

REG_1_53633_6

Original Copy

FORM-I- RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR, TALUKA BARDEZ,
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time: 29/Aug/2018 03:50 PM

Date of Receipt: 29/Aug/2018

Receipt No: 2189

Serial No. of the Document: 3694

Nature of Document: Sale

Received the following amounts from Sri Tarun Kohli for Registration of above Document in Book-1 for the year 2018

Rs.Ps

Registration Fee 1435000.00

Processing Fees 380.00

Total : 1435380.00

Amount in words: Rupees Fourteen Lakh, Thirty Five Thousand and Three Hundred Eighty Only.

Probable date of issue of Registered Document: / /

[Handwritten Signature and Stamp of Sub-Registrar]
Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SIGNATURE OPTIONAL

Please handover the Registered Document to the person named below.

Name of the Person Authorized: Adv. G. S. G. For SKG ESTATES PVT. LTD.

Signature of the Person Authorized: *[Handwritten Signature]* Director

Signature of the Presenting Officer

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to _____

_____ on / /

Signature of the person receiving the Document Signature of the Sub-Registrar

Designed and Developed by C- DAC ,ACTS Pune.

(Rupees Eighteen Lakhs forty five thousand Only)

For CITIZEN CREDIT™
CO-OP BANK LTD

Authorized Signatory

CITIZEN CREDIT CO-OP BANK LTD
E-320, RUA DE OUREM
PANAJI, GOA 403 001

D-5/STP(V)/C.R./35/8/2006-RD(PART-III)

भारत 38924 NON JUDICIAL गेव
177293 AUG 14 2018



०९:०५:०५ AM १४/०८/२०१८ 15:46

Rs. 1845000/- PB6818

INDIA STAMP DUTY GOA

Name of Purchaser SKG Estates Pvt Ltd

3694/18
29/08/18
27



DEED OF SALE

For Nirvaar Developers LLP

[Signature]

Partner

For Nirvaar Developers LLP

[Signature]

Partner

For SKG ESTATES PVT. LTD.

[Signature]
Director

THIS DEED OF SALE is made and executed at Mapusa, Taluka and Sub-District of Bardez, District of North-Goa, State of Goa on this 28th day of Month August of the year 2018.

BETWEEN

1. **M/S NIRVAIR DEVELOPERS LLP**, a Limited Liability Partnership, having its office at VIIPS Centre, First Floor, 2 LSC, Masjid Moth, Greater Kailash II, New - Delhi 110048, having PAN CARD bearing No . , hereinafter represented through its Designated Partners **MR. SANJEEV DHINGRA**, son of Late Mr. Virendra Dhingra, aged 37 years, married, Indian National, business, holder of Pan Card No. , residing at B-183, Greater Kailash-I, New Delhi-110 048, and **MR. PRASHANT BAJAJ**, son of late Mr. H.K. Bajaj, aged 42 years, married, Indian National, business, holder of Pan Card No. , residing at H.No.63- B , Road No. 41, Punjabi Bagh West, New Delhi-110026, hereinafter called the "**VENDOR**" (which expression shall unless repugnant to the context or meaning thereof mean and include their heirs, legal representatives, successors and assigns) OF THE FIRST PART.

AND

2. **S. K. G ESTATES PVT. LTD.**, having its registered office at B-47, (First Floor), Pitama Marg, Defence Colony, New Delhi 110024, having Pan Card bearing No hereinafter represented through its Director **MR. TARUN KOHLI**, son of Mr. Anand Prakash Kohli, aged 47 years, married, Indian National, business, holder of Pan Card No. , residing at A - 1, Sector 36, Noida, Gautam Budhha Nagar, Uttar Pradesh - 201301, vide resolution dated 22/08/2018 hereinafter called the "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof mean and include their

For Nirvaair Developers LLP


Partner

For Nirvaair Developers LLP


Partner

For SKG ESTATES PVT. LTD.


Director

heirs, legal representatives, successors and assigns) OF
THE SECOND PART.

WHEREAS there exist a property known as "BALGUEM NAVEM", consisting of Coconut grove and being the 1st part of the four parts (adicoes) of the same, situated in the ward Naikawada of Village Panchayat Calangute, Taluka and Sub District of Bardez, District of North Goa, State of Goa originally admeasuring 7150 sq. mts, but presently admeasuring 6540.00 sq. mts or thereabouts (with the exclusion of an area approx. 610 sq. mts purchased by the Mundkars alongwith dwelling houses standing thereon), bearing Land Registration No. 10066 of Book B-26 (new), and enrolled in the Taluka Revenue Office under No. 1318 of the Second Circumscription of Calangute, surveyed under no. 481/1 and bounded on the **East:** By property bearing survey no. 481/2 belonging to Shridhar Pandurang Sinai Caculo; on the **West:** by a nullah, beyond which lies the property bearing survey no. 480/16 belonging to Maria Ida Rosario P.D.Souza; on the **North:** by property bearing survey no. 478/23 belonging to Francisco Xavier Gonsalves and Christopher Gonsalves and property bearing survey no. 478/3 belonging to Maria Ida Rosario P.D. Souza and; on the **South:** by property bearing survey no. 482/13, 482/14 and property bearing survey no. 482/2 belonging to Flaviana Conceicao Fernandes; and the above mentioned hereinafter referred to as the "**ENTIRE PROPERTY**".

AND WHEREAS the entire property originally belonged to Mrs. France Yvonne Britto and her husband Mr. Edmund Flavian Britto, who had acquired the right in the entire property together with some other properties vide Deed of Sale dated 27th August 1965 purchased from Dr. Manuel Jose Da Costa and his wife Mrs. Avonne Reis Da Costa, and the

For Nirvail Developers LLP

Partner

For Nirvail Developers LLP

-3- Partner

For SKG ESTATES PVT. LTD.

Partner

said Deed is executed before then Notary Public of Bardez, Adv Pinto De Menezes registered in his books of record.

AND WHEREAS vide Deed of Sale dated 03/11/1979 Mrs. France Yvonne Britto and her husband Mr. Edmund Flavian Britto sold the entire property to Mr. Willie Barreto and his wife Mrs. June Barreto, the parents/parents in law of the Parties herein and the said Deed is registered before the Sub Registrar of Bardez under registration no. 94 Book No. 1 Volume No. 141 dated 17/01/1980.

AND WHEREAS with the intention of gifting to their children, an area admeasuring 6607.5 Sq. metres (after excluding 542.00 Sq. meters there from towards area sold to mundcar) of Survey No. 481/1 of Calangute Village, Mr. Willie Paul Barreto and his wife Mrs. June Barreto divided the said property equally into four plots from East to West and North to South such that each plot admeasures 1652.00 Sq. meters and in pursuance thereto vide Deed of Gift dated 29/05/2012 duly registered before the Sub Registrar of Bardez, Mapusa, Goa, under registration No. BRZ-BK1-02707-2012 CD Number BRZD337 Book No. 1 Document Dated 25/06/2012, said Mr. Willie Barretto and his wife Mrs. June Barretto, gifted Northern Half of the Said Property (viz. North Eastern Plot (Plot A) and North Western Plot (Plot B) together admeasuring 3304.00 Sq. meters) to the FIRST PARTY therein, South-Eastern Plot (Plot D) admeasuring 1652.00 Sq. meters to the SECOND PARTY therein and South-Western Plot (Plot C) admeasuring 1652.00 Sq. meters to the THIRD PARTY therein, with reservation of lifetime usufruct to themselves as also right to receive 25% of the total sale consideration if the entire property is sold during their lifetime.

AND WHEREAS an area admeasuring 18.00 Sq. meters also sold to mundcar was not accounted for while excluding an area admeasuring 542.00 Sq. meters from the Gift Deed

For Nirvair Developers LLP

-4-
For Nirvair Developers LLP

For SKG ESTATES PVT. LTD.

Partner

dated 29/05/2012 and thus upon excluding the area admeasuring 560.00 Sq. meters the area available at loco was equally divided into four plots as provided for in the gift deed. The Property is admeasuring 6590.00 Sq. meters.

AND WHEREAS in pursuance to the said Deed of Gift and after considering an area admeasuring 18.00 Sq. meters already sold to Mundcar but not considered in 542.00 Sq. meters excluded from Gift Deed, the respective parties were put in exclusive possession of the respective portion/s allotted to them and in pursuance thereto the VENDOR was in exclusive possession of entire Northern half (actual area at loco 1647.50 Sq. meters + 1647.50 Sq. meters) of the Entire Property while the brothers (Consenting Parties) were in exclusive possession of their respective portions (actual area at loco: 1647.50 Sq. meters + 1647.50 Sq. meters) being the Southern Half of the Entire Property.

AND WHEREAS Miss. Karen Barreto and her brothers namely Mr. Willie Theodore Barreto and Mr. Rabindra Barreto exchanged Plot A and Plot C amongst themselves vide Agreement of Exchange duly executed before Notary Shri. Gajanan Dhumatkar and in pursuance thereto, the area owned by Miss. Karen Barreto herein, after exchange was partitioned from the Entire Property and was surveyed under Survey No. 481/1-A as admeasuring 3295.00 Sq. meters while the portion owned by Mr. Willie Theodore Barreto and Mr. Rabindra Barreto was partitioned and surveyed under Survey No. 481/1-B both of Calangute Village vide order dated 22/09/2014 passed in 15/127/2014/PART/LAND passed by Dy. Collector & S.D.O at Mapusa - Goa and the said exchange and partition has been confirmed by the parties hereto vide Deed of Exchange executed on 21/10/2015 and registered before the Sub registrar of Bardez

For Nirvair-Developers LLP

Partner

For Nirvair Developers LLP

-5-

Partner

For SKG ESTATES PVT. LTD.

Partner

Under Registration no BRZ-BK1-08454-2015, of Book No. 1 CD No. BRZD773 dated 27/10/2015. The property admeasuring 3295.00 Sq. meters surveyed under Survey No. 481/1-A of Calangute Village is hereinafter referred to as "Said Property" and is more particularly described in SCHEDULE I hereunder written.

AND WHEREAS Miss. Karen Barreto along with other owners has obtained Sanad for conversion dated 24/11/2014 bearing no. RB/CNV/BAR/AC-I/38/2014 issued by the Collector of North Goa at Panaji.

AND WHEREAS the Miss. Karen Barreto along with other owners has also obtained development permission from the North Goa Planning and Development Authority vide order No. NGPDA/CAL/44/14/599 dated 9th October 2015.

AND WHEREAS on 27/10/2014 said Mr. Willie Paul Barreto expired and consequently his usufruct right in the said property extinguished; however that of Mrs. June Barreto alias Loretta June Barreto continued, while of the right to receive 25% of the sale proceeds, right to 12.5% stood retained with the Mrs. June Barreto alias Loretta June Barreto while the balance 12.5% devolved upon the Miss. Karen Barreto along with other owners.

AND WHEREAS vide Deed of Sale dated 21/10/2015 registered before the Sub registrar of Bardez under Registration no BRZ-BK1-08456-2015, of Book No. 1 CD No. BRZD773 dated 27/10/2015, the said Miss Karen Barreto sold the said property bearing survey no. 481/1-A in favour of **M/S. Nirvair Developers Private Limited (Vendor hereinabove)** and the said Mrs. June Barreto alias Loretta June Barreto has signed as Confirming Party and the said Mr. Rabindra Barreto and his wife Mrs. Margaret Barreto, (3) Mr. Willie Theodore Barreto and his wife Mrs. Velanie Lisa

For Nirvair Developers LLP

Partne

-6-

For Nirvair Developers LLP

Partner

For SKG ESTATES PVT. LTD.

Director

Fernandes E Barreto have signed as Consenting Party to the said Deed of Sale dated 21/10/2015 and that the Vendor became the absolute owner of the same.

AND WHEREAS vide Order dated 09/05/2018, North Goa Planning and development Authority revised the approval for development in the SAID PROPERTY wherein BLOCK A was approved for construction in a part of the SAID PROPERTY admeasuring 2250 sq. mts. and BLOCK B was approved for construction in the balance part of the SAID PROPERTY admeasuring 1045 sq. mts.

AND WHEREAS subsequently M/S. Nirvair Developers Private Limited stood converted in to a Limited Liability Partnership with its name as M/s Nirvair Developers LLP.

AND WHEREAS the Vendor has agreed with the said Purchaser for the absolute sale of the part of the SAID PROPERTY surveyed in the Revenue Survey of Record of Rights under Survey No. 481/1-A(Part) admeasuring **2250 sq. mts.**(out of the total area of 3295 sq. mts.), hereinafter referred to as the "**SAID PLOT**" more fully described in the Schedule II hereto, for a consideration of sum of Rs. 4,10,00,000/- (Rupees Four Crores Ten Lakhs Only) which is its present market on the terms and condition set herein below.

AND WHEREAS the said plot admeasuring 2250 sq. mts is on southern side which forms distinct and separate part as per the dimension specifically shown in the plan annexed hereto as Annexure A1.

For Nirvair Developers

Partner

For Nirvair Developers LLP

Partner

For SUGGESTION CONSULTANTS LTD.

Director

AND WHEREAS the Vendor has also applied and obtained the No objection Certificate for the sale of the "SAID PLOT" from North Goa Planning and Development Authority, Panaji-Goa vide their Letter Reference No. NGPDA/CAL/49(6)/316/1841 dated 19th June, 2018.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:-

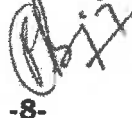
1. That the Vendor have agreed to sell and the Purchaser has agreed to purchase the "SAID PLOT" more fully described in the Schedule II hereunder and shown in plan annexed herewith written at or for the total price of Rs. 4,10,00,000/- (Rupees Four Crores Ten Lakhs Only) and the Purchaser has paid consideration to the Vendor in the following manner:-

- a) A sum of Rs. 2,00,00,000/- (Rupees Two Crores Only) paid by RTGS Drawn on Axis Bank, having Branch at Lajpat Nagar, New Delhi, bearing No. UTR No. UTIBR52018082800350817 dated 28.08.2018 in favour of Vendor;
- b) A sum of Rs. 25,00,000/- (Rupees Twenty Five Lakhs Only) paid by Cheque bearing No. 857546 dated 28.08.2018 drawn on Axis Bank, having Branch at Lajpat Nagar, New Delhi, in favour of Vendor;
- c) A sum of Rs. 25,00,000/- (Rupees Twenty Five Lakhs Only) paid by Cheque bearing No. 857547 dated 28.08.2018 drawn on Axis Bank, having Branch at Lajpat Nagar, New Delhi, in favour of Vendor;
- d) A sum of Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only) paid by Cheque bearing No. 857548 dated 28.08.2018 drawn on Axis Bank, having Branch at Lajpat Nagar, New Delhi, in favour of Vendor;

For Nirvaair Developers LLP


Partner

For Nirvaair Developers LLP


Partner

-8-

For S G ESTEES PVT. LTD.



- e) A sum of Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only) paid by Cheque bearing No. 857549 dated 28.08.2018 drawn on Axis Bank, having Branch at Lajpat Nagar, New Delhi, in favour of Vendor;
- f) A sum of Rs. 40,00,000/- (Rupees Forty Lakhs Only) paid by Cheque bearing No. 857550 dated 28.08.2018 drawn on Axis Bank, having Branch at Lajpat Nagar, New Delhi, in favour of Vendor;
- g) A sum of Rs. 40,00,000/- (Rupees Forty Lakhs Only) paid by Cheque bearing No. 857551 dated 28.08.2018 drawn on Axis Bank, having Branch at Lajpat Nagar, New Delhi, in favour of Vendor;
- h) A sum of Rs. 5,90,000/- (Rupees Five Lakh Ninety Thousand Only) paid by Cheque bearing No. 857552 dated 28.08.2018 drawn on Axis Bank, having Branch at Lajpat Nagar, New Delhi, in favour of Vendor;
- i) A sum of Rs. 4,10,000/- (Rupees Four Lakhs Ten Thousand Only) deducted towards TDS @ 1%.

(The receipt of which the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof release and discharge the Purchaser forever), the said Vendor as owners do hereby grant, convey, sell, transfer, assign and assure unto and to the use of the said Purchaser free from all encumbrances and claims all that "SAID PLOT" more fully described in the Schedule II which PLOT is more particularly delineated in RED in plan annexed hereto as ANNEXURE A-1, hereunder written TOGETHER WITH access of 6 (six) meters road touching the said plot, all trees, fences, compound, hedges, ditches, ways, waters, water courses, lights, liberties, privileges, easements and appurtenances whatsoever to the "SAID PLOT" belonging or in any way appertaining to, usually held or occupied therewith or reputed to belong or be appurtenant thereto, AND ALL the estate, right, title,

For Nirvaair Developers LLP

Partner

-9-

For Nirvaair Developers LLP

Partner

For SKG ESTATES PVT. LTD.

Director

interest claim and demand whatsoever of the Vendor into or upon the same and every part thereof TO HAVE AND TO HOLD the same unto and to the use of the Purchaser absolutely and forever together with all the title, deeds, writings, monuments, and other evidence of title as ordinarily pass on to such sale.

2. That the Vendor assure to the Purchaser that to the knowledge of the Vendor, there is no notice of Acquisition or any other proceedings against the "SAID PLOT" of land under the Land Acquisition Act.

That Vendor hereby covenants that vide Order dated 09/05/2018, NGPDA has approved construction of BLOCK A in the SAID PLOT and BLOCK B in the balance part of the SAID PROPERTY AND The Purchaser shall be entitled to construct BLOCK A as approved in the Order dated 09/05/2018 in the manner Purchaser deems fit and proper without reference to the Vendor and/or its Transferee and the Purchaser shall be entitled to carry out such revision and consume the FAR of the SAID PLOT as it may deem fit and proper without reference to the Vendor and/or its Transferee. Purchaser hereby agrees that Vendor and/or its Transferee shall be entitled to construct BLOCK B in the balance part of the SAID PROPERTY admeasuring 1045 sq. mts. as approved in the Order dated 09/05/2018 in the manner Vendor and/or its Transferee deems fit and proper without reference to the Purchaser and the Vendor and/or its Transferee shall be entitled to carry out such revision and consume the FAR of the SAID PLOT as it may deem fit and proper without reference to the Purchaser.

4. That the Vendor has hereby handed over the original Deed of Sale dated 21/10/2015 alongwith certified true copies of

For Nirvair Developers Ltd



Partner

For Nirvair Developers Ltd

-10-



Partner

For SKG ESTATES PVT. LTD



Director

other title Documents in respect of the SAID PROPERTY to the Purchaser and the Purchaser hereby covenants that since it has acquired ownership of the Bigger Part of the SAID PROPERTY admeasuring 2250 sq. mts., the original Deed of Sale dated 21/10/2015 in respect of the SAID PROPERTY shall remain with the Purchaser. However Purchaser covenants that it shall do all that is necessary acts and things to provide the certified copies of the originals and/or permit the Vendor and/or its Transferee and/or their nominees or representatives to take inspection of the originals as and when mandated and requisitioned by Vendor and/or its Transferee and/or their nominees or representatives.

It is hereby agreed by the Purchaser that the access road leading to the property surveyed under Survey No. 418/1-B of Village Calangute and as reflected in the in the plan approved by NGPDA on 09/05/2018 shall be maintained by the Purchaser without any obstruction of whatsoever nature for use by Nirvair Infrastructure LLP and/or its Transferee

6. The Vendor do hereby state for themselves, their heirs and executors that they have good right and title to convey and transfer the "SAID PLOT" described in the Schedule II hereunder written to the Purchaser.
7. The Vendor do hereby agree to save and keep indemnified the Purchaser for and against all losses, damages, claims, or costs that they may sustain by reason of the claim being made by anybody to "SAID PLOT" for defect in title of the "SAID PLOT".
8. That the Vendor on execution of this Deed of Sale has handed over vacant and peaceful possession of the "SAID PLOT" in favour of the Purchaser.

For Nirvair Developers LLP

Partner

-11- For Nirvair Developers LLP

Partner

For SKG ESTATES PVT. LTD.

Director

9. That the Vendor assures to the Purchaser that there are no arrears of land tax or any other dues under the provisions of the Land Revenue Code or any other dues to the Village Panchayat or any Government or Semi - Government Authority against the "SAID PLOT".

10. And all the estates, title, interest, use, benefit and the possession of the "SAID PLOT" is delivered hereby to the Purchaser whatsoever in respect of the "SAID PLOT" which is hereby sold and which is described in the Schedule II are also conveyed and every part thereof so that the Purchaser shall enjoy the "SAID PLOT" as the absolute owner hereinafter and forever.

11. That the Vendor and all persons claiming under further covenant that the Vendor shall and will from time to time upon the request and at the cost of the Purchaser do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the "SAID PLOT" and every part thereof unto the Purchaser and placing the Purchaser in possession of the same according to the true intent and meaning of this deed as shall be or may be reasonably required.

12. That the Purchaser shall hold the "SAID PLOT" free and clear and freely and clearly and absolutely exonerated,

and forever released and discharged by the Vendor and well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges whatsoever made and occasioned and suffered by the Vendor or any other person or persons claiming, or to claim by from, under or in trust for them.

For Nirvair Developers LLP

Partner

-12-

For Nirvair Developers LLP

Partner

For SKG ESTATES PVT. LTD

Director

13. The Vendor hereby covenant with the Purchaser that the Purchaser may at all times hereafter quietly and peaceably continue to possess, enjoy, and receive the rents, issues, and profits thereof and every part thereof for their own use and benefit of the aforesaid property without interruption or objection of whatsoever nature by the Vendor or their predecessors in title or any other person claiming through or under the Vendor or any person whomsoever.

14. The Vendor and their legal heirs or any person or persons claiming through them or on their behalf are fully responsible for maintaining possession of the Purchaser and title in the "SAID PLOT" under sale deed in the name of the Purchaser for the purpose of revenue and other records and shall not make any claim on the "SAID PLOT".

15. That the Vendor have not at any time heretofore made, done, executed, omitted or knowingly or willingly permitted suffered or been party or privy to any act, deed, matter or thing whereby or by reasons or means whereof they are prevented from conveying, transferring and assuring the "SAID PLOT" the manner hereby done or whereby or by reasons or means whereof the same or any part thereof are/is/can/shall or may be charged, encumbered, impeached or prejudicially affected in estate, title or otherwise however.

16. That the Vendor does hereby consents and give their No objection to include the name of the Purchaser in the Records of Rights/occupants column of Form I and XIV in respect of the "SAID PLOT" by way of mutation and to partition the "SAID PLOT" and also to amalgamate the "SAID PLOT".

17. The copy of the Plan is attached to this Sale Deed showing "SAID PLOT" having an area of 2250 sq. mts, bearing

For Nirvair Developers LLP

Partner

-13-

For Nirvair Developers LLP

Partner

For SKG ESTATES PVT. LTD.

Director

Survey no. 481/1-A situated in the Village of Calangute, Bardez -Goa.

18. That the Vendor has handed over original Deed of Sale dated 21/10/2015 registered before the Sub registrar of Bardez under Registration no BRZ-EK1-08456-2015, of Book No. 1 CD No. BRZD773 dated 27/10/2015 to the Purchaser with regards to the "SAID PLOT" and the Purchaser is in possession of the copies of the other documents in relation to the title to the SAID PLOT.

19. That the Purchaser hereby undertakes to provide the TDS certificate to the Vendor in Form 16B within the time prescribed under law.

20. The Vendor further assures the Purchaser that the "SAID PLOT" is outside the designated CRZ limits as well as the NDZ limits, Forest and the Purchaser shall face no action of any kind from the concerned Government Departments on these issues which shall disturb the title or possession of the Purchaser.

21. The Vendor declares that they have not entered into Agreement for Sale/MOU with respect to the "SAID PLOT" with any other person or persons or neither any institution/firm, nor the "SAID PLOT" has been mortgaged or given as security for loan.

22. That the Vendor further declare that the "SAID PLOT" is absolutely and exclusively belongs to the Purchaser herein and all the cost have been duly paid to them and the Vendor shall have no claims, demands, whatsoever in respect of the "SAID PLOT" or any other accounts whatsoever.

For Nirvair Developers LLP

For Nirvair Developers LLP

Partner


-14-

Partner

For SKG ESTATES PVT. LTD.

Director

23. That the Schedule I & II hereunder written and the ANNEXURE A-1 hereto annexed be treated as being integral part of this Deed of Sale.

24. That the Said Property/Said Plot as described in the Schedule herein underwritten is believed to have been correctly described and if any error or omission in the aforesaid description be subsequently discovered the same shall not annul or invalidate this Deed of Sale and the parties hereto shall have the necessary correction, rectifications or amendments carried out.

25. That the Purchaser has verified the title deeds/documents and is satisfied with the title of the Vendor. The Vendor has also physically inspected the SAID PLOT and is satisfied with its location, price, etc.

26. That the North Goa Planning & Development Authority Panaji Goa has granted No objection Certificate vide Ref. No. NGPDA/CAL/49(6)/316/1841/18 dated 19/06/2018. (The copy of the same is produced at the time of signing this present deed).

27. That 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/18/77 dated 21/08/1978.

28. That the market value of the "SAID PLOT" is Rs. 4,10,00,000/- (Rupees Four Crores Ten Lakhs Only), and the Stamp Duty of Rs. 18,45,000/- (Rupees Eighteen Lakhs Forty Five Thousand Only) is paid herewith.

For Nirvair Developers LLP

Partner

For Nirvair Developers LLP

Partner

For SKG ESTATES PVT. LTD.

Director

SCHEDULE I
(SAID PROPERTY)

All that property known as "BALGUEM NAVEM", consisting of Coconut grove and being the 1st part of the four parts (adicoes) of the same, situated in the ward Naikawada of Village Panchayat Calangute, Taluka and Sub District of Bardez, District of North Goa, State of Goa admeasuring 3295 Sq. meters, forming an independent and separate unit in itself, bearing Survey No. 481/1-A of Calangute Village, and is bounded as under:-

- NORTH:** by the property bearing survey No. 478/3 & 478/23;
- EAST:** by property bearing Survey No. 481/2;
- SOUTH:** by property survey under Survey No. 482/13, 482/14 & 482/2
- WEST:** by property bearing Survey No. 481/1 & 481/1-B,

SCHEDULE II
(SAID PLOT)

All that Plot/Property admeasuring 2250/3295 Sq. meters, forming part of the property, being surveyed under Survey No. 481/1-A of Calangute Village, erstwhile forming part of the Said Property described in Schedule I hereinabove written and is bounded as under:-

- NORTH:** by the balance portion admeasuring 1045 sq.mts of survey No. 481/1-A;
- EAST:** by property bearing Survey No. 481/2;
- SOUTH:** by property survey under Survey No. 482/13, 482/14 & 482/2
- WEST:** by property bearing Survey No. 481/1 & 481/1-B,

IN WITNESS WHEREOF, the parties hereto have signed this Deed of Sale at Mapusa, on the day, month and year, first hereinabove written in the presence of witnesses signed hereunder.

For Nirvair Developers LLP



Partner

-16-

For Nirvair Developers LLP



Partner

For SKG ESTATES PVT. LTD.



Director

**SIGNED AND DELIVERED
BY THE WITHIN NAMED
VENDOR**

For Nirvaair Developers LLP

Partner



Nirvaair Developers LLP
Partner

(MR. SANJEEV/DHILLON)
Partner of M/S NIRVAIR
DEVELOPERS LLP

L.H.F. Prints

R.H.F. Prints

1. 

1. 

2. 

2. 

3. 

3. 

4. 

4. 

5. 

5. 

For Nirvaair Developers LLP

Partner

For SKG ESTATES PVT. LTD.

Sanjay Kohli
Director

For Nirvaair Developers LLP

Partner

**SIGNED AND DELIVERED
BY THE WITHIN NAMED
VENDOR**

For Nirvain Developers Ltd


Partner



For Nirvaair Developers LLP

Partner

(MR. PRASHANT RAJ JAJ
Partner of M/S NIRVAIR
DEVELOPERS LLP)

L.H.F. Prints

R.H.F. Prints



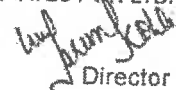
For Nirvaair Developers LLP


Partner

For Nirvaair Developers LLP


Partner

For SKG ESTATES PVT. LTD.


Director

**SIGNED AND DELIVERED
BY THE WITHIN NAMED
PURCHASER**



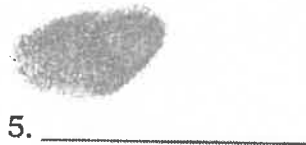
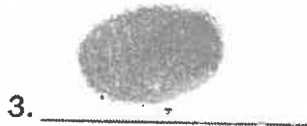
SKG ESTATES PVT. LTD.
Tarun Kohli
Director



SKG ESTATES PVT. LTD.
Tarun Kohli
Director

**(S.K.G. ESTATES PVT. LTD
represented herein by its Director
MR. TARUN KOHLI)**

L.H.F. Prints



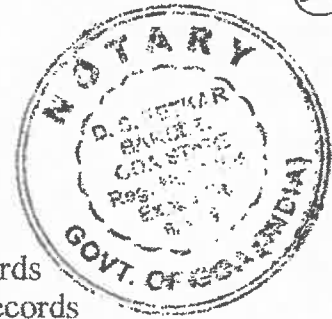
R.H.F. Prints



Witnesses:

1. *Pankaj (Pundalik Salkar)* Partner For Nirvair Developers For SKG ESTATES PVT. LTD.
Tarun Kohli
Director
2. *Rohini (Harshdeep Singh Bhasin)* For Nirvair Developers LLP

Rohini
Partner



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA-GOA

PLAN

OF THE LAND BEARING SUB DIV. No. 1 OF SURVEY NO. 481
SITUATED AT CALANGUTE VILLAGE OF BARDEZ TALUKA SHOWING THEREIN
THE NEWLY FORMED SUB DIV. NO. 1-A, VIDE CASE NO.15/127/2014/Part/Land
DATED 22-09-2014 OFFICE OF THE DY. COLLECTOR & S.D.O, AT MAPUSA SUB DIVISION
MAPUSA - GOA.

SCALE : 1:1000

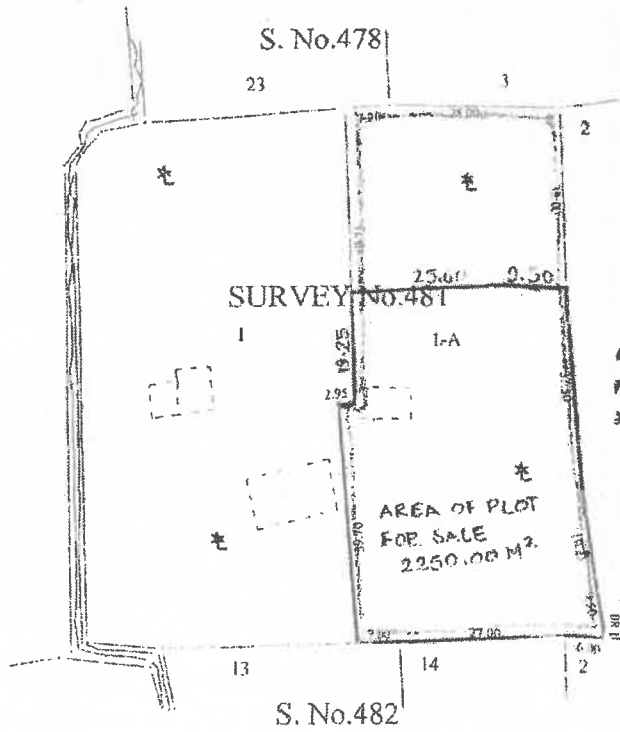


AREA OF THE NEWLY FORMED SUB DIV. NO. 1-A 2385 Sq. Mts.



K. S. Pangam

K. S. PANGAM
Inspector Of Survey And Land Records,
City Survey, Mapusa.



NO OBJECTION FOR REGISTRATION
A DEED OF *sale*
FILE No. NS FDA/CAS/496/316/184/2018
DATE: 19 JUN 2018

MAPUSA
PLANNING & DEVELOPMENT AUTHORITY
PANJIM - GOA

PREPARED BY

Vivek Bude

VIVEK BUDE
Field Surveyor

VERIFIED BY

Yogesh B Mashekar

YOGESH B MASHEKAR
Head Surveyor

SURVEYED ON: 08/10/2014

File No.: 9/SLR/MAP/PART/LAND/42/14

For Nirvair Developers LLP

[Signature]
Partner

For Nirvair Developers LLP

[Signature]
Partner

For SKG ESTATES PVT. LTD.

[Signature]
Director

REG_1_53633_6

Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 29-08-2018 03:49:19 PM

Document Serial Number : 3694

Presented at 03:19:00 PM on 29-08-2018 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	1435000.00
2	Processing Fees	380.00
	Total :	1435380.00

Stamp Duty Required: 1845000.00 Stamp Duty Paid: 1845000.00

Tarun Kohli presenter

Name	Photo	Thumb Impression	Signature
Tarun Kohli, S/o Anand Kohli , Married, Indian, age 47 Years, Business, r/oA-1, Sector 36, Noida Gautam Budhha Nagar Uttar Pradesh -201301 pan no Director of S.K.G. Estates Pvt Ltd having its office at B-47 First Floor, Pitama Marg, Defence Colony New Delhi-110024			For SKG ESTATES PVT. LTD  Director

Endorsements

Executant

1 . Sanjeev Dhingra , S/o Virendra Dhingra, Married, Indian, age 37 Years, Business, r/oB-183, Greater Kailash 1, Kailash Colony New Delhi-110048 Pan no , Partner of Nirvair Developers LLP Developers Pvt Ltd having its reg office at VIIPS Centre First Floor, 2 LSC, Masjid Moth, Greater Kailash II New Delhi-110048

Photo	Thumb Impression	Signature
		For Nirvair Developers LL  Partner

2 . Prashant Bajaj , S/o Hari Kishan Bajaj, Married, Indian, age 42 Years, Business, r/oH no 63/41, Punjabi Bagh West Punjabi Bagh S.O, West Delhi -110026 pan no , Partner of Nirvair Developers LLP Developers Pvt Ltd having its reg office at VIIPS Centre First Floor, 2 LSC, Masjid Moth, Greater Kailash II New Delhi-110048

Photo	Thumb Impression	Signature
		For Nirvair Developers LL  Partner

3 . Tarun Kohli, S/o Anand Kohli, Married, Indian, age 47 Years, Business, r/oA-1, Sector 36, Noida Gautam Budhha Nagar Uttar Pradesh -201301 pan no Director of S.K.G. Estates Pvt Ltd having its office at B-47 First Floor, Pitama Marg, Defence Colony New Delhi-110024

Photo	Thumb Impression	Signature
		For SKG ESTATES PVT. LTD. <i>Sanjay Jadhav</i> Director

Identification

Sr No.	Witness Details	Signature
1	Nikhil Shetye , S/o Narayan Shetye , UnMarried, Indian, age 26 Years, Self-employed, r/o Korgao Pernem Goa	<i>[Signature]</i>
2	Pundalik Salkar , S/o Bhushan Salkar , UnMarried, Indian, age 25 Years, Advocate, r/o Calangute Bardez Goa	<i>[Signature]</i>

Endorsement :- Mutation fees paid of Rs. 2,500/- wide Chalan No. dt. 29/08/18
Sub Registrar

TDS Paid Through Axis Bank dated 27/08/2018 of Rs 410000/-

Scanned By :-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

SUB REGISTRAR
BARDEZ

SUB REGISTRAR
BARDEZ

3694/18

Book-1 Document
Registration Number BRZ-BK1-03848-2018
CD Number BRZ0002 on
Date 30-08-2018

[Signature]

Sub-Registrar (Bardez)

Scanned By: *Babha*

UB-REGISTRAR
BARDEZ

Signature: *[Signature]*

Designed and Developed by C-DAC, ACTS, Pune