

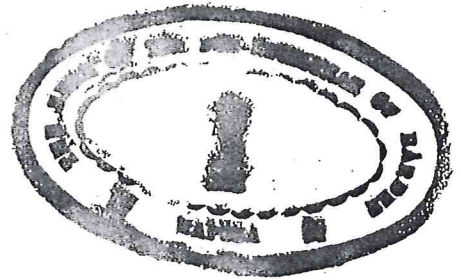
Phone No: 9822120863
Sold To/Issued To:
M/S ARC BUILDERS
For Whom/ID: Proof:
Pan-ABGFM4668K



AUG-03-2021 15:53:05
₹ 0396000/-
ZERO THREE NINE SIX ZERO ZERO ZERO
Other
38152371628005985611-00000848
3815237 01234567890123456789

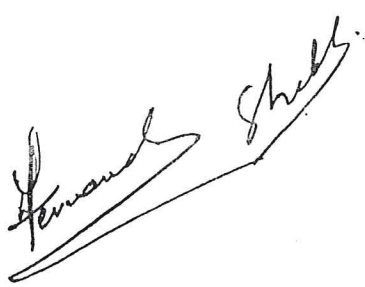
For CITIZEN CREDIT™
CO-OP BANK LTD.


Authorised Signatory



S. No. 2021-KR2-2829
09/08/2021
DEED OF SALE

This DEED OF SALE is made on this 03rd day of AUGUST, TWO THOUSAND AND TWENTY ONE at MAPUSA, BARDEZ, GOA.



B E T W E E N

[1] SHRI IVOR FERNANDES alias IVOR SIMON FERNANDES alias IVOR GEORGE FERNANDES, son of late Dr. Simon Fernandes alias Simon C. Fernandes, aged 74 years, widower, retired, Indian National, holding PAN Card bearing No. [REDACTED], Aadhaar Card bearing No. [REDACTED] 4422 and Mobile No. 9833848363;

[2] SHRI SEAN FERNANDES, son of Shri Ivor Fernandes alias Ivor Simon Fernandes alias Ivor George Fernandes, aged 41 years, service, Canadian National, holding PAN Card bearing No. [REDACTED], Aadhaar Card bearing No. [REDACTED] and OCI Card bearing No. A 1260887, married and his wife;

[3] SMT. TANYA FERNANDES alias TANYA LETITIA FERNANDES, daughter of Shri Wilfred Sebastian Saldanha, aged 41 years, housewife, Canadian National, holding OCI Card bearing No. A 1260888;

[4] SHRI SIMON SHANE FERNANDES, son of Shri Ivor Fernandes alias Ivor Simon Fernandes alias Ivor George Fernandes, aged 36 years, bachelor, service, Indian National, holding PAN Card bearing No. [REDACTED], Aadhaar Card bearing No. [REDACTED] and Mobile No. [REDACTED], all resident of 77-A, Cooper Building, 1st Floor, Charni Wadi, Dhobi Talao, Near Flyover, Marine Lines, Kalbadevi, Mumbai, Maharashtra – 400002, hereinafter called "THE VENDORS" (which expression shall unless repugnant to the context or meaning thereof include their heirs, executors, legal representatives, executors, successors, administrators, and assigns) OF THE FIRST PART. (The VENDOR NOS. 2 & 4 are being represented by their POA – the VENDOR



[Handwritten signatures]

NO. 1, vide Power of Attorney executed before Notary G. S. Chaturvedi at Gr. Mumbai on 01/12/2020 and the VENDOR NO. 3 is being represented by her POA – the VENDOR NO. 1, vide Power of Attorney executed before Notary Ganesh B. Desai at Mumbai under serial no. 620/2021 dt. 28/01/2021).

A N D

M/S. ARC BUILDERS, a Partnership Firm, holding PAN Card bearing No. [REDACTED] and having its office at H.No. B/400/T-1, A. R. Residency, Vidya Enclave, Bh. PDA Colony, Porvorim, Bardez, Goa, represented by its Partners, ^{alias SHABBIR K. UDHAGUTTI}
[1] SHRI SHABBIR KARIM SHAIKH, son of Shri Karim Udhagutti, aged 43 years, married, business, holding PAN Card bearing No. [REDACTED], Aadhaar Card bearing No. [REDACTED] and Mobile No. 9822120863, and
[2] SMT. DOLCY SANTAN VALINKANI FERNANDES, wife of Shri Shabbir Karim Shaikh, aged 35 years, married, business, holding PAN Card bearing No. [REDACTED], Aadhaar Card bearing No. [REDACTED] and Mobile No. 7387141249, both Indian Nationals and residing at H.No. B/400/T-1, A. R. Residency, Vidya Enclave, Bh. PDA Colony, Porvorim, Bardez, Goa – 403521, hereinafter called "THE PURCHASER" (which expression shall unless repugnant to the context or meaning thereof include its Partners, executors, legal representatives, successors, administrators, executors and assigns) OF THE SECOND PART. (The Partner No. 2 of the PURCHASER is being represented by its P.O.A. – the Partner No. 1 of the PURCHASER, vide General Power of Attorney dt. 23/07/2018, executed before Notary L. M. Gajinkar under serial no. 6280/18).



[Handwritten signature]

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WHEREAS, there exists property known as "VOILO WADO", admeasuring 850 sq. mts., surveyed under no. 95/2 of Village Penha De Franca, situated at Penha De Franca, within the limits of Village Panchayat of Penha De France, Taluka and Sub District of Bardez, District of North Goa, State of Goa, hereinafter called said PROPERTY, more particularly described in SCHEDULE hereunder written.

AND WHEREAS, the said PROPERTY was originally owned and possessed by Smt. Helena Fernandes prior to the year 1976 i.e. before promulgation and the same is confirmed by Form No. III & Form IX issued by the Talathi of Penha de Franca.

AND WHEREAS, Collector of Goa granted Order dt. 18/09/1976 for conversion of said PROPERTY including other properties for residential use.

AND WHEREAS, upon the death of said Helena Fernandes on 10/03/2008 and her husband Dr. Simon Cipriano Fernandes on 27/08/1983, Inventory Proceedings being No. 420/2010/C were instituted before the Civil Judge Senior Division at Mapusa and by Statement on Oath of the Cabeça De Casal dt. 22/02/2011 and Additional Statement on Oath dt. 10/08/2016, the following were qualified as their sole and universal heirs:-

- i. Dr. Joseph Amancio Fernandes alias Amancio Joseph Fernandes married to Smt. Pauline Fernandes, both expired leaving behind their following children as their heirs:-
 - a. Shri Simon Joseph Fernandez, as bachelor;





- b. Shri Joseph John Fernandez married to Smt. Lisa Fernandes;
- c. Shri Anthony Fernandez, as bachelor.
- ii. Shri Ivor George Fernandes, the VENDOR NO. 1 herein married to Smt. Sharon Fernandes alias Sharon Ivor Fernandes.

AND WHEREAS, in the said Inventory Proceedings being No. 420/2010/C, the said PROPERTY was listed as Item No. 1 and taken in auction by said Ivor George Fernandes, the VENDOR NO. 1 and the same is confirmed by Order & Decree dt. 04/06/2018 passed in the said Inventory.



AND WHEREAS, said Sharon Fernandes alias Sharon Ivor Fernandes, the wife of the VENDOR NO. 1 expired and Inventory Proceeding being No. 389/2020/G were instituted before the Civil Judge Senior Division at Mapusa and by Declaration on Oath dt. 01/02/2021, the VENDOR NO. 1 was declared as her moiety holder and following were qualified as her sole and universal heirs:-

- i. Shri Sean Fernandes married to Smt. Tanya Letitia Fernandes, the VENDOR NOS. 2 & 3; and
- ii. Shri Simon Shane Fernandes, as bachelor, the VENDOR NO. 4.

AND WHEREAS, in said Inventory Proceeding being No. 389/2020/G, the said PROPERTY was listed as Item No. 1 and by Order & Decree dt. 12/02/2021, 1/2 (half) share in said PROPERTY was allotted to the VENDOR NO. 1 and other 1/2 (half) share in said property was allotted to the VENDOR NO. 2 married to the VENDOR NO. 3 and the VENDOR NO. 4 in 1/4th share each.

[Handwritten signatures]

AND WHEREAS, in Form I & XIV of survey no. 95/2 of Village Penha-de-Franca the names of the VENDORS are recorded in the Occupant's Column by Mutation No. 77489.

AND WHEREAS, the PURCHASER has approached the VENDORS with a request to sell the said PROPERTY, more particularly described in SCHEDULE hereunder written UNTO them and the VENDORS have agreed to sell the said PROPERTY for a total consideration of Rs. 99,00,000/- (Rupees ninety nine lakhs only) which is the present market value of said PROPERTY and the PURCHASER has agreed to purchase the same.



NOW, THEREFORE, THIS DEED OF SALE IS WITNESSETH AS UNDER:-

1. That in pursuance of the above agreement and in consideration of payment of Rs. 99,00,000/- (Rupees ninety nine lakhs only) of said PROPERTY, more particularly described in the SCHEDULE hereunder written, the PURCHASER has paid in the following manner:-

To the VENDOR NO. 1 towards his half share in the said PROPERTY amounting to Rs. 49,50,000/- (Rupees forty nine lakhs fifty thousand only).

- i) Rs. 49,500/- (Rupees forty nine thousand five hundred only) towards the TDS of 1% payable on Sale of Property as per Section 1941A of Income Tax Act;
- ii) Rs. 49,00,500/- (Rupees forty nine lakhs five hundred only) by Demand Draft bearing No. 435439 drawn on Canara Bank, Alto Porvorim Branch.

[Handwritten signatures]

To the VENDOR NO. 2 & 3 towards their 1/4th share in the said PROPERTY amounting to Rs. 24,75,000/- (Rupees twenty four lakhs seventy five thousand only).

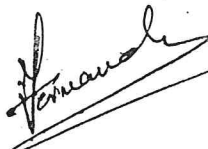

- i) Rs. 5,14,800/- (Rupees five lakhs fourteen thousand eight hundred only) towards the TDS of 20.80% payable on Sale of Property as per Section 1941A of Income Tax Act;
- ii) Rs. 19,60,200/- (Rupees nineteen lakhs sixty thousand two hundred only) by Demand Draft bearing No. 435437 drawn on Canara Bank, Alto Porvorim Branch.



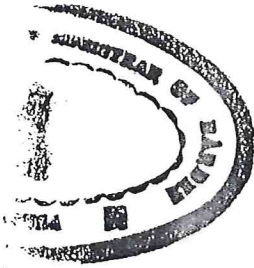
To the VENDOR NO. 4 towards his 1/4th share in the said PROPERTY amounting to Rs. 24,75,000/- (Rupees twenty four lakhs seventy five thousand only).

- i) Rs. 24,750/- (Rupees twenty four thousand seven hundred fifty only) towards the TDS of 1% payable on Sale of Property as, per Section 1941A of Income Tax Act;
- ii) Rs. 24,50,250/- (Rupees twenty four lakhs fifty thousand two hundred fifty only) by Demand Draft bearing No. 435438 drawn on Canara Bank, Alto Porvorim Branch.

and the VENDORS do hereby admit and acknowledge having received the total amount of Rs. 99,00,000/- (Rupees ninety nine lakhs only) in full and final consideration towards the sale of said PROPERTY and the VENDORS do hereby grant, transfer, sell, convey, assign, release and assure by way of sale UNTO the PURCHASER all that said PROPERTY, more particularly described in the SCHEDULE hereunder

written, together with all access, easements, privileges, profits, advantages, rights, interest and appurtenances in or over the said PROPERTY and every part thereof and all estate, right, title, use, property, possession, benefit of the VENDORS unto or upon the said PROPERTY and every part thereof to have and to hold the same forever as absolute property of the PURCHASER.



2. The VENDORS do hereby covenant with the PURCHASER that said PROPERTY conveyed herein shall be held and enjoyed by the PURCHASER without any interruption or disturbance by the VENDORS or any person or persons claiming through or under them.
3. The title of the said PROPERTY hereby conveyed subsists in favour of the VENDORS and have powers, authority, right, title, possession and claim to sell the said PROPERTY to the PURCHASER.
4. The VENDORS have assured the PURCHASER that the said PROPERTY is free from encumbrances, charges, claims of whatsoever nature and the said PROPERTY is not the subject matter of any litigation or neither acquisition nor the said PROPERTY is hypothecated or mortgaged to any Bank or Financial Institution.
5. The VENDORS shall and will from time to time and at all times hereafter at the request of the PURCHASER do and execute all such further acts, deeds, things, matters, conveyance and assurances whatsoever for further, better and more perfectly assuring the PURCHASER shall or as may be required by the PURCHASER.

[Handwritten signatures]



6. The VENDORS have assured the PURCHASER that the VENDORS have not entered into MOU, Agreement, Development Agreement, Deed of Sale, etc. in respect of the said PROPERTY with any third party nor have executed POA in favour of any third party for the sale of said PROPERTY.
7. In case the PURCHASER is deprived or dispossessed of the said PROPERTY or part thereof in whatsoever manner for any defect in the title of the VENDORS or on account of any acts or omissions on the part of the VENDORS or any other persons rightfully puts any claim to the said PROPERTY, the VENDORS shall and will indemnify and pay to the PURCHASER the sale price or any part thereof as the case may be along with the expenses incurred and the loss suffered by the PURCHASER on account of the purchase of the said PROPERTY thereof or as the case may be.
8. The VENDOR NOS. 2 & 3 being Canadian Nationals of India Origin holding OCI Card state that the present Deed of Sale to be registered is in respect of the said PROPERTY and the said transaction is non-agricultural and this document and transaction is complying with Foreign Exchange Management Act (FEMA) / Reserve Bank of India (RBI) guidelines.
9. That the cost, expenses in connection with the preparation engrossing, stamping and registration of the Deed of Sale shall be borne by the PURCHASER.

[Handwritten signatures]

S C H E D U L E
(DESCRIPTION OF THE PROPERTY)

ALL THAT property known as "VOILO WADO", admeasuring 850 sq. mts., surveyed under no. 95/2 of Village Penha De Franca, situated at Penha De Franca, within the limits of Village Panchayat of Penha De France, Taluka and Sub District of Bardez, District of North Goa, State of Goa, neither described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office of Mapusa and bounded as under:-

ON THE EAST : by the property under survey no. 95/3 of Village Penha de Franca;

ON THE WEST : by the property under survey no. 95/1 of Village Penha de Franca;

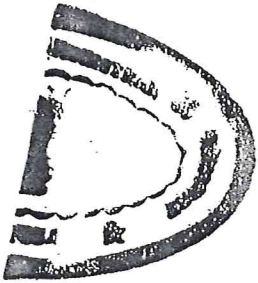
ON THE NORTH : by road;

ON THE SOUTH : by the property under survey no. 95/5 of Village Penha de Franca.

IN WITNESS WHEREOF, the PARTIES hereto have set and subscribed their respective hands and seal on this day and the year first herein above written.



[Handwritten signature]
[Handwritten signature]



SIGNED, SEALED & DELIVERED
BY THE WITHINNAMED
"THE VENDORS"

[1] SHRI IVOR FERNANDES
alias IVOR SIMON FERNANDES
alias IVOR GEORGE FERNANDES,

(forself & POA of [2] SHRI SEAN FERNANDES, [3] SMT. TANYA FERNANDES
alias TANYA LETITIA FERNANDES, and [4] SHRI SIMON SHANE
FERNANDES)



(LEFT HAND FINGER PRINTS)

(RIGHT HAND FINGER PRINTS)



[Handwritten signature]



SIGNED, SEALED & DELIVERED

BY THE WITHINNAMED

"THE PURCHASER"

M/S. ARC BUILDERS,

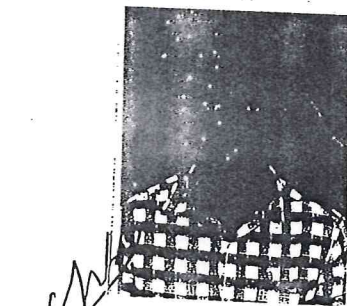
a Partnership Firm,

represented by its Partners,

[1] SHRI SHABBIR KARIM SHAIKH,

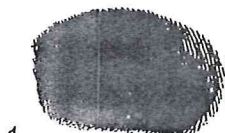
(forself & POA of [2] SMT. DOLCY SANTAN VALINKANI FERMANDES)

(LEFT HAND FINGER PRINTS)



Handwritten signature over the stamp.

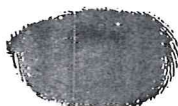
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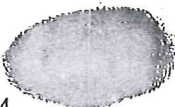
1.....



2.....



3.....



4.....



5.....



1.....



2.....



3.....



4.....



5.....

IN THE PRESENCE OF:-

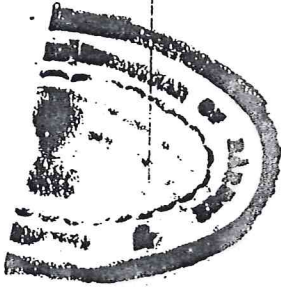
1. Rucha Rucha Baadkar.

2. Mohit MOHIT SABHARW

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- 12 -

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

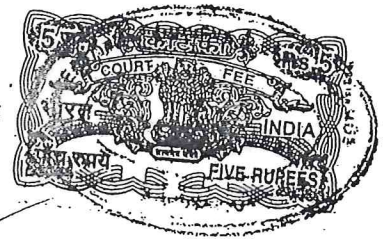
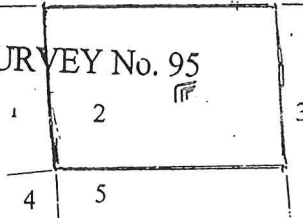


Plan Showing plots situated at
Village : PENHADEFRANCA
Taluka : BARDEZ
Survey No./Subdivision No. : 95/ 2
Scale : 1 :1000

Inward No:7817

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

SURVEY No. 95



(Signature)

(Signature)

**FORM I & XIV**

100012923521

Date : 04/08/2021

नमूना नं 1 व 14

Page 1 of 1

Taluka BARDEZ

तालुका

Village Penha-de-Franca

गांव

Name of the Field Voilo Wado

क्षेत्राचे नांव

Survey No. 95

सर्वे नंबर

Sub Div. No. 2

हिस्ता नंबर

Tenure

सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Div. Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.08.50	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.08.50

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन
0000.00.00	0000.00.00	0000.00.00

Grand Total
एकूण
0000.08.50

Remarks शेरा

Assessment :
आकार Rs. 0.00 Foro फोर Rs. 0.00 Predial प्रेदियाल Rs. 0.00 Rent रेंट Rs. 0.00

S.No. क्रमांकाचे नांव	Name of the Occupant नामधाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Ivor George Fernandes alias Ivor Fernandes		77489	
2	Simon Shape Femandes		77489	
3	Sean Femandes		77489	
4	Tanya Letitia Femandes		77489	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Nil			

Other Rights इतर हक्क		Mutation No. फेरफार नं	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार			
Nil			

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत	Unirrigated जिरायत	Land not Available for cultivation नापिक जमीन		Source of irrigation सिंचनाचा प्राि	Remarks शेरा
					Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.		
	Nil									

End of Report

For any further inquires, please contact the Mamlatdar of the concerned Taluka.





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 09-Aug-2021 01:39:17 pm

Document Serial Number :- 2021-BRZ-2829

Presented at 01:30:25 pm on 09-Aug-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	396000
2	Registration Fee	297000
3	Mutation Fees	1000
4	Processing Fee	1620
Total		695620

Stamp Duty Required :396000/-

Stamp Duty Paid : 396000/-



Presenter

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Shabbir Karim Shaikh Alias Shabbir Kudhagutti Partner Of Ms Arc Builders ,Father Name:Karim Udhagutti, Age: 43, Marital Status: ,Gender:Male,Occupation: Business, Address1 - B 400 T-1 A R Residency Bh PDA COLONY Porvorim Bardez Goa, Address2 - , PAN No.: [REDACTED]			

Executer




Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Ivor Fernandes Alias Ivor Simon Fernandes Alias Ivor George Fernandes , Father Name:Dr Simon Fernandes Alias Simon C Fernandes, Age: 74, Marital Status: Married ,Gender:Male,Occupation: Other, 77-A Cooper Building 1st Floor Charni Wadi Dhobi Talao Near Flyover Maribe Lines Kalbadevi Mumbai Maharashtra, PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Ivor Fernandes Alias Ivor Simon Fernandes Alias Ivor George Fernandes , Father Name:Dr Simon Fernandes Alias Simon C Fernandes , Age: 74, Marital Status: , Gender:Male,Occupation: Other, 77-A Cooper Building 1st Floor Charni Wadi dHOBi Talao Near Flyover Marine Lines Kalbadevi Mumbai Maharashtra ; PAN No.: [REDACTED] , as Power Of Attorney Holder for Simon Shane Fernandes			
3	Ivor Fernandes Alias Ivor Simon Fernandes Alias Ivor George Fernandes , Father Name:Dr Simon Fernandes Alias Simon C Fernandes , Age: 74, Marital Status: , Gender:Male,Occupation: Other, 77-A Cooper Building 1st Floor Charni Wadi dHOBi Talao Near Flyover Marine Lines Kalbadevi Mumbai Maharashtra , PAN No.: [REDACTED] , as Power Of Attorney Holder for Sean Fernandes			
4	Ivor Fernandes Alias Ivor Simon Fernandes Alias Ivor George Fernandes , Father Name:Dr Simon Fernandes Alias Simon C Fernandes, Age: 74, Marital Status: , Gender:Male,Occupation: Other, 77-A Cooper Building 1st Floor Charni Wadi Dhobi Talao Near Flyover Marine Lines Kalbadevi Mumbai Maharashtra, PAN No.: [REDACTED] , as Power Of Attorney Holder for Tanya Fernandes Alias Tanya Letitia Fernandes			
5	Shabbir Karim Shaikh Alias Shabbir Kudhagutti Partner Of Ms Arc Builders , Father Name:Karim Udhagutti, Age: 43, Marital Status: , Gender:Male,Occupation: Business, B 400 T-1 A R Residency Bh PDA COLONY Porvorim Bardez Goa, PAN No.: [REDACTED]			
6	Shabbir Karim Shaikh Alias Shabbir J Udhagurri , Father Name:Karim Udhagutti, Age: 43, Marital Status: , Gender:Male,Occupation: Business, B-400-T-1 A R Residency Vidya Enclave Bh PDA Colony Porvorim Bardez Goa 403521, PAN No.: [REDACTED] , as Power Of Attorney Holder for Dolcy Santan Valinkani Fernandes Partner Of Ms Arc Builders			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Rucha Baadkar, Age: 21, DOB: 1999-11-04, Mobile: 7218252914, Email: , Occupation: Service , Marital status : Unmarried , Address: 403005, Shantadurga Sadan Santa Cruz , Shantadurga Sadan Santa Cruz , Calapor, Tiswadi, North Goa, Goa			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Name: Mohit Sabharwal, Age: 29, DOB: 1991-08-07, Mobile: 7972539924, Email: , Occupation: Business, Marital status: Unmarried, Address: 403201, 1633 3 Pundalik Nagar Penha de Franca Bardez, 1633 3 Pundalik Nagar Penha de Franca Bardez, Penha-de-franca, Bardez, NorthGoa, Goa			



Mohit Sabharwal
Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2021-BRDEZ-29

Document Serial No:-2021-BRZ-2829

Book :- 1 Document Registration Number :- BRZ-1-2744-2021 Date : 09-Aug-2021



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

**SUB-REGISTRAR
BARDEZ**