Phone No: Sold To/Issued To: White Boutique Homes For Whom/ID Proof: Pan card





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For CITIZENCREDIT CO-OP BANK LTD.

Manager/Authorised Signatory



2024 - 382 - 66 2024 - 382 - 66

DEED OF SALE

KOKRA HOLIDAYS PVT. LTD.

DIRECTOR

WHITE BOUTIQUE HOMES LLP

THIS DEED OF SALE is made at Mapusa, Bardez, Goa, on this 2nd day of January, 2024;

BETWEEN:

KOKRA HOLIDAYS PRIVATE LIMITED, a company incorporated under the Companies Act, CIN No.U55100DL2018PTC338593 having PAN Card no. and having its registered office at B-5/345 S/F, Yamuna Vihar, Delhi, North East Delhi-110053 represented herein by its Director Mr. VIKAS KOKRA, son of Mr. Parveen Kokra, 35 years of age, married, business, Indian National, Holder of PAN Card no. , Aadhar Card bearing No.

, resident of Near Meham Gate, Jalan Nagar, Bhiwani, Haryana 127021 , mobile No. email address: kokraindia@yahoo.com , hereinafter referred to as "SELLER "(which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its executors, administrators, legal representatives, nominees and assigns) of the FIRST PART.

AND

WHITE BOUTIQUE HOMES LLP , a LLP incorporated under Limited Liability Partners Act, 2008, LLP identification No.ACD/9966 having PAN Card No. and having its registered office at Plot No.558 P, Sector 27 Gurugram , Haryana122009, represented herein by its Managing Partner and Property with Mr. NAMAN ARORA, son of Mr. Inder Mohan Arora, of 27 years of age bachelor, business, Indian National and resident of House No.4705,

KOKRAHOLIDAYS DVT. LTD

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WHEREAS there exists three immovable namely a. All that property known as DIWAN BHATTI alias DIWAN BHATI situated in the village of Arpora, within the area of Village Panchayat of Arpora-Nagoa, Taluka and Registration Sub District of Bardez, District North Goa, State of Goa and surveyed under Survey No.118 sub division 6 of village Arpora admeasuring 554 square metres which property is more particularly described in Schedule-I hereunder written and hereinafter referred to as the SAID FIRST PROPERTY; b.All that property known as DIWAN BHATTI alias DIWAN BHATI, situated in the village of Arpora, within the area of Village Panchayat of Arpora-Nagoa, Taluka and Registration Sub District of Bardez, District North Goa, State of Goa and surveyed under Survey No.118 sub division 8 of village Arpora admeasuring 75 square metres which property is more particularly described in Schedule-II hereunder written and hereinafter referred to as the SAID SECOND PROPERTY and c. All that property known as DIWAN BHATTI alias DIWAN BHATI, situated in the village of Arpora, within the area of Village Panchayat of Arpora-Nagoa, Taluka and Registration Sub District of Bardez, District of North Goa, State of Goa and surveyed under Survey No.118 sub division 9 of village Arpora admeasuring 25 square metres which

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property is more particularly described in **Schedule-III** hereunder written and hereinafter referred to as the **SAID THIRD PROPERTY**.

AND WHEREAS the Said First Property, the Said Second property and the Said Third Property are hereinafter collectively referred to as the SAID PROPERTIES.

AND WHEREAS the Said Properties originally belonged to Marcelina de Souza e Homem, wife of Antonio Constantino Homem.

AND WHEREAS the said Anthony Constantino Homem and his wife Marcelina D'Souza Homem both passed away leaving behind their following legal heirs (i) Mr. Peter Vincent Homem married to Eulalia Maria Homem; (ii) Mr. Joseph Salus Homem married to Rosy Tecla Homem; (iii) Mrs. Carmelina Cornella Pereira married to Jose Augusto Pereira; (iv) Alex Florence Homem married to Maureen Antoinette Homem; (v) Mr. John Homem married to Ritina Trojana Joaquina Homem.

AND WHEREAS the said John Homem and his wife Ritina Trojana Joaquina Homem both passed away on 14-7-1979 and 16-2-1974 respectively leaving behind the following legal heirs (I) Mrs. Annette Margaretta Thurbon married to Mark Thurbon; (ii) Mrs. Roselind Judith Richards married to Luke Richards; (iii) Miss Jennifer Marian Homem.

AND WHEREAS vide Will dated 12-5-1998 duly registered before the Sub Registrar of Bardez under the Book of Wills No.206 at pages 2 to

KOKRA HOLIDAYS BUT. LTB.

WHITE BOUTIQUE HOMES LLP

5 dated 12-5-1998, the said Marcelina de Souza e Homem bequeathed the Said Properties in favour of her son Alex Florence Homem married to Maureen Antoinette Homem.

AND WHEREAS upon the death of the said Antonio alias Anthony Constantino Homem an his wife Marcelina D'Souza Homem, Inventory Proceedings bearing No.277/2006/E was initiated before the Court of the Civil Judge Senior Division at Mapusa, Goa by the said Alex Florence Homem and the Said Properties were listed at Item No.I, II and III in the List of Assets.

AND WHEREAS vide judgement and order dated 18-12-2009 passed in the said inventory proceedings No.277/2006/E by the Court of the Civil Judge Senior Division at Mapusa, Goa, the Chart of Allotment dated 18-12-2009 was confirmed wherein the Said Properties were allotted in favour of the said Alex Florence Homem married to Maureen Antoinette Homem, who are the predecessors in title of the Sellers herein and in view of the above they became absolute owners in possession of the Said Properties.

AND WHEREAS Conversion Sanad dated 31-3-2022 bearing No.4/222/CNV/AC-III/2021/405 issued by the Additional Collector-III, North Goa District, Mapusa, Goa, whereby the nature of the Said Properties totally admeasuring 654 square metres of village Arpora, Bardez, Goa, was converted for the purpose of residential use.

AND WHEREAS the abovesaid Mr. Alex Florence Homem married to Mrs. Maureen Antoinette Homem thereafter by Deed of Sale dated 22-

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04-2022 sold the Said Properties to the Seller herein for valuable consideration and this Deed of Sale was duly registered in the office of the Civil cum Sub Registrar of Bardez at Mapusa under No. BRZ-1-2019-2022, Book 1 Document dated 5-05-2022.

AND WHEREAS, thus the Seller is today the exclusive owners in possession of the Said Properties.

AND WHEREAS the Purchaser has now approached the Seller with an offer to Purchase the Said Properties for a valuable consideration of Rs. 2,00,00,000/- (Rupees Two Crores Only).

AND WHEREAS the Seller has accepted the offer made by the Purchaser to purchase the Said Properties and have agreed to sell the Said Properties for a valuable consideration of Rs. 2,00,00,000/-(Rupees Two Crores Only) which is the market value of the Said Properties.

AND WHEREAS the Seller represents to the Purchaser and has informed the Purchaser that it is the only sole, universal, and exclusive owner, having lawful, peaceful and physical possession, right, title and interest in and over the Said Properties.

AND WHEREAS the Seller further represents to the Purchaser that the title of the Said Properties is good, clear and marketable and free from all encumbrances.

KOKRA HOLIDAYS PVT. LTD.

DIRECTOR

WHITE BOUTIOUE HOMES LLP

AND WHEREAS the Seller has handed over the possession of the Said Properties for exclusive use, possession and ownership of the Purchaser herein.

AND WHEREAS the Purchaser is satisfied with the title documents presented to them by the Seller in respect of the Said Properties.

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:

1.That in pursuance of the above the total consideration of Rs. 2,00,00,000/- (Rupees Two Crores Only) which is the market value of the Said Properties and which has been directly paid by the Purchaser to the Seller after deducting the TDS in the following manner:

a. Paid Rs.45,00,000/- (Rupees Forty Five Lakhs Only) on 26-12-2023 by the Purchaser from its current bank account maintained in Union Bank of India, Sec-27 Gurgaon Branch directly into the Sellers' account through RTGS transfer under No.UBINH23360003172.

b. Paid Rs.48,00,000/- (Rupees Forty Eight Lakhs Only) on 1-01-2024 by the Purchaser from its current bank account maintained in Union Bank of India, Sec-27 Gurgaon Branch , branch directly into the Sellers' account through RTGS transfer under No.UBINH24001496974.

KOKRA HOLIDAYS PVT LTD.

DIRECTOR

WHITE BOUTIQUE HOMES LLP

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c. Paid Rs.50,00,000/- (Rupees Fifty Lakhs Only) on 1-01-2024 by Demand Draft bearing No.281226 dated 1-01-2024 of Union Bank of India, Sec-27 Gurgaon branch in the name of the Seller herein.

d. Paid Rs.55,00,000/- (Rupees Fifty Five Lakhs Only) on 2-01-2024 by the Purchaser by Demand Draft bearing No.281227 dated 2-01-2024 of Union Bank of India, Sec-27 Gurgaon branch in the name of the Seller herein.

e.TDS of Rs.2,00,000/- (Rupees Two Lakhs Only) paid at @ 1% on an amount of Rs.2,00,00,000/- (Rupees Two Crores Only) and copies of which are annexed hereto , total of which is the market value of the Said Properties amounting to Rs. 2,00,00,000/- (Rupees Two Crores Only) , the payment and the sale price the Seller does hereby admit and acknowledge and discharge and release the Purchaser total of which is the market value of the Said Properties.

2. AND THAT in pursuance of the above agreement executed between the Seller and the Purchaser, the Seller acknowledge the receipt of the their respective share in the total consideration from the Purchaser and the Seller as the exclusive owners of the Said Properties known as DIVAN BHATTI surveyed under Survey No.118 sub division 6 of village Arpora admeasuring 554 square meters in area, all that property known as DIWAN BHATTI surveyed under Survey No.118 sub division 8 of village Arpora admeasuring 75 square meters in area and all that property known as DIWAN BHATTI surveyed under Survey No.118 sub division 9 of village Arpora admeasuring 25 square meters in area all situated in the Village of

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Arpora, within the area of Village Panchayat of Arpora-Nagoa, Taluka and Registration Sub District of Bardez, District of North Goa, State of Goa which the Seller does hereby sell absolutely to the Purchaser together with all the incidences, all the common amenities such as structures, compound walls etc and all their right, title, interest, privileges, easement, pathways, open spaces, lights, liberties, membership right, appurtenance whatsoever to hold the same to the

3. AND THAT the Purchaser have paid the entire consideration in respect of this deed in terms of above and in the hands of the Seller

herein by abovesaid transfer which the Seller and the Purchaser

does hereby acknowledge.

Purchaser.

4. AND THAT the Seller has put the Purchaser in possession of the

Said Properties together with impartible right, title and interest in the

Said Properties and the Purchaser shall after execution of this Deed

shall be the exclusive owner in possession of the same.

5. AND THAT the Purchaser shall hereafter peacefully and quietly

hold, use and enjoy the Said Properties together with impartible

right, title and interest in the Said Properties as her own chattel and

Properties without any hindrance, interruption, claim or demand by

or from the Seller and/or any other person or persons along with the

Seller.

KOKRA HOLIDAYS PVT. LTD.

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6. AND THAT the Seller and/ or all persons claiming under them shall and will from time to time upon reasonable request of the Purchaser and at their cost, do and 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 Properties together with impartible right, title and interest in the Said Properties sold or any part thereof unto the Purchaser and placing it in possession of the same according to the true intent and meaning of these presents that shall or may be reasonably required.

- 7. AND THAT the Seller hereby agrees that the Said Properties is the subject matter of the present Sale Deed.
- 8. AND THAT the Seller individually confirms that they have not created any lien or mortgage over the Said Properties and together with impartible right, title and interest in the Said Properties and are absolutely free from encumbrances and charges whatsoever and that there are no other persons who have any claim, right, demand, interest and title of whatsoever nature in and to the Said Properties or any part thereof.
- 9. AND THAT the Seller individually confirms that there is no dispute, litigation or legal proceedings of any nature pending before any court, tribunal, Judicial or revenue authority in respect of the Said Properties or any part thereof.

KOKRA HOLIDAYS PVT. LITD.

DIRECTOR

10. AND THAT the Seller individually declares that she has not entered into any agreement of sale, Mortgage, transfer, lease or in any manner have agreed to alienate the Said Properties or any part thereof in favor of any other person, persons or entities.

11. AND THAT the Seller individually declares that the Said Properties have not been mortgaged, pledged or pawned with any financial institution, bank, Co-operative Society and are free from encumbrance.

12. AND THAT the Seller declares that the Said Properties or any part thereof is not subject to any acquisition proceedings.

13. AND THAT the Seller declares that there are no Tenants and or mundkars in the Said Properties.

14. AND THAT the Seller individually shall indemnify, to the extent of her liability, the Purchaser against all and every person or persons lawfully claiming and demanding any right, title or interest in the Said Properties and together with impartible right, title and interest in the Said Properties sold or any part thereof through the Seller or any other person or persons as the co-owners along with Seller.

15. AND THAT the Seller individually assures the Purchaser that there are no arrears of any tax and/or dues payable on the Said Properties to any other Local or Government body.

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DIRECTOR

16. AND THAT the Seller has handed over all the title documents and documents pertaining to the Said Properties to the Purchaser and do hereby undertake to hand over all the documents if not already handed over at the time of execution of this Deed of Sale to the Purchaser in the future at the request of the Purchaser.

17. AND THAT the Seller does hereby consent and give No Objection to include the name of the Purchaser and also for the deletion of the names of the Seller from the occupants column of the Record of Rights with respect to the Said Properties by way of mutation.

18. AND THAT the Purchaser had caused a Public Notice dated 23-11-2023 published in the local daily Navhind Times dated 24-11-2023 of her intention to purchase the Said Properties and calling for objection and no objections have been received by them till the execution of this Deed of Sale.

19. AND THAT the Seller has procured a Zoning Information Certificate bearing No.TPBZ/ZON/14581/ARPORA/TCP-2023/10621 dated 18-12-2023 which proves that the Said Properties falls in Commercial Zone (C3) as per Outline Development Plan Arpora Nagoa Planning Area 2030 copy whereof is annexed hereto.

20. AND THAT the Seller is represented by its represented herein by its Director Mr. VIKAS KOKRA vide Board of Directors resolution bearing No.1 dated 5-12-2023 copy whereof is annexed hereto.

KOKRA HOLIDAYS PUT LTD.

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21. AND THAT the Purchaser is represented by its by its Managing
Partner and Power of Attorney Holder Mr. NAMAN ARORA VIDE
resolution No.1 dated 06-12-2023 and Special Power of Attorney DIRECTOR
control of 12-2023 executed before the Nation Adv Mahander Aroman DIRECTOR
of Compagnant And Mahander Mis Notary Registration Makes described and Advisor Mahander Mis Notary Registration Makes described and M

This Deed of Sale is drawn on Stamp Paper of Rs.10,00,000/- in full and final satisfaction of the stamp duty payable on consideration of Rs. 2,00,00,000/- (Rupees Two Crores Only) which is the market value of the Said Properties.

KOKRA HOLIDAYS PUT. LTD.

DIRECTOR

WHITE BOUTIQUE HOMES LLP



SCHEDULE - I

(DESCRIPTION OF THE FIRST PROPERTY)

ALL THAT property known as **DIWAN BHATTI** alias **DIWAN BHATI** situated in the Village of Arpora, within the area of village panchayat of Arpora -Nagoa, Taluka and Registration Sub- District of Bardez, Goa which property is described in the Land Registration Office under No. 14379 at Folio 114 of Book B-37 New and presently surveyed under Survey No. 118 sub division 6 of Village Arpora admeasuring 554 square meters in area and bounded as under:-

On the East: By the properties bearing Survey No. 106/3 and 118/19, On the West: By the properties bearing Survey No. 118/3 and 6A,

On the North: By Road,

On the South: By the properties bearing survey No. 118/8,9,13 and 7.

(Form I and XIV and the Survey Plan are annexed hereto)

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SCHEDULE-II

(DESCRIPTION OF THE SECOND PROPERTY)

ALL THAT property known as **DIWAN BHATTI** alias **DIWAN BHATI** situated in the Village of Arpora, within the area of village panchayat of Arpora -Nagoa, Taluka and Registration Sub- District of Bardez, Goa which property is described in the Land Registration Office under No. 14379 at Folio 114 of Book B-37 New and presently surveyed under Survey No. 118 sub division 8 of Village Arpora admeasuring 75 square meters in area and bounded as under:-

On the East: By the property bearing survey No. 118/9,

On the West: By the property bearing Survey No. 118/7,

On the North: By the property bearing Survey No. 118/6,

On the South: By the property bearing survey No. 118/13.

(Form I and XIV and the Survey Plan are annexed hereto)

HOKRA HOLIDAYS FVT. LTS.

PRECTOR

WHITE BOUTIQUE HOMES LLP

SCHEDULE-III

(DESCRIPTION OF THE THIRD PROPERTY)

ALL THAT property known as **DIWAN BHATTI** alias **DIWAN BHATI** situated in the Village of Arpora, within the area of village panchayat of Arpora -Nagoa, Taluka and Registration Sub- District of Bardez, Goa which property is described in the Land Registration Office under No. 14379 at Folio 114 of Book B-37 New and presently surveyed under Survey No. 118 sub division 9 of Village Arpora admeasuring 25 square meters in area and bounded as under:-

On the East: By the property bearing survey No. 118/6,

On the West: By the property bearing Survey No. 118/8,

On the North: By the property bearing Survey No. 118/6,

On the South: By the property bearing survey No. 118/13.

(Form I and XIV and the Survey Plan are annexed hereto)

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

KOKRA HOLIDAVO RVF, LTB.

DIRECTOR

WHITE BOUTIQUE HOMES LLP



SELLER

KOKRA HOLIDAYS PRIVATE LIMITED represented herein by its Director Mr. VIKAS KOKRA

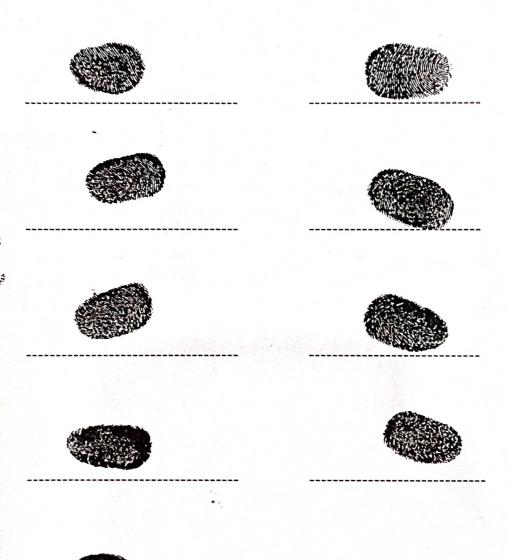
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WHITE BOUTIQUE HOMES LLP represented with the herein by its Managing Partner and Prover of NOMES LLP



KOKRA HOLIDAYS PVT LTB.

WITNESSES:

1.

Adv Vithal K. Punaji, House No.9, Katurlim, Tuem, Pernem, Goa 403512

2

Adv. Dirshana D. Kambli, House No.46/2, Near Viraj Nursery, Colvale ,Bardez, Goa 403513

KOKRA HOLIDAYS BVT. LTD.

DUDECTOR

WHITE BOUTIQUE HOMES LLP

Authoricad Signatory



Government of Goa

Document Registration Summary 2

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

Print Date & Time: - 03-Jan-2024 05:01:03 pm

Document Serial Number :- 2024-BRZ-66

Presented at 04:50:59 pm on 03-Jan-2024 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		1000000
2	Registration Fee	•	600000
3	Mutation Fees	1	4500
4	Processing Fee		1840
5	Special Tatkal appointment fee		50000
		Total	1656340

Stamp Duty Required :1000000/-

Stamp Duty Paid: 1000000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature	P
1	Naman Arora Representative Of White Boutique Homes LLP ,Father Name:Inder Mohan Arora,Age: 27, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Gurugram Haryana, Address2 - , PAN No.:			White HOMES	anato

_	N	
	Sr:NO	Party Name and Address
		Naman Arora Representative Of White Boutique Homes LLP,
	-	Father Name:Inder Mohan Arora, Age: 27,
	1 1	Marital Status: ,Gender:Male,Occupation: Business, Gurugram

Haryana,

PAN No.:

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Signature

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NGDRS: National Generic Document Registration System

NO	Party Name and Address	Photo	Thumb	Signature
2	VIKAS KOKRA REPRESNTATIVE OF Kokra Holidays Private Limited Father Name:Parveen Kokra, Age: 35, Marital Status: ,Gender:Male,Occupation: Business, Near Meham Gate Jalan Nagar Bhiwani Haryana, PAN No.:			DIRECT
3	VIKAS KOKRA REPRESNTATIVE OF Kokra Holidays Private Limited, Father Name:Parveen Kokra, Age: 35, Marital Status:,Gender:Male,Occupation: Business, Near Meham Gate Jalan Nagar Bhiwani Haryana, PAN No.:			IDAYS PVT. LTD.
4	VIKAS KOKRA REPRESNTATIVE OF Kokra Holidays Private Limited, Father Name:Parveen Kokra, Age: 35, Marital Status: ,Gender:Male,Occupation: Business, Near Meham Gate Jalan Nagar Bhiwani Haryana, PAN No.:		OKOAHAL	DAYS PVT. LTD.
5	Naman Arora Representative Of White Boutique Homes LLP, Father Name:Inder Mohan Arora, Age: 27, Marital Status: Gender:Male,Occupation: Business, Gurugram Haryana, PAN No.:			TIQUE HOMES!
6	Naman Arora Representative Of White Boutique Homes LLP, Father Name:Inder Mohan Arora, Age: 27, Marital Status: ,Gender:Male,Occupation: Business, Gurugram Haryana, PAN No.:			Whoused si

Witness:

I/We in tyidually/Collectively recognize the Vendor, Purchaser,

	Sr.NO	Party Name and Address	Photo	Thumb	Signature
-S:	PARTY SERVICE	Name: Vithal Krishna Punaji,Age: 46,DOB: 1977-06-04, Mobile: ,Email: vipragrt5@gmail.com ,Occupation:Advocate, Marital status: Married, Address:403512, House No.9 Katurly Tuem Pernem Goa, House No.9 Katurly Tuem Pernem Goa, Tuem, Pernem, NorthGoa, Goa			(m)
	2	Name: Dirshana Dashrath Kambli,Age: 30,DOB: 1993-08-26 ,Mobile: ,Email: ,Occupation:Advocate , Marital status: Married , Address:403513, 46/2 mushir wada behind Viraj Nursery Colvale Bardez Goa, 46/2 mushir wada behind Viraj Nursery Colvale Bardez Goa, Colvale, Bardez, NorthGoa, Goa			John

Sub Registrar othery

SUB-REGISTRAR BARDEZ 2/3

Document Serial No:-2024-BRZ-66

Book :- 1 Document

Registration Number :- BRZ-1-2023-2024

Date: 29-Apr-2024

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

SUB-REGISTRAR BARDEZ

