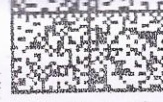


K K Builders
For Whom/ID Proof:
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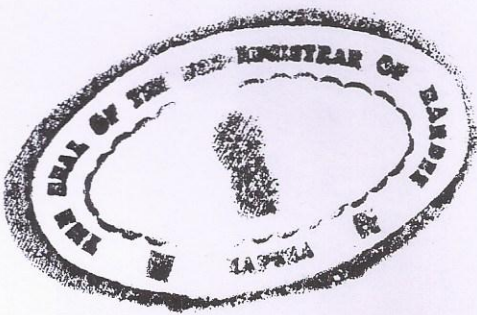
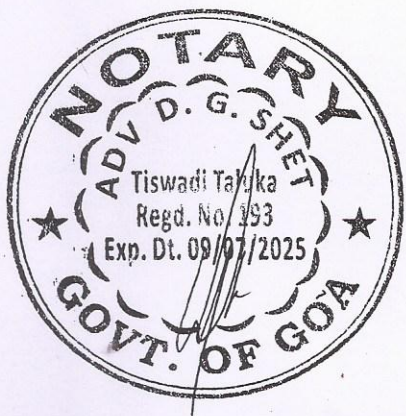
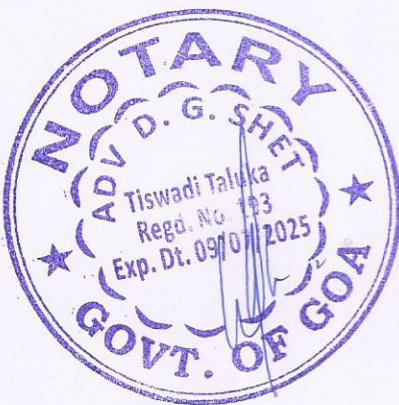
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CO-OPERATIVE BANK LTD
Parra Road, Mayasa
Bardol, Goa-403507
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For CITIZEN CREDIT™
CO-OP BANK LTD
emanded
Authorized Signatory

Name of Purchaser K K BUILDERS



No. 2021-BR2-3123
01/09/2024

DEED OF SALE

Witness

Signature

Signature

Signature

THIS DEED OF SALE is executed at MAPUSA, BARDEZ -
GOA, on this 31st day of the month of AUGUST in the
Christian year TWO THOUSAND TWENTY ONE;

BETWEEN

MR. VALERIAN HARRY REMEDIUS, son of Hary Marceline
Remedius alias Harry Remedius, 66 years of age, bachelor,
retired, Indian National, Holder of Pan card No. [REDACTED]
and Aadhaar Card No. [REDACTED], resident of Harry
Villa, Lahan Sutar, Tamtaloa, Vasai West, Maharashtra
401201; hereinafter referred "**THE VENDOR**" (which
expression shall unless repugnant to the context or meaning
thereof be deemed to mean and include his heirs, executors,
legal representatives, administrators and assigns) OF THE
ONE PART.

AND

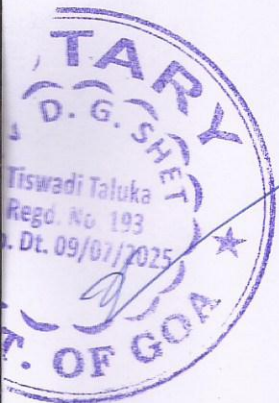
M/s K K BUILDERS, a duly registered Partnership Firm,
holder of PAN Card No. [REDACTED], having its registered
office at B-305, Siddhi Vinayak Gardens, Shiv Vallabh Road,
Dahisar East, Mumbai 400068, represented by its partners
(a) **MR. KISHOR KASHINATH MHATRE** alias **KISHORE**

Mhate

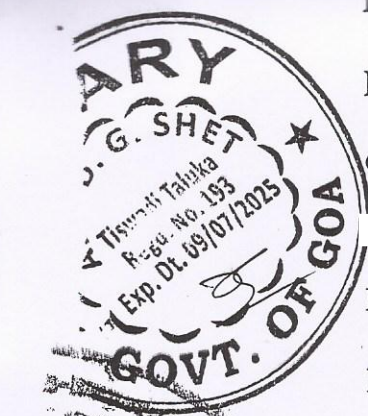
Valerian

[Signature]

[Signature]



KASHINATH MATHRE, son of Kashinath Mhatre alias Mathre, 45 years of age, married, business, holding of PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED], Indian National, resident of E-1001, Bhagwati Heritage, Plot No. 29, Sector-21, Kamothe, Navi Mumbai 410209, (b) **MRS. SHEETAL KISHOR MHATRE**, daughter of Ramesh Gunaji Devlekar, 39 years of age, married, business, holding of PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED], Indian National, resident of E-1001, Bhagwati Heritage, Plot No. 29, Sector-21, Kamothe, Navi Mumbai 410209, (c) **MR. PRAMOD ARJUN MAHALE**, son of Arjune Jagganath Mahale, 53 years of age, married, business, holding of PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED], Indian National, resident of B-305, Siddhivinayak Gardens, Shiv Vallabh Road, Opp.Omkar Hotel, Dahisar East, Mumbai 400068, and (d) **MR. SHALIGRAM RAMKRISHNA CHOUDHARY**, son of Ramkrishna Coudhary, 55 years of age, married, business, holding of PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED], Indian National, resident of 1104, Aum Sai CHS, Plot no. 23C, Sec-7, Kharghar 410210; hereinafter referred "**THE PURCHASERS**" (which expression shall unless repugnant to



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(RK)

@choudhary



the context or meaning thereof be deemed to mean and include their heirs, executors, legal representatives, administrators and assigns) OF THE OTHER PART;

WHEREAS there exists immovable property known as "DHAKTI NAKHUDDI" also as "GHORCHEM BATULEM" totally admeasures 2650 sq. mts. surveyed under survey no. 262 sub-division no. 25 situated at ward Tivim, which is within the limits of Village Panchayat of Tivim, Sub - District of Bardez, District of North Goa, State of Goa, neither found described in the Land Registration Office of Bardez nor found enrolled in the Taluka Revenue Office of Bardez. This property shall herein after referred to as SAID PROPERTY and is more particularly described in Schedule herein at the end.



AND WHEREAS the VENDOR herein has represented that the SAID PROPERTY belonged to the Peter Carvalho.

AND WHEREAS that on demise of the above mentioned said Peter Carvalho, who expired without any will or testament or disposition of his last wish leaving behind his wife Rosy Carvalho as his moiety/half sharer and his children Liberata

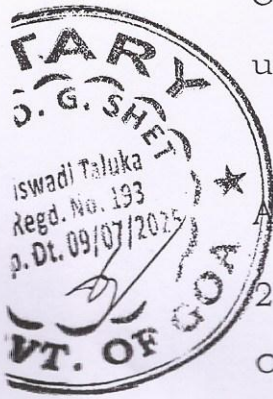
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Peter Carvalho, Francis Peter Carvalho, Teresa Peter Carvalho, Antonette Peter Carvalho, as his sole and universal heirs.



AND WHEREAS by virtue of a deed of succession dated 25/03/2002, duly registered in the office of the Notary Ex-Officio and Civil Registrar cum Sub-Registrar of Sattari at Valpoi, in Book no. 7 at pages 85V to 87, the said Rosy Carvalho, Liberata Peter Carvalho, Francis Peter Carvalho, Teresa Peter Carvalho and Antonette Peter Carvalho, were declared to be the successors/legal heirs of late Peter Carvalho.

AND WHEREAS the said VENDOR herein has represented that by virtue of deed of sale dated 26/03/2013, duly registered in the office of Sub-Registrar of Bardez at Mapusa under registration no. BRZ-BK1-03108-2013 CD no. BRZD515 on 25/06/2013 and deed of ratification cum rectification dated 10/04/2014, duly registered in the office of Sub-Registrar of Bardez at Mapusa under registration no. BRZ-BK1-01591-2014 CD no. BRZD664 on 10/04/2014 the said Rosy Carvalho as his moiety/half sharer and his children Liberata Peter Carvalho alias Liberata Irani alias

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Liberata Rashid Irani married to Rashid Irani, Francis Peter Carvalho, married to Patricia Carvalho, Teresa Peter Carvalho alias Theresa D'Souza alias Teresa Carvalho De Souza married to Constance De Souza, Antonette Peter Carvalho alias Antonette D'Souza married to Jonathan Justin D'Souza alias Jonathan D'Souza sold the SAID PROPERTY to Blossom H. Remedius and thus she became the absolute owner in possession of the SAID PROPERTY.



AND WHEREAS the said Blossom H. Remedius is being not governed under regime of communion of assets and therefore as self acquired sole owner of the SAID PROPERTY, by virtue of deed of gift dated 14/09/2017, duly registered in the office of Sub-Registrar of Bardez at Mapusa under registration no. BRZ-BK1-03791-2017 CD no. BRZD790 on 15/09/2017 the SAID PROPERTY was gifted to her brother Mr. Valerian Harry Remedius, the VENDOR herein.



AND WHEREAS the said VENDOR, being absolute owner in possession of the SAID PROPERTY had mutated his name in occupant column of the form I & XIV of the SAID PROPERTY.

W. Remedius

BRZ

BRZ

W. Remedius



AND WHEREAS upon negotiations held by and between the VENDOR and the PURCHASER, by an oral Agreement, they the said VENDOR have agreed to sell and the PURCHASER have agreed to purchase the SAID PROPERTY from the VENDOR at and for the total consideration of sale of Rs. 66,25,000/- (Rupees Sixty Six Lakhs Twenty Five Thousand Only), free from all encumbrances, charges or demands whatsoever.

NOW THIS DEED WITNESSETH AND THE PARTIES HEREIN AGREE AS UNDER:



1. That in pursuance of the said oral agreement and in consideration of the said amount of Rs. 66,25,000/- (Rupees Sixty Six Lakhs Twenty Five Thousand Only), paid in full by the said PURCHASER to the said VENDOR in the following manner:

(a) an amount of Rs. 65,58,750/- (Rupees Sixty Five Laks Fifty Eight Thousand Seven Hundred Fifty only) by Demand Draft bearing no. 009678 dated 31/08/2021 drawn on IDBI Bank, Navi Mumbai Branch in favour of VENDOR,

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(b) an amount of Rs. 66,250/- (Rupees Sixty Six Thousand Two Hundred Fifty only) towards TDS under CIN no. 51232 by PURCHASER in the name of the VENDOR.



the receipt of which consideration of sale in full, the said VENDOR do hereby acknowledge and give its full discharge to the said PURCHASER, the said VENDOR do hereby convey, transfer and assign unto and to the use of the said PURCHASER, their heirs, executors, administrators, legal representatives and assigns, ALL THAT PIECE OR PARCEL OF LAND which comprises the SAID PROPERTY situated in the Village of Tivim, within the jurisdiction of Village Panchayat of Tivim, Taluka and registration sub-district of Bardez, District of North Goa, and State of Goa, more specifically described in the Schedule herein under written, free from all encumbrances, charges and demands whatsoever, AND ALL THE RIGHT, TITLE, INTEREST, PROPERTY CLAIM AND DEMAND whatsoever of the VENDOR unto or upon the SAID PROPERTY, hereby conveyed unto the PURCHASER, their heirs, executors, administrators, legal representatives and assigns, absolutely and forever as ordinarily passed on such Sale.



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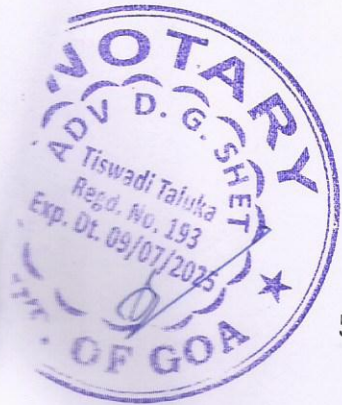


2. The said VENDOR transfer unto the said PURCHASER the full possession, right and fruition of the SAID PROPERTY that is sold with all its belongings and land strips so that the said PURCHASER shall exclusively own the SAID PROPERTY.

3. AND THE VENDOR do hereby covenant and declare for himself, his heirs, executors, legal representatives and assigns, that the VENDOR now have good right to convey the SAID PROPERTY unto the PURCHASER, their heirs, executors, administrators, representatives and assigns in the manner aforesaid.



4. AND THAT THE PURCHASER shall hereafter peaceably hold, use and enjoy the SAID PROPERTY as their own chattel and property without there being any hindrance, interruption, claim or demand by or from the VENDOR or any other person whomsoever.



5. AND THE VENDOR do hereby further agree with the PURCHASER and declare that he has not done or been Party to any act whereby the SAID PROPERTY, is or may be under any charge, in title, claim, estate, or otherwise howsoever or

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whereby the VENDOR is prevented from conveying or assigning the SAID PROPERTY or any part thereof.



6. The VENDOR also do hereby agree and undertake that he shall from time to time and at all times hereafter, do and execute or cause to be done and executed all such further and other acts, deeds, matters, things and assurances whatsoever for further and more perfectly and absolutely granting and assuring the SAID PROPERTY and every part thereof unto the PURCHASER, their heirs, executors, legal representatives, administrators and assigns and for placing them in possession of the same according to the true intent and meaning of these presents as shall or may be reasonably required to give a clear and marketable title to the said PURCHASER.



7. That the VENDOR further covenants to save harmless and keep indemnified the PURCHASER from or against all encumbrances, charges or equities whatsoever.



8. That if the PURCHASER suffers any loss or incurs any expenses by reason of any misrepresentation herein made by the VENDOR, then and in such event the VENDOR shall and

Vendor's Signature

Purchaser's Signature

Witness Signature

Notary Signature



will indemnify the PURCHASER against all such loss or expenses, including loss suffered by reason or loss of enjoyment or of proprietary interest in the SAID PROPERTY or any part thereof and the loss of expenses suffered/incurred by reason of being subjected to any legal proceedings, to protect the SAID PROPERTY hereunder purchased and/or its title thereto.

9. The VENDOR finally declare that he has NO OBJECTION whatsoever for the PURCHASER carrying out the Mutation and getting transferred the SAID PROPERTY in favour of the PURCHASER and that the present deed shall be construed as an express no objection for the inclusion of the name of the PURCHASER in the survey records, panchayat records and/or any records before statutory authority pertaining to the SAID PROPERTY in place of the VENDOR and/or his predecessors/ancestors without any further notice of the same to them.

10. The VENDOR and the PURCHASER hereby declare that the property in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

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11. The VENDOR has duly obtained a ZONING INFORMATION, dated 15/06/2021, bearing Ref: TPBZ/ZON/8603/TIVIM/TCP-2021/2303 from the Office of the Senior Town Planner, North Goa District Office, Town & Country Planning Dept., Mapusa - Goa.

12. The total consideration of sale of the SAID PROPERTY is Rs. 66,25,000/- (Rupees Sixty Six Lakhs Twenty Five Thousand only), however for the purpose of valuation of the stamp duty the following computation is worked out where base value is reduce by 10% and hence the market value of the SAID PROPERTY is calculated as Rs. 1,19,25,000/- (Rupees One Crore Nineteen Lakhs Twenty Five Thousand only) and as the said amount is higher than the actual consideration of the SAID PROPERTY and hence the stamp duty of Rs. 5,37,000/- is paid herewith.

SCHEDULE

ALL THAT IMMOVABLE PROPERTY known as known as "GHORCHEM BATULEM" also known as "DHAkti NAKHUDDI" totally admeasures 2650 sq. mts. surveyed under survey no. 262 sub-division no. 25 situated at ward

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Tivim, which is within the limits of Village Panchayat of Tivim, Sub - District of Bardez, District of North Goa, State of Goa, neither found described in the Land Registration Office of Bardez nor found enrolled in the Taluka Revenue Office of Bardez and bounded as under:

On the North: by property under survey no. 262/20.

On the South: by property under survey no. 262/26.

On the East: by public road.

On the West: by property under survey no. 262/21.

IN WITNESS WHEREOF, the said .VENDOR and the said PURCHASER upon having read over and understood all the contents as hereinabove mentioned have hereto in token of their acceptance and acknowledgment thereof set and subscribed their respective signatures on the day, month and year first hereinabove written.

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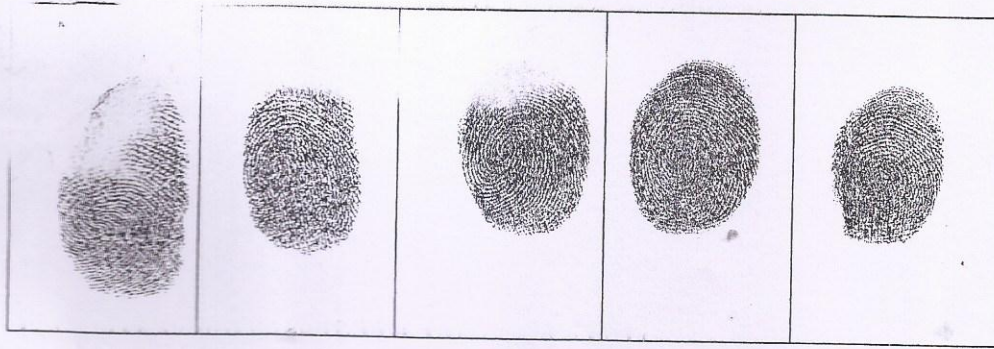
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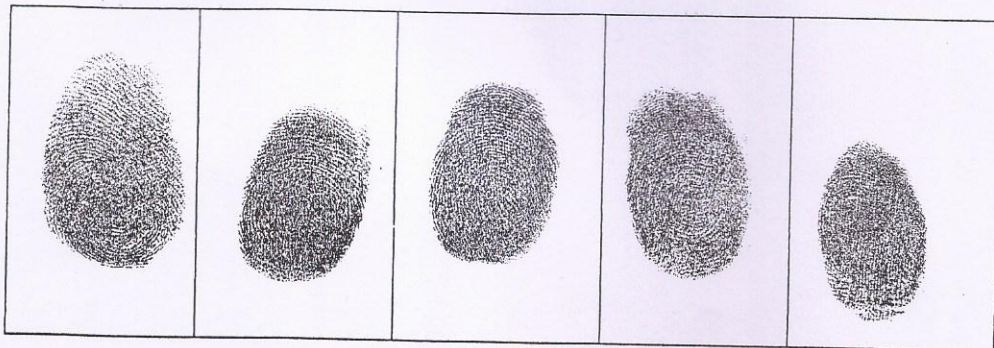
VENDOR:

MR. VALERIAN HARRY REMEDIUS

L.H.F.



R.H.F.P.



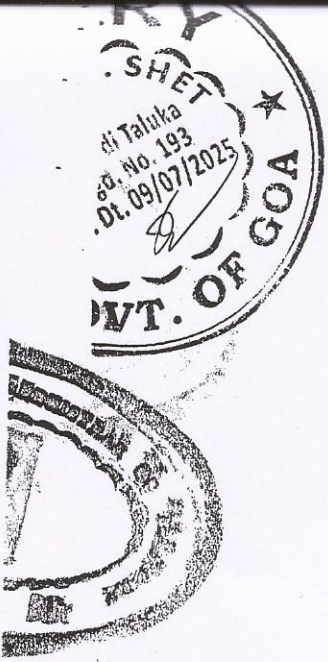
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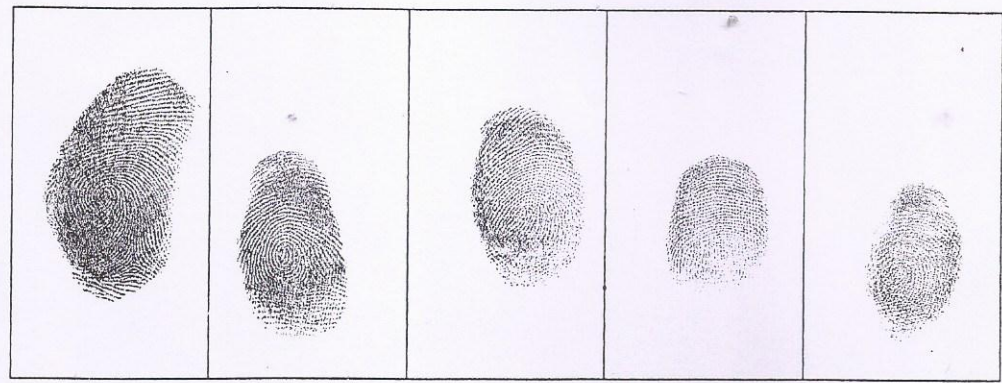


PURCHASER:

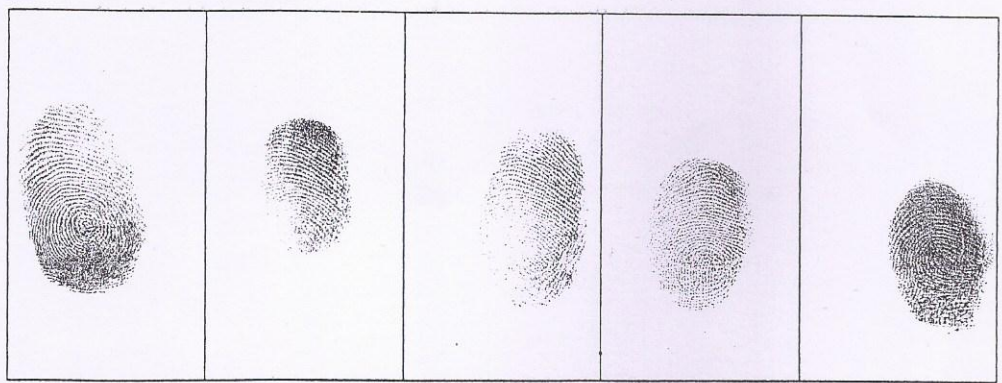
MR. KISHOR KASHINATH MHATRE
alias **KISHORE KASHINATH MATHRE**

As Partner No. (a) of M/s K K BUILDERS and as
attorney for Partner No. (c)

L.H.F.P.



R.H.F.P.



Manoj

Bals.

As Purchaser





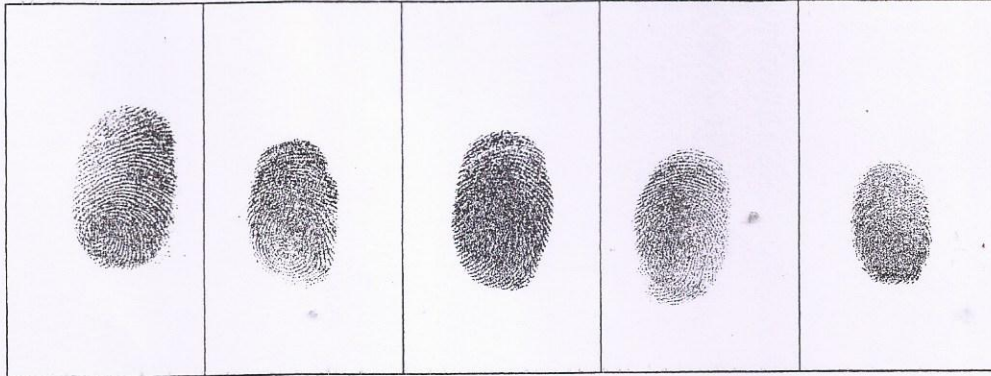
SK

PURCHASER:

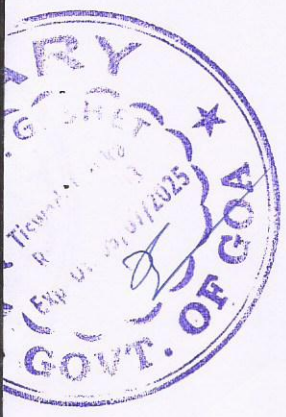
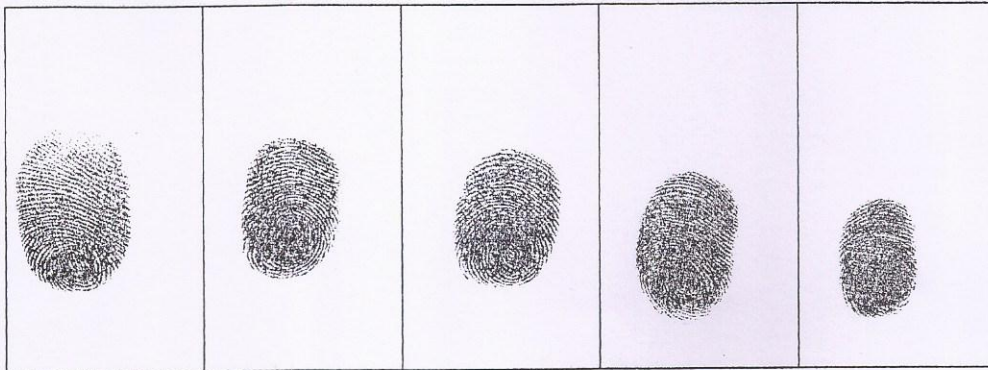
MRS. SHEETAL KISHOR MHATRE

As Partner No. 2 of M/s K K BUILDERS

L.H.F.P.



R.H.F.P.



Mrs. Sheetal Kishor Mhatre

SK

@Kanchan

~~*SK*~~

G. SHEKHAR
Swami Taluka
Aged No. 11
P. Dt. 09/07/2025
VT.



Shaligram

PURCHASER:

MR. SHALIGRAM RAMKRISHNA
CHOUDHARY

As Partner No. (d) of M/s K K BUILDERS

L.H.F.P.



R.H.F.P.



Shaligram

Shaligram

Shaligram

Shaligram



IN THE PRESENCE OF THE WITNESSES:

1. NILESH VASANT THANEKAR *Thaneekar*

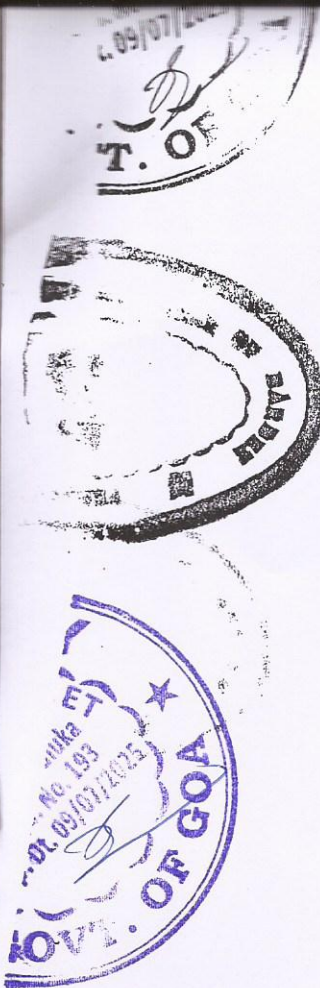
2. ANIL KUMAR CHAUDHARY *Chaudhary*

Witness

Chaudhary

(Signature)

(Signature)





Government of Goa

Document Registration Summary 2

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



Print Date & Time : - 01-Sep-2021 12:41:04 pm

Document Serial Number :- 2021-BRZ-3123

Presented at 12:18:18 pm on 01-Sep-2021 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	536700
2	Registration Fee	357750
3	Mutation Fees	2500
	Processing Fee	1420
Total		898370

Stamp Duty Required :536700/-













Stamp Duty Paid : 537000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	KISHOR KASHINATH MHATRE Alias KISHORE KASHINATH MATHRE Partner Of KK Builders ,Father Name:Kashinath Mhaire Alias Mathre, Age: 45, Marital Status: , Gender:Male, Occupation: Business, Address1 - E-1001, Bhagwati Heritage, Plot No. 29, Sector-21, Kamothe, Navi Mumbai 410209, Address2 - , PAN No.:			







Executer

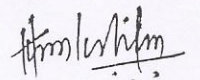
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	VALERIAN HARRY REMEDIUS , Father Name:Hary Marceline Remedius Alias Harry Remedius, Age: 66, Marital Status: Bachelor ,Gender:Male, Occupation: Other, Harry Villa, Lahan Sutar, Tamtaloa, Vasai West, Maharashtra 401201, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	KISHOR KASHINATH MHATRE Alias KISHORE KASHINATH MATHRE Partner Of KK Builders , Father Name: Kashinath Mhatre Alias Mathre , Age: 45, Marital Status: , Gender:Male,Occupation: Business, E-1001, Bhagwati Heritage, Plot No. 29, Sector-21, Kamothe, Navi Mumbai 410209, PAN No.: _____			
3	SHEETAL KISHOR MHATRE Partner Of KK Builders , Father Name: Ramesh Gunaji Devlekar , Age: 39, Marital Status: , Gender:Female,Occupation: Business, E-1001, Bhagwati Heritage, Plot No. 29, Sector-21, Kamothe, Navi Mumbai 410209, PAN No.: _____			
4	SHALIGRAM RAMKRISHNA CHOUDHARY Partner Of KK Builders , Father Name: Ramkrishna Coudhary , Age: 55, Marital Status: , Gender:Male,Occupation: Business, 1104, Aum Sai CHS, Plot no. 23C, Sec-7, Kharghar 410210, PAN No.: _____			
5	KISHOR KASHINATH MHATRE Alias KISHORE KASHINATH MATHRE Attorney For Partner Pramod Arjune Mahale , Father Name: Kashinath Mhatre Alias Mathre , Age: 45, Marital Status: , Gender:Male,Occupation: Business, E-1001, Bhagwati Heritage, Plot No. 29, Sector-21, Kamothe, Navi Mumbai 410209, PAN No. _____ , as Power Of Attorney Holder for PRAMOD ARJUN MAHALE Partner Of KK Builders			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Nilesh Vasant Thanekar ,Age: 36,DOB: ,Mobile: 8380030107 ,Email: ,Occupation: Business , Marital status : Married , Address:403004, Flat No. 4A 404 Gran Canaria A Building Ocean Mathias Park Opp NIO Colony Dona Paula Tiswadi Goa, Flat No. 4A 404 Gran Canaria A Building Ocean Mathias Park Opp NIO Colony Dona Paula Tiswadi Goa, Taleigao, Tiswadi, NorthGoa, Goa			
2	Name: Anil Kumar Chaudhary ,Age: 48,DOB: ,Mobile: 8380030107 ,Email: ,Occupation: Business , Marital status : Married , Address:403502, H. No. 1503/1 68 Mangirish Colony Madel Tivim Bardez Goa, H. No. 1503/1 68 Mangirish Colony Madel Tivim Bardez Goa, Tivim, Bardez, NorthGoa, Goa			



Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial No:-2021-BRZ-3123

Book :- 1 Document

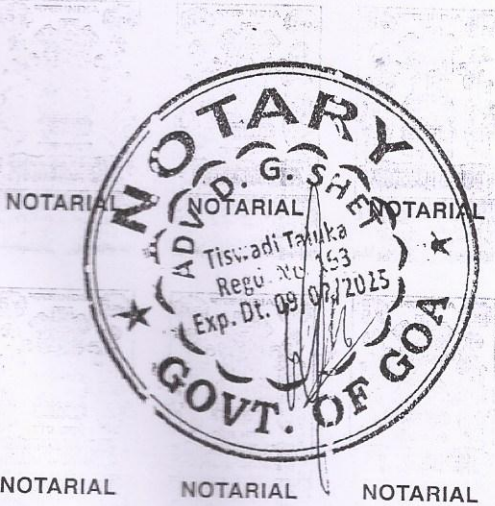
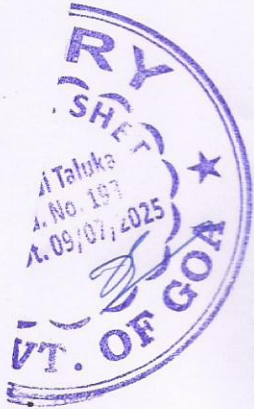
Registration Number :- BRZ-1-3039-2021

Date : 01-Sep-2021

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

SUB-REGISTRAR
BARDEZ



Certified to be a true copy of
which I have initialed at
Panaji Goa on 10/10/2022
Registration No. 3172/22

Adv. D.G. SHET
Notary Public
Office No. 20, 1st Floor.
Magnum Centre, Panaji-Goa

NOTARIAL NOTARIAL NOTARIAL



Certified to be a true copy of
which I have initialed at
Panaji Goa on 11/10/2022
Registration No. 3211/2022

Adv. D.G. SHET
Notary Public
Office No. 20, 1st floor.
Magnum Centre, Panaji-Goa

(Paper Ten Labels Only)

Phone No: 8080004151
Sold To/Issued To:
K K Builders
For Whom/ID Proof:
Pancard



SEP-01-2021 10:44:07

₹ 1000000/-
ONE ZERO ZERO ZERO ZERO ZERO ZERO

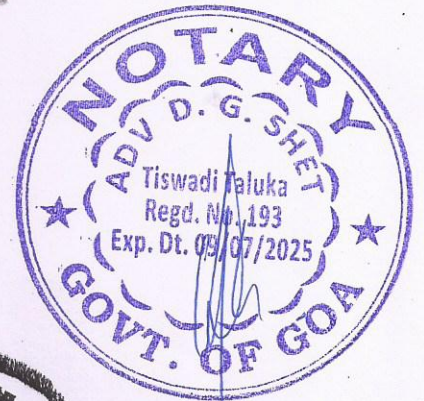
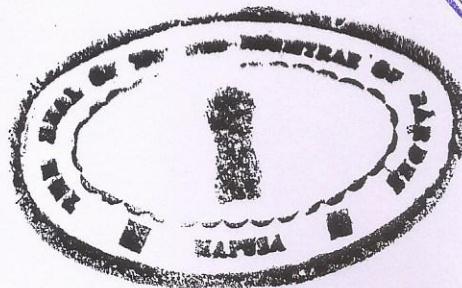
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3816345 35/02/05/2021-RD1

For CITIZEN CREDIT
CO-OP BANK LTD

eemendes
Authorised Signatory

Name of Purchaser K K BUILDERS

2021-BRZ-3119
01-09-2021



DEF OFS

THIS DEED OF SALE is executed at MAPUSA, BARDEZ -
GOA, on this 31st day of the month of AUGUST in the
Christian year TWO THOUSAND TWENTY ONE;

BETWEEN

MR. DICK HARRY REMEDIOS, son of Harry Remedius alias
Harry Remedios, 68 years of age, married, retired, Indian
National, holder of Pan card No. [REDACTED], Aadhaar
Card No. [REDACTED], residing at Mulgaon Road,
Tamtaloo, Post Office Bassein, Vasai, Thane, Maharashtra
401201; hereinafter referred "THE VENDOR" (which
expression shall unless repugnant to the context or meaning
thereof be deemed to mean and include his heirs, executors,
legal representatives, administrators and assigns) OF THE
ONE PART.

AND

1. M/s K K BUILDERS, a duly registered Partnership Firm,
holder of PAN Card No. [REDACTED], having its registered
office at B-305, Siddhi Vinayak Gardens, Shiv Vallabh Road,
Dahisar East, Mumbai 400068, represented by its partners
(a) MR. KISHOR KASHINATH MHATRE alias KISHORE

D. H. Remedios

[Signature]

[Signature]

[Signature]



KASHINATH MATHRE, son of Kashinath Mhatre alias Mathre, 45 years of age, married, business, holding of PAN Card No. [REDACTED] and Aadhar Card No.

[REDACTED], Indian National, resident of E-1001, Bhagwati Heritage, Plot No. 29, Sector-21, Kamothe, Navi

Mumbai 410209, (b) **MRS. SHEETAL KISHOR MHATRE**, daughter of Ramesh Gunaji Devlekar, 39 years of age, married, business, holding of PAN Card No. [REDACTED]

and Aadhar Card No. [REDACTED], Indian National, resident of E-1001, Bhagwati Heritage, Plot No. 29, Sector-21, Kamothe, Navi Mumbai 410209, (c) **MR. PRAMOD**

ARJUN MAHALE, son of Arjune Jagganath Mahale, 53 years of age, married, business, holding of PAN Card No.

[REDACTED] and Aadhar Card No. [REDACTED], Indian National, resident of B-305, Siddhivinayak Gardens, Shiv

Vallabh Road, Opp.Omkar Hotel, Dahisar East, Mumbai 400068, and (d) **MR. SHALIGRAM RAMKRISHNA**

CHOUDHARY, son of Ramkrishna Coudhary, 55 years of age, married, business, holding of PAN Card No.

[REDACTED] and Aadhar Card No. [REDACTED], Indian National, resident of 1104, Aum Sai CHS, Plot no. 23C, Sec-

7, Kharghar 410210 and



D. H. Ramesh

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2. MR. KISHOR KASHINATH MHATRE alias KISHORE KASHINATH MATHRE, son of Kashinath Mhatre alias Mathre, 45 years of age, married, business, holding of PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED], Indian National, resident of E-1001, Bhagwati Heritage, Plot No. 29, Sector-21, Kamothe, Navi Mumbai 410209; hereinafter referred "**THE PURCHASERS**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, legal representatives, administrators and assigns) OF THE SECOND PART;

AND

MRS. RUBY DICK REMEDIOS, daughter of Francis DCunha, 69 years of age, married, housewife, Indian National, holder of Pan Card No. [REDACTED], Aadhaar Card No. [REDACTED], residing at Mulgaon Road, Tamtaloa, Post Office Bassein, Vasai, Thane, Maharashtra 401201; hereinafter referred "**THE CONFIRMING PARTY**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs,

D. H. Remedios

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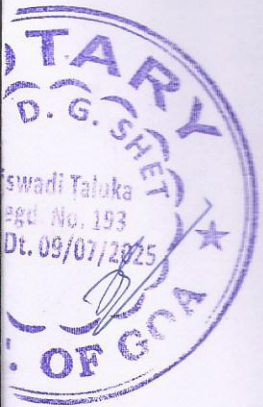
executors, legal representatives, administrators and assigns)
OF THE THIRD PART.



For the purpose of this deed the partner no. (c) i.e. Mr. Pramod Arjun Mahale of Partnership Firm M/s K K Builders is represented by other partner who his duly constituted Attorney Mr. Kishor Kashinath Mhatre Alias Kishore Kashinath Mathre (the partner no. (a) herein), having been so appointed by virtue of General Power of Attorney dated 27/08/2021, executed before Notary Rekha Kishor Howale at CBD-Belapur, Navi Mumbai Maharashtra, registered under serial no. 403/2021 and registration no. 11 on 28/08/2021.

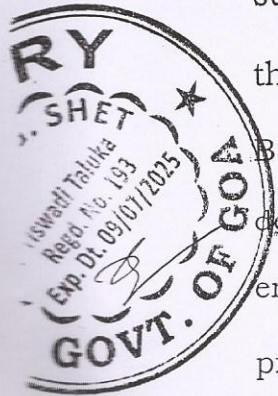


For the purpose of this deed the CONFIRMING PARTY is represented by her duly constituted Attorney her husband MR. DICK HARRY REMEDIOS (the VENDOR herein), having been so appointed by virtue of General Power of Attorney dated 05/04/2019, executed before Sub-Registrar Vasai 1 at Dist. Palghar, Maharashtra, registered under registration no. 3534/2019 of Book No. 4 on 05/04/2019.



D. H. Remedios

WHEREAS there exists immovable property known as "DHAkti NAKHUDDI" also as "GORBATA" totally admeasures 7325 sq. mts. surveyed under survey no. 262 sub-division no. 20 situated at ward Tivim, which is within the limits of Village Panchayat of Tivim, Sub - District of Bardez, District of North Goa, State of Goa, neither found described in the Land Registration Office of Bardez nor found enrolled in the Taluka Revenue Office of Bardez. This property shall herein after referred to as SAID PROPERTY and is more particularly described in Schedule herein at the end.



AND WHEREAS the VENDOR herein has represented that the SAID PROPERTY belonged to the Jacob Menezes alias Jacob Meneses alias Jacob Assis de Menezes alias Wenceslaus Menezes.

AND WHEREAS that on demise of the above mentioned said Jacob Menezes alias Jacob Meneses alias Jacob Assis de Menezes alias Wenceslaus Menezes and his wife Maria Efigenea de Meneses, the SAID PROPERTY enlisted as item no. 2 was jointly allotted to the Carmelita Meneses, Idalina Meneses, Palmira Meneses and Philomena D'Mello, vide

D. H. Remedio

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order dated 14/11/2007 passed by the Hon'ble Civil Judge Senior Division of Bardez at Mapusa, in Inventory Proceedings bearing No. 43/2006/A.



AND WHEREAS the VENDORS herein have represented that by virtue of deed of sale dated 24/02/2011, duly registered in the office of Sub-Registrar of Bardez at Mapusa under registration no. BRZ-BK1-00968-2011 CD no. BRZD138 on 24/02/2011, the said Carmelita Meneses, Idalina Meneses, Palmira Meneses and Philomena D'Mello sold the said property to Blossom H. Remedius and thus she became the absolute owner in possession of the SAID PROPERTY.



AND WHEREAS the said Blossom H. Remedius is being not governed under regime of communion of assets and therefore as self acquired sole owner of the SAID PROPERTY, by virtue of deed of gift dated 14/09/2017, duly registered in the office of Sub-Registrar of Bardez at Mapusa under registration no. BRZ-BK1-03792-2017 CD no. BRZD790 on 15/09/2017 the SAID PROPERTY was gifted to her brother Mr. Dick Harry Remedios, the VENDOR herein.



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AND WHEREAS the said VENDOR is being not governed under regime of communion of assets thus became the absolute owner in possession of the SAID PROPERTY. However under abundant caution the wife of the said VENDOR is joined as CONFIRMING PARTY herein.



AND WHEREAS the said VENDOR, being absolute owner in possession of the SAID PROPERTY had mutated his name in occupant column of the form I & XIV of the SAID PROPERTY.



AND WHEREAS upon negotiations held by and between the VENDOR and the PURCHASERS, by an oral Agreement, they the said VENDOR have agreed to sell and the PURCHASERS have agreed to purchase the SAID PROPERTY from the VENDOR at and for the total consideration of sale of **Rs. 1,83,75,000/- (Rupees One Crore Eighty Three Lakhs Seventy Five Thousand Only)**, free from all encumbrances, charges or demands whatsoever.



NOW THIS DEED WITNESSETH AND THE PARTIES HEREIN AGREE AS UNDER:

1. That in pursuance of the said oral agreement and in consideration of the said amount of **Rs. 1,83,75,000/-**

D. H. Remedios

(Rupees One Crore Eighty Three Lakhs Seventy Five Thousand Only) paid in full by the said PURCHASERS to the said VENDOR in the following manner:

(a) an amount of Rs. 90,95,625/- (Rupees Ninety Lakhs Ninety Five Thousand Six Hundred Twenty Five only) by Demand Draft bearing no. 009677 dated 31/08/2021 drawn on IDBI Bank, Navi Mumbai Branch by PURCHASER NO. 1 in favour of VENDOR,

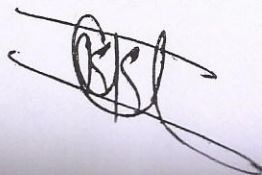
(b) an amount of Rs. 90,95,625/- (Rupees Ninety Lakhs Ninety Five Thousand Six Hundred Twenty Five only) by Demand Draft bearing no. 009679 dated 31/08/2021 drawn on IDBI Bank, Navi Mumbai Branch by PURCHASER NO. 2 in favour of VENDOR,

(c) an amount of Rs. 91,875/- (Rupees Ninety One Thousand Eight Hundred Seventy Five only) towards TDS under CIN no. 50982 by PURCHASER NO. 1 in the name of the VENDOR,


(d) an amount of Rs. 91,875/- (Rupees Ninety One Thousand Eight Hundred Seventy Five only) towards TDS under CIN no. 51164 by PURCHASER NO. 2 in the name of the VENDOR.

the receipt of which consideration of sale in full, the said VENDOR do hereby acknowledge and give its full discharge

D. H. Remedios



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D. H. Remedios

to the said PURCHASERS, the said VENDOR do hereby convey, transfer and assign into and to the use of the said PURCHASERS, heirs, executors, administrators, legal representatives, ALL THAT PIECE OR PARCEL OF LAND which comprises the SAID PROPERTY situated in the Village of Tivim, within the jurisdiction of Village Panchayat of Tivim, Taluka and registration sub-district of Bardez, District of North Goa, and State of Goa, more specifically described in the schedule herein under written, free from all encumbrances, charges and demands whatsoever, AND ALL THE RIGHT, TITLE, INTEREST, PROPERTY CLAIM AND DEMAND whatsoever of the VENDOR unto or upon the SAID PROPERTY, hereby conveyed unto the PURCHASERS, their heirs, executors, administrators, legal representative and assigns, absolutely and forever to be enjoyed and passed on such

2. The said VENDOR transfers unto the said PURCHASERS the full possession, right and fruit of the SAID PROPERTY that is sold with all its belongings and lands so that the said PURCHASERS shall exclusively enjoy the SAID PROPERTY.



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3. AND THE VENDOR do hereby covenant and declare for himself, his heirs, executors, legal representatives and assigns, that the VENDOR now have good right to convey the SAID PROPERTY unto the PURCHASERS, their heirs, executors, administrators, representatives and assigns in the manner aforesaid.



AND THAT THE PURCHASERS shall hereafter peaceably hold, use and enjoy the SAID PROPERTY as their own chattel and property without there being any hindrance, interruption, claim or demand by or from the VENDOR or any other person whomsoever.



5. AND THE VENDOR do hereby further agree with the PURCHASERS and declare that he has not done or been Party to any act whereby the SAID PROPERTY, is or may be under any charge, in title, claim, estate, or otherwise howsoever or whereby the VENDOR is prevented from conveying or assigning the SAID PROPERTY or any part thereof.



6. The VENDOR also do hereby agree and undertake that he shall from time to time and at all times hereafter, do and

D. H. Remeelig

execute or cause to be done and executed all such further and other acts, deeds, matters, things and assurances whatsoever for further and more perfectly and absolutely granting and assuring the SAID PROPERTY and every part thereof unto the PURCHASERS, their heirs, executors, legal representatives, administrators and assigns and for placing them in possession of the same according to the true intent and meaning of these presents as shall or may be reasonably required to give a clear and marketable title to the said PURCHASERS.



7. That the VENDOR further covenants to save harmless and keep indemnified the PURCHASERS from or against all encumbrances, charges or equities whatsoever.

8. That if the PURCHASERS suffers any loss or incurs any expenses by reason of any misrepresentation herein made by the VENDOR, then and in such event the VENDOR shall and will indemnify the PURCHASERS against all such loss or expenses, including loss suffered by reason or loss of enjoyment or of proprietary interest in the SAID PROPERTY or any part thereof and the loss of expenses suffered/incurred by reason of being subjected to any legal

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proceedings, to protect the SAID PROPERTY hereunder purchased and/or its title thereto.

9. The VENDOR finally declare that he has NO OBJECTION

whatsoever for the PURCHASERS carrying out the Mutation and getting transferred the SAID PROPERTY in favour of the PURCHASERS and that the present deed shall be construed as an express no objection for the inclusion of the name of the PURCHASERS in the survey records, panchayat records and/or any records before statutory authority pertaining to the SAID PROPERTY in place of the VENDOR and/or his predecessors/ancestors without any further notice of the same to them.

10. That the CONFIRMING PARTY do hereby ratifies, accepts and affirms all the contents of the present deed and covenant to save harmless and keep indemnified the PURCHASERS from or against all encumbrances, charges or equities whatsoever.

11. The VENDOR and the PURCHASERS hereby declare that the property in transaction does not belong to Schedule

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Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

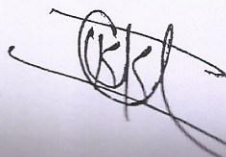
12. The VENDOR has duly obtained a ZONING INFORMATION, dated 15/06/2021, bearing Ref: TFBZ/ZON/8602/TIVIM/TCP-2021/2304 from the Office of the Senior Town Planner, North Goa District Office, Town & Country Planning Dept., Mapusa - Goa.

13. The total consideration of sale of the SAID PROPERTY is Rs. 1,83,75,000/- (Rupees One Crore Eighty Three Lakhs Seventy Five Thousand only), however for the purpose of valuation of the stamp duty the following computation is worked out where base value is reduce by 15% and hence the market value of the SAID PROPERTY is calculated as Rs. 3,11,31,250/- (Rupees Three Crore Eleven Lakhs Thirty One Thousand Two Hundred Fifty only) and as the said amount is higher than the actual consideration of the SAID PROPERTY and hence the stamp duty of Rs. 14,00,100/- is paid herewith.

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SCHEDULE

ALL THAT IMMOVABLE PROPERTY immovable property known as "DHAKTI NAKHUDDI" also as "GORBATA" totally admeasures 7325 sq. mts. surveyed under survey no. 262 sub-division no. 20 situated at ward Tivim, which is within the limits of Village Panchayat of Tivim, Sub - District of Bardez, District of North Goa, State of Goa, neither found described in the Land Registration Office of Bardez nor found enrolled in the Taluka Revenue Office of Bardez and bounded as under:

On the North: by property under survey no. 262/19.

On the South: by property under survey no. 262/25 and 21.

On the East: by panchayat road.

On the West: by panchayat road and property under survey no. 262/21 and 37.

IN WITNESS WHEREOF, the said VENDOR, the said PURCHASERS and the CONFIRMING PARTY upon having read over and understood all the contents as hereinabove mentioned have hereto in token of their acceptance and acknowledgment thereof set and subscribed their respective signatures on the day, month and year first hereinabove written.

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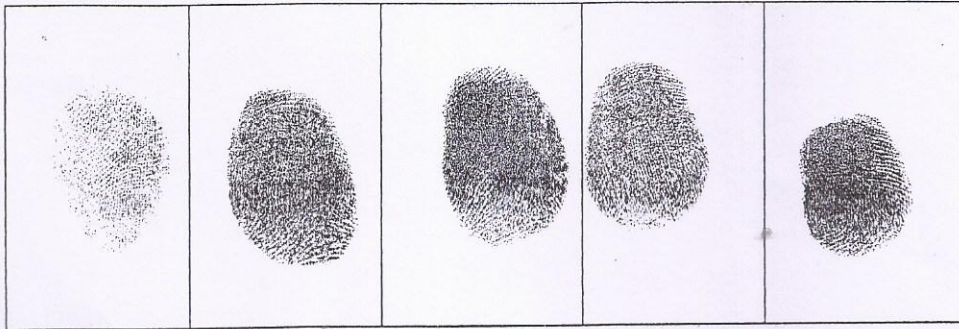


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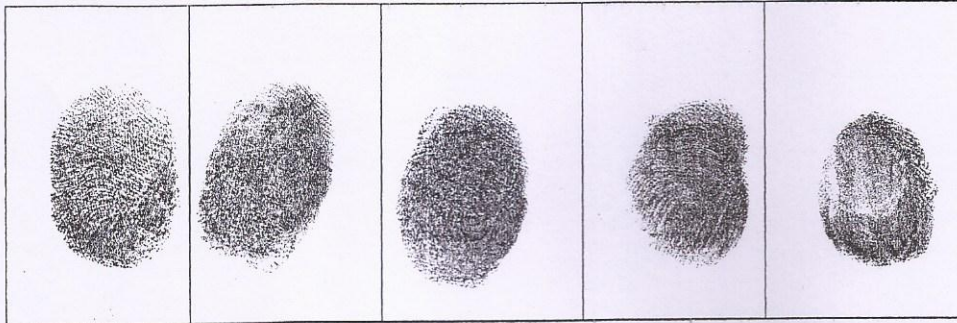
VENDOR:

MR. DICK HARRY REMEDIOS

L.H.F.P.



R.H.F.P.



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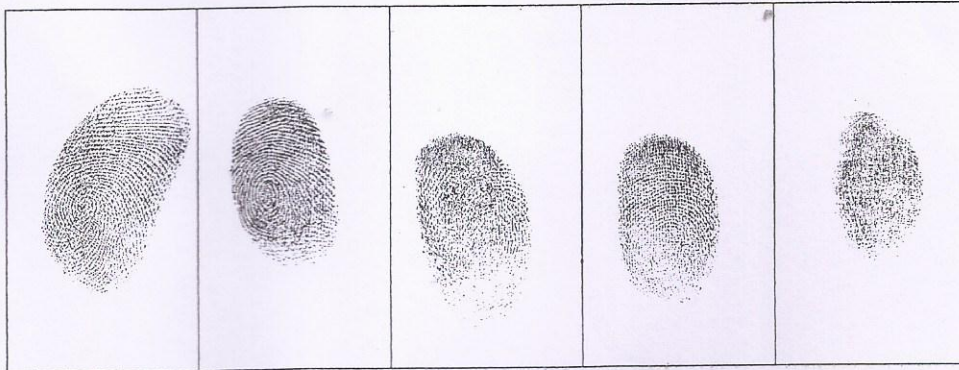
PURCHASER NO. 1:

MR. KISHOR KASHINATH MHATRE

alias **KISHORE KASHINATH MATHRE**

As Partner No. (a) of M/s K K BUILDERS and as attorney for Partner No. (c)

L.H.F.P.



R.H.F.P.



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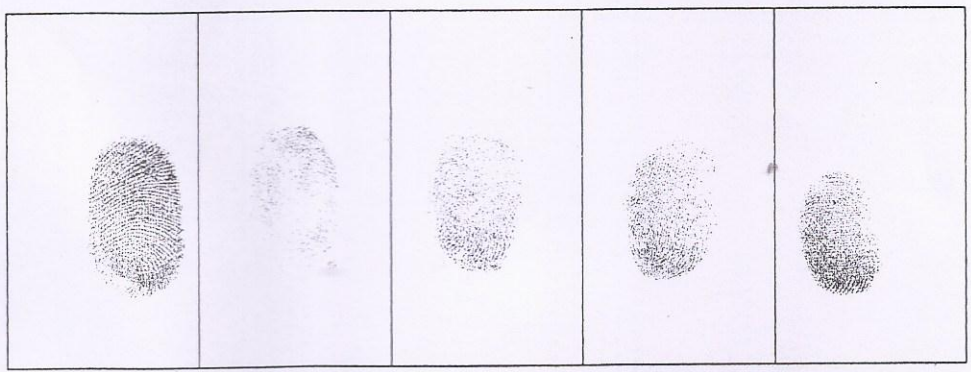


PURCHASER NO. 1:

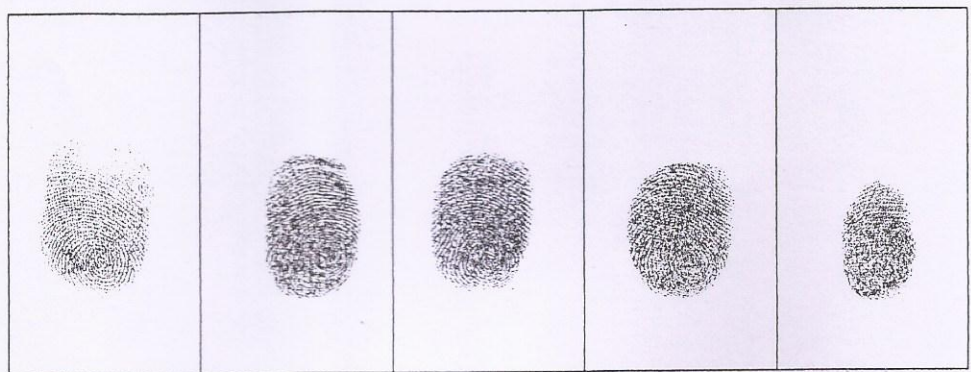
MRS. SHEETAL KISHOR MHATRE

As Partner No. 2 of M/s K K BUILDERS

L.H.F.P.



R.H.F.P.



D. H. Remech





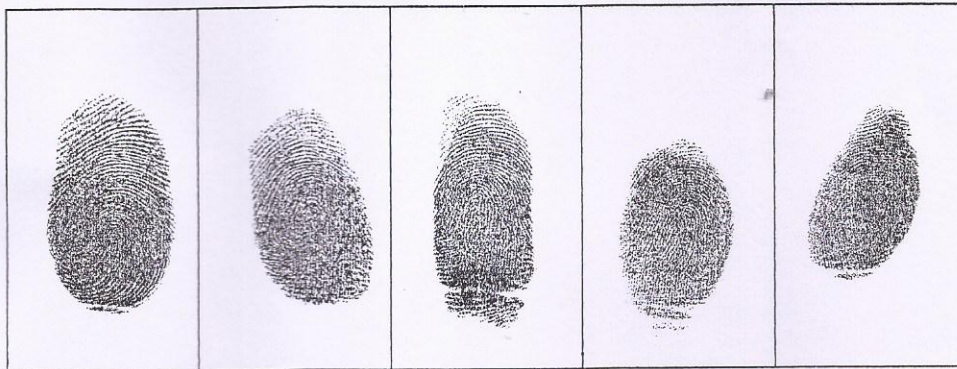
Shaligram

PURCHASER NO. 1:

MR. SHALIGRAM RAMKRISHNA
CHOUDHARY

As Partner No. (d) of M/s K K BUILDERS

L.H.F.P.



R.H.F.P.



D. H. Remach

Shaligram

~~*Shaligram*~~

Shaligram





PURCHASER NO. 2:

MR. KISHOR KASHINATH MHATRE

alias KISHORE KASHINATH MATHRE

L.H.F.P.



R.H.F.P.



J. H. Remedios

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09/07/2025
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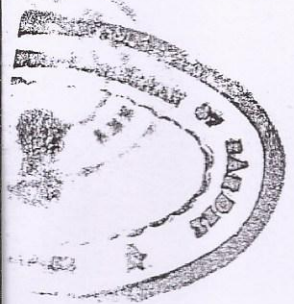
D. H. Remedios

CONFIRMING PARTY:

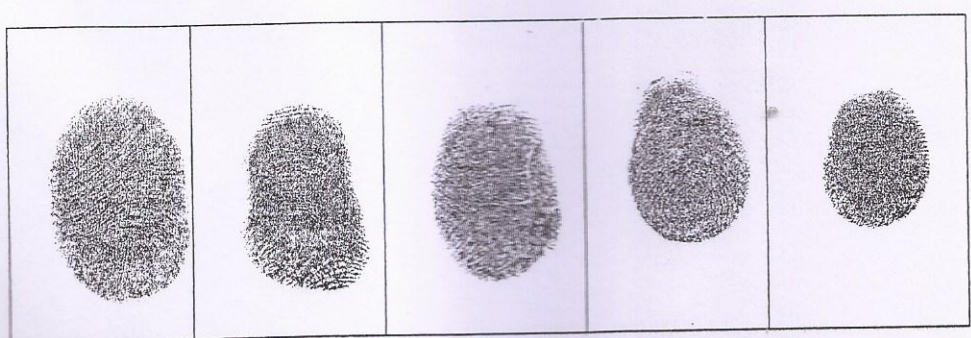
MR. DICK HARRY REMEDIOS

Attorney for Confirming Party MRS.

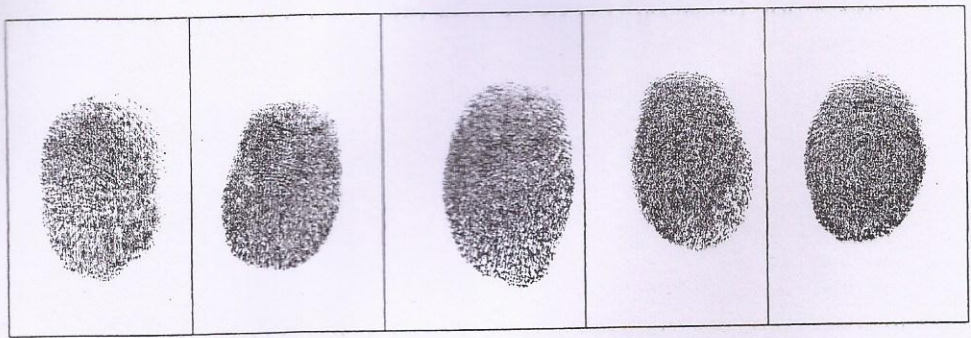
RUBY DICK REMEDIOS



L.H.F.P.



R.H.F.P.



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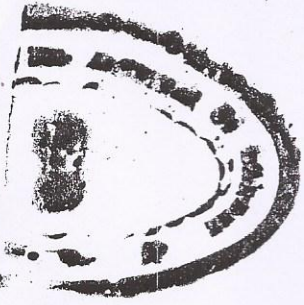
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TARY
D. G. SHET
swadi Yaluka
egd. No. 193
Dt. 09/07/2025
T. OF GOA

IN THE PRESENCE OF THE WITNESSES:

1. NILESH VASANT THANERKAR *Thanker*

2. ANIL KUMAR CHAUDHARY *Chaudhary*



D. H. Remedios

Bel

Chaudhary

[Signature] 23

Government of Goa

Document Registration Summary 2

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

Print Date & Time :- 01-Sep-2021 12:36:38 pm

Document Serial Number :- 2021-BRZ-3119




G. Presented at 11:33:45 am on 01-Sep-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

SrNo	Description	Rs.Ps
1	Stamp Duty	1401000
2	Registration Fee	933940
3	Mutation Fees	2500
4	Processing Fee	1620
Total		2339060



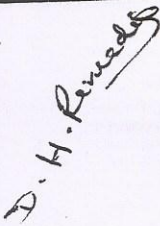
Stamp Duty Required :1401000/-

Stamp Duty Paid : 1401000/-

Presenter

SrNo	Party Name and Address	Photo	Thumb	Signature
1	KISHOR KASHINATH MHATRE Alias KISHORE KASHINATH MATHRE ,Father Name:Kashinath Mhatre Alias Mathre, Age: 45, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - E-1001, Bhagwati Heritage, Plot No. 29, Sector-21, Kamothe, Navi Mumbai 410209, Address2 - , PAN No.:			

Executer



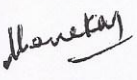


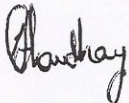
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	DICK HARRY REMEDIOS , Father Name:Harry Remedius Alias Harry Remedios, Age: 68, Marital Status: Married ,Gender:Male,Occupation: Other, Mulgaon Road, Tamtaloa, Post Office Bassein, Vasai, Thane, Maharashtra 401201, PAN No.:			


Sr.NO	Party Name and Address	Photo	Thumb	Signature
	KISHOR KASHINATH MHATRE Alias KISHORE KASHINATH MATHRE Partner Of KK Builders , Father Name:Kashinath Mhatre Alias Mathre, Age: 45, Marital Status: , Gender:Male,Occupation: Business, E-1001, Bhagwati Heritage, Plot No. 29, Sector-21, Kamothe, Navi Mumbai 410209, PAN No.:			
	SHEETAL KISHOR MHATRE Partner Of KK Builders , Father Name:Ramesh Gunaji Devlekar, Age: 39, Marital Status: , Gender:Female,Occupation: Business, E-1001, Bhagwati Heritage, Plot No. 29, Sector-21, Kamothe, Navi Mumbai 410209, PAN No.:			
4	SHALIGRAM RAMKRISHNA CHOUDHARY Partner Of KK Builders , Father Name:Ramkrishna Coudhary, Age: 55, Marital Status: , Gender:Male,Occupation: Business, 1104, Aum Sai CHS, Plot no. 23C, Sec-7, Kharghar 410210, PAN No.:			
	KISHOR KASHINATH MHATRE Alias KISHORE KASHINATH MATHRE Attorney For Partner Pramod Arjune Mahale , Father Name:Kashinath Mhatre Alias Mathre, Age: 45, Marital Status: , Gender:Male,Occupation: Business, E-1001, Bhagwati Heritage, Plot No. 29, Sector-21, Kamothe, Navi Mumbai 410209, PAN No.: , as Power Of Attorney Holder for PRAMOD ARJUN MAHALE Partner Of KK Builders			
6	KISHOR KASHINATH MHATRE Alias KISHORE KASHINATH MATHRE , Father Name:Kashinath Mhatre Alias Mathre, Age: 45, Marital Status: Married , Gender:Male,Occupation: Business, E-1001, Bhagwati Heritage, Plot No. 29, Sector-21, Kamothe, Navi Mumbai 410209, PAN No.:			
7	DICK HARRY REMEDIOS Attorney For Confirming Party Mrs Ruby Dick Remedios , Father Name:Harry Remedius Alias Harry Remedios, Age: 68, Marital Status: , Gender:Male,Occupation: Other, Mulgaon Road, Tamtaloa, Post Office Bassein, Vasai, Thane, Maharashtra 401201, PAN No.: , as Power Of Attorney Holder for RUBY DICK REMEDIOS			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
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Sl.NO	Party Name and Address	Photo	Thumb	Signature
	Name: Nilesh Vasant Thanekar, Age: 36, DOB: , Mobile: 8380030107 , Email: , Occupation: Business , Marital status : Married , Address: 402004, Flat No. 4A 404 Gran Canaria A Building Ocean Mathias Park Opp NIO Colony Dona Paula Tiswadi Goa, Flat No. 4A 404 Gran Canaria A Building Ocean Mathias Park Opp NIO Colony Dona Paula Tiswadi Goa, Taleigao, Tiswadi, North Goa, Goa			
2	Name: Anil Kumar Chaudhary, Age: 48, DOB: , Mobile: 7020059984 , Email: , Occupation: Business , Marital status : Married , Address: 403502, H. No. 1503/1 68 Mangirish Colony Madel Tivim Bardez Goa, H. No. 1503/1 68 Mangirish Colony Madel Tivim Bardez Goa, Tivim, Bardez, North Goa, Goa			


Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2021-BRZ-3119



Document Serial No:-2021-BRZ-3119

Book :- 1 Document

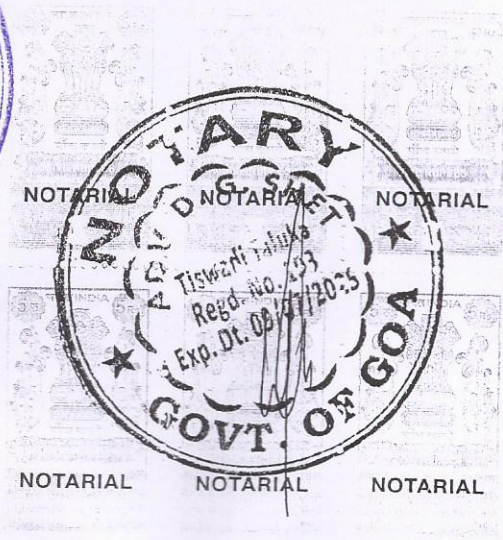
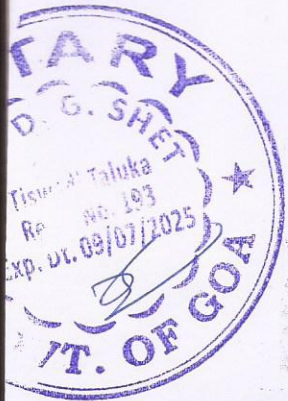
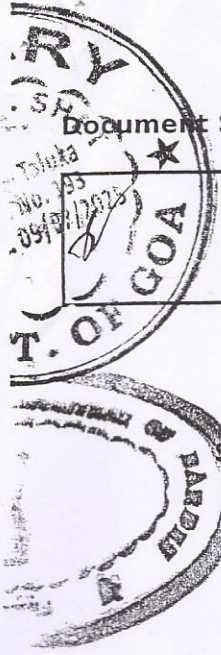
Registration Number :- BRZ-1-3035-2021

Date : 01-Sep-2021

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

**SUB-REGISTRAR
BARDEZ**



Certified to be a true copy of
which I have initialed at
Panaji Goa on 10/10/2022
Registration No. 3180/22

Handwritten signature
Adv. D. G. SHET
Notary Public
Office No. 20, 1st Floor.
Magnum Centre, Panaji-Goa



Certified to be a true copy of
which I have initialed at
Panaji Goa on 11/10/2022
Registration No. 3210/2022

Handwritten signature
Adv. D. G. SHET
Notary Public
Office No. 20, 1st Floor.
Magnum Centre, Panaji-Goa