

Phone No-9030888833
Sold To/Issued To:
EVERNEST LUXURY HOME
For TDS/TD Proof:
Ksn-AAJEE2450K



OCT-26-2024 11:24:00

₹ 1372500/-
IN WORDS: ONE LAKH THREE SEVEN THOUSAND ONLY

9030888833
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For CITIZENS WELFARE
CO-OP BANK LTD

Notary



2021-BP-21107

02/11/2021

DEED OF SALE



12 MAY 2023

For Evernest Luxury Homes LLP

Partner

For Ajcon Infra Projects, Pvt Ltd

For Evernest Luxury Homes LLP

(Director)

Partner

THIS DEED OF SALE is made at Mapusa, Taluka Bardez - Goa, on this 28th day of the month of October of the year Two Thousand and Twenty One.



BETWEEN

M/S. AJCON INFRA PROJECTS PVT. LTD. (formerly known as M/s. Jagati Estate Developers Pvt. Ltd.), a company registered under the Indian Companies Act 1956, having its Registered Office at 101 Samarth, 151 Lt. P.N. Kotnis Road, Off Hinduja Hospital, Mahim-West, Mumbai 400016 having PAN No.



For Ajcon Infra Projects Pvt Ltd

Laapind
Director

For Evernest Luxury Homes LLP

Anurag
Partner

For Evernest Luxury Homes LLP

Jaswinder Singh
Partner

2 MAY 2023

[REDACTED], through its Director,
MR. ANUJ AJMERA, son of Mr.
 Ashok Ajmera, aged 39 years,
 married, businessman, having PAN
 No. [REDACTED] and AADHAR
 Card No. [REDACTED], Mobile
 No **9820732721**, Indian National,
 resident of 1003-04, Atlanta Manor,
 Western Express Highway, Malad-
 East, Mumbai - 400097, duly
 authorized vide Board of Resolution
 dated 27th July 2021, hereinafter
 referred to as the VENDOR (which
 expression shall unless repugnant to
 the context or meaning thereof be
 deemed to mean and include their
 heirs, successors, legal
 representative, executors,



For Evernest Luxury Homes LLP

[Handwritten Signature]

Partner

For Evernest Luxury Homes LLP

[Handwritten Signature]

Partner

For Anuja Infra Projects Pvt Ltd.

[Handwritten Signature]

(Director)



administrator and assigns) of the
FIRST PART.

AND

**M/S. EVERNEST LUXURY HOMES
LLP**, Limited Liability Partnership
registered at the Registrar of
Companies, Mumbai, having its
registered office at 304, Floor 3, Plot
506A, Doli Chambers, Bhaskarrao,
Kargutkar Marg, Strand Cinema,
Colaba, Mumbai, Maharashtra -
400005, having PAN Card No.
[REDACTED], represented by its
Partners, **(a) MR ASHWIN
NARWEKAR**, son of Mr. Suresh
Murari Narwekar, aged 47 years,
married, businessman, having PAN

For Evernest Luxury Homes LLP

Ashwin Narwekar
Partner

For Evernest Luxury Homes LLP

Jasvinder Singh
Partner

For Ajcon Infra Projects Pvt. Ltd.

Ashwin Narwekar
(Director)



Card No. [REDACTED] and AADHAR
 Card No. [REDACTED] and
 Mobile No. **9930888833**, Indian
 National, resident of 8/7, Bradys
 Flats, Sorabh Bharucha Road, Opp.
 Shiv Mandir, Colaba, Mumbai,
 Maharashtra, 400005, **(b) MR**
JASMINDER SINGH ARORA, son of
 Mr. Gurbachan Singh Arora, aged 60
 years, married, businessman, having
 PAN Card No. [REDACTED] and
 AADHAR Card No. [REDACTED]
 and Mobile No. **9821162645**, Indian
 National, resident of 1805, Valencia
 Building, Off Link Road, Sundervan
 Complex, Andheri West, Mumbai
 Azad Nagar Mumbai - 400053, duly
 authorized vide resolution passed in
 meeting held on **22nd October 2021**,

For Evernest Luxury Homes LLP

[Signature]
 Partner

For Evernest Luxury Homes LLP

[Signature]
 Partner

For Ajcon Infra Projects Pvt. Ltd.

[Signature]
 (Director)



hereinafter called the "**PURCHASER**"
 (which expression shall unless
 repugnant to the context or meaning
 thereof include all its transferees,
 executors, administrators,
 successors, legal representatives
 and assigns) of the **SECOND PART**;



WHEREAS there exists ALL THAT
 land known as "**FREIRICHEM
 BATTA**", situated at Village **Reis
 Magos**, within the jurisdiction of
 Village Panchayat of Reis Magos,
 Taluka and Sub-District of Bardez,
 District of North Goa, State of Goa,
 which property is not described in
 the Land Registration Office but
 enrolled in the Taluka Revenue
 Office under Matriz No. 112 and

For Everest Luxury Homes LLP

[Signature]
 Partner

For Everest Luxury Homes LLP

[Signature]
 Partner

For Ajcon Info Projects Pvt. Ltd.

[Signature]

(Director)



comprising holdings bearing Survey Nos. 71(part), 41(part), 37/1(part), 37/2(part), 38/2, 71, 41, 37/8, 37/9, 37/10, 37/2 and 37/1 which property is more particularly described in Schedule I and is hereunder written and hereinafter referred to as the **SAID BIGGER PROPERTY**.

AND WHEREAS the SAID BIGGER PROPERTY known as **FREIRICHEM BATTA** originally belonged to The Patriarchate of East Indies also known as Partiacado Das Indias Orientais also known as Archdiocese of Goa and Daman and also known as Santa Monica Convent.



For Everest Luxury Homes LLP

[Signature]

Partner

For Everest Luxury Homes LLP

[Signature]

Partner

For Ajcon Infra Projects Pvt. Ltd.

[Signature]

(Director)

AND WHEREAS vide Deed of Lease dated 14/06/2000 duly registered before the Sub-Registrar of Ilhas under registration No. 1504 at pages 475 to 504 of Book No. I Volume No. 872 dated 01/08/2000, the said The Patriarchate of East Indies also known as Partiacado Das Indias Orientais also known as Archdiocese of Goa and Daman and also known as Santa Monica Convent gave it on 99 (Ninety Nine) years lease on the payment of lease rent of Rs. 1,53,250/- for the PLOT admeasuring **4000 sq. mts.** forming part of the SAID BIGGER PROPERTY known as **FREIRICHEM BATTA** which plot is more particularly described in Schedule II and the



For Ajcon Infra Projects Pvt. Ltd.

[Signature]

(Director)

For Evernest Luxury Homes LLP

[Signature]

Partner

For Evernest Luxury Homes LLP

[Signature]

Partner



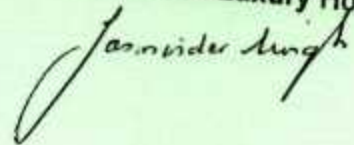
same is hereunder written and hereinafter referred to as the **SAID PROPERTY**, in favour of Mr. Prabhakar Venkatesha Bhandare alias Prabacar Venctexa Bhandari.

AND WHEREAS vide Deed of Sub-Lease and Assignment dated 17/09/2007, duly registered before Sub-Registrar of Bardez, Mapusa - Goa under registration No. 4656 at pages 214 to 235 of Book No. I Volume No. 2284 dated 17/09/2007, the said Mr. Prabhakar Venkatesha Bhandare alias Prabacar Venctexa Bhandari sub-leased and assigned the **SAID PROPERTY** admeasuring **4000 sq. mts.** forming part of the **SAID BIGGER PROPERTY** known as

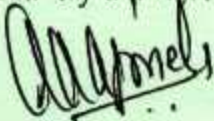
For Evernest Luxury Homes LLP


Partner

For Evernest Luxury Homes LLP


Partner

For Ajean Infra Projects Pvt Ltd



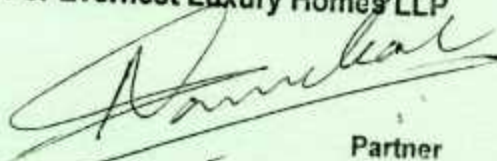
(Director)



FREIRICHEM BATTA for remaining 76 (Seventy Six) years on the payment of lease rent of Rs. 4,00,000/- in favour of M/s. Ajcon Infra Projects Pvt. Ltd. formerly known as M/s. Jagati Estate Developers Pvt. Ltd.

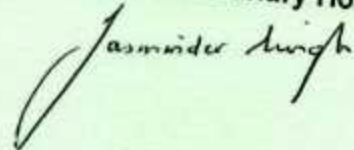
AND WHEREAS vide Deed of Sale dated 31/03/2009 registered before Sub-Registrar of Bardez, Mapusa - Goa under No. 1027 at pages 98 to 110 of Book I, Volume No. 2799 dated 25/05/2009, the said The Patriarchate of East Indies also known as Partiacado Das Indias Orientais also known as Archdiocese of Goa and Daman and also known as Santa Monica Convent sold the

For Evernest Luxury Homes LLP



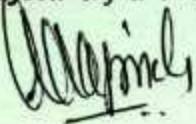
Partner

For Evernest Luxury Homes LLP



Partner

For Ajcon Infra Projects Pvt. Ltd

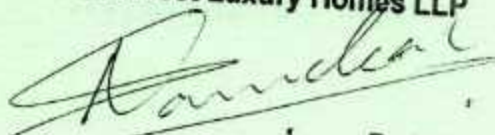


(Director)

SAID PROPERTY admeasuring **4000 sq. mts.** in favour of Mr. Prabhakar Venkatesha Bhandare alias Prabacar Venctexa Bhandari.

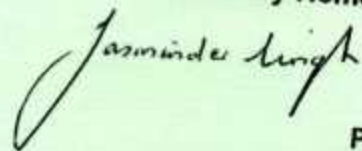
AND WHEREAS vide Deed of Sale dated 21/05/2009 registered before Sub-Registrar of Bardez, Mapusa - Goa under No. 1047 at pages 256 to 267 of Book I, Volume No. 2800 dated 05/06/2009, the said Mr. Prabhakar Venkatesha Bhandare alias Prabacar Venctexa Bhandari sold for consideration the **SAID PROPERTY** admeasuring **4000 sq. mts.** in favour of M/s. Ajcon Infra Projects Pvt. Ltd. formerly known as M/s. Jagati Estate Developers Pvt. Ltd.

For Evernest Luxury Homes LLP



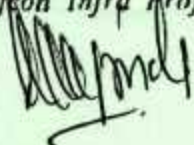
Partner

For Evernest Luxury Homes LLP



Partner

For Ajcon Infra Projects Pvt Ltd.



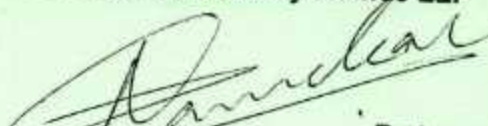
(Director)



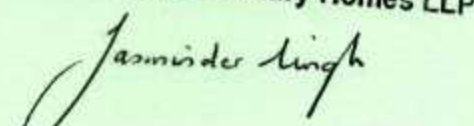
AND WHEREAS the SAID PROPERTY, admeasuring 4000 sq. mts. forming part of the SAID BIGGER PROPERTY known as FREIRICHEM BATTA was partitioned by the said M/s. Ajcon Infra Projects Pvt. Ltd. formerly known as M/s. Jagati Estate Developers Pvt. Ltd. and a separate survey Number i.e. Survey No. 38/2-A was allotted to the SAID PROPERTY.

AND WHEREAS in view of above, Vendor hereinabove became absolute owner in possession of the SAID PROPERTY admeasuring 4000 sq. mts. bearing Survey No. 38/2-A of Village Reis Magos, Bardez - Goa.

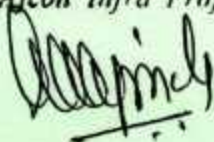
For Evernest Luxury Homes LLP


Partner

For Evernest Luxury Homes LLP


Partner.

For Ajcon Infra Projects Pvt. Ltd.


(Director)



AND WHEREAS vide conversion Sanad dated 26/08/2021 bearing No. 4/175/CNV/AC-III/2021/1094 issued by the Additional Collector - III, North Goa District, Mapusa- Goa the area admeasuring 3215 sq. Mts. From the said Plot of Land bearing Survey No. 38/2-A (Part 1&2) of Village Reis Magos, Bardez - Goa was converted for residential with 80 FAR.

AND WHEREAS Public Notice dated 04/09/2021 was published in Gomantak (Marathi) and Navhind Times and Public Notice dated 07/09/2021 was published in

For Evernest Luxury Homes LLP

[Signature]
Partner

For Evernest Luxury Homes LLP

[Signature]
Partner

For Ajson Infra Projects Pvt. Ltd.

[Signature]
(Director)



Herald wherein objections within a period of 15 days from the date of publication were invited from the general public for sale of the **SAID PLOT OF LAND** admeasuring **4000 sq. mts.** forming part of the SAID PROPERTY known as **FREIRICHEM BATTA** by the VENDOR and after elapse of 15 days no objection are received.



AND WHEREAS the VENDOR has agreed with the PURCHASER for the absolute sale of the SAID PROPERTY and PURCHASER has agreed to purchase the SAID PROPERTY for the total consideration of **RS. 3,05,00,000/- (Rupees Three Crores Five Lakhs Only).**

For Evernest Luxury Homes LLP

[Signature]
Partner

For Evernest Luxury Homes LLP

[Signature]
Partner

For Nicon Infra Projects Pvt. Ltd.

[Signature]

(Director)



NOW THIS DEED OF SALE
WITNESSETH AS UNDER:-

1. That in consideration of payment of **RS. 3,05,00,000/- (Rupees Three Crores Five Lakhs Only)** which amount after deduction of TDS @ 1% equivalent to **Rs. 3,05,000/- (Rupees Three Lakhs Five Thousand Only)** works out to **Rs.3,01,95,000/- (Rupees Three Crores One Lakh Ninety Five Thousand Only)**, is paid by the PURCHASER in the manner more particularly stipulated in the Schedule III hereunder, which receipt of entire consideration, the VENDOR does hereby admits and acknowledges, and does hereby



For Evernest Luxury Homes LLP

[Signature]

Partner

For Evernest Luxury Homes LLP

[Signature]

Partner

For Ajcon Infra Projects Pvt. Ltd.

[Signature]

(Director)



conveys and transfers by Deed of Sale in favour of PURCHASER all its right, title, interest, ownership and possession in the SAID PROPERTY, which property is more particularly described in Schedule II hereunder and which property is 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



For Everest Luxury Homes LLP

[Handwritten Signature]

Partner

For Everest Luxury Homes LLP

[Handwritten Signature]

Partner

For Ajcon Infra Projects Pvt Ltd

[Handwritten Signature]

(Director)



ESTATE rights, title, interest, claim and demand of the VENDOR 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.

2. That VENDOR does hereby assures and represents to the PURCHASER that the SAID PROPERTY hereby sold is free from any encumbrances whatsoever and VENDOR has absolute title and exclusive right

For Everest Luxury Homes LLP

[Signature]

Partner

For Everest Luxury Homes LLP

[Signature]

Partner

For Icon Infra Projects Pvt. Ltd.

[Signature]

(Director)



to convey the SAID PROPERTY by way of Sale, and there are no impediments whatsoever against such disposition. The VENDOR covenants that the SAID PROPERTY is free from any restraint order or injunction order passed by any court of law, and is also free from any adverse observation in any decree of any court. The VENDOR covenants that there is no litigation pending regarding the SAID PROPERTY and there is no claim by any third party against this property on any account whatsoever, and that there is no dispute pending regarding the SAID PROPERTY.



For Evernest Luxury Homes LLP

[Handwritten Signature]

Partner

For Evernest Luxury Homes LLP

[Handwritten Signature]

Partner

For Ajcon Infra Projects Pvt Ltd

[Handwritten Signature]

(Director)



The VENDOR declares that it has not agreed to sell the SAID PROPERTY or any portion thereof to any other person/persons whomsoever and that it has not done anything whereby the SAID PROPERTY or any part thereof may be subject to any attachment or lien of any court or person whosoever or mortgaged to any person/s or institution and no litigation is pending in any court of law or before any government authority in respect of the SAID PROPERTY and it is not subject to any acquisition nor has the VENDOR received any notice or notification of the SAID



For Evernest Luxury Homes LLP

Ranveer

Partner

For Evernest Luxury Homes LLP

Jasvinder Singh

Partner

For Ajean Infa Projects Pvt. Ltd

Ajean

(Director)



PROPERTY. The VENDOR further declares that it is not aware of any proceedings, at any stage, pertaining to acquisition of the SAID PROPERTY by any authority or government department.

3. The possession of the SAID PROPERTY is hereby given to the PURCHASER pursuant to the sale in terms hereto by VENDOR and the same has been handed over to PURCHASER pursuant to the execution of this present Sale Deed



For Evernest Luxury Homes LLP

[Handwritten Signature]
Partner

For Evernest Luxury Homes LLP

[Handwritten Signature]
Partner

For Ajcon Infra Projects Pvt. Ltd

[Handwritten Signature]

(Director)



4. That the PURCHASER shall be entitled to apply for mutation in the Record of Rights of the SAID PROPERTY to Schedule II hereunder written. The PURCHASER shall also be entitled to apply for and transfer in their favour, the said Property hereby purchased in all other public records, village records, etc. and the vendor shall fully co-operate with the Purchaser for the same.

5. That the VENDOR covenants that incase any defect is found in the title of the VENDOR to the SAID PROPERTY hereby sold and/or in the present

For Everest Luxury Homes LLP

For Everest Luxury Homes LLP

For Ajson Infra Projects Pvt. Ltd.

Partner

Partner

(Director)



conveyance, then VENDOR does hereby agrees and undertakes to clear the defects in the title and obtain necessary clearance and execute necessary deeds, confirmations and papers at the request of PURCHASER and at the cost of the VENDOR for more perfectly conveying the part sold unto PURCHASER.



6. The VENDOR hereby assures and represents to the PURCHASER that there are no third party rights of whatsoever nature in respect of the SAID PROPERTY by way of easements, prescription and/or any other proprietary rights of whatsoever

For Evernest Luxury Homes LLP

[Handwritten Signature]
Partner

For Evernest Luxury Homes LLP

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Partner

For Ajcon Infra Projects Pvt Ltd

[Handwritten Signature]

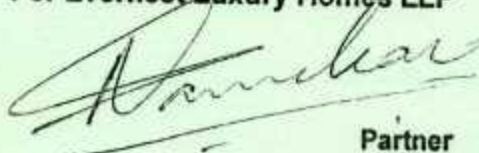
(Director)



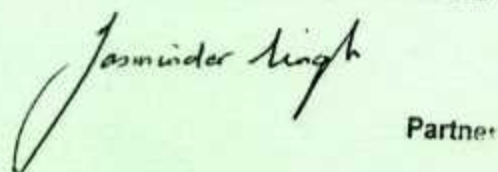
nature on account of long user and/or continuous possession and indemnifies the PURCHASER in case of any valid and legally subsisting claim, objections from any persons with regard to the same.

7. That VENDOR does hereby assures, repeats and reiterates to the PURCHASER that the SAID PROPERTY hereby sold is free from any encumbrances whatsoever and VENDOR has absolute title and exclusive right to convey the said part by way of sale.

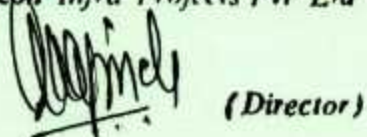
For Evernest Luxury Homes LLP


Partner

For Evernest Luxury Homes LLP


Partner

For Ajcon Infra Projects Pvt Ltd

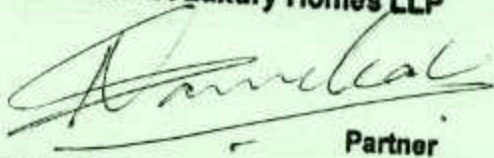

(Director)



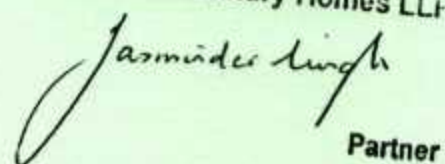
8. That on the execution of this Deed of Sale, PURCHASER shall and may at all times hereinafter peacefully and quietly enter into and possess the SAID PROPERTY hereby sold without any hindrance, claim, interruption or demand whatsoever from the VENDOR or from any person claiming through or under it.

9. That VENDOR shall at all times hereinafter indemnify and keep indemnified the PURCHASER and its transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason of defect of title in the SAID PROPERTY or any breach

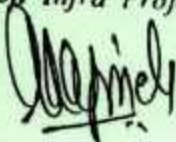
For Evernest Luxury Homes LLP


Partner

For Evernest Luxury Homes LLP


Partner

For Ajcon Infra Projects Pvt Ltd


(Director)



of the covenants of this present Deed of Sale or any valid and legally subsisting claim by any claimant.

10. That VENDOR for himself, his heirs, executors, administrators doth hereby covenant with the PURCHASER that the representations made by him herein, including but not limited to those under recitals hereinabove are true and THAT he shall indemnify, keep indemnified, defend and hold harmless the PURCHASER, his successors, assigns, on demand, from and against all or any claims, demands, losses or



For Evernest Luxury Homes LLP

For Evernest Luxury Homes LLP

[Handwritten signature]

Jasvinder Singh

Partner

Partner

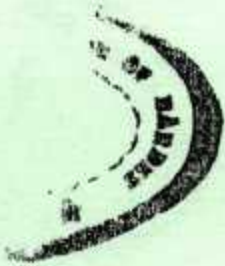
For Ajcan Infra Projects Pvt Ltd

[Handwritten signature]

(Director)



damages, liabilities, costs, expenses (including reasonable attorney fees), actions, suits, penalties, premium, proceedings, consequences of whatsoever nature occurring or arising in connection with and/or arising out of or on account of any representation (including in respect of the marketable title of the VENDOR in respect of the SAID LARGER PROPERTY and/or the said property) above mentioned being false, inaccurate or misleading or any claim being made by any third party and/or any statutory authority or body or any default



For Evernest Luxury Homes LLP

[Handwritten Signature]
Partner

For Evernest Luxury Homes LLP

[Handwritten Signature]
Partner

For Ajeon Infra Projects Pvt Ltd

[Handwritten Signature]
(Director)

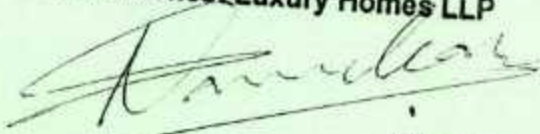


or breach of any provisions contained in this Deed.

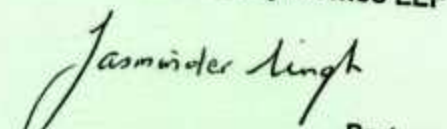
11. All the expenses whatsoever for the transfer of the SAID PROPERTY including Stamp Duty, Court Fee, Registration charges etc. will be borne by the PURCHASER.

12. All the original documents relating to the title of the SAID PROPERTY are handed over to the PURCHASER at the time of execution of this DEED OF SALE.

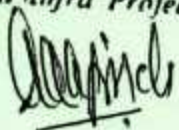
For Evernest Luxury Homes LLP


Partner

For Evernest Luxury Homes LLP


Partner

For Ajcon Infra Projects Pvt. Ltd


(Director)



13. The VENDOR and the PURCHASER hereby declare that the SAID 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.



14. Price paid corresponds to the market value of the SAID PROPERTY and accordingly stamp duty of **Rs. 13,72,500/- (Rupees Thirteen Lakhs Seventy Two Thousand Five Hundred Only)** has been affixed herewith. The said Stamp Duty has been paid by the PURCHASER.

For Evernest Luxury Homes LLP

[Signature]
Partner

For Evernest Luxury Homes LLP

[Signature]
Partner

For Ajcon Infra Projects Pvt Ltd

[Signature]
(Director)



SCHEDULE - I
(DESCRIPTION OF THE SAID
BIGGER PROPERTY)

ALL THAT land known as
"FREIRICHEM BATTA", situated at
 Village **Reis Magos**, within the
 jurisdiction of Village Panchayat of
 Reis Magos, Taluka and Sub-District
 of Bardez, District of North Goa,
 State of Goa, which property is not
 described in the Land Registration
 Office but enrolled in the Taluka
 Revenue Office under Matriz No. 112
 and comprising holdings bearing
 Survey Nos. 71(part), 41(part),
 37/1(part), 37/2(part), 38/2, 71, 41,
 37/8, 37/9, 37/10, 37/2 and 37/1
 and bounded as under:



For Everest Luxury Homes LLP

[Signature]
 Partner

For Everest Luxury Homes LLP

[Signature]
 Partner

For Ajcon Infra Projects Pvt Ltd

[Signature]
 (Director)

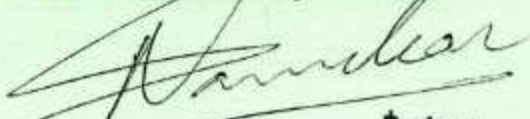


North : By the property
"Valverde" number
113 and "Quinta"
number 117.

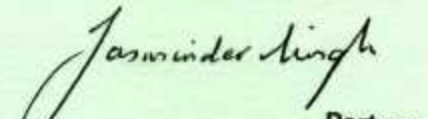
South : By the property
"Betim Pequeno"
number 111, by
public road and
property "Quinta"
number 117.

East : By the property
"Betim Pequeno"
number 111 and by
the hill of the
Comunidade of
Pilerne.

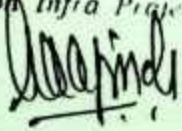
For Evernest Luxury Homes LLP


Partner

For Evernest Luxury Homes LLP


Partner

For Ajcon Infra Projects Pvt. Ltd.


(Director)



West : By the road, by the property "Valverde" number 113, by the hill of the Comunidade of Pilerne, by the property "Mani Batta" number 119 and by the property "Xelaunem Batta" or "Revechem Batta" number 112.



SCHEDULE - II

(DESCRIPTION OF THE SAID PROPERTY)

All that PLOT OF LAND admeasuring **4000 sq. mts.** bearing Survey No. 38/2-A of Village Reis

For Evernest Luxury Homes LLP

[Signature]
Partner

For Evernest Luxury Homes LLP

[Signature]
Partner

For Ajcon Infra Projects Pvt. Ltd

[Signature]
(Director)



Magos, Bardez - Goa forming part of the SAID BIGGER PROPERTY known as **FREIRICHEM BATTA** more particularly described in SCHEDULE I hereinabove and the same is bounded as under:



Towards North : By the internal access road;

Towards South : By nallah and the remaining part of the original bigger property surveyed under

For Evernest Luxury Homes LLP

[Signature]
Partner

For Evernest Luxury Homes LLP

[Signature]
Partner

For Ajcom Infra Projects Pvt Ltd

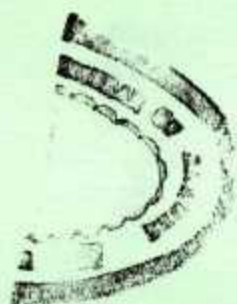
[Signature]
(Director)



Survey No.

38/2;

Towards East : By the remaining part of the original bigger property surveyed under Survey No. 38/2 and nallah;



Towards West : By the road

For Evernest Luxury Homes LLP

[Handwritten Signature]
Partner

For Evernest Luxury Homes LLP

Jasvinder Singh
Partner

For Ajcon Infra Projects Pvt Ltd

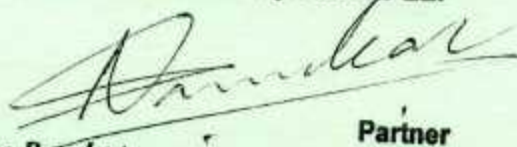
[Handwritten Signature]
(Director)



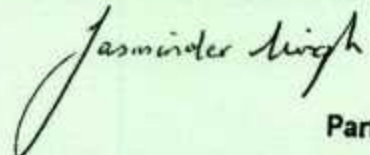
SCHEDULE - III
(CONSIDERATION)

- i) Cheque bearing No. 000086, dated 02/09/2021 drawn on HDFC Bank, for Rs. 61,10,000/- (Rupees Sixty One Lakhs Ten Thousand Only) in favour of Vendor.
- ii) Cheque bearing No. 258026, dated 25/10/2021 drawn on HDFC Bank, for Rs. 25,00,000/- (Rupees Twenty Five Lakhs Only) in favour of Vendor
- iii) Transferred by RTGS bearing No. UTIBR52021102800358758, dated 28/10/2021 by AXIS

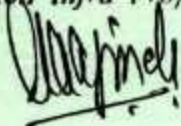
For Evernest Luxury Homes LLP


Partner

For Evernest Luxury Homes LLP


Partner

For Ajcon Infra Projects Pvt Ltd



(Director)

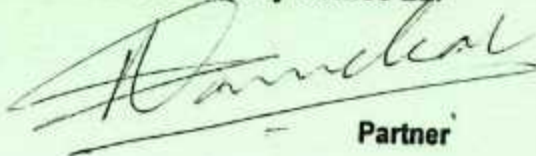


Bank, for Rs. 2,15,85,000/-
(Rupees Two Crores Fifteen
Lakhs Eighty Five Thousand
Only) in favour of Vendor

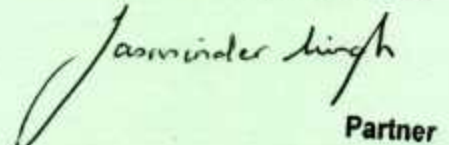
iv) TDS deducted @ 1% equivalent
to Rs. 3,05,000/- (Rupees
Three Lacs Five Thousand
Only)

IN WITNESSES WHEREOF the
parties hereto have signed this Deed
of Sale, the date, month and the
year first hereinabove written

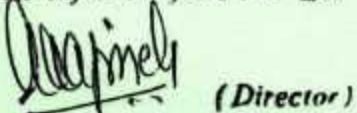
For Evernest Luxury Homes LLP


Partner

For Evernest Luxury Homes LLP


Partner

For Ajcon Infra Projects Pvt Ltd


(Director)



SIGNED SEALED AND DELIVERED
BY THE WITHINAMED VENDOR

For Ajcon Infra Projects Pvt Ltd

Anuj Ajmera
(Director)



M/S. AJCON INFRA PROJECTS

PVT. LTD. through its Director,

MR. ANUJ AJMERA,

L.H.F. Prints

R.H.F. Prints



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For Evernest Luxury Homes LLP

For Evernest Luxury Homes LLP

Harinder
Partner

Jaswinder Singh
Partner

For Ajcon Infra Projects Pvt Ltd

Anuj Ajmera
(Director)



SIGNED, SEALED AND DELIVERED)
by ~~For Everest Luxury Homes LLP~~ PURCHASER)

Ashwin Narwekar



..... Partner
**M/S. EVERNEST LUXURY HOMES
LLP**, represented by its Partner,
MR ASHWIN NARWEKAR,
L.H.F. Prints R.H.F. Prints

Ashwin Narwekar



For Ajcon Infra Projects Pvt. Ltd

For Everest Luxury Homes LLP

For Everest Luxury Homes LLP

Asim

(Director)

Ashwin Narwekar

Partner

Jasvinder Singh

Partner



SIGNED, SEALED AND DELIVERED)
by the Evernest Luxury Homes LLP (PURCHASER)

Jaswinder Singh



.....Partner....
**M/S. EVERNEST LUXURY HOMES
LLP**, represented by its Partners,
(b) MR JASMINDER SINGH ARORA,
L.H.F. Prints R.H.F. Prints

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.....
.....
.....
.....
.....

TRUE COPY
Jaswinder Singh
21/5/2023
Adv. S. N. Dhanoo
Notary Govt. Of India
Regd. No. 15378 MUMBAI (MS)
404-405, 4th Floor, Devar House,
197/199, Near Central Camera Bldg.,
D.N. Road, Fort, Mumbai - 400001.

For Evernest Luxury Homes LLP
Jaswinder Singh
Partner

For Evernest Luxury Homes LLP
Jaswinder Singh
Partner
2 MAY 2023

For Ajcon Infra Projects Pvt Ltd
Jaswinder Singh
(Director)



In the presence of:-

1. Pooja K. K. Patil

2. Samiksha Aleik [Patil]

For Evernest Luxury Homes LLP

[Signature]
Partner

For Evernest Luxury Homes LLP

Jasvinder Singh
Partner

For Ajcon Infra Projects Pvt Ltd

[Signature]
(Director)





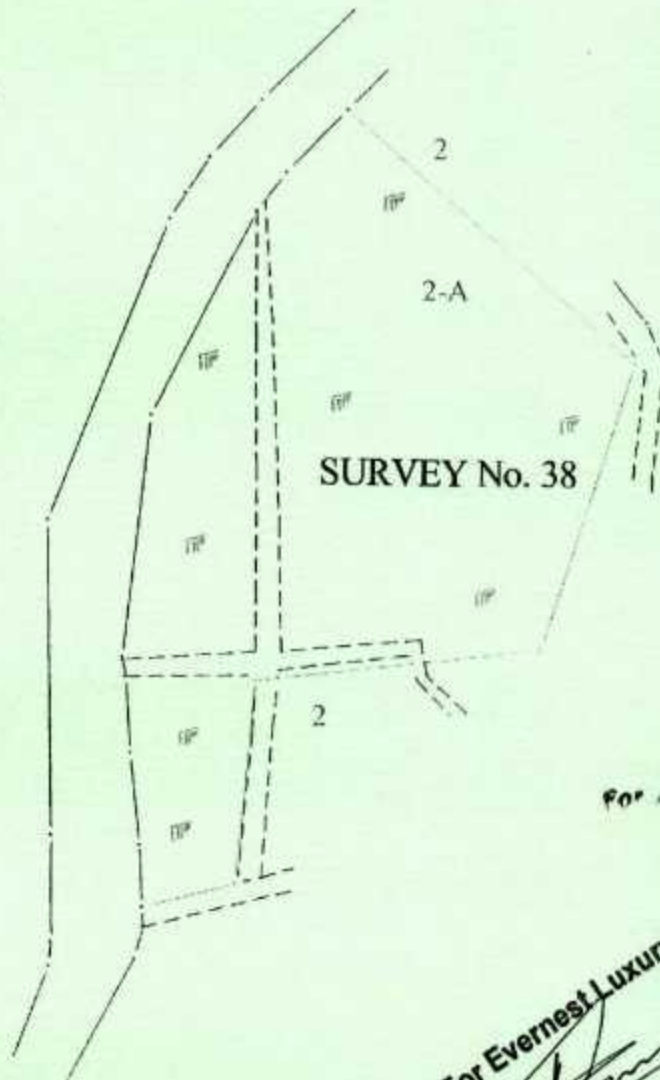
4107/204

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

CBAR 121-18642



Plan Showing plots situated at
Village : REIS-MAGOS
Taluka : BARDEZ
Survey No./Subdivision No. : 38/ 2-A
Scale : 1 : 1000



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



For Ajcon Infra Projects Pvt Ltd

For Everest Luxury Homes LLP
[Signature]
Partner

[Signature]

For Everest Luxury Homes LLP

[Signature]
Partner

Generated By : Mitali Naik (D'Man Gr II)

On : 02-08-2021

Compared By: *[Signature]*

Partner





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 02-Nov-2021 11:16:51 am

Document Serial Number :- 2021-BRZ-4107

Presented at 11:11:13 am on 02-Nov-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	1372500
2	Registration Fee	915000
3	Mutation Fees	2500
4	Processing Fee	4080
Total		2294080

Stamp Duty Required :1372500/-

Stamp Duty Paid : 1372500/-





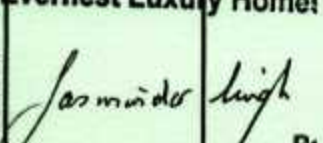
Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ASHWIN NARWEKAR ,Father Name:Suresh Murari Narwekar, Age: 47, Marital Status: , Gender: Male, Occupation: Business, Address1 - 8-7, Bradys Flats, Sorabh Bharucha Road, Opp. Shiv Mandir, Colaba Mumbai Maharashtra 400005, Address2 PAN No.: [REDACTED]			<i>For Evernest Luxury Hom</i>

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ANUJ AJMERA , Father Name:Ashok Ajmera, Age: 39, Marital Status: , Gender: Male, Occupation: Business, 1003- 04, Atlanta Manor, Western Express Highway, Malad - East, Mumbai 400097, PAN No.: [REDACTED]			<i>For Ajcom Infra Projects P L</i> Director



Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	ASHWIN NARWEKAR , Father Name:Suresh Murari Narwekar, Age: 47, Marital Status: ,Gender:Male,Occupation: Business, 8-7, Bradys Flats, Sorabh Bharucha Road, Opp. Shiv Mandir, Colaba Mumbai Maharashtra 400005, PAN No.:			For Evernest Luxury Homes LL  Partn
3	JASMINDER SINGH ARORA , Father Name:Gurbachan Singh Arora, Age: 60, Marital Status: ,Gender:Male,Occupation: Business, 1805, Valencia Building, Off Link Road, Sundervan Complex, Andheri West Mumbai Azad Nagar Mumbai 400053, PAN No.:			For Evernest Luxury Homes  Pa

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	Name: SAMIKSHA SANJIT NAIK, Age: 40, DOB: , Mobile: 9545249914 , Email: , Occupation: Service , Marital status : Married , Address: 403110, Carambolim, Tiswadi, North Goa, Goa			
2	Name: PRAKASH ANKUSH KAMBLE, Age: 36, DOB: , Mobile: 9271595766 , Email: , Occupation: Self Employed , Marital status : Married , Address: 403507, H. No. 128/9 Dattawadi Datta Temple Mapusa , H. No. 128/9 Dattawadi Datta Temple Mapusa , Mapusa, Bardez, North Goa, Goa			


Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2021-BRZ-4107



Document Serial No:-2021-BRZ-4107

Book :- 1 Document
Registration Number :- **BRZ-1-4005-2021**
Date : 03-Nov-2021



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

**SUB-REGISTRAR
BARDEZ**



Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

Office of the Civil Registrar-cum-Sub Registrar, Bardez
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time:- 02-Nov-2021 11:19:21

Date of Receipt: 02-Nov-2021

Receipt No : 2021-22/9/2621

Serial No. of the Document : 2021-BRZ-4107

Nature of, Document : **Conveyance - 22**

Received the following amounts from **ASHWIN NARWEKAR** for Registration of above Document in Book-1 for the year 2021

Registration Fee	915000	E-Challan	• Challan Number : 202101054181 • CIN Number : CPABDYNOR7	915000
Processing Fee	4080	E-Challan	• Challan Number : 202101054181 • CIN Number : CPABDYNOR7	4380
Total Paid	919380 (Rupees Nine Lakh Nineteen Thousands Three Hundred And Eighty only)			

Probable date of issue of Registered Document: / /

[Signature]
Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL
Please handover the Registered Document to the person named below

Name of the Person Authorized :

Dipali Naik

[Signature]

Specimen Signature of the Person Authorized

For **Evernest Luxury Homes LLP**

[Signature]

Partner

Signature of the Presenter

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

The Registered Document has been handed over to on Dated **02-Nov-2021**

Signature of the person receiving the Document

[Signature]
Signature of the Sub-Registrar



2 MAY 2023