

Phone No: 9890413373
Sold To/Issued To:
Kara Homes
For Whom/ID Proof:
Pan#AAWFK7458C



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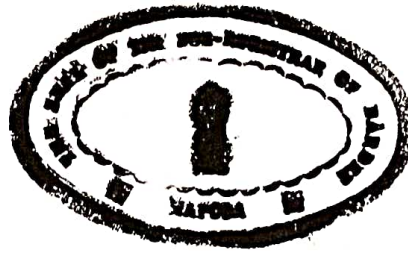
₹ 1000000/-

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Other
38162371630945876687-00001483
3816237 36/02/01/2021-RDI

For CITIZEN CREDIT™
CO-OP BANK LTD

Authorized Signatory



St. No: - 2021 - BPZ - 3241
09/09/2021

DEED OF SALE

For KARA HOMES

Partner

For KARA HOMES

Partner

Nameh Housing Pvt. Ltd.

Authorized Signatory

For KARA HOMES

Partner

For KARA HOME

Partn

Phone No: 9890413373
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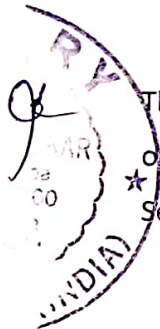
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₹ 0593000/-
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38152371630945897309-00001484 Other
3815237 36/02/01/2021-RD1

For CITIZEN CREDIT™
CO-OP BANK LTD



Authorized Signatory



This Deed of Sale is made and executed at Mapusa, Bardez, Goa,
on this 07th day of the month of
September of the year 2021 (07/09/2021).



Nameh Housing Pvt. Ltd.


Authorized Signatory

For KARA HOMES


Partner

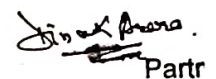
For KARA HOMES


Partner

For KARA HOMES


Partner

For KARA HOME


Partnr

BETWEEN

MRS. SARAH ANJALI CORDEIRO, daughter of Mohammed Rehmat Ali, aged 43 years, married, housewife, having PAN Card No. , Aadhaar Card No. , Mob No. Indian National and her husband,

MR. MARC J. A. CORDEIRO alias MARC JACINTO ANTONIO CORDEIRO, son of Mr. Joao Jose Cordeiro, aged 47 years, married, service, having PAN Card No. , Aadhaar Card No. , Mob No Indian National, both residents of H. No. 499, Calizor, Moira, Bardez -Goa, hereinafter referred to as the "VENDORS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, successors, legal representatives, executors, administrators and assigns) of the ONE PART,



AND

KARA HOMES, a Partnership Firm, registered under the Indian Partnership Act, (bearing Reg No.981 in Book No.4, Vol No.258 on page 80 to 85 dated 10/12/2020 before Sub Registrar V (1), New Delhi) having PAN Card bearing No , having its registered Office at E-5, Kailash Colony, Second Floor, New Delhi 110048, herein represented by its Partners 1. MR. KEWAL GARG, son of Mr. Chiranjil Lal Garg, aged 53 years, married, business, Indian National, holding Aadhaar Card bearing No. Mob



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For KARA HOMES

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Partner

For KARA HOMES

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Partner

Nameh Housing Pvt. Ltd.

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Authorized Signatory

For KARA HOMES

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Partner

For KARA HOMES

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Partner

No.9810125185 and residing at 52, Hemkunt Colony, New Delhi 110019, 2. **MR. SHIKHIR DHINGRA**, son of Mr. Jagdish Kumar Dhingra, aged 33 years, Business married, holding Aadhaar Card bearing No. _____, Mob No. _____, Indian National and residing at E-5, 2nd Floor, Kailash Colony, Delhi 110048, 3. **MR. VIJAY KUMAR ARORA**, son of Mr. Chetan Dev, aged 62 years, Business married, holding Aadhaar Card bearing No. _____, Mob No. _____, Indian National and residing at B-108, Swasthya Vihar, Shakar Pur Baramad, Shakarpur Delhi 110092, and 4. **MR. DINANK ARORA**, son of Mr. Bharat Bhushan, aged 35 years, Married, business, Indian National, holding Aadhaar Card No. _____, Mob No. _____, resident of B-85. Swasthya Vihar, Shakar Pur Baramad, East Delhi, Delhi-110092 hereinafter referred to as the "PURCHASERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his respective legal representatives, executors, administrators and assigns) of the SECOND PART.



AND

M/s NAMEH HOUSING PRIVATE LIMITED a Company Incorporated Under the Companies Act 1956, having its registered office at Plot No.09, Ground Floor, Unit No.005, Copia Corporate Suites, Jasola, New Delhi, holding Pan Card No. _____, herein represented by its Director as constituted vide Resolution of Board dated 15/02/2021, **MR. JATIN PAL SINGH**, son of Mr. Tejpal Singh, aged

Nameh Housing Pvt., Ltd.

Authorised Signatory

For KARA HOMES

Partner

For KARA HOMES

Partner

For KARA HOMES

Partner

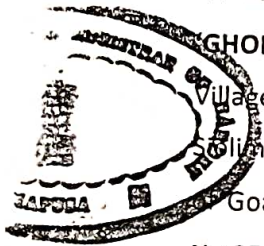
For KARA HOME

Partner

about 42 years, married, business, holding PAN Card No _____, Aadhaar Card No _____ Mob No.8698083000, Indian National and residing at H. No.172 L/GF-1, Larose, Dado, Candolim, Bardez, Goa 403515, hereinafter referred to as the "CONFIRMING PARTY" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its representatives, successors, legal representatives, executors, administrators and assigns) of the THIRD PART

The Vendor No.2 is represented by the Vendor No.1 by virtue of Specific Power of Attorney executed before Notary Advocate N. C. Gaonkar at Mapusa under Serial No.17019/2021 dated 20/08/2021.

WHEREAS there exists all that property known as "GHAR BHAT" or 'GHORBATTA' admeasuring an area of 3575 sq mts, situated at Village Siolim, within the jurisdiction of the Village Panchayat of Siolim, Taluka and Sub District of Bardez, District of North Goa, State Goa, described in the Land Registration Office of Bardez under No.25584 at Page 29 of Book B-66 of Bardez and inscribed in the name of Francisco Nascimento de Souza under No.24008 of folio 121V of the Book No.G-30 in the Land Revenue Office of Bardez and presently surveyed under Survey No.71 Sub Division No.24, in which there exists an old house bearing H. No.794, which property is more particularly described in the SCHEDULE appearing herein under and referred to as the "Said Property".



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For KARA HOMES

Perf
Partner

For KARA HOMES

Shreshth
Partner

Nameh Housing Pvt. Ltd.

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Authorised Signatory

For KARA HOMES

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Partner

For KARA HOMES

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Partner

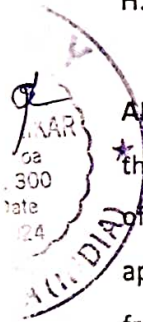
AND WHEREAS the said property originally belonged to Francisco Nascimento de Souza and his wife Mrs. Maria Joana Fernandes e Souza, both hailed from Siolim, Bardez, Goa.

AND WHEREAS the said Francisco Nascimento de Souza and his wife Mrs. Maria Joana Fernandes e Souza, gifted the said property in favour of their daughter Mrs. Felina Winnie D'Souza vide Deed of Gift dated 06/01/1969 registered on 09/01/1969 under No.2309 of Book 1, Volume No.29 at Page 7 to 10, which was within their disposable share.

AND WHEREAS the said Mrs. Felina Winnie D'Souza alias Mrs. Winnie Felina D'Souza died leaving behind her widower and half sharer Mr. Vincent Braz Estevam D'Souza and their only son Mr. Michael Dominic D'Souza.



AND WHEREAS upon the death of said Felina Winnie D'Souza as Winnie Felina D'Souza, Inventory Proceedings bearing No.281/12/C has been instituted in the Court of the Civil Judge Senior Division 'C' Court of Bardez at Mapusa and by virtue of the said inventory proceeding, the said property with house bearing H. No.794 allotted to Mr. Vincent Braz Estevam D'Souza.



AND WHEREAS the said Mr. Vincent Braz Estevam D'Souza became the lawful legitimate owner in exclusive possession and enjoyment of the said property more particularly described in the SCHEDULE appearing herein under without any interference and obstruction from whomsoever.

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Nameh Housing Pvt., Ltd.

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Authorized Signatory

For KARA HOMES

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Partner

For KARA HOMES

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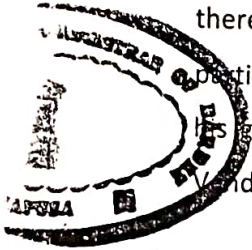
For KARA HOMES

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Partner

For KARA HOI

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AND WHEREAS by Deed of Gift dated 01/07/2013 executed before the Sub Registrar of Bardez at Mapusa and registered under Book-1 Document bearing Reg No.BRZ-BK1-03303-2013, CD Number BRZD522 on 02/07/2013 said Mr. Vincent Braz Estevam D'Souza as the Donor gifted the said property known as "GHAR BHAT" or 'GHORBATTA' admeasuring an area of 3575 sq mts, situated at Village Siolim, within the jurisdiction of the Village Panchayat of Siolim, Taluka and Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under No.25584 at Page 29 of Book B-66 of Bardez and inscribed in the name of Francisco Nascimento de Souza under No.24008 of folio 121V of the Book No.G-30 in the Land Revenue Office of Bardez and presently surveyed under Survey No.71 Sub Division No.24, in which there exists an old house bearing H. No.794, which property is more particularly described in the SCHEDULE appearing herein under to his grand niece Mrs. Sarah Anjali Cordeiro as the Donee, i.e. the Vendor No.1 herein.



AND WHEREAS by virtue of the said Deed of Gift dated 01/07/2013 said Mrs. Sarah Anjali Cordeiro, i.e. the Vendor No.1 herein became the exclusive owner in possession of the said property known as "GHAR BHAT" or 'GHORBATTA' admeasuring an area of 3575 sq mts, situated at Village Siolim, within the jurisdiction of the Village Panchayat of Siolim, Taluka and Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under No.25584 at Page 29 of Book B-66 of Bardez and

Nameh Housing Pvt. Ltd.

Authorised Signatory

For KARA HOMES

Partner

For KARA HOMES

Partner

For KARA HOMES

Partner

For KARA HOMES

Partner

inscribed in the name of Francisco Nascimento de Souza under No.24008 of folio 121V of the Book No.G-30 in the Land Revenue Office of Bardez and presently surveyed under Survey No.71 Sub Division No.24, in which there exists an old house bearing H. No.794, which property is more particularly described in the SCHEDULE appearing herein under.

AND WHEREAS the said property more particularly described in the SCHEDULE appearing herein under stands mutated in the name of the Vendor No.1 herein.

AND WHEREAS the VENDORS had entered into a Memorandum of Understanding dated 12/10/2018 with the CONFIRMING PARTY herein which has been cancelled by virtue of this instrument and the CONFIRMING PARTY hereby has no rights/claims on the scheduled Property and hereby accords its express No Objection for the present sale.



AND WHEREAS the PURCHASERS have verified and checked the title documents of the said property through the Purchasers' and published in the Daily Navhind Times dated 10/07/2021 and No Objections were received with regards to the said publication and the PURCHASERS are satisfied with the documents and title of the property and all the said property related papers provided by the VENDORS to the PURCHASERS and also verified and



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For KARA HOMES

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Partner

For KARA HOMES

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Partner

Nameh Housing Pvt. Ltd.

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Authorised Signatory

For KARA HOMES

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Partner

For KARA HOMES

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Partner

confirmed the boundaries of the said property more particularly described in the **SCHEDULE** appearing herein under, therefore have approached the **VENDORS** to buy the said property free from encumbrance and liability.

AND WHEREAS the **VENDORS** have now agreed to sell the said property known as "GHAR BHAT" or 'GHORBATTA' admeasuring an area of 3575 sq mts, situated at Village Siolim, within the jurisdiction of the Village Panchayat of Siolim, Taluka and Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under No.25584 at Page 29 of Book B-66 of Bardez and inscribed in the name of Francisco Nascimento de Souza under No.24008 of folio 121V of the Book No.G-30 in the Land Revenue Office of Bardez and presently surveyed under Survey No.71 Sub Division No.24, in which there exists an old house bearing H. No.794, in dilapidated condition which property is more particularly described in the **SCHEDULE** appearing herein under to the **PURCHASERS** herein for a total consideration of Rs.3,54,00,000/- (Rupees Three Crores Fifty Four Lakhs Only) and the **PURCHASERS** have agreed to purchase the same.



NOW THIS DEED WITNESSETH AS FOLLOWS:

In pursuance with said agreement and in consideration of the said sum of Rs.3,54,00,000/- (Rupees Three Crores Fifty Four

Nameh Housing Pvt. Ltd.

Authorized Signatory

For KARA HOMES

Partner

For KARA HOMES

Partner

For KARA HOMES

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For KARA HOMES

Partner

Lakhs Only), paid by the PURCHASERS to the VENDORS by virtue of

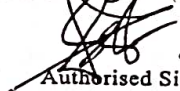
1. Rs.25,00,000/- (Rupees Twenty Five Lakhs Only) by virtue of Cheque dated 22/12/2020 bearing No.000041 drawn on City Union Bank, Lajpat Nagar Branch in favour of Vendor No.1,
2. Rs.25,00,000/- (Rupees Twenty Five Lakhs Only) by virtue of RTGS dated 22/12/2020 bearing UTR No.CIUBH20357309015 drawn on City Union Bank, Lajpat Nagar Branch in favour of Vendor No.1,
3. Rs.1,25,00,000/- (Rupees One Crore Twenty Five Lakhs Only) by virtue of Demand Draft dated 16/08/2021 bearing No.109180 drawn on City Union Bank Ltd., in favour of Vendor No.1,
4. Rs.1,25,00,000/- (Rupees One Crore Twenty Five Lakhs Only) by virtue of Demand Draft dated 16/08/2021 bearing No.109179 drawn on City Union Bank Ltd., in favour of Vendor No.2,
5. Rs.23,000/- (Rupees Twenty Three Thousand Only) by virtue of Demand Draft dated 04/09/2021 bearing No.109187 drawn on City Union Bank Ltd., in favour of Vendor No.1,
6. Rs.50,23,000/- (Rupees Fifty Lakhs Twenty Three Thousand Only) by virtue of Demand Draft dated 04/09/2021 bearing No.109186 drawn on City Union Bank Ltd., in favour of Vendor No.2,
7. Rs.1,77,000/- (Rupees One Lakh Seventy Seven Thousand Only) towards 1 % applicable TDS in favour of Vendor No.1 dated 07/09/2021, drawn on City Union Bank, Lajpat Nagar Branch,
8. Rs.1,77,000/- (Rupees One Lakh Seventy Seven Thousand Only) towards 1 % applicable TDS in favour of Vendor No.2 dated 07/09/2021, drawn on City Union Bank, Lajpat Nagar Branch,

which total consideration the VENDORS do here by admit and acknowledge to have received and acquit and completely discharge the PURCHASERS forever from such payment





Nameh Housing Pvt. Ltd.


Authorised Signatory

For KARA HOMES


Partner

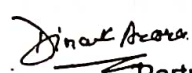
For KARA HOMES


Partner

For KARA HOMES


Partner

For KARA HOMES


Partner

and from every part of it, the **VENDORS** having received the total consideration of property known as "GHAR BHAT" or 'GHORBATTA' admeasuring an area of 3575 sq mts, situated at Village Siolim, within the jurisdiction of the Village Panchayat of Siolim, Taluka and Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under No.25584 at Page 29 of Book B-66 of Bardez and inscribed in the name of Francisco Nascimento de Souza under No.24008 of folio 121V of the Book No.G-30 in the Land Revenue Office of Bardez and presently surveyed under Survey No.71 Sub Division No.24, in which there exists an old house bearing H. No.794, which property is more particularly described in the **SCHEDULE** appearing herein under, do here by present, grant, transfer, convey, sell, assign, relinquish and assure **UNTO AND IN FAVOUR AND TO THE USE OF THE PURCHASERS** all that said Property described in **SCHEDULE** written herein below and every part thereof and benefit **TO HAVE AND TO HOLD** the same unto and to the use and benefit of the **PURCHASERS** absolutely and forever as sole and absolute owner thereof. The physical possession of the said property is handed over by the **VENDORS** to the **PURCHASERS** on execution hereof.



2. AND THE VENDORS DO HEREBY COVENANT WITH THE PURCHASERS THAT:

9
13/03/2014
Date

(a) The **VENDORS** do hereby covenant that they have in themselves good title, full power and absolute authority to transfer and convey by way of sale property known as "GHAR BHAT" or 'GHORBATTA' admeasuring

Nameh Housing Pvt. Ltd.

Authorised Signatory

For KARA HOMES

Partner

For KARA HOMES

Partner

For KARA HOMES

Partner

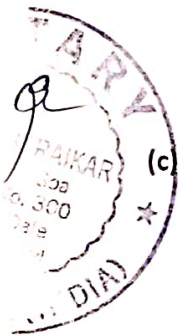
For KARA HOMES

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an area of 3575 sq mts, situated at Village Siolim, within the jurisdiction of the Village Panchayat of Siolim, Taluka and Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under No.25584 at Page 29 of Book B-66 of Bardez and inscribed in the name of Francisco Nascimento de Souza under No.24008 of folio 121V of the Book No.G-30 in the Land Revenue Office of Bardez and presently surveyed under Survey No.71 Sub Division No.24, in which there exists an old house bearing H. No.794, which property is more particularly described in the **SCHEDULE** appearing herein under, which is free from any encumbrances or any other person or persons having any right or any obligation therein and shall have harmless and keep indemnified the **PURCHASERS** from and against all losses, costs and expenses which they may sustain or incur by reason of any lawful claim or demand being made by any body/person to the **said Property** or if the **PURCHASERS** cannot enjoy the **said property** to the true intent and meaning of this deed and the **VENDORS** shall compensate the **PURCHASERS**.

(b) The **said Property** hereby sold shall be quietly entered upon, occupied or possessed and held and enjoy the profits received therefrom by the **PURCHASER** without any interruption or disturbance from the **VENDORS** or their heirs if any or any person or persons claiming through or under them and without any lawful interruption and disturbance by any other person whomsoever.

(c) The **VENDORS** shall and will from time to time and all times hereafter at the cost and request of the **PURCHASER** do or execute Deed of Rectification/Ratification etc and cause to be done and executed all



Nameh Housing Pvt. Ltd.

Authorized Signatory

For KARA HOMES

Partner

For KARA HOMES

Partner

For KARA HOMES

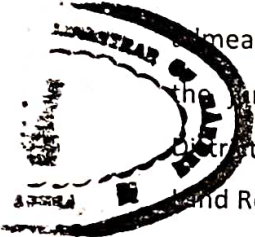
Partner

For KARA HOMES

Partner

such further acts, deeds, things, conveyance and assurance in law whatsoever for the better and more perfectly conveying, securing, possessing and enjoying the property known as "GHAR BHAT" or 'GHORBATTA' admeasuring an area of 3575 sq mts, situated at Village Siolim, within the jurisdiction of the Village Panchayat of Siolim, Taluka and Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under No.25584 at Page 29 of Book B-66 of Bardez and inscribed in the name of Francisco Nascimento de Souza under No.24008 of folio 121V of the Book No.G-30 in the Land Revenue Office of Bardez and presently surveyed under Survey No.71 Sub Division No.24, in which there exists an old house bearing H. No.794, which property is more particularly described in the **SCHEDULE** appearing herein under to the use of the **PURCHASERS** in the aforesaid manner.

(d) The said property known as "GHAR BHAT" or 'GHORBATTA' admeasuring an area of 3575 sq mts, situated at Village Siolim, within the jurisdiction of the Village Panchayat of Siolim, Taluka and Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under No.25584 at Page 29 of Book B-66 of Bardez and inscribed in the name of Francisco Nascimento de Souza under No.24008 of folio 121V of the Book No.G-30 in the Land Revenue Office of Bardez and presently surveyed under Survey No.71 Sub Division No.24, in which there exists an old house bearing H. No.794, which property is more particularly described in the **SCHEDULE** appearing herein under hereby sold is free from any and all encumbrances, items, acquisitions, charges, agreements, attachments, lispensens or any responsibilities and therefore the



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For KARA HOMES

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Partner

For KARA HOMES

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Partner

Nameh Housing Pvt. Ltd.

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Authorised Signatory

For KARA HOMES

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Partner

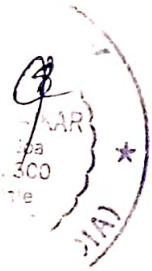
For KARA HOMES

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Partner

VENDORS do hereby undertake to compensate the **PURCHASERS** in case of any claims raised by any third parties.

(e) The **VENDORS** hereby indemnify the **PURCHASERS** against any legal dispute/legal defect/previous financial dealings in the said property. In case of any legal dispute in future, the **VENDORS** shall compensate the **PURCHASERS** from any loss incurred by the **PURCHASERS**.

(f) The **VENDORS** further warranty the **PURCHASERS** that there are no arrears of any tax payable to the Government or any other authority in respect or relating to the said property known as "GHAR BHAT" or 'GHORBATTA' admeasuring an area of 3575 sq mts, situated at Village Siolim, within the jurisdiction of the Village Panchayat of Siolim, Taluka and Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under No.25584 at Page 29 of Book B-66 of Bardez and inscribed in the name of Francisco Nascimento de Souza under No.24008 of folio 121V of the Book No.G-30 in the Land Revenue Office of Bardez and presently surveyed under Survey No.71 Sub Division No.24, in which there exists an old house bearing H. No.794, which property is more particularly described in the **SCHEDULE** appearing herein under conveyed under these presents and if the **PURCHASERS** are compelled to make or makes any payment towards any arrears of Government tax or any other charges, dues before the possession of the **SAID PROPERTY** by the **PURCHASERS** under these presents, the **VENDORS** shall be bound to indemnify and compensate the **PURCHASERS** for the same and every part thereof.



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For KARA HOMES

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Partner

For KARA HOMES

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Partner

Nameh Housing Pvt. Ltd.

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Authorised Signatory

For KARA HOMES

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Partner

For KARA HOMES

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Partner

(g) That the **VENDORS** have not created any other rights and/or encumbrances, claim, lien or charges upon and to the **said Property** nor is the **said Property**, matter of any lis-pendens or any execution proceedings under any Judicial order nor is there any notice of Land Acquisition issued against it.

(h) That the Title of the **VENDORS** to the said property known as "**GHAR BHAT**" or '**GHORBATTA**' admeasuring an area of 3575 sq mts, situated at Village Siolim, within the jurisdiction of the Village Panchayat of Siolim, Taluka and Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under No.25584 at Page 29 of Book B-66 of Bardez and inscribed in the name of Francisco Nascimento de Souza under No.24008 of folio 121V of the Book No.G-30 in the Land Revenue Office of Bardez and presently surveyed under Survey No.71 Sub Division No.24, in which there exists an old house bearing H. No.794, which property is more particularly described in the **SCHEDULE** appearing herein under is absolute clear, valid and marketable and is subsisting and the **VENDORS** are lawfully entitled to sell and alienate the same.



(i) The **VENDORS** have today put the **PURCHASERS** in unconditional exclusive peaceful vacant possession of the property known as "**GHAR BHAT**" or '**GHORBATTA**' admeasuring an area of 3575 sq mts, situated at Village Siolim, within the jurisdiction of the Village Panchayat of Siolim, Taluka and Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under No.25584 at Page 29 of Book B-66 of Bardez and inscribed in the name of Francisco Nascimento de Souza under No.24008 of folio 121V of the Book No.G-30



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For KARA HOMES

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Partner

For KARA HOMES

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Partner

Nameh Housing Pvt. Ltd.

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Authorised Signatory

For KARA HOMES

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Partner

For KARA HOMES

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Partner

in the Land Revenue Office of Bardez and presently surveyed under Survey No.71 Sub Division No.24, in which there exists an old house bearing H. No.794, which property is more particularly described in the **SCHEDULE** appearing herein under to be held by the **PURCHASERS** without any harm or hindrance from the **VENDORS** and or any other person/s claiming through the **VENDORS**.

(j) The **SCHEDULE** property shall hereby on execution of this Sale Deed stand hereby fully conveyed, transferred, assured and assigned unto the **PURCHASERS** absolutely and forever, free from all encumbrances. The **VENDORS** declare that with effect from the date of execution of this Deed, the ownership, possession and title of the **SCHEDULE** property completely vests in the **PURCHASERS**.

(k) The market value of the said **Property** is Rs.3,54,00,000/- (Rupees Three Crores Fifty Four Lakhs Only). Stamp duty, registration and charges payable on this Deed have been paid by the **PURCHASERS**.



VENDORS and the **PURCHASERS** 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.

For KARA HOMES

Partner

For KARA HOME

Partner

Nameh Housing Pvt. Ltd.

Authorized Signatory

For KARA HOMES

Partner

For KARA HOM

Partner

SCHEDULE

(Description of Property hereby sold)

All that property known as "GHAR BHAT" or 'GHORBATTA' admeasuring an area of 3575 sq mts, situated at Village Siolim, within the jurisdiction of the Village Panchayat of Siolim, Taluka and Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under No.25584 at Page 29 of Book B-66 of Bardez and inscribed in the name of Francisco Nascimento de Souza under No.24008 of folio 121V of the Book No.G-30 in the Land Revenue Office of Bardez and presently surveyed under Survey No.71 Sub Division No.24, in which there exists an old house bearing H. No.794 in dilapidated condition, and the said property is bounded as under: -

On the East: By property bearing Survey No.71/19;

On the West: By the property bearing Survey No.71/23 and partly by road;

On the North: By the road passing through the properties bearing Survey No.71/10, 11, 12, 13, 8, 16, 17 and 18; and

On the South: By the property bearing Survey No.71/28, 29 and 26-B.

IN WITNESS WHEREOF the parties have signed this Deed on the date and place first herein above mentioned.



For KARA HOMES



Partner

For KARA HOMES


Partner



Nameh Housing Pvt. Ltd.


Authorised Signatory

For KARA HOMES


Partner

For KARA HOMES


Partner

Signed and Delivered

By the VENDORS:



(MR. MARC J. A. CORDEIRO alias MARC JACINTO ANTONIO CORDEIRO)
For self and as POA Holder of MRS. SARAH ANJALI CORDEIRO

LHFI	RHFI



For KARA HOMES

Partner

For KARA HOMES

Partner

Nameh Housing Pvt. Ltd.

Authorised Signatory

For KARA HOMES

Partner

For KARA HOMES

Partner



For KARA HOMES

Karg
Partner

Signed and Delivered

By the PURCHASERS:

(MR. KEWAL GARG)

PARTNER KARA HOMES

LHFI	RHFI



[Signature]

Nameh Housing Pvt. Ltd.

[Signature]
Authorised Signatory

For KARA HOMES

Karg
Partner

For KARA HOME

[Signature]
Partn

For KARA HOMES

[Signature]
Partner

For KARA HOM

[Signature]
Par

For KARA HOMES

Shikhir D.
Partner

Shikhir D.



(MR. SHIKHIR DHINGRA)

PARTNER KARA HOMES

LHFI	RHFI



[Signature]

For KARA HOMES

[Signature]
Partner

For KARA HOMES

Shikhir D.
Partner

Nameh Housing Pvt. Ltd.

[Signature]
Authorised Signatory

For KARA HOMES

[Signature]
Partner

For KARA HOMES

[Signature]
Partner

For KARA HOMES

V. Arora
Partner



(MR. VIJAY KUMAR ARORA)

PARTNER KARA HOMES



LHFI	RHFI



V. Arora

For KARA HOMES

V. Arora
Partner

For KARA HOMES

Shankar
Partner

Nameh Housing Pvt. Ltd.

[Signature]
Authorised Signatory

For KARA HOMES

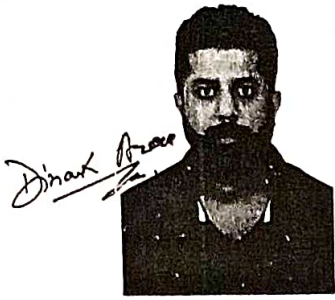
V. Arora
Partner

For KARA HOMES

Vinod Arora
Partner

For KARA HOMES

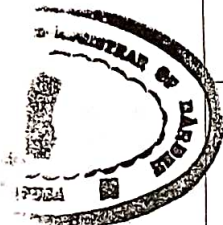
Dinank Arora
Partner



(MR. DINANK ARORA)

PARTNER KARA HOMES

LHFI	RHFI



Dinank Arora

For KARA HOMES

Dinank Arora
Partner

For KARA HOMES

Dinank Arora
Partner

Nameh Housing Pvt. Ltd.

[Signature]
Authorised Signatory

For KARA HOMES

Dinank Arora
Partner

For KARA HOMES

Dinank Arora
Partner

Nameh Housing Pvt. Ltd.



Signed and Delivered

[Signature]
Authorised Signatory

By the CONFIRMING PARTY:

(MR. JATIN PAL SINGH)
DIRECTOR
M/s NAMEH HOUSING PRIVATE LIMITED

LHFI	RHFI



[Signature]

For KARA HOMES

[Signature]
Partner

For KARA HOMES

[Signature]
Partner

Nameh Housing Pvt. Ltd.

[Signature]
Authorised Signatory

For KARA HOMES

[Signature]
Partner

For KARA HOMES

[Signature]
Partner

WITNESSES:

1. Name: Mrs. Pratiksha Jaiwant Kamat

Fathers Name: Mr. Umesh Datta Nadkarni

Age: 43 years

Marital Status: married

Occupation: Advocate

Address: 'Siddhivinayak', Plot No.118, PDA Colony, Alto-Porvorim, Bardez,

Goa

Aadhaar No.:

Sign: 

2. Name: Mrs. Sarita Ramesh Kambli

Fathers Name: Mr. Ramesh G. Kambli

Age: 27 years

Marital Status: Married

Occupation: Service

Address: H. No.329/A, Madhalawada, Parcem, Pernem, Goa, 403512

Aadhaar No.:

Sign: 

For KARA HOMES

Partner

For KARA HOMES

Partner

Nameh Housing Pvt. Ltd.



Authorized Signatory

For KARA HOMES

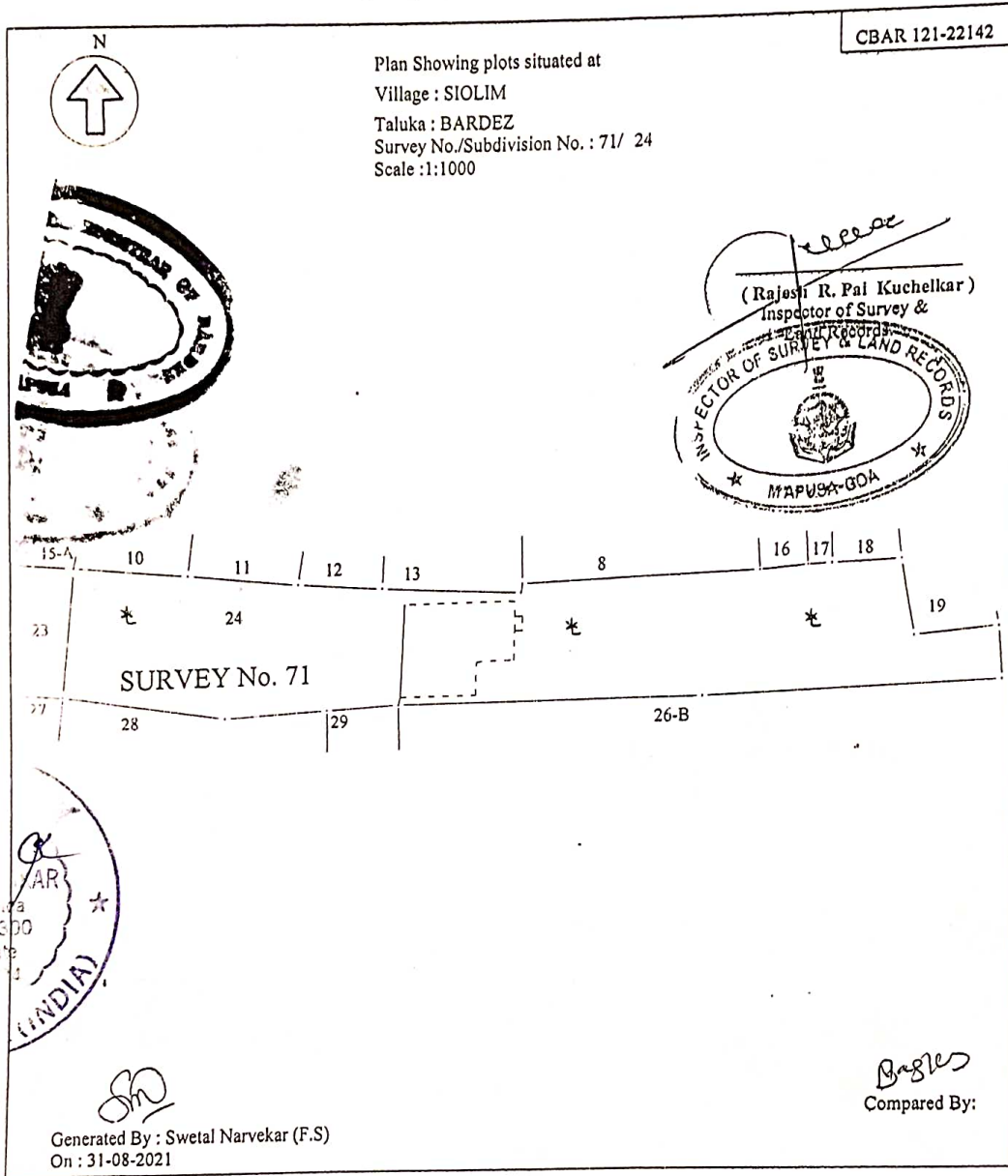
Partner

For KARA HOMES

Partner



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



[Signature]

For KARA HOMES

[Signature]
 Partner

For KARA HOMES

[Signature]
 Partner

Nameh Housing Pvt. Ltd.

[Signature]
 Authorised Signatory

For KARA HOMES

[Signature]
 Partner

For KARA HOMES

[Signature]
 Partner



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 09-Sep-2021 12:43:23 pm

Document Serial Number :- 2021-BRZ-3241

Presented at 12:37:06 pm on 09-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	1593000
2	Registration Fee	1062000
3	Mutation Fees	2500
4	Processing Fee	1120
Total		2658620

Stamp Duty Required :1593000/-
















Stamp Duty Paid : 1593000/-

Presented







Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Kewal Garg Partner Of Kara Homes ,Father Name:Mr Chiranji Lal Garg, Age: 53, Marital Status: ,Gender:Male,Occupation: Business, Address1 - 52, Hemkunt Colony, New Delhi, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Marc J A Cordeiro Alias Marc Jacinto Antonio Cordeiro , Father Name:Joao Jose Cordeiro, Age: 47, Marital Status: Married ,Gender:Male,Occupation: Service, H.No.499, Calizor Moira Bardez Goa, PAN No.:			
2	Kewal Garg Partner Of Kara Homes , Father Name:Mr Chiranji Lal Garg, Age: 53, Marital Status: ,Gender:Male,Occupation: Business, 52, Hemkunt Colony, New Delhi, PAN No.:			

3	Shikhir Dhingra Partner Of Kara Homes , Father Name:Jagdish Kumar Dhingra, Age: 33, Marital Status: ,Gender:Male,Occupation: Business, E-5, 2nd Floor, Kailash Colony Delhi 110048, PAN No.:			
4	Dinank Arora Partner Of Kara Homes , Father Name:Bharat Bhushan, Age: 35, Marital Status: ,Gender:Male,Occupation: Business, B- 85, Swasthya Vihar, Shakar Pur Baramad, East Delhi, Delhi 110092, PAN No.:			
5	Vijay Kumar Arora Partner Of Kara Homes , Father Name:Mr Chetan Dev, Age: 62, Marital Status: ,Gender:Male,Occupation: Business, B- 108, Swasthya Vihar, Shakar Pur Baramad Shakar Pur Delhi 110092, PAN No.:			
	Marc J A Cordeiro Alias Marc Jacinto Antonio Cordeiro Father Name:Joao Jose Cordeiro, Age: 47, Marital Status: ,Gender:Male,Occupation: Service, H. No.499, Calizor, Moira, Bardez, Goa, as Power Of Attorney Holder for Sarah Anjali Cordeiro PAN No.			
7	JATINDER PAL SINGH DIRECTOR OF NAMEH HOUSING PRIVATE LIMITED , , Age: , Marital Status: ,Gender:Occupation: , REGISTERED OFFICE AT PLOT NO 09 GROUND FLOOR UNIT NO 005 COPIA CORPORATE SUITES JASOLA NEW DELHI, PAN No.			

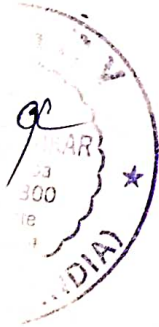
Witness:
I/We individually/Collectively recognize the Vendor, Purchaser, Confirming Party, POA Holder,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Sarita Kambli, Age: 27, DOB: , Mobile: 9075298088 , Email: , Occupation: Service , Marital status : Married , Address: 403512, H.No. 329/A Madhalawada Parcem Pernem Goa, H.No. 329/A Madhalawada Parcem Pernem Goa, Parcem, Pernem, North Goa, Goa			
2	Name: Pratiksha Jaiwant Kamat, Age: 43, DOB: , Mobile: 9890413373, Email: , Occupation: Advocate , Marital status : Married , Address: 403521, Siddhivinayak Plot No. 118 PDA Colony Alto Porvorim Goa, Siddhivinayak Plot No. 118 PDA Colony Alto Porvorim Goa, Pilerne, Bardez, North Goa, Goa			

Kalankar
Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2021-BRZ-3241

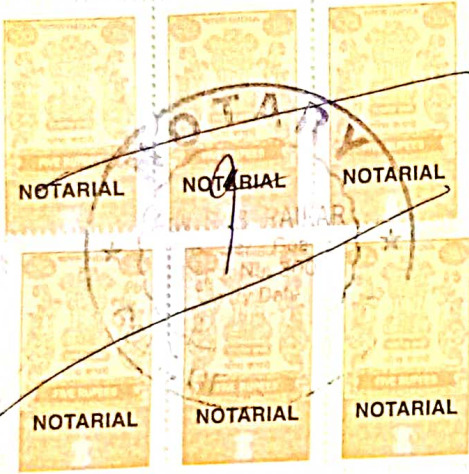


Document Serial No:-2021-BRZ-3241

Book :- 1 Document
Registration Number :- **BRZ-1-3140-2021**
Date : 09-Sep-2021



M. Lambore
09/09/2021
SUB-REGISTRAR
BARDEZ



Examined the True Copy
dated at Paroa on 21/9/21

Prav
NOTARY
(bardez Area)
No. 300

Reg no. 1874/21

