

(Kupon one with serial number copy)

Phone No: 7798601164
Sold To/Issued To:
Kewal Garg
For Whom/ID Proof:
Pan



DEP-16-2021 11:28:00

₹ 0107000/-
ZERO ONE ZERO SEVEN ZERO ZERO ZERO

38162821631791880946-00000882 Other
3816282 38/02/02/2021-RD1

CITIZEN CREDIT™
COOP. BANK LTD.

Authorized Signatory

Name of Purchaser: Kewal Garg



Sr. No - 2021 - BP 7 - 3335
21/09/2021

DEED OF SALE

For BEERA HOMES LLP

Partner

(Rupees Ten Lakhs Only)

Phone No: 7798601164
Sold To/Issued To:
Kewal Garg,
For Whom/ID Proof:
Pan



SEP-16-2021 11:27:05

₹ 1000000/-

ONE ZERO ZERO ZERO ZERO ZERO

Other
30152621031701626060-00000881
3015262 35/02/02/2021-RDI

For CITIZEN CREDIT™
CO-OP. BANK LTD.

Authorized Signatory

Name of Purchaser: Kewal Garg



DEED OF SALE

For BEERA HOMES LLP

Partner


Beera

THIS DEED OF SALE is executed on this 21st day of September of the year Two Thousand and Twenty One (21/09/2021), at Mapusa, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa

BETWEEN :

1. Mr. AGNELO MARTINHO CARDOSO alias CARDOSO AGNELO MARTINHO, son of Mr. Xavier Graciano Cardoso, married, age 67 years, Service, Indian National, holding PAN Card bearing No. [REDACTED] Adhaar Card bearing No. [REDACTED], and his wife;

2. Mrs. MARIA AUGUSTA A CARDOSO, wife of Agnelo Martino Cardoso, married, housewife, Indian National, Holding Pan Card bearing No. [REDACTED] and Aadhar Card bearing No. [REDACTED], Resident of H.No 21, Florentine, Nr. Bridge Passagem Curca, Goa Velha, Tiswadi Goa hereinafter jointly referred to as "OWNERS/VENDORS" (which expression shall unless repugnant to the context be deemed to mean and include their heirs, legal representatives,


Agnelo Cardoso
Cardoso

For BEERA HOMES LLP


Partner

executors, administrators, successors, assigns
wherever the context or meaning shall so require or
permit) OF THE ONE PART;

AND



1. **BEERA HOMES LLP**, a Limited Liability Partnership incorporated under the LLP Act 2008, having its registered office at L-75, 2nd Floor, Joel Villa Road, Lajpat Nagar, New Delhi, having PAN Card No. [REDACTED], represented by its Partner - **MR. KEWAL GARG**, son of Chiranji Lal Garg, age 53, married, Business, holding PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED] Indian National, resident of H.No. 52, Hemkunt Colony, Greater Kailash Part-1, Greater Kailash S.O., Delhi 110048, ^{Vide Resolution dtd 15/9/2021} hereinafter called as the "**Purchaser**" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include his respective heirs, executors and/or administrators) of the Other Part;

Handwritten signatures and initials:
Karg
Aadhaar
Aadhaar
Aadhaar


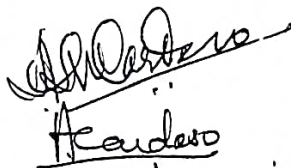
Handwritten signature: Karg
Handwritten signature: Aadhaar
For BEERA HOMES LLP
Partner
Handwritten signature: Karg

AND

1. Mr. MAYUR MURARI SAIL, Son of Mr. Murari Sail, age 37 years, married, Business, Indian National, holding Aadhar No. [REDACTED] and PAN Card No. [REDACTED], and his Wife;

2. Mrs. NAMITA MAYUR SAIL, daughter of Premkumar Anant Nalawade, age 34 years, married, housewife, Indian National, holding Aadhar Card No. [REDACTED], holding Pan Card No. [REDACTED], both Resident of Flat No. 343-3C, Susheela Sea Winds, Alto Vaddem, Vasco Da Gama, Murmugao, South Goa, 403802, hereinafter called as the "Confirming Party" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include his respective heirs, executors and/or administrators) of the Other Part;

(Confirming Party No. 2 is herein represented by her husband Mr. Mayur Sail, Son of Mr. Murari Sail, age 37 years, married, Business, Indian National, holding Aadhar No. [REDACTED] and PAN Card No. [REDACTED], Resident of Flat No. 343-3C, Susheela



Aadhar

For BEERA HOMES LLP


Partner

Sea Winds, Alto Vaddem, Vasco Da Gama,
Murmugao, South Goa, 403802, vide POA dated
20/09/2021, registered before the Notary Adv.
Ganesh Kubal, Panaji Goa, under registration No.
03/1336)


(All the Parties are singularly referred as the said
Party and jointly as the said Parties)

WHEREAS there exists a property known as
"Aforamento Bar de Chinvar" also known as
"Canternunonge" also known as "Katya Munang
Chivar" admeasuring a total area of 2000 Sq. Mrs.
and surveyed under Survey No. 443 and Sub-division
No. 12 of Village Anjuna, Taluka Bardez, District
North Goa, India, described under Land Registration
Number 34772 at folio 93v of B 89 and not enrolled
under the Land Revenue Code. hereinafter referred to
as the SAID PROPERTY.

AND WHEREAS the said property originally belonged
to Mr. Victor Inacio Rodrigues and his wife D.Rita

For BEERA HOMES LLP


Partner


Partner



Cristalina Santana Isabel Lado Rodrigues or Rita
Cristalina Isabel Santana Lado Rodrigues.

AND WHEREAS the said Mr. Victor Inacio Rodrigues
and his wife D.Rita Cristalin Santana Isabel Lado
Rodrigues or Rita Cristalina Isabel Santana Lado
Rodrigues sold Said Property to Mrs. Felicidade
Geferina Monteiro, wife of Antonio Xavier Lobo vide
deed of sale with discharge of price, dated 5th
November 1937, which was executed in the chamber
of and before Jose Joaquim Filipe Pinto de Menezes,
notary in the division of Bardez, in the city of Mapusa.

AND WHEREAS the said Property stands inscribed in
the name of Said Mrs. Felicidade Geferina Monteiro,
under inscription Number 28532 in the year
19/11/1937.

AND WHEREAS By Virtue of Deed of Sale dated
11/06/1986, the Said Mrs. Felicidade Geferina
Monteiro sold and transferred the said Property to the
Vendor No. 1 herein. The Said Deed of Sale Dated



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For BEERA HOMES LLP

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Partner

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11/06/1986 is duly registered before the Sub-Registrar of Bardez, under registration number 261, Book No. 1, Volume No. 5, dated 11/08/1988.

AND WHEREAS by virtue of the Deed of Sale Dated 11/06/1986, said Vendor No. 1 became the absolute owner in possession of the said Property.

AND WHEREAS mutation of the said property was carried out under No.3908 and name of said Vendor No. 1 was recorded in Form I & XIV in respect of the said property bearing Survey No.443/12 in the occupant column as occupant thereof.

AND WHEREAS Vendor No. 2, being the wife of the Vendor No. 1 become half sharer and moiety holder and is the Co-Owner and hence added as a party to this Deed of Sale.

AND WHEREAS Vide Zoning certificate issued by the Office of the Senior Town Planner, dated 12/8/2021 under reference no TPTZ/ZON/8840/ANJ/TCP-2021/3276, the said property falls in Settlement Zone VP2 with permissible FAR 60.



[Handwritten Signature]
Vendor

For BEERA HOMES LLP

[Handwritten Signature]
Partner

AND WHEREAS the Confirming Party, by virtue of the Memorandum of Understanding dated 23/07/2019, duly registered before the Notary Adv. Menino Teles, under Registration. Number 3890/19 dated 23/07/2019, executed between the said Vendor No. 1, agreed to Develop the said Property and enter into a Joint Development Agreement between the Vendor No. 1.



AND WHEREAS now the Confirming Party do not desire to continue with the agreed terms of Memorandum of Understanding dated 23/07/2019 and therefore gives his explicit consent to the present Deed of Sale in favour of the Purchaser on the agreed terms and conditions as mentioned below.

AND WHEREAS Advocate of the Purchaser, Mrs. Gauri Sarvankar, had published a public notice dated 29/07/2021, in the local newspaper "Navhind Times" dated 30/07/2021, for inviting objections, if any, for proposed sale of the said Property but till date no valid objections for claiming any rights on the said Property were received from any person/s.

M. Carlos
Audoso

For BEERA HOMES LLP

Perf
Partner

[Signature]

AND WHEREAS the VENDORS hereby desires to sell to the PURCHASER and the Purchaser hereby desires to purchase from the Vendors, all that herein referred to as said property, being property known as "Aforamento Bar de Chinvar" also known as "Canternunonge" also known as "Katya Munang Chivar" admeasuring a total area of 2000 Sq. Mrs. and surveyed under Survey No. 443 and Sub-division No. 12 of Village Anjuna, Taluka Bardez, District North Goa, India, described under Land Registration Number 34772 at folio 93v of B 89 and not enrolled under the Land Revenue Code, surveyed under Old Cadastral Survey No. 976, of Village Anjuna, Taluka Bardez, District North Goa, State of Goa, for a total consideration amount of Rs. 2,46,00,000/- (Rupees Two Crores Forty Six Lakhs Only) to be paid by the Purchaser to the Vendor upon deducting T.D.S.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That in consideration of payment of Rs. 2,46,00,000/- (Rupees Two Crores Forty Six Lakhs

Amal Karde
Amal Karde

For BEERA HOMES LLP

[Signature]
Partner

[Signature]

Only) paid by the PURCHASER and the CONFIRMING PARTY in the following manner:-

a. A sum of Rs. 1,21,77,000/- (Rupees One Crore Twenty One Lakhs Seventy Seven Thousand only) is paid to the Vendor No. 1, vide D.D bearing No. 109195, drawn on City Union Bank, Lajpat Nagar, New Delhi, dated 18/09/2021.

b. A sum of Rs. 1,21,77,000/- (Rupees One Crore Twenty One Lakhs Seventy Seven Thousand only) is paid to the Vendor No. 2, vide D.D bearing No. 109194, drawn on City Union Bank, Lajpat Nagar, New Delhi, dated 18/09/2021.

which the VENDORS do hereby admit and acknowledge, and do hereby convey and transfer by Deed of Sale in favor of PURCHASER all their rights, title, interest, ownership and possession in the SAID PROPERTY more particularly described in Schedule hereunder written and delineated in red in the plan annexed hereto as Annexure- I together with all trees, fences, ways, water courses, structures, lights and privileges, easement and appurtenances whatsoever to THE SAID PROPERTY belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto AND ALL



A. Wadwa
Kapoor

for BEERA HOMES LLP
Kapoor
Partner

Beera

ESTATE rights, title, interest, claim and demand of the VENDORS into or upon THE SAID PROPERTY hereby conveyed to the PURCHASER and every part thereof to have unto and hold the same to the use of the PURCHASER together with title deeds, writings and other evidence of the title as originally pass on such sale.

The Vendors and the Confirming Party covenants to the Purchasers as under:-

- a. That the Vendor and the Confirming Party has neither entered into any agreement for sale nor have received any court summons in respect of the said Property except the Memorandum of understanding dated 23/07/2019;
- b. That the Vendor is the absolute owner of the said Property and is fully entitled to sell the said Property to the Purchasers herein;
- c. That no other person has a right of ownership or any other rights in the said Property or any part thereof.
- d. That there is no litigation or proceedings



Beera Homes LLP
Beera Homes

for BEERA HOMES LLP

Beera
Partner

Beera

whatsoever pending in any Court of Law in respect of the said Property.

e. That the said Property is not the subject matter of any attachment before Judgment or in execution of any decree or any other Court attachments or any other Court decrees or orders.

f. That the said Property agreed to be sold to the Purchaser is free from any encumbrances or charges whatsoever and the Vendors have full and absolute authority to sell the same to the Purchaser.

g. That the Vendors have entered into the Memorandum of Understanding Dated 23/07/2019 between the Confirming Party in respect of the said Property and that the Confirming Party has duly confirmed the Present Deed of Sale.

h. That in the event that the Purchaser causes any loss on account of any act of omission or commission by the Vendors or the Confirming Party, the Vendors and the Confirming Party shall keep the Purchaser indemnified against all such losses which shall be



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101 BEERA HOMES LLP

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Partner
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settled at the cost of the Vendors and the Confirming Party.

i. That the said Property is not the subject matter of any acquisition and/or requisition in terms of the Land Acquisition Act.

j. That there are no tenants and/or mundkars having any rights or claims over the said Property.

k. That there are no encumbrances of whatsoever nature over the said Property, by way of mortgage charges, and/or liens and the names of the predecessor-in-title of the Vendors.

2. The possession of the SAID PROPERTY hereby sold by VENDORS has been handed over to PURCHASER today. 4. The PURCHASERS shall be entitled to apply for mutation in the Record of Rights of THE SAID PROPERTY to Schedule hereunder written.

3. That on the execution of this Deed of Sale, PURCHASER shall and may at all times hereinafter


Sh. Kartik
Haridas

for BEERA HOMES LLP


Partner



peacefully and quietly enter into and possess the SAID PROPERTY hereby sold without any hindrance, claim, interruption or demand whatsoever from the VENDORS or the CONFIRMING PARTY or from any person claiming through or under him.

4. That VENDORS shall at all times hereinafter indemnify and keep indemnified the PURCHASER and their transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason of defect of title in the SAIDPROPERTY or any breach of the covenants or any valid and legally subsisting claim by any other legal heirs and/or claimant.

5. The Confirming Party hereby gives their explicit consent and relinquish all their rights, interest and title for the said Property which was acquired by Virtue of the said Memorandum of Understanding dated 23/07/2019.

6. The VENDORS, CONFIRMING PARTY and the PURCHASERS hereby declare that the SAID PROPERTY in transaction does not belong to Schedule



[Signature]
Arun Das

101 BEERA HOMES LLP
[Signature]
Partner

[Signature]


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

7. An amount of Rs. 2,46,000/- has been deducted from the total consideration of **Rs. 2,46,00,000/- (Rupees Two Crores Forty Six Lakhs Only)** towards 1% TDS as per the provisions of the Income Tax Act in the following manner:

a. A Sum of Rs. 1,23,000/- (Rupees One Lakh Twenty Three Thousand only) is paid towards the TDS of 1% vide Challan No. 01501 dated 18/09/2021 in favour of the Vendor No. 1

b. A Sum of Rs. 1,23,000/- (Rupees One Lakh Twenty Three Thousand only) is paid towards the TDS of 1% vide Challan No. 01517 dated 18/09/2021 in favour of the Vendor No. 2.

8. The SAID PROPERTY is valued at **Rs. 2,46,00,000/- (Rupees Two Crores Forty Six Lakhs Only)** and accordingly stamp duty of Rs. 11,07,000/- (Rupees Eleven Lakhs Seven Thousand Only) has been affixed herewith.


Haridaso

10. BEERA HOMES LLP


Partner



IN WITNESS WHEREOF the parties hereto have subscribed their respective hands to these presents on the day, year and place first hereinabove written, after having read and understood the contents hereof in the presence of the following witnesses, who have signed herein below;




SCHEDULE

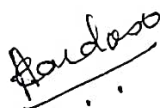
DESCRIPTION OF THE PROPERTY

ALL THAT property known as "Aforamento Bar de Chinvar" also known as "Canternunonge" also known as "Katya Munang Chivar" admeasuring a total area of 2000 Sq. Mrs. and surveyed under Survey No. 443 and Sub-division No. 12 of Village Anjuna, Taluka Bardez, District North Goa, India, described under Land Registration Number 34772 at folio 93v of B 89 and not enrolled under the Land Revenue Code and the said property is bounded as under:-

NORTH: By Survey No. 443/4 of Village Anjuna.

SOUTH: By Road.





For BEERA HOMES LLP


Partner



EAST: By Survey No. 443/13 of Village

Anjuna.

WEST: By Survey No. 443/11 of Village

Anjuna.



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Hardeo

BEERA HOMES LLP

[Handwritten Signature]
Partner

[Handwritten Signature]



SIGNED AND DELIVERED BY
THE WITHIN NAMED VENDOR No. 1



Agnelo Cardoso

Mr. AGNELO MARTINHO CARDOSO alias
CARDOSO AGNELO MARTINHO

LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				

Agnelo Cardoso
Cardoso

For BEERA HOMES LLP

Agnelo
Partner

Agnelo

SIGNED AND DELIVERED BY
THE WITHIN NAMED VENDOR No. 2



Cardoso



Mrs. MARIA AUGUSTA A CARDOSO

LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				

M. A. Cardoso
Cardoso

For BEERA HOMES LLP

Ray
Partner

Peril



SIGNED AND DELIVERED BY THE
WITHIN NAMED PURCHASER
BEERA HOMES LLP
THROUGH ITS PARTNER

R



For BEERA HOMES LLP
R

Partner

Mr. KEWAL GARG

LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				

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Handwritten signature

For BEERA HOMES LLP

R
Partner

Handwritten signature











SIGNED AND DELIVERED BY THE
WITHIN NAMED CONFIRMING
PARTY 1 AND 2 FOR SELF AND
POA HOLDER FOR
CONFIRMING PARTY 2.



Mayur Sail

Mr. MAYUR SAIL



				
LEFT HAND FINGER TIPS IMPRESSIONS				
				
RIGHT HAND FINGER TIPS IMPRESSIONS				

Mayur Sail

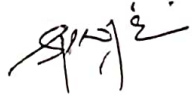
Mayur Sail

For BEERA HOMES LLP


Perf
Partner

Mayur Sail

IN PRESENCE OF:-

1. Siddhesh S. Nair 

2. Tejas Dhargalkar 


Handover

for BEERA HOMES LLP

Partner





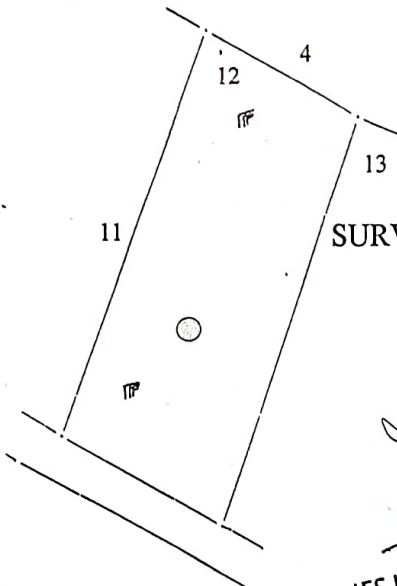
GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 MAPUSA - GOA

CBAR 121-19199

Plan Showing plots situated at
 Village : ANJUNA
 Taluka : BARDEZ
 Survey No./Subdivision No. : 443/ 12
 Scale : 1 :1000



Rajesh R. Pai
 (Rajesh R. Pai Kuchelkar)
 Inspector of Survey &
 Land Records.



SURVEY No. 443

Swapnil B. Bhonsle

Partner

Beera

For BEERA HOMES LLP

Beera
 Partner

Compared By: *Beera*

Swapnil B. Bhonsle

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Government of Goa

Document Registration Summary 2

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1	Stamp Duty	1107000
2	Registration Fee	738000
3	Mutation Fees	2500
4	Processing Fee	1720
Total		1849220

Stamp Duty Required :1107000/-

Stamp Duty Paid : 1107000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	KEWAL GARG Partner Of BEERA HOMES LLP ,Father Name:CHIRANJI LAL GARG, Age: 53, Marital Status: ,Gender:Male,Occupation: Business, Address1 - H. NO. 52 HEMKUNT COLONY GREATER KAILASH SOUTH DELHI, Address2 - , PAN No.: [REDACTED]			For BEERA HOMES LLP

Partner

Exequer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	KEWAL GARG Partner Of BEERA HOMES LLP , Father Name:CHIRANJI LAL GARG, Age: 53, Marital Status: ,Gender:Male,Occupation: Business, H. NO. 52 HEMKUNT COLONY GREATER KAILASH SOUTH DELHI, PAN No.: [REDACTED]			For BEERA HOMES LLP
2	AGNELO MARTINHO CARDOSO Alias CARDOSO AGNELO MARTINHO , Father Name:Xavier Graciano Cardoso, Age: 87, Marital Status: Married ,Gender:Male,Occupation: Land Lord, H.No 21, Florentine, Nr. Bridge Passagem Curca, Goa Velha, Tiswadi Goa, PAN No.: [REDACTED]			
3	MARIA AUGUSTA A CARDOSO , Father Name:Jose Fernandes, Age: 62, Marital Status: Married ,Gender:Female,Occupation: Housewife, H. No 21, Florentine, Nr. Bridge Passagem Curca, Goa Velha, Tiswadi Goa, PAN No.: [REDACTED]			

Partner

4 MAYUR MURARI SAIL , Father Name:Murari Sall, Age: 37,
 Marital Status: Married ,Gender:Male,Occupation: Business, Flat No.343-3C, Shusheela Sea Winds, Alto Vaddem, Vasco Da Gama, Murmugao, South Goa, 403802, PAN No.: [REDACTED]



[Signature]

5 MAYUR MURARI SAIL , Father Name:Murari Sall, Age: 37,
 Marital Status: ,Gender:Male,Occupation: Business, Flat No. 343-3C, Shusheela Sea Winds, Alto Vaddem, Vasco Da Gama, Murmugao, South Goa, 403802, PAN No.: [REDACTED], as Power Of Attorney Holder for NAMITA MAYUR SAIL



[Signature]

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Siddhesh Sitaram Naik, Age: 26, DOB: , Mobile: 7798601164 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403512, h no 379 Madhlawada Parsem Pernem Goa , h no 379 Madhlawada Parsem Pernem Goa , Parcem, Pernem, North Goa, Goa			<i>[Signature]</i>
2	Name: TEJAS DHARGALKAR, Age: 22, DOB: , Mobile: 7798601164 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403001, Panaji, Tiswadi, North Goa, Goa			<i>[Signature]</i>

[Signature]
 21/09/2021
 Sub Registrar
 SUB-REGISTRAR
 BARDEZ

Document Serial Number :- 2021-BRZ-3336

Document Serial No:-2021-BRZ-3335

Book :- 1 Document

Registration Number :- **BRZ-1-3238-2021**

Date : 21-Sep-2021

Salankar
21/09/2021

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

SUB-REGISTRAR
BARDEZ