

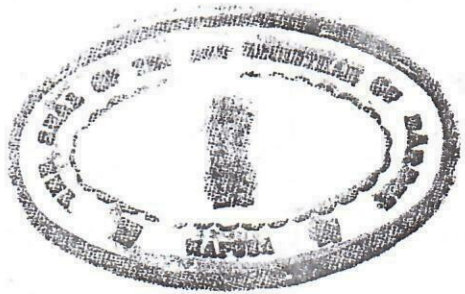
CITIZEN CREDIT CO-OP BANK LTD
SURVEY NO. 125/12, PLOT NO. 126
NEAR TEEN BUILDING
ALTO, PORVORCH
BARDEZ - GOA - 403521

CITIZEN CREDIT
CO-OP BANK LTD.
Qial
Authorized Signatory

D-5/STP(V)/C.R./35/34/2011-RD

27389 HIGH MEDICAL 31/3/21
131937 JAN 25 2021 17:15
R&0684000/-PB7147
INDIA STAMP DUTY GOA

Name of Purchaser Kishor K Mhatre



2021-BR2-443

01/02/2021

DEED OF SALE

D. Extrous

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1. **M/s K K INFRA PROJECT**, a duly registered Partnership Firm, holder of PAN Card No. _____, having its registered office at Office No. 1106 and 1107, Mahavir Icon, Plot No. 89 & 90, Sector 15, CBD Belapur, Navi Mumbai, 400614, represented by its partners (a) **MR. KISHOR KASHINATH MHATRE**, son of Kashinath Mhatre, 44 years of age, married, business, holding of PAN Card No. _____ and Aadhar Card No. _____, 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, 38 years of age, married, business, holding of PAN Card No. _____ and Aadhar Card No. _____, Indian National, resident of E-1001, Bhagwati Heritage, Plot No. 29, Sector-21, Kamothe, Navi Mumbai 410209,

2. **MRS. MANDA RAMESH DEOLEKAR**, daughter of Lakshman Sakharam Khopkar, 61 years of age, married, housewife, holding of PAN Card No. _____ and Aadhar Card No. _____, Indian National, resident of Goodwill Garden, Flat No. D-401, Sector-8, Plot No.15/16, Kharghar,

V. Estroze

R. Estroze

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Navi Mumbai 410210, hereinafter called the
"PURCHASERS", (which expression shall unless be
repugnant to the context or meaning thereof be deemed to
include its executors, administrators and assigns) OF THE
SECOND PART.

WHEREAS there exist immovable property known as
"AFROMENTO" or "CONDICHEM GALLUM" or "KEREM"
situated at ward Querem, which is within the limits of
Village Panchayat of Tivim, Sub - District of Bardez, District
of North Goa, State of Goa, and is presently surveyed under
survey no. 280 sub-division no. 2, totally admeasures 3800
sq. mts., neither described in the Land Registration Office of
Bardez nor enrolled in the Taluka Revenue Office, hereinafter
referred to as SAID PROPRETY and is more particularly
described in the **Schedule** written herein at the end.

AND WHEREAS the VENDORS have represented that the
SAID PROPERTY originally belonged to late Lucas Antonio
Estrocio and his wife Cassiana Estrocio who expired leaving
behind their two sons namely Edmundo Jose Lourenco
Xavier Estrocio and Olimpjo Jose Micael Edward Estrocio,

J. Estroos

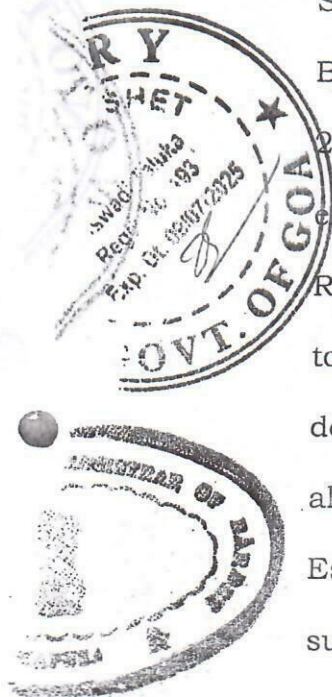
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AND WHEREAS the VENDORS have represented that vide a Deed of Partition dated 09/11/1977 duly executed before the Sub Registrar at Bicholim, bearing Register No. 344/77 of Book No.1 Vol No. 48, at pages 174 to 181 dated 26/11/1977 and a Deed of Ratification dated 14/05/1981, executed before the Sub Registrar at Bicholim, bearing Registration No. 253 of Book No.1 Vol No. 67, at pages 213 to 214 dated 28/07/1981, the SAID PROPERTY was described under Item No. 4 in the list of Assets and was allotted jointly to the said Edmundo Jose Louenco Xavier Estrocio and Olimpio Jose Micael Edward Extrocio and as such they became the absolute owners with respect to half undivided right each to the SAID PROPERTY, more particularly described in the schedule herein at the end.



AND WHEREAS the VENDORS have represented that upon the death of the parents of the Jose Lucas Zito Estricio Alias Zitto Lucas Estross Alias Zitto Loucas Extross Alias Zitto Lucas Extoss Alias Zitto Laucas Extross namely the said Olimpio Jose Micael Edward Extrocio and Irene Extross, the said half undivided right to the SAID PROPERTY, was jointly allotted to the Jose Lucas Zito Estricio Alias Zitto Lucas Estross alias Zitto Loucas Extross alias Zitto Lucas Extoss

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alias Zitto Loucas Extross and his wife Phila Crecy Celine Estross alias Phila Celine Crecy Estrocio alias Phila Celine Crecy Extross, vide order passed by the Hon'ble civil Judge Senior Division of Bardez at Mapusa, in Inventory Proceedings bearing No. 89/93/A.



AND WHEREAS the VENDORS have represented that subsequently the wife of the Jose Lucas Zito Estricio alias Zitto Lucas Estross alias Zitto Loucas Extross alias Zitto Lucas Extoss alias Zitto Loucas Extross, namely the said Phila Crecy Celine Estross alias Phila Celine Crecy Estrocio alias Phila Celine Crecy Extross expired and upon her death an inventory proceeding was initiated in the Court of the Civil Judge Senior Division at Bicholim, bearing Inventory Proceeding No. 70/2003/A, wherein the said half undivided right to the SAID PROPERTY, was described in the said inventory proceeding under item no. 6 in the list of assets and was allotted to the said Jose Lucas Zito Estricio alias Zitto Lucas Estross alias Zitto Loucas Extross alias Zitto Lucas Extoss alias Zitto Loucas Extross, vide order dated 11/10/2004 passed by the Hon'ble Civil Judge Senior Division at Bicholim.

V. Estross

Eds.

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M. Estross

AND WHEREAS the VENDORS have represented that the said Jose Lucas Zito Estricio alias Zitto Lucas Estross alias Zitto Loucas Extross alias Zitto Lucas Extoss alias Zitto Laucas Extross, in terms of the afore referred order in inventory proceedings had become the absolute owner in possession of the said half undivided right to the SAID PROPERTY.



AND WHEREAS the VENDORS have represented that other half undivided right of the said Edmundo Jose Lourenco Xavier Estrocio and his wife Phillipine Estros alias Phillipine Extross on their demise the VENDOR NO. 1 herein being the son of the said Edmundo Jose Lourenco Xavier Estrocio alias Edmund Jose Extross and Phillipine Estros alias Phillipine Extross, initiated inventory proceedings no. 17/94/A and that in the said inventory proceedings the said other half undivided right to the SAID PROPERTY were enlisted as item no. 3 and accordingly the said other half undivided right to the SAID PROPERTY were taken in auction vide minutes of auction dated 08/08/1994 by the VENDOR NO. 1 herein.

AND WHEREAS the VENDORS have represented that in terms of the above inventory proceedings no. 89/93/A and

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consequential another inventory proceedings no. 70/2003/A
the said Jose Lucas Zito Estricio alias Zitto Lucas Estross
alias Zitto Loucas Extross alias Zitto Lucas Extoss alias Zitto
Laucas Extross had acquired right to one half undivided
right to the SAID PROPERTY and the other half undivided
right to the SAID PROPERTY in accordance to the allotment
in above inventory proceedings no. 17/94/A was acquired by
the VENDOR NO. 1 herein.



AND WHEREAS the VENDORS have represented that the
VENDOR NO. 2 has executed a deed of sale with said Jose
Lucas Zito Estricio alias Zitto Lucas Estross alias Zitto
Loucas Extross alias Zitto Lucas Extoss alias Zitto Laucas
Extross thereby acquiring the half undivided right to the
SAID PROPERTY, which Deed of Conveyance dated
19/11/2015, registered under No. BRZ-BK1-09181-2015
Book-1 Document CD Number BRZD775 on 11/12/2015, in
the office of Sub-Registrar Bardez at Mapusa vis-à-vis the
half undivided right to the SAID PROPERTY.

AND WHEREAS the VENDORS have represented that the
VENDOR NO. 1 is married to VENDOR NO. 2 herein under
the regime of the Communion of Assets and therefore the

J. Estross

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VENDORS are the joint and exclusive owners of the SAID PROPERTY more particularly described in the Schedule written below.



AND WHEREAS the VENDORS as the absolute owners in possession have agreed to sell to the PURCHASERS the SAID PROPERTY bearing survey nos. 280/2, admeasuring an area of 3800 sq. mts.



AND WHEREAS the VENDORS have agreed to sell the SAID PROPERTY and PURCHASERS jointly has agreed to purchase the same for a total consideration of Rs. 1,52,00,000/- (Rupees One Crore Fifty Two Lakhs Only) which is the fair market value of the SAID PROPERTY.

AND WHEREAS the VENDORS and the PURCHASERS have decided to execute the present deed thereby conveying the right, title and interest in the SAID PROPERTY in favour of the PURCHASER and the PURCHASERS agrees to purchase the same on the following terms and condition reduced in writing in the following manner.

V. Estroze

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

1. That in pursuance of the said agreement and in consideration of the sum of Rs. 1,52,00,000/- (Rupees One Crore Fifty Two Lakhs Only), paid by the said PURCHASERS equally to the said VENDORS as under:



(a) A sum of Rs. 74,42,559/- (Rupees Seventy Four Lakhs Forty Two Thousand Five Hundred Fifty Nine Only) by a demand draft bearing no. 190824 dated 25/01/2021, drawn on IDBI Bank, Navi Mumbai-Belapur Branch, drawn in favour of VENDOR NO. 1.



(b) A sum of Rs. 74,42,559/- (Rupees Seventy Four Lakhs Forty Two Thousand Five Hundred Fifty Nine Only) by a demand draft bearing no. 190825 dated 25/01/2021, drawn on IDBI Bank, Navi Mumbai-Belapur Branch, drawn in favour of VENDOR NO. 2.

(c) A sum of Rs. 1,00,441/- (Rupees One Lakh Four Hundred Forty One Only) under a demand draft bearing no. 190823 dated 25/01/2021, drawn on IDBI Bank, Navi Mumbai-Belapur Branch, drawn in favour of VENDOR NO. 1.

(d) A sum of Rs. 1,00,441/- (Rupees One Lakh Four Hundred Forty One Only) under a demand draft bearing no. 190822

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Belapur Branch, drawn in favour of VENDOR NO. 2.

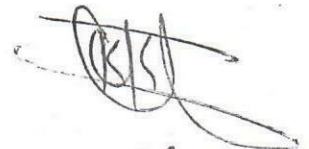
(e) an amount of Rs. 1,14,000/- (Rupees One Lakh Fourteen Thousand only) paid to the Income Tax Authority as TDS on behalf of the VENDORS by the PURCHASERS and

The VENDORS admits having received the said consideration, through demand draft drawn in the favour of the VENDORS the receipt whereof the said VENDORS does hereby acknowledge and discharge to the PURCHASERS absolutely and forever. The VENDORS as perfect legal owner and possessor hereby grant, sell, convey, transfer and assure by way of sale absolutely and forever all that SAID PROPERTY more fully described and identified in the Schedule herein at the end written and put the PURCHASERS in joint possession of the same.

2. The PURCHASERS have made equal contribution towards payment of afore referred consideration and hence are entitle to own the SAID PROPERTY jointly upon execution of the present deed.
3. The VENDORS hereby declare that they are the sole owners and possessors of the SAID PPROPERTY and have sole and

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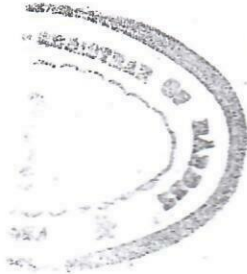
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absolute authority to convey and transfer the SAID PROPERTY by virtue of this deed.



4. That in case of any defect in the title of the VENDORS, the PURCHASERS is deprived of the SAID PROPERTY or any parts thereof, the VENDORS undertake to clear the title in all respects.



5. The VENDORS do hereby covenant and declare the SAID PROPERTY hereby transferred or intended to be transferred is free from encumbrances, charges, equities, claims or demands whatsoever and the VENDORS have not done anything whereby the SAID PROPERTY or any part thereof may be a subject to attachments or lien of any court or person whatsoever and that the VENDORS assures to have harmless and keep indemnified the PURCHASERS from or against all encumbrances, charges, liens, equities, claims or demands whatsoever.

6. And the VENDORS and all persons claiming under the VENDORS further covenant that the VENDORS shall and will from time to time, upon the request of the PURCHASERS do or execute all such acts, deeds and things whatsoever for

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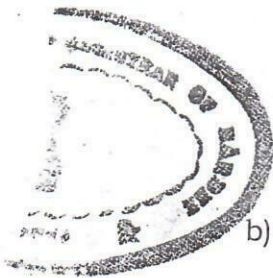
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further and more perfectly conveying and assuring the SAID PROPERTY and every part thereof unto the PURCHASERS according to the true intent and meaning of the deed as shall or may be reasonably required.



That the VENDORS and the PURCHASERS do hereby covenant with each other as under:

- a) That the PURCHASERS may at any time hereafter quietly and peaceably enter upon, possess and enjoy the SAID PROPERTY for their use and benefit without any claim, demand and interruption or disturbance of any kind whatsoever by the VENDORS or any person claiming under them.
- b) That the PURCHASERS may at any time hereafter quietly and peaceably enter upon and enjoy the SAID PROPERTY for use and benefit and for the purpose of entry and exit to the SAID PROPERTY enjoy all right, privileges, easements, ways, etc. without any claim, demand and interruption or disturbance of any kind whatsoever by the VENDORS or any person claiming under them.
- c) That the VENDORS shall at all times hereafter at the request and cost of the PURCHASERS do, execute or act all things, deeds or acts that may be necessary for the better and more



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A. L. Kumar

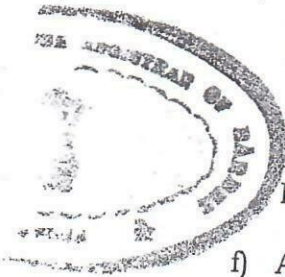
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effectively assuring the SAID PROPERTY or any part thereof to the PURCHASERS as the PURCHASERS from time to time may reasonably require.

- d) The VENDORS shall execute and hand over to the PURCHASERS the necessary application forms, declarations writings to enable the PURCHASERS to get the SAID PROPERTY partitioned/amalgamated and transferred in his name in the relevant panchayat records, survey records and other records maintained by any other Government and Statutory Bodies.
- e) The VENDORS also do hereby agree and undertake that they have no any objection for mutating the name of the PURCHASERS in the Form I & XIV pertaining to the SAID PROPERTY, upon the execution of the present Deed of Sale
- f) All taxes, cess, charges, expenses and such other outgoings in respect of the SAID PROPERTY payable till the date of this deed shall be borne and paid by the VENDORS alone and VENDORS shall indemnify and keep indemnified the PURCHASERS at all times in respect thereof.



8. The VENDORS and the PURCHASERS hereby declare that the property in transactions does not belong to Schedule

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That the total consideration of Rs. 1,52,00,000/- (Rupees One Crore Fifty Two Lakhs Only) is the fair market value of the SAID PROPERTY and hence this deed is executed on a stamp papers of Rs. 6,84,000/- (Rupees Six Lakhs Eighty Four Thousand Only) in full and final settlement of the stamp duty payable in respect of this transfer.

SCHEDULE

ALL THAT property known as "AFROMENTO" or "CONDICHEM GALLUM" or "KEREM" situated at ward Querem, which is within the limits of Village Panchayat of Tivim, Sub - District of Bardez, District of North Goa, State of Goa, and is presently surveyed under survey no. 280 sub-division no. 2, totally admeasures 3800 sq. mts., neither described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office and is presently bounded as under:

On the North: by road and property under survey no. 280/1.

On the South: by property under survey no. 280/1 & 280/7.

On the East: by property under survey no. 280/1

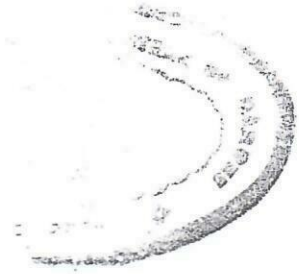
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On the West: by property under survey no. 280/6 & 280/4.

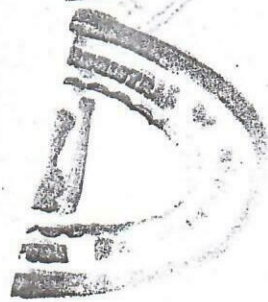
IN WITNESS WHEREOF, this Deed of Sale has been executed and signed by the VENDORS and the PURCHASERS in the presence of the witnesses mentioned herein at the end.



V. Extrase

A. L. Tran.

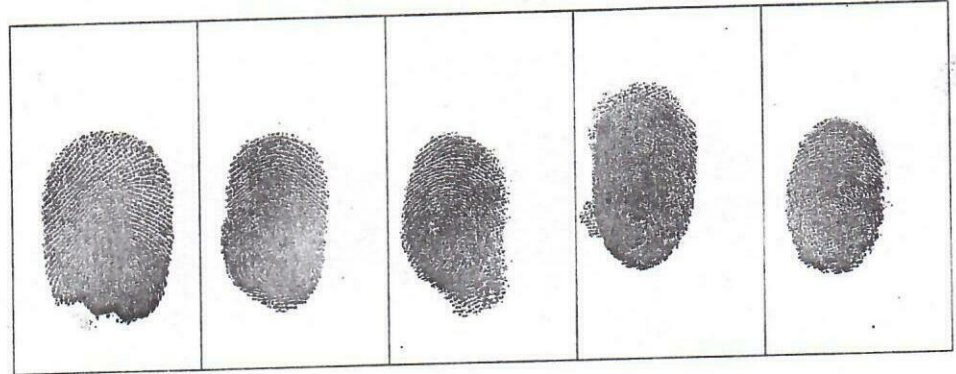
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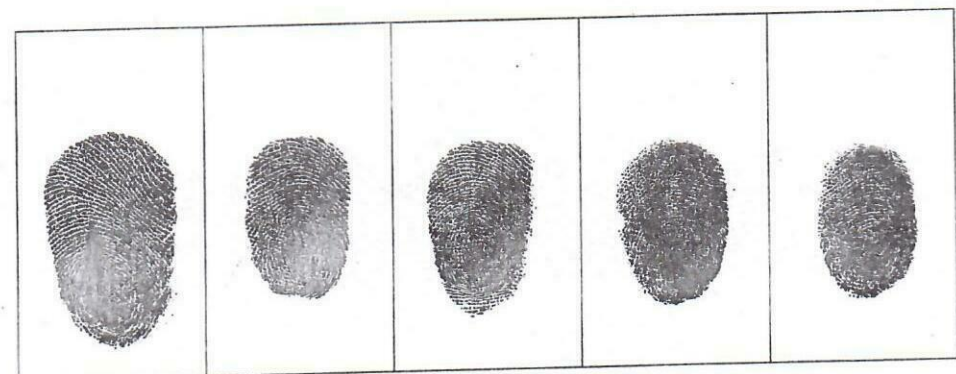
VENDOR NO. 1:

MR. RATTI JOSEPH EXTROSS

L.H.F.P.



R.H.F.P.



J. Extross

Extross

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Extross



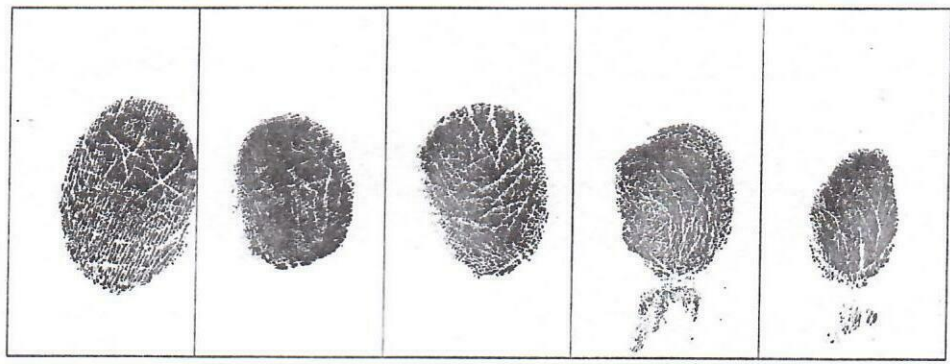
VENDOR NO. 2:

O. Extross

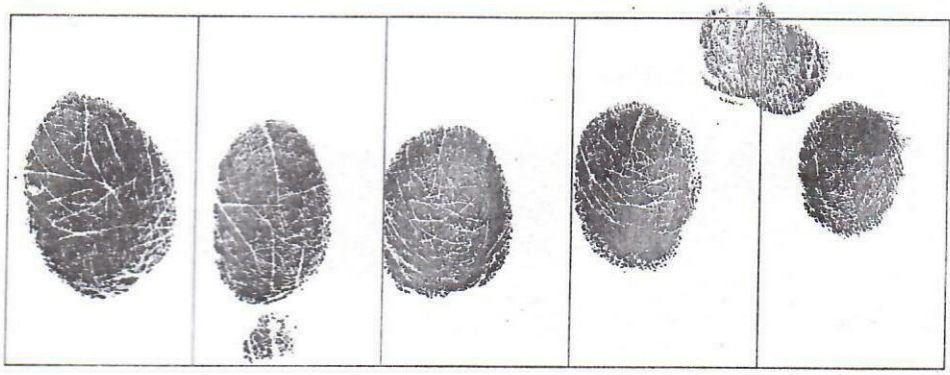
MRS. OLIVIA NATALIA EXTROSS alias
OLIVE EXTROSS



L.H.F.P.



R.H.F.P.



O. Extross

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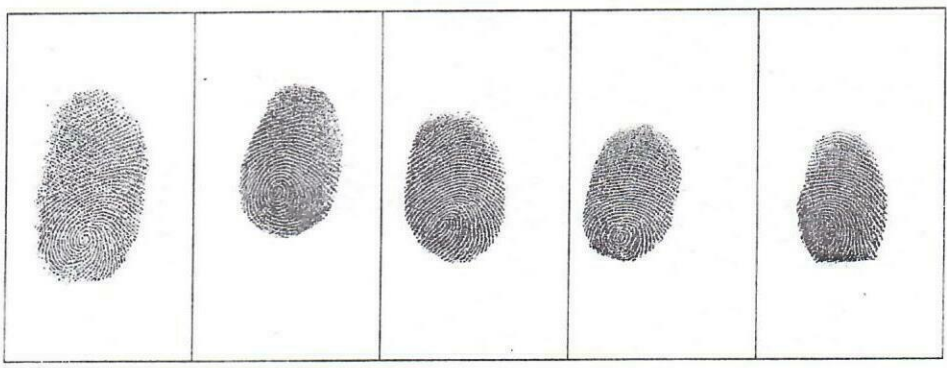


PURCHASER NO. 1:

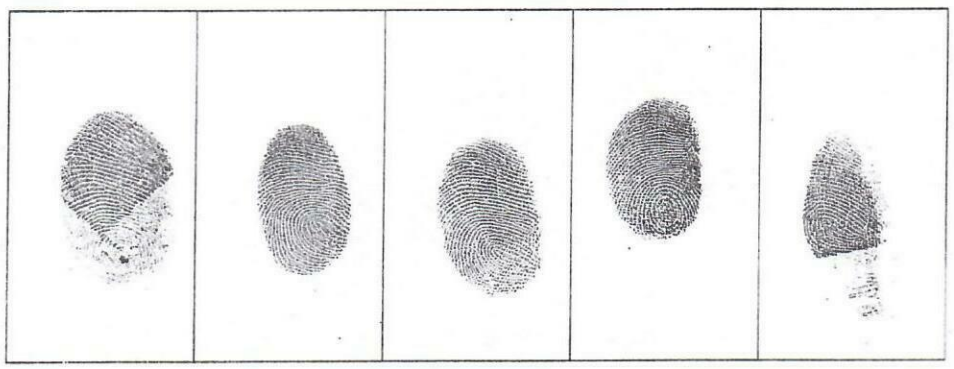
MR. KISHOR KASHINATH MHATRE

As Partner No. 1 of M/s K K INFRA PROJECT

L.H.F.P.



R.H.F.P.



D. Extrors

D. Extrors

Blr.

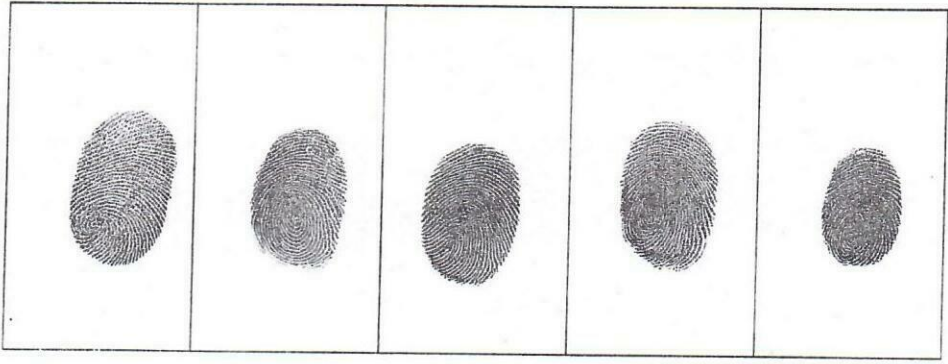
महा शिरोजी विकास



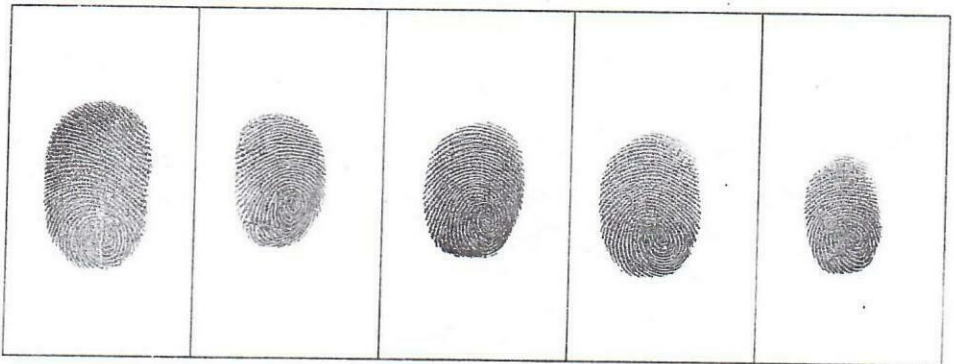
PURCHASER NO.1:

MRS. SHEETAL KISHOR MHATRE As Partner No. 2 of M/s K K INERA PROJECT

L.H.F.P.



R.H.F.P.



D. Extrase

P. L. Iron -

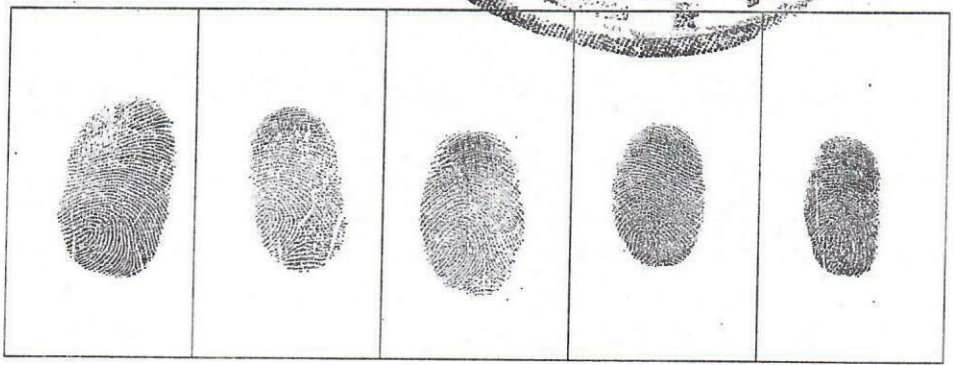
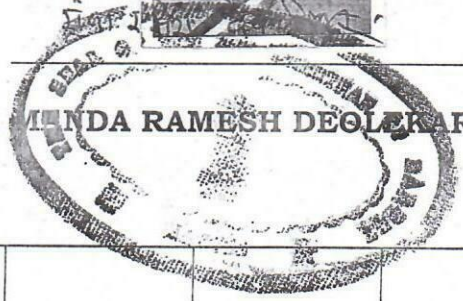
S.K.
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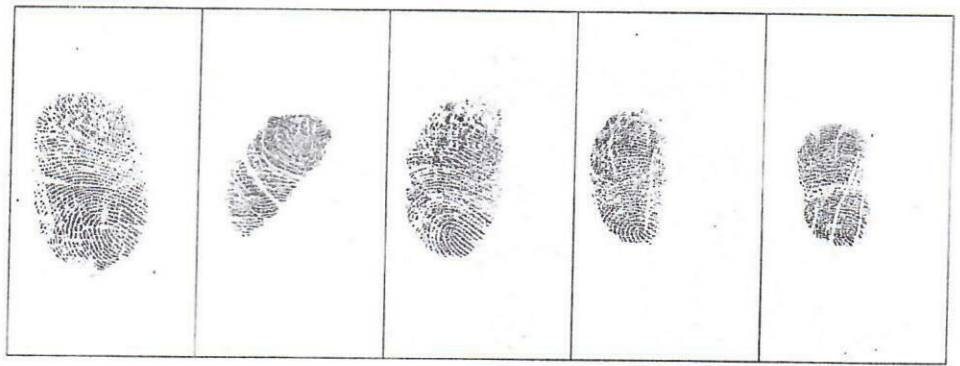
PURCHASER NO.2:

MRS. MINDA RAMESH DEOLEKAR

L.H.F.P.

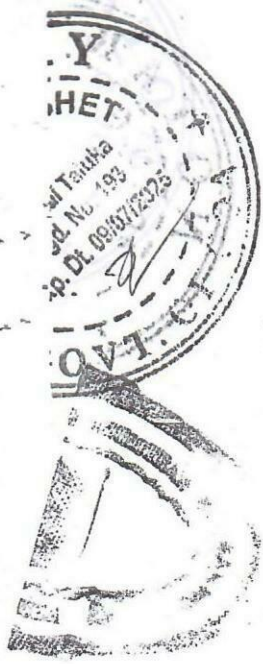


R.H.F.P.



D. Estroos

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WITNESSES:

1. NILESH THANekar *Thanekar*

2. ROBERT NAVARAS *[Signature]*

[Signature]

[Signature]

[Signature]

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[Signature]



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 01-Feb-2021 01:02:02 pm

Document Serial Number :- 2021-BRZ-443

Presented at 12:02:27 pm on 01-Feb-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	684000
2	Registration Fee	532000
3	Mutation Fees	2500
4	Processing Fee	610
Total		1219110

Stamp Duty Required :684000/-

Stamp Duty Paid : 684000/-






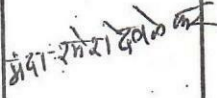
Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	KISHOR KASHINATH MHATRE ,Father Name:Kashinath Mhatre, Age: 44, Marital Status: ,Gender:Male,Occupation: Business, Address1 - E-1001, Bhagwati Heritage, Plot No. 29, Sector-21, Kamothe, Navi Mumbai, Address2 - , PAN No.:			

Executer


Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	RATTI JOSEPH EXTROSS , Father Name:Edmund Jose Extross, Age: 80, Marital Status: Married ,Gender:Male,Occupation: Other, Plot No. 483 and 484, 13th road, flat no. 102, 1st floor, Chembur, Mumbai, PAN No.:			
2	OLIVIA NATALIA EXTROSS Alias OLIVE EXTROSS , Father Name:Thomas Francis Carvalho, Age: 83, Marital Status: Married ,Gender:Female,Occupation: Housewife, Plot No. 483 and 484, 13th road, flat no. 102, 1st floor, Chembur, Mumbai, PAN No.:			
	KISHOR KASHINATH MHATRE , Father Name:Kashinath Mhatre, Age: 44,			

21/2021

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	SHEETAL KISHOR MHATRE , Father Name:Ramesh Gunaji Devlekar, Age: 38, Marital Status: ,Gender:Female,Occupation: Business, E-1001 Bhagwati Heritage, Plot No. 29, Sector-21, Kamothe, Navi Mumbai, PAN No.:			
	MANDA RAMESH DEOLEKAR , Father Name:Lakshman Sakharam Khopkar, Age: 61, Marital Status: Married ,Gender:Female,Occupation: Housewife, GoodwillGarden, Flat No. D-401, Sector-8, Plot No.15-16, Kharghar, Navi Mumbai, PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Nilesh Vasant Thanekar, Age: 35, DOB: , Mobile: 8380030107 , Email: , Occupation: Business , Marital status : Married , Address: 403004, Flat No. 303 Corvo B Building Ocean Mathias Park Opp NIO Colony Dona Paula Tiswadi Goa, Flat No. 303 Corvo B Building Ocean Mathias Park Opp NIO Colony Dona Paula Tiswadi Goa, Taleigao, Tiswadi, NorthGoa, Goa			
2	Name: Robert Navraj, Age: 59, DOB: , Mobile: 9422063165 , Email: , Occupation: Business , Marital status : Married , Address: 403001, 4 Emerald Towers MG Road St Inez Panaji Goa, 4 Emerald Towers MG Road St Inez Panaji Goa, Taleigao, Tiswadi, NorthGoa, Goa			

Sub Registrar

SUB-REGISTRAR

BARDEZ

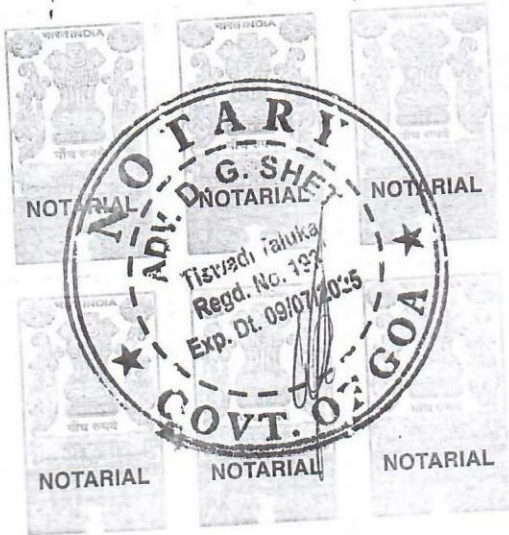
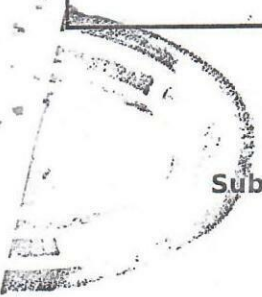
Document Serial Number :- 2021-BRZ-443

Book :- 1 Document
Registration Number :- **BRZ-1-434-2021**
Date : 01-Feb-2021

01/02/2021

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 06/05/2022
Registration No. 1292/2022

[Signature]
The Notary
Adv. D. G. SHET
Clo. Deep Stationer's,
Magnum Centre,
Panaji - Goa.