

Phone No: 9663666552
Sold To/Issued To:
Bliss Infra One
For #hom/ID Proof:
Pan#AAWFB7755R



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For CITIZENCREDIT™
CO-OP BANK LTD


Authorised Signatory



2021-BR2-2717

30/07/2021

DEED OF SALE

THIS DEED OF SALE is made at Mapusa Goa,



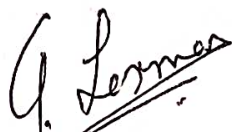




on this 29th day of July 2021, **BETWEEN:-**

1.-SHRI. MANDEEP SHARMA alias **MONTY**, aged 51 years, son of Late Manmohan Kishan Sharma, in Business, Divorcee, holding PAN Card no. _____ Aadhaar Card No. _____ Mobile No. _____ Email I.D. _____ residing at H.No. 138/3, Bairo Alto, near Purple Valley Yoga Retreat, Assagao Bardez Goa-403507 hereinafter called as the **“OWNER/VENDOR”** (which expression shall unless repugnant to the context of meaning thereof be include his heirs, legal representative, successors, executors and assigns) **OF THE FIRST PART; AND**


2.- M/S. BLISS INFRA ONE, a Partnership Firm registered under the Partnership Act having its office at Hyderabad, holding Pan Card no. _____ represented by its Partners **(i).-SHRI. NAVEEN MADAPU**, aged 39 years, son of M. Veera Mallesh, in business, married, holding PAN no. _____ Aadhaar card No. _____ Email Id: _____ Phone No. _____ residing at Plot# 65, Madapu Residence, near hanuman temple, Jeera, Secunderabad- 500003; and **(ii).-SHRI. LAXMAN GUDIGE**, son of Dr. Chinna Naganna Gudige, of 38 years, married, in business, holding PAN no. _____ Aadhaar card No _____ Email Id: _____ Phone No. _____ residing at plot no A-13, Asha Officers Colony, near Neredment Bridge, Rama Krishna Puram, Secunderabad, Telangana-500015, hereinafter referred to as **“THE PURCHASER”** (which



expression shall unless repugnant to the context of meaning thereof be include its legal representative, successors, executors and assigns) of **THE SECOND PART.**

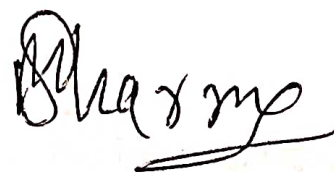

All Indian Nationals.

WHEREAS there exists a part and parcel of land admeasuring 1500 sq.mts. bearing Sy.no. 409/1-A of Village Anjuna, identified as "CHIVARI" or 'SORVEGALLY' situated at Anjuna, within the limits of Village Panchayat of Caisua-Anjuna, Taluka and Registration Sub District of Bardez, District of North Goa in the State of Goa; hereinafter referred to as the SAID PLOT.



WHEREAS the said Plot was gifted to Francisco Joaquim Rego by Marta Elma Pascoela Rego alias Maria Elma Pascoela Rego also known as Sister Mary Tecla in the status of Spinster, by a Deed of Gift dated 30-11-1976 which Deed is registered under No.750 at pages 218 to 221 of Book I Vol.106 on 07-12-1976 in the office of Sub-Registrar Bardez at Mapusa.

WHEREAS by a Deed of Sale dated 17-10-1981 the said Francisco Joaquim Rego in the status of bachelor sold the area admeasuring 1500 Sqmts to Shri. Kenneth Percival Rodericks, which Deed is registered under no.70 at pages 258 to 264 of Book I Vol.169 on 23-01-1982, in the office of Sub-Registrar Bardez at Mapusa.



WHEREAS by a Deed dated 11-12-2007 the said Shri. Kenneth Percival Rodericks with his wife Smt. Fabiola Aloysia Rodricks represented by their power of attorney holder Mr. Anselmo Furtado, Son of late Exaltacao Furtado , major, married, resident of Carmona, Salcette, Bardez, Goa by virtue of power of attorney dated 16/11/2007 executed before the Vice Consul, Consulate General of India, Huston, USA, under no. HOU/CONS/5060/07, sold the plot admeasuring 1500 Sq.mts. now surveyed under Survey No. 409/1-A to Shri. Mandeep Sharma the Owner/Vendor hereto, which Deed is duly registered under No.6212 at pages 235 to 255 of Book I Vol.2398 on 24-12-2007 in the office of Sub-Registrar Bardez.

WHEREAS the Owner/Vendor now does not desire to retain the portion admeasuring 1202 sq.mts. out of the SAID PLOT and has offered to sell the same and the Purchaser has offered to purchase the said portion admeasuring 1202 sq.mts. out of the said Plot admeasuring 1500 sq.mts. for a total consideration of Rs.2,80,00,000/- (Rupees two Crores eighty lakhs Only) to the Purchaser.

WHEREAS on 28-06-2021, the owner/Vendor has obtained the No Objection Certificate from the office of the Senior Town Planner, Town and Country planning Department North Goa District Office, Mapusa, Bardez Goa, under no NOC/49(6)/1620/ANJ/TCP-21/2503 for Registration of the sale Deed concerning the said portion admeasuring 1202 sq.mts. out of the said Plot admeasuring 1500 sq.mts. surveyed under Survey No. 409/1-A of Village Anjuna.



[Signature]

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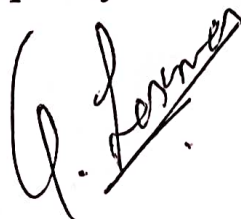
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NOW THIS CONVEYANCE WITNESSETH AS UNDER:-

1.-That in consideration of the amount of Rs. 2,80,00,000/- (Rupees two Crores eighty lakhs Only) paid by the Purchaser to the Owner/Vendor hereto, In the following manner :

- i) Rs. 29,00,000/- (Rupees Twenty Nine Lakhs Only) paid by Cheque dated 24-03-2021, drawn on Axis Bank under Cheque No. 311702.
- ii) Rs. 2,48,20,000/- (Rupees Two Crores Forty Eight Lakhs twenty Thousand Only) paid by Demand Draft dated 27-07-2021, drawn on Axis Bank under No. 041057.
- iii) Rs. 2,80,000/- (Two Lakhs eighty thousand rupees only) towards TDS (@ 1% percent)

The receipt of which amount the Owner/Vendor does hereby admit and acknowledge and release and discharge the Purchaser of the same in full and the Owner/Vendor as absolute Owner of all that portion admeasuring 1202 sq.mts. out of the said Plot admeasuring 1500 sq.mts. do hereby convey by way of sale unto the Purchaser TOGETHER WITH all trees, fences, hedges, structures, lights, liberties, privileges, easements and appurtenances whatsoever of and belonging or in way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, claim and demand whatsoever of the said Owner/Vendor in or to the said portion admeasuring 1202 sq.mts out of the said Plot admeasuring 1500 sq.mts. hereby conveyed and every part thereof to have and to hold the same by the Purchaser forever absolutely uninterruptedly.



2. - The Owner/Vendor has today put the Purchaser in unconditional exclusive peaceful vacant possession of the said portion admeasuring 1202sq.mts out of the said Plot admeasuring 1500 sq.mts.to be held by the Purchaser in perpetuity forever and enjoy the profits thereof without any harm or hindrance from the Owner/Vendor and/or the any other person claiming through the Owner/Vendor and/or the predecessors-in-title of the Owner/Vendor. The Owner/Vendor further covenants with the Purchaser that the said portion admeasuring 1202 sq.mts out of the said Plot admeasuring 1500 sq.mts. hereby sold is free from tenants, mundkars, or any other person/s having any right of possession or obligation therein.

3.-The Owner/Vendor hereby covenant with the Purchaser as under:-

(a)-That the said portion admeasuring 1202 sq.mts out of the said Plot admeasuring 1500 sq.mts. is free from encumbrances and claims of any nature whatsoever.

(b)-That the Title of the Owner/Vendor to the SAID portion admeasuring 1202 sq.mts out of the said Plot admeasuring 1500 sq.mts. is clear, valid and marketable and is subsisting and the Owner/Vendor is lawfully entitled to sell and alienate the same.

(c)-That the Owner/Vendor has not created any encumbrances and/or Third Party rights upon and to the SAID portion admeasuring 1202 sq.mts out of the said Plot admeasuring 1500 sq.mts nor the SAID PLOT is the subject matter of any lis-pendens or order of attachment or Order of Injunction or



W. Qureshi

G. Jeyaraj

Blair mg

any Execution Proceedings under any Judicial Order nor is there any notice of Land Acquisition issued against the SAID PLOT and nor that there are any dues, taxes and cess payable against the SAID PLOT which can be recovered as the arrears under Land Revenue Act.

(d)-That the said portion admeasuring 1202 sq.mts out of the said Plot admeasuring 1500 sq.mts. hereby conveyed shall at all times hereafter be possessed and enjoyed by the Purchaser peacefully and quietly without any claim or demand whatsoever from the Owner/Vendor or any other person whomsoever.

(e)- Notwithstanding any act, deed, matters or things whatsoever done by the Owner/Vendor or by any person/s lawfully or equitably claiming from, under or in trust for them, made, done, omitted or executed knowingly or willingly suffered to the contrary, the Owner/Vendor has good right and absolute power to grant, transfer, convey and assure the said portion admeasuring 1202 sq.mts out of the said Plot admeasuring 1500 sq.mts. unto and to the Purchaser in the manner aforesaid and it shall be lawful for the Purchaser from time to time and at all times hereinafter to peacefully and quietly hold, possess, own and enjoy the said portion admeasuring 1202 sq.mts out of the said Plot admeasuring 1500 sq.mts. and to receive the rents and profits, to use and benefit without any lawful eviction, interruption, claim or demand whatsoever by the Owner/Vendor or from by any other person/s lawfully or equitably claiming by from, under or in trust for the Owner/Vendor and that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or



Q. J. Jeyaraj

Q. J. Jeyaraj

Bharat

otherwise by the Owner/Vendor sufficiently saved, defended, kept harmless and indemnified of, from and against all estate, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned and suffered by the Owner/Vendors or by any other person/s lawfully or equitably claiming by, from, under or in trust for them, and further that the Owner/Vendor and all person/s having or lawfully equitably claiming any estate, right title or interest at law or in equity in the said portion admeasuring 1202 sq.mts out of the said Plot admeasuring 1500 sq.mts. hereby granted or any part thereof by, from or under or in trust of the Owner/Vendor.

f. - That the said portion admeasuring 1202 sq.mts out of the said Plot admeasuring 1500 sq.mts. hereby conveyed shall at all times hereafter be possessed and enjoyed by the Purchaser peacefully and quietly without any claim or demand whatsoever from the Owner/Vendor or any other person whomsoever through the Owner/Vendor and/or his heirs and/or the predecessor-in-title of the Owner/Vendor.

4. - The Owner/Vendor shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds and things, matters and assurances in law whatsoever for better and more perfectly assuring the said portion admeasuring 1202 sq.mts out of the said Plot admeasuring 1500 sq.mts. hereby granted to and unto the use of the Purchaser in the manner aforesaid as shall or may be reasonably required.



[Signature]

G. Venkatesh

[Signature]

5.-The Owner/Vendor does hereby give his explicit consent to the Purchaser to get the name of the Purchaser recorded in the Survey Record of Village Panchayat Anjuna and for that purpose to conduct Mutation Proceedings before the Appropriate Authority. The Owner/Vendor does hereby further agree and assure the Purchaser to sign and execute all such other documents and give NOC for the above purpose.

6. – The Owner/Vendor does hereby undertake to conduct Land Partition Proceedings under the Land Revenue Code and get the SAID PLOT admeasuring 1202 sq.mts partitioned and obtain a separate Survey number for the SAID Portion admeasuring 1202 sq.mts out of the said Plot admeasuring 1500 sq.mts.

7.-The Owner/Vendor does hereby indemnify the Purchaser against any claims if made to the SAID portion admeasuring 1202 sq.mts out of the said Plot admeasuring 1500 sq.mts.by any person claiming through the Owner/Vendor and/or his heirs and/or his predecessors-in-title and the Owner/Vendor shall settle the said claim and rectify the defect to the title, if any, at his own cost without disturbing the title and possession of the Purchaser.

8.- The Owner/Vendor declares that the subject matter of this Sale Deed does not pertain to occupancies of person belonging to Schedule Caste and Schedule Tribe.



9.- The present fair market value of the SAID PLOT is Rs. 2,80,00,000/- (Rupees Two Crores eighty lakhs Only) and Stamp duty and Registration fees towards the same are borne by the Purchaser. Stamp Duty of Rs.12,60,000/- is affixed hereto which is borne by the Purchaser.

SCHEDULE

All that part and parcel of land admeasuring 1202 sq.mts. out of the plot admeasuring 1500 sq.mts. bearing Sy.no.409/1-A of Village Anjuna, identified as "CHIVARI" or 'SORVEGALLY' situated at Anjuna; within the limits of Village Panchayat of Caisua-Anjuna, Taluka and Registration Sub District of Bardez, District of North Goa in the State of Goa; which property is neither described in the office of Land Registrar Bardez nor enrolled in the Taluka Revenue Office.

The said plot is bounded as under:-

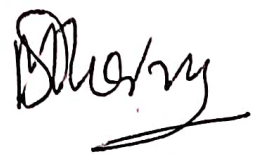
Towards the North: - By property bearing survey No.409/1 of Anjuna.

Towards the South: - By Plot – B which is remaining part of the property of Survey no.409/1-A of Anjuna.

Towards the East: - By property bearing Survey no.409/2 of Anjuna.

Towards the West: - By Comunidade Passage.

IN WITNESS WHEREOF the Parties hereto have signed this Memorandum of Understanding on the day, month and year first hereinabove mentioned.





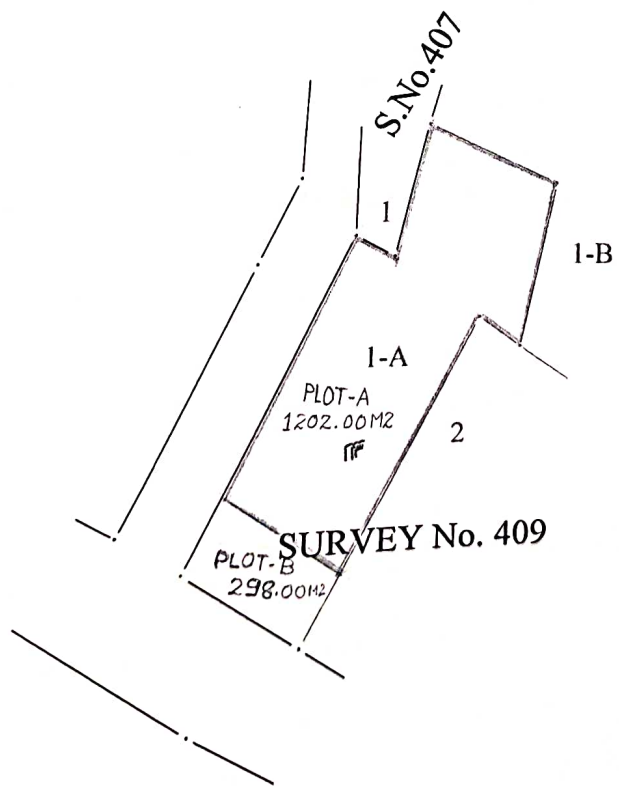
GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 MAPUSA - GOA

15/06/21

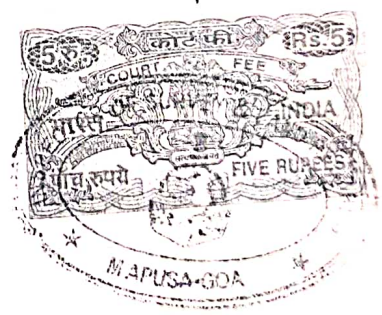


Plan Showing plots situated at
 Village : ANJUNA
 Taluka : BARDEZ
 Survey No./Subdivision No. : 409/1-A
 Scale :1:1000

CBAR 121-14207



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



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