517/06  
Book I, Particular 132  
Sub-Particulars

Stamp No. 426  
Place of Vendor, Panaji, Date 04/09/04  
Value of Stamp Paper Rs. 1000/-  
Name of Purchaser Kamat Construction Pvt. Ltd.  
Residence Panaji  
Purpose .....

Stamp Vendor  
M. L. Naik

Sign. of Purchaser  
*[Signature]*

SUB-REGISTRAR  
GOA  
*[Signature]*

200

27



Singpur

7

*Signature*  
N. N. Naik Adv.  
N. N. Naik Adv.

Panaaji-Goa; OF THE ONE PART;  
1997 duly executed before the Notary Adv. Gokuldas N. Naik at  
constituted vide 4 Powers of Attorney all dated 6<sup>th</sup> February,  
son of late Mr. Upendra Kamat, residing at Panaaji, Goa,  
duly Constituted Attorney MR. SANJIV U. KAMAT, major in age,



Notary Public

Book 1, Volume 32, Page 32

Copy of document filed on 06/02/97

SUB-REGISTRAR  
BARDEZ



1000Rs.

201

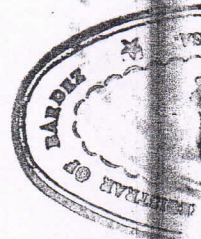
8



*Signature*  
*NYANACHUR S. NAIL*  
*11/11/11*

assigns), OF THE SECOND PART;

mean and include their heirs, successors, representatives and shall, unless it be repugnant to the context or meaning thereof, Mumbai, hereinafter called the PURCHASERS (which expression Curcino Borges, both Indian National/s, both residing at DESMOND ALLAN BORGES, 31 years of age, son of late Mr. of Mr. Joseph Desmond Allan Borges, AND MR. JOSEPH 2) MRS. CHARMINE ANN BORGES, 44 years of age, wife



Copy of document No. 351706  
 Book 1 containing 32 entries  
 Sub-Registrar

2002  
 4/9/04  
 Value of Stamp Paper 1000/-  
 Names of Purchaser KAMATI CONSTRUCTION WORKS  
 Residence (Pavai)  
 Purpose Transacting Parties:  
 Sign of Stamp Vendor  
 Mangala M. Karaputkar  
 License No. AC/31P/VEW/747/99  
 Sign of Purchaser  
 SUB-REGISTRAR  
 BARDEZ



Singapore

*Signature*  
*Mr. Anant V. Kamat*

3) M/S. KAMAT CONSTRUCTION PVT.LTD., a Company incorporated under the Companies Act 1956, having its registered Office at Panjim, represented herein by its Director MR. DATTAPRASSAD A. KAMAT, 54 years of age, son of late Mr. Anant V. Kamat, Indian National, residing at Miramar,

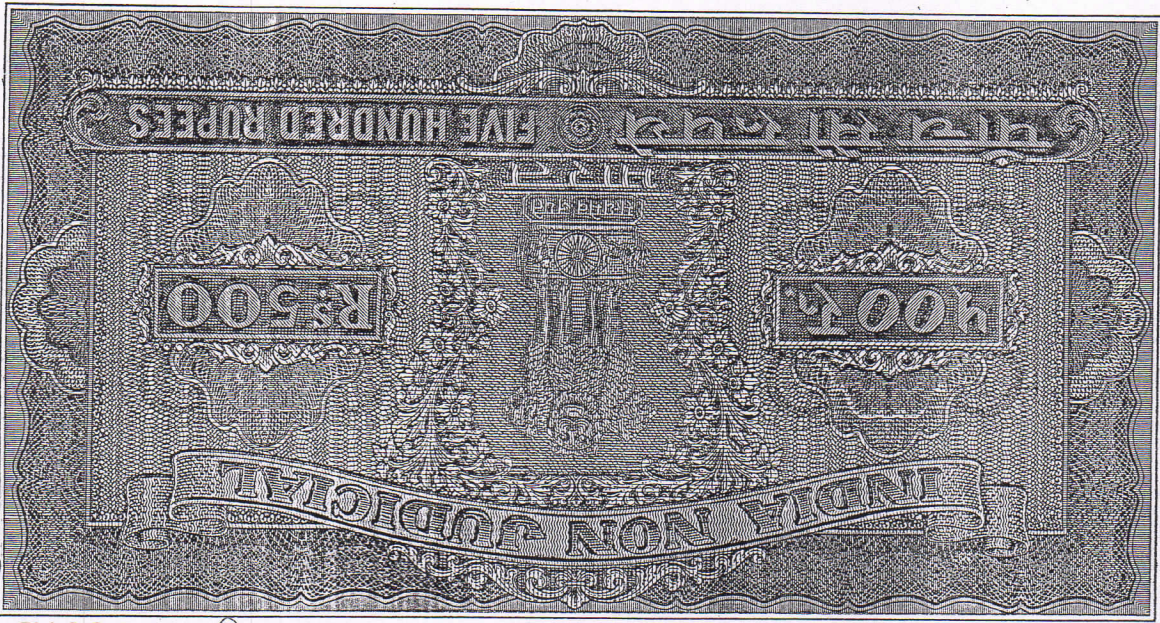


Sub-Registrar

Book I contains 32

Copy of document No. 3517/06

REGISTRAR  
MUMBAI



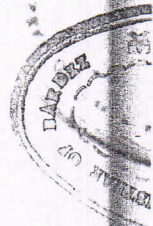
500RS.



Seigneur

*[Handwritten signature]*  
M. S. M. S. M. S.

Panjim, hereinafter referred to as the CONFIRMING PARTY  
(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, AND



3514-06  
Book I ...  
Sub-Register

SUB-REGISTRAR  
BARDEZ

Stamp Vendor  
Sign of Purchaser  
Parties:  
Purpose:  
Residence:  
Name of Purchaser:  
Value of Stamp Paper:  
Place of Vendor, Panaji, Date:  
428

11

2014



Sanyam

*[Signature]*  
Nyamachand S. Nasa

1) There exists a property situated within the limits of the Village Panchayat of Pilerne, being a duly demarcated portion of land admeasuring 51655.68 sq. metres comprised in the

WHEREAS:



Sub-Registrar  
Book I Part No. 32  
Copy of document No. 3514 of 06  
SUB-REGISTRAR  
BARDHAMAN



100RS.



Signature

12

*Signature*  
Nyamarkwa S. Nait Khum

property surveyed under No. 36 (Sub-division 1) which forms part of the bigger property viz. 5/6<sup>th</sup> portion of the property known as 'SAUNLEM', within the limits of Gram



Copy of document No. 351/06  
Book I and 32  
Sub-Registration

Sub-Registrar  
BARDOL

429  
04/19/07  
2006  
Value of Stamp Rs 100/-  
Name of Purchaser Karmel Construction Pvt. Ltd.  
Residence Bangalore  
Purpose: ...  
Parties: ...  
Sign. of Purchaser  
Sign. of Stamp Vendor

15



Saujana

Pyamshwar S. Nair Khur  
[Signature]

Panchayat of Pilerne, Taluka Bardez, Registration Sub-District of Ilhas, North Goa District, State of Goa, which is described in detail in Schedule No. I hereafter written and shall hereinafter be referred to as the "SAID PROPERTY".



Sub-Registrar

3513/06

SUB-REGISTRAR  
BARDEZ



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207



Signature

14

*Handwritten signature and text:*  
Nymadina S. Nam Khin  
1 D/o

2) Vide agreements dated 6/2/1997, read with the agreements dated 13/4/1993, the FIRST CONFIRMING PARTY agreed to purchase, inter alia, the SAID PROPERTY from the VENDORS for the consideration and as per the terms and conditions stipulated in the said agreements.



*Handwritten notes and stamps:*  
351H06  
Book 1 of 1  
Sub-Registration

SUB-REGISTRAR  
BAROZ

*Handwritten notes and stamps:*  
430  
Value of  
Name of  
Residence  
Purpose  
of Stamp Vendor  
Sub. of Purchase

208

15



3) The CONFIRMING PARTY has developed the SAID PROPERTY and sub divided the same into residential plots for which purpose the required Sanad for Conversion is obtained

*Signature*  
*Pyawashun S. Nait Khin*



SUB-REGISTRAR  
 BAROET

Sub-Registrar

351/006  
 31/10/06  
 Date of Receipt



100RS.

209

16



Sanyam

*[Handwritten signature]*  
Nyamashwar S. Maiti

under No.CNV/BAR/76/91 dated 16/11/1993 and the required  
Provisional NOC for sub division is obtained from the Town and  
Country Planning Department, Mapusa-Goa under No.DB/9744  
1525/93 dated 29/11/1993.



Sub-division  
No. of sheets  
32  
No. of sheets  
32  
No. of sheets  
32

SUB-REGISTRAR  
BARDEZ

Stamp Vendor  
[Signature]

431  
No. of Vendor, Panel, Date  
04/19/94  
Value of Stamp  
Rs. 100/-  
Name of person  
Kamat  
Residence  
[Signature]  
Purpose

(18)

210



41

(4) Wide agreement dated 22/06/1994 read with Addendum to the Agreement dated 11/11/1997, the CONFIRMING PARTY agreed to develop for the PURCHASERS a plot of land identified

BARRETT

32

SUB-REGIST



100RS.

118



as Plot No. 29 admeasuring 570.00 sq.mts. to be developed in  
 the SAID PROPERTY which Plot is/are described in detail in  
 Schedule No. II hereafter written and shall hereinafter be  
 referred to as the SAID Plot for the consideration and as per

*Handwritten:* Agnes S. Mark *Signature*

*Handwritten:* Agnes



*Handwritten:* 3517-06  
 32  
 37

SUB-REGISTRAR  
 BARDEZ

Stamp Vendor

..... Purpose  
 Residence House  
 Name of Purchaser Kamat Construction  
 Value of Stamp Paper 45.00  
 Date 15.10.97  
 Plot No. 432  
 Place of Vendor Bardez

19

212



*Sujana*

*A. J. B.*  
*Nyamekyia S. Nani House*

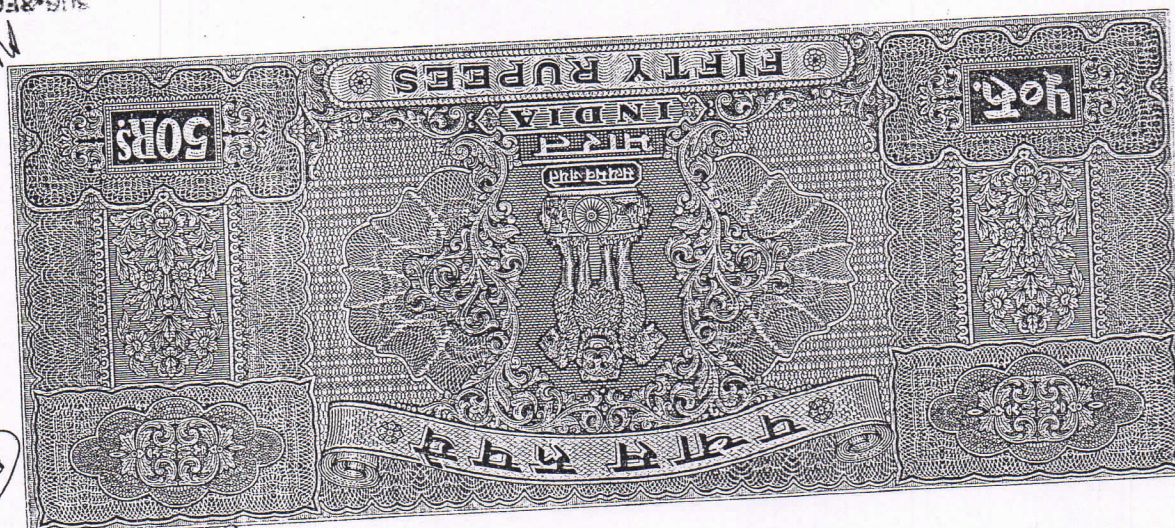
the terms and conditions stipulated in the said agreement,  
which consideration comprises of the cost of the SAID PLOT  
and the cost of development of the same.



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*3517 06*

SUB-REGISTRAR  
BARDEZ

*MW*



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Southern

Myanmar S. Nask R. J. B.

5) The CONFIRMING PARTY has already completed the development work as prescribed by the concerned authorities and the necessary final NOC for development has been granted by the Town and Country Planning Department, Mapusa-Goa under No.DB/9744/942/95 dated 28/4/1995.

3513-06  
32  
CONF. of Purchase

SUB-REGISTRAR  
BARNEZ

Stamp Vendor  
Sign of Purchaser  
Purpose: .....  
Residence: .....  
Name of Purchaser: .....  
Value of Stamp Paper: .....  
Place of Vendor, Panel, Date: .....  
433  
04/10/94  
Rs. 50/-  
Karnat construction Pvt. Ltd.

(2)

214



Sanyam

Wyanesbana S. Naik J. M. S.

6) In terms of the aforesaid agreements dated 6/2/1997 between the CONFIRMING PARTY and the VENDORS, the CONFIRMING PARTY is entitled to obtain the Conveyance of the plots developed in the SAID PROPERTY either in its name or in the name/s of the nominee/s of the CONFIRMING PARTY.



REGISTRAR  
BANGALORE

31-06-2006



20 Rs.



*[Handwritten signature]*

PURCHASERS.

7) Since the CONFIRMING PARTY has developed the SAID PLOT for the PURCHASERS, the CONFIRMING PARTY has appointed the PURCHASERS as its nominee/s in respect of the SAID PLOT and has instructed the VENDORS to convey, transfer and assign the SAID PLOT in the name of the



SUB-REGISTRAR  
BARDOL

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REPORT OF THE

1993

proceeding

Residual

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7. *Phyllanthus*

Kamat konstruksi per. 4%

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all

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Safar

*Signature*  
*Nyamekwa S. Naki Nyusi*

8) The consideration paid by the PURCHASERS to the VENDORS through the CONFIRMING PARTY towards the cost of the Plot is Rs. 2,23,149/- (Rupees Two Lakhs Twenty Three Thousand One Hundred Forty Nine Only) which the



SUB-REGISTRAR  
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*Signature*  
 32-3517-06



20 Rs.



Seiyawa

*Handwritten signature: Nyesethu S. Nae*

PURCHASER has/have paid to the CONFIRMING PARTY and which the CONFIRMING PARTY has in turn already paid to the VENDORS and the CONFIRMING PARTY has also been fully paid for the services of developing the SAID PLOT.



3517 06  
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SUB-REGISTRAR  
BARBER

Stamp of Purchaser

Stamp Vendor

Stamp: 8

Stamp No. 434  
Value of Stamp 100/-  
Name of Purchaser: KAMRAT CONSTRUCTION  
Residence: [illegible]  
Purpose: [illegible]

218



9) The VENDORS having received the agreed consideration in respect of the SAID PLOT have agreed to execute this Deed of Sale conveying the SAID PLOT in the name of the PURCHASERS.

**NOW THIS DEED WITNESSETH AS UNDER:**

1) In pursuance of the agreements dated 6/2/1997 and 13/4/1993 between the VENDORS and the CONFIRMING PARTY read with the agreement dated 22/06/1994 read with Addendum to the Agreement dated 11/11/1997 between the PURCHASERS and the CONFIRMING PARTY and in consideration of the sum of Rs.2,23,149/- (Rupees Two Lakhs Twenty Three Thousand One Hundred Forty Nine Only) which the VENDORS have received from the PURCHASERS through the CONFIRMING PARTY, 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 absolutely the SAID PLOT i.e. all that Plot of land identified as Plot No. 29 admeasuring 570.00 sq.mts. described in detail in Schedule No. II hereafter written which is sub-divided from and out of the SAID PROPERTY described in detail in Schedule No. I and hereafter written together with all area, ways, compounds, parks, passages, drains, water sources, plants, trees, 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 hereto fore usually held, used, occupied or enjoyed or reputed or known as part or member

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Nymalwar S. Nani  
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SUB-REGISTRAR  
SARDEZ

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3) The PURCHASERS shall and may at all times hereafter peacefully 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

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 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.

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, subject to payment of all the rents, taxes, assessment, rates, duties, now chargeable upon the same or which may hereafter become payable.

*Signature*  
*26*  
*Myers S. Nall*



SUB-REGISTRAR  
 BARDEZ

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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 do 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 thereof unto and to the  
 use and benefit of the PURCHASERS, or their heirs, executors,  
 successors and assigns as shall be reasonably required in the  
 manner aforesaid.

4) The PURCHASERS confirm/s having taken physical

inspection of the SAID PLOT and satisfied themselves as to its

size, area, location and dimensions.

*[Handwritten signatures and names: "S. Naik", "S. Naik", "S. Naik"]*

*Sanyal*



SUB-REGISTRAR

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5) It is hereby declared that the consideration stipulated in the agreement dated 22/06/1994 read with Addendum to the Agreement dated 11/11/1997 includes the cost of the SAID PLOT which is Rs. 2,23,149/- (Rupees Two Lakhs Twenty Three Thousand One Hundred Forty Nine only) and the balance amount which is received by the CONFIRMING PARTY is towards the services of development of the SAID PLOT for the PURCHASERS.

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

7) The CONFIRMING PARTY confirms having completed the development works referred to above in all respects.

8) The above said total consideration of Rs. 2,23,149/- (Rupees Two Lakhs Twenty Three Thousand One Hundred Forty Nine Only) is the present market value of the SAID PLOT and the stamp duty of Rs. 8,990/- (Rupees Eight Thousand Nine Hundred Ninety only) is affixed to this Deed.

#### SCHEDULE NO.1

#### (DESCRIPTION OF THE SAID PROPERTY)

ALL THAT demarcated portion of land admeasuring 51655.68 sq.mts. comprised in the property surveyed under No.36 (Sub-division 1) which forms part of the bigger property viz. 5/6<sup>th</sup> portion of the property known as "SAUNLEM" situated at Pilerne within the limits of Gram Panchayat of Pilerne, Taluka

Nyandaura S. Nall  
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Signature

SUB-REGISTRAR  
BARDOLAI



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Bardez, Registration Sub District of Ilhas, North Goa District, State of Goa, registered in Matriz Predial at Revenue Office under No.1104, 1109, 1106 and 1111 and described in the Office of land Registration (Conservatoria do Registo Predial) of Ilhas under No.3713 at folio 444 of Book B-1 old of Bardez. The said portion admeasuring 51655.68 sq.mts. comprised in the survey No.36/1 is bounded as under:

On the East: By Property bearing Survey No.36/2 & partly by Survey No.206/1 & partly by Survey No.206/1 and Survey No.206/2 of Village Pilerne; On the West: By the property bearing Survey No.52 of Village Pilerne, Bardez-Goa; On the North: By the property bearing Survey No.52 and Survey No.53 of Village Pilerne; On the South: By the property bearing Survey No.37, Survey No.206/1 and partly by survey No.206/5 of Village Pilerne.

#### SCHEDULE II (DESCRIPTION OF THE SAID PLOT)

ALL THAT PIECE or parcel of freehold vacant land identified as PLOT No.29, admeasuring 570.00 sq.mts. which PLOT No. 29 is a distinct piece of land subdivided from and out of the property described in Schedule I hereinabove and the SAID PLOT is comprised in Survey No.36/1. The SAID PLOT is bounded as follows:  
To the East : By 10.00 mts. road;  
To the West : By remaining portion of the property bearing Survey No.36/1;  
To the North : By remaining portion of the property bearing Survey No.36/1;  
To the South : By Plot No.28.

IN WITNESS WHEREOF this deed is signed by the VENDORS and the CONFIRMING PARTY only on the date hereinabove mentioned.

*Nyamekwa S. Nait*  
29

*Sauykur*

SUB-REGISTRAR  
BARDEZ



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351706  
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PHOTOGRAPH OF MR. SANJIV KAMAT

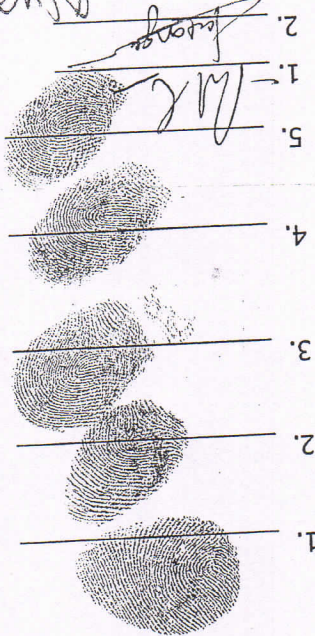


SIGNED & DELIVERED by the  
( )  
withnamed VENDORS at Panaji  
in the presence of witnesses )

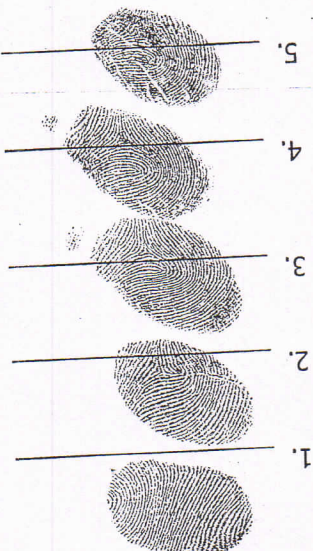
MR. SANJIV U. KAMAT

AS DULY CONSTITUTED ATTORNEY OF  
MR. BOGVONTA XABULI SINAI BOBO  
MRS. MANICBAI BOGVONTA SINAI BOBO  
MR. VOICUNTA XABULI SINAI BOBO  
MRS. NEERABAI BOGVONTA BOBO  
MRS. SUMAN-UDAY BHOBE  
For self and as mother & Natural guardian of  
MISS SYNTHIA U. BHOBE &  
MASTER SANKET UDAY BHOBE  
MRS. HIRABAI ROGHUVIR BOBO

**LEFT HAND  
FINGER PRINTS**



**RIGHT HAND  
FINGER PRINTS**



*Sanjiv*  
*Nyane...*  
*S. Nail*  
*30*

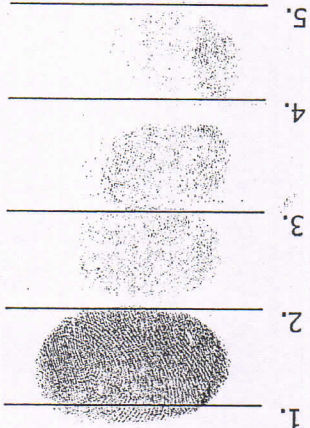


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BARCEL

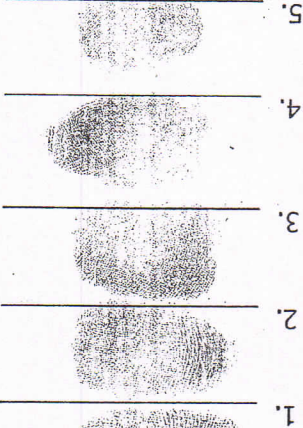
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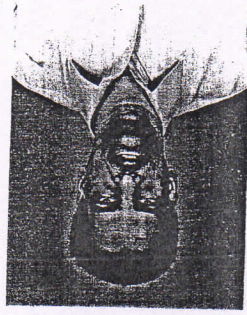




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**FINGER PRINTS**



**RIGHT HAND**  
**FINGER PRINTS**



MR. DATTAPRASSAD A. KAMAT

MR. DATTAPRASSAD A. KAMAT  
(MANAGING DIRECTOR)

*[Signature]*

SIGNED & DELIVERED by )  
the withinnamed )  
CONFIRMING PARTY in )  
the presence of witnesses )

For KAMAT CONSTRUCTION  
PVT.LTD.

SUB-REGISTRAR  
BARDOL

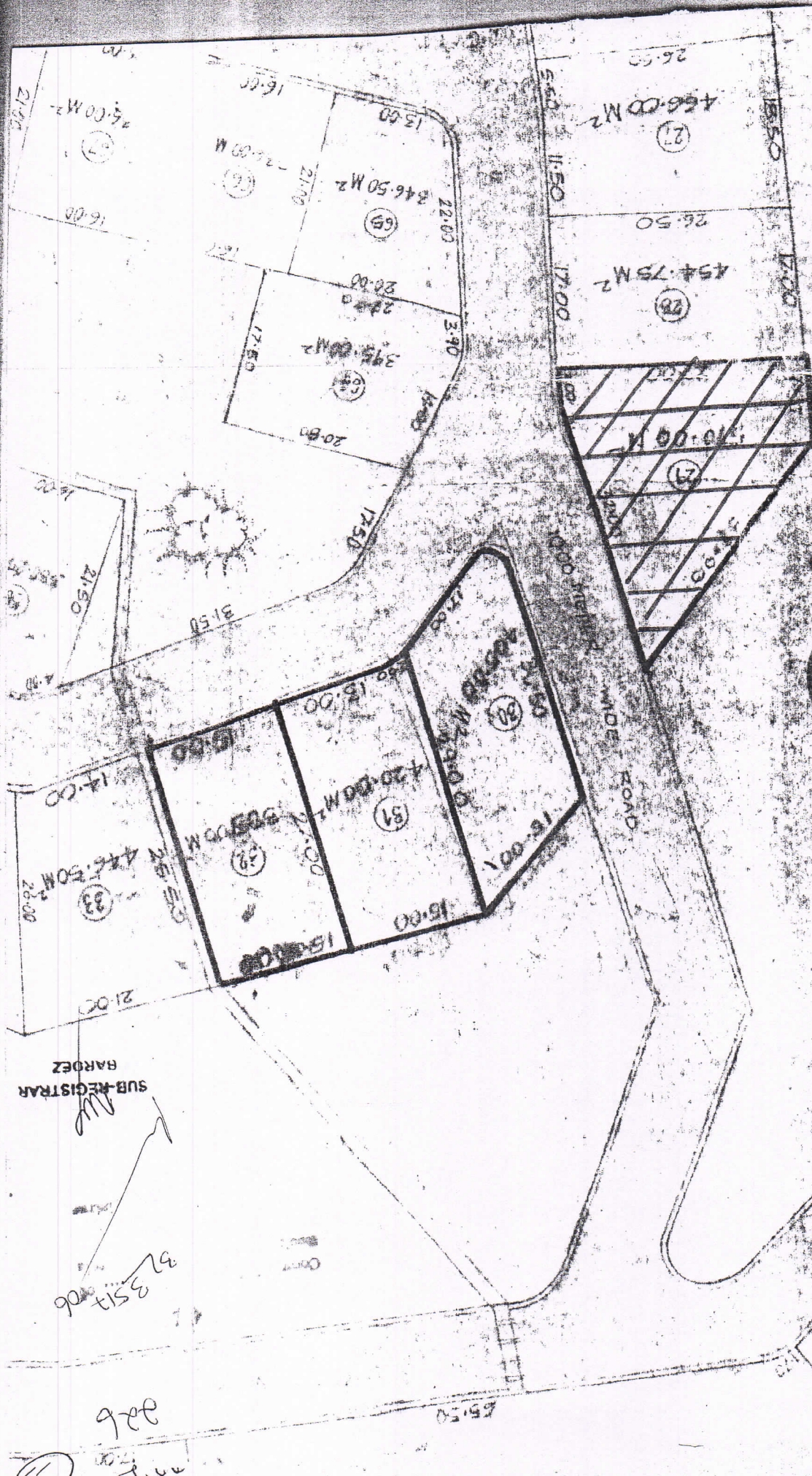
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31  
N. S. Nair  
S. Nair  
S. Nair





SUB-REGISTRAR  
BAROZ

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1) Mr. Nyanoshwar Naik, son of  
Mr. Surya Naik, major in age,  
Indian National, r/o Corlim, 21has  
was as Our Attorney of

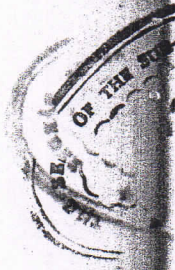
of Mr. Sangir V. Kanat, major  
in age, son of late Mr. Upendra  
Kanat, r/o Bangri, was as duty

- i) Mr. Bogwanta Xabuli Sina Bobo  
ii) Mrs. Maucker Bogwanta Sina Bobo  
iii) Mr. Viumka Xabuli Sina Bobo  
iv) Mrs. Neerakar Bogwanta Bobo  
v) Mrs. Suran Uday Bhoke for self  
and as mother & natural guardian of  
Miss Symlia U. Bhoke & mother Sanket -  
Uday Bhoke

v) Mrs. Hirabai Raghunath Bobo  
vi) Mr. Dattaprasad A. Kanat, 54

years of age, son of late Mr. Anant  
V. Kanat, Indian National, r/o Miramar  
Paying and Director of m/s. Kanat  
Construction Pvt. Ltd.

one above  
executing party  
admits it so called  
Sella  
dead



RECEIVED  
1958





SUB-REGISTRAR  
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No. of mistakes: Nil  
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