



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



STAMP DUTY CERTIFICATE

ENDORSEMENT

(Read Rule 3(3) of The Goa Payment of Duty by e-challan Payment Facility Rules 2021)

(Ru. _____) is Six Hundred only

PAID VIDE E-RECEIPT NO 202400008663 DATED :03-Jan-2024,
IN THE GOVERNMENT TREASURY.



Sub Registrar

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

SUB-REGISTRAR
BARDEZ

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202300086930
DOCUMENT SERIAL NUMBER	:	2024-BRZ-406
DATE OF PRESENTATION	:	17-Jan-2024
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-353-2024
DATE OF REGISTRATION	:	17-Jan-2024
NAME OF PRESENTER	:	Vishal Agarwal
REGISTRATION FEES PAID	:	₹ [REDACTED]
PROCESSING FEES PAID	:	₹ [REDACTED]
MUTATION FEES PAID	:	₹ [REDACTED]





**Government of Goa
Directorate of Accounts**

Opp. Old Secretariat,
Fazenda Building, Panaji Goa
Phone: 0832-2225548/21/31



Echallan No. 202400008663

e-Receipt

Department : 10 - NOTARY SERVICES

Echallan Date : 03/01/2024 16:19:09

Name and Address of Party : Aaroha | 9822100055
F 504 Hemmady Regency Malbhat Margao South Goa 403601

Service: Stamp Duty

Amount

Stamp

(Rs. :

)

nly

Department Data: 202300086930 NOTARY|202300086930 NOTARY

Bank ref No: CPADKFZH20

Status: Success

Payment Date: 03/01/2024 16:22:22

Payment Gateway: SBI_MOPS



Print Date: 03/01/2024 16:22:31

2024 - BR1 - 4106
19/1/24



DEED OF SALE

For SICHAN AND HOLIDAY HOMES DEVELOPERS PVT. Mr. Devadas Naik as authorised signatory of SICHAN AND HOLIDAY HOMES DEVELOPERS PVT. Ltd.	For AARQHA DEVELOPERS as partner of M/s Aaroha Developers. PARTNER
--	---

This Deed of Sale is executed on this 03 day of the month January in the year Two Thousand and Twenty Four at Mapusa, Bardez - Goa.

BETWEEN

(1) M/s. HIGHLAND HOLIDAY HOMES (GOA) PVT. LTD.



a company incorporated under the provisions of Indian Companies Act, 1956, having its registered office at Office No. Y-S-2, Marquis Waddo, Candolim, Bardez, Distt. North Goa, Goa 403515, having PAN Card bearing _____, the said company is represented in its act through its director Mr. Devadas Yallappa Naik, aged about 79 years, son of late Shri. Yallappa Naik, Married, Indian National, having PAN Card No. _____, Aadhar Card bearing No. _____ email ID _____@gmail.com, having mobile No. _____



presently residing at House No. E8-137/3, Lonod House, Feira Alta, Altinho, VTC Mapusa – Goa. 403 507

Hereinafter referred to as the “**VENDOR**” (which expression shall unless repugnant to the context

For HIGHLAND HOLIDAY HOMES (GOA) PVT. LTD. Mr. Devadas Naik as authorised signatory of M/s. Highland Holiday Homes Goa Pvt. Ltd. Director	For AAROKHA DEVELOPERS Mr. _____ as partner of M/s. Aarokha Developers. PARTNER
---	---

mean and include its legal representatives, authorized agents, attorneys, successors, administrators and assigns) and as the **PARTY OF THE FIRST PART** to this Deed.

AND

(2) **M/s. AAROHA DEVELOPERS**, a partnership firm, having its registered office at F- 504, Hemmady Regency, Malbhat, Margao, South Goa - 403601, the said company is represented in its act through its director Mr. Vishal Agarwal, aged about 39 years, son of Shri. Kedarnath Agarwal, Married, Indian National, having PAN Card No. _____ Aadhar Card bearing No. _____ email ID _____ ail.com, having mobile No. _____ 22 presently residing at House No. 235/G, Karle Riverville, Pulwado, Benaullim, South Goa - 403716

Hereinafter referred to as the "**PURCHASER**" (which expression shall unless repugnant to the context mean and include its successors, assigns, legal representatives and administrators) and as the **PARTY OF THE SECOND PART** to this Deed.



Signed by Mr. Devadas Naik as authorised signatory of M/s. Aaroha Holiday Homes Goa Pvt. Ltd. Director	Signed by Mr. Vishal Agarwal as partner of M/s. Aaroha Developers. PARTNER
---	---

WHEREAS there exists an immovable property which is known and identified as "BONGAMADDA" situated at Candolim, which totally admeasures an area of 1825 sq. mts. falling within the jurisdiction of Village Panchayat of Candolim, Taluka Bardez, North Goa District, in State of Goa earlier Sub District of Bardez. The said property is described in the Land Registration Office under No. 1298 at page 176 V of Book - B 9 (old) and was not enrolled in the Taluka Revenue Office but Surveyed under Survey No. 227/3 of Village Candolim (hereinafter referred to as the "**Said Larger Property**"). The Said Larger Property is more particularly described in Schedule - I and whereas the subject sale property which is an area of 1254 sq.meters out of the Said Larger Property agreed to be sold and conveyed by the Vendor in favour of the Purchaser is more particularly described in Schedule - II of this deed written herein below and which shall form an integral part of this deed (hereinafter referred to as the "**Sale Property**")



AND WHEREAS the Vendor herein has acquired all the rights, title and interest qua the Sale Property described in the Schedule hereinunder of this

For SIGNATURES of Vendor by Mr. Devadas Naik as authorised signatory of M/s. Highlands Holiday Homes Goa Pvt. Ltd. Director	For AAROHA DEVELOPERS as partner of M/s. Aaroha Developers. PARTNER
--	--

indenture vide three separate Deed of Sale executed in its favour by the predecessor in title which deed of sale is duly registered before the Sub-Registrar of Bardez at North Goa bearing registration No. 1522 at pages 269 to 284 of Book No. I, Volume No. 1267, Sale Deed bearing Registration No. 1521 at pages 251 to 268 of Book No. I, Volume No. 1267 and Deed of sale bearing Registration No. 1520 at pages 233 to 250 of Book No. I, Volume No. 1267, which constitute 3/4th share in the larger property which is toto admeasures 1825 sq. mts.



AND WHEREAS the said property originally belonged to Mr. Sant Anna Fernandes and his wife Mrs. Anna Ritta Fernandes whose names were inscribed in the registration office in the Register of Transmissions in Book G - 7/129 under No. 4652 with respect to property described under No. 1298 at Page 176 reverse of Book B - 9 to extent partitioned and divided amongst the heirs of deceased Mr. Joaquim Fernandes Dacto who were identified as Ms. Rosa Maria Pereira being the moiety sharer, Mr. Pedro Fernandes, Caetano Fernandes and his wife Mrs. Maria Rosa Rosaria De Souza.



For HOLIDAY HOMES (GOA) PVT. LTD. Devadas Nank as authorised signatory of M/s. Holiday Homes Goa Pvt. Ltd. Director	For AARONIA DEVELOPERS as partner of M/s. Aaronia Developers. <i>[Signature]</i> PARTNER
--	---

AND WHEREAS the said individuals identified herein above viz Mr. Sant Anna Fernandes and his wife Mrs. Anna Ritta Fernandes have sold the property described under No. 1298 in favour of Mr. Paulo Custodio Fernandes vide deed executed between the parties on 20/12/1923 at page 79 reverse of Book No. 328 on the basis of which the name of said Mr. Paulo Custodio Fernandes stood inscribed under No. 19030 dated 09/07/1924 at Book G – 25/138 V



AND WHEREAS the said Mr. Paulo Custodio Fernandes and his wife Mrs. Maria Luizinha Rodrigues have sold the property described under No. 1298 vide deed dated 27/06/1925 at page 37 reverse of Book No. 238 in favour of Mr. Micael Sebastiao da Silva pursuant to which his name stood inscribed in the Register of Transmission bearing No. 19831 in book G – 26 96V under presentation No. 4



AND WHEREAS the said Miguel Debastiao D'Silva passed away on 21/04/1930 and his wife Mrs. Maria Umelina Dos Remedios later passed away on

Page 6

Signatory of Mr. Miguel Debastiao D'Silva Devadas Naik as authorised signatory of M/s. Aaroha Holiday Homes Goa Pvt. Ltd. Director	Signatory of Mr. Miguel Debastiao D'Silva as partner of M/s. Aaroha Developers. PARTNER
--	--

23/01/1944 who left behind their heirs as identified herein below:

a.) Mr. Caetano Joao Placido de Silva married to Mrs. Agnes Verediana de Silva.

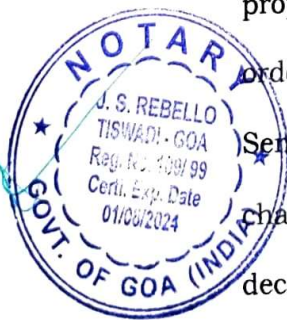
b.) Mr. Estenislaus de Silva alias Wenceslaus Alex de Silva alias Stanley de Silva married to Mrs. Julia de Silva.

c.) Mr. Lucas de Silva married to Mrs. Florencia de Silva.

d.) Mr. Rafael Gilberto Filomena de Silva alias Rafael Filomena de Silva married to Mrs. Maggie de Silva.



AND WHEREAS in Inventory Proceedings No. 57/96 filed before the Civil Judge Senior Division at Mapusa on the death of the said Miguel Sebastiao de Silva and his wife Maria Umbelina dos Remedios the said property was described at Item No. 1 and vide its order dated 28/08/2001 the Hon'ble Civil Judge Senior Division at Mapusa was pleased to confirm the chart of allotment in favour of the above heirs of deceased Mr. Miguel Sebastiao Silva and his late wife wherein the said heirs were allotted 1/4th share each in the Said larger Property.



For HIGHLAND HOLIDAY HOMES (GOA) PVT. LTD. Devadas Naik as authorized signatory of M/s. Highland Holiday Homes Goa Pvt. Ltd. Director	For AARONA DEVELOPERS as partner of M/s. Aarona Developers. PARTNER
---	--

AND WHEREAS in the said Inventory Proceedings 1/4th share in the said property was allotted to the brother/brother in law of Mr. Estanislau Da Silva alias Wenceslau Alex De Silva alias Stanley D'Silva and his wife Mrs. Julia D'Silva.

AND WHEREAS one of the heirs of late Minguel De Silva identified as Mr. Lucas D'Silva and his wife Mrs. Florencia D'Silva, who were parties to the said Inventory Proceedings No. 57/1996 filed a Special Civil Suit No. 35/2003/A before the Hon'ble Civil Judge Senior Division at Mapusa seeking a decree that the property be partitioned by metes and bounds or in the alternate the same be auctioned amongst the parties and the auction proceeds be distributed as per the shares.



AND WHEREAS the defendants No. 5 to 11 in the said Spl Civil Suit No. 35/2003/A who are the widow and the sole and universal of the said Rafeal Guilberto Filomena D'Silva, filed their written statement with counter claim on 31/07/2003 inter alia bringing on record an agreement dated 24/06/1995 thereby



Signature of Vendor Mr. Devadas Nalk as authorised signatory of M/s Highland Holiday Homes Goa Pvt. Ltd.	Signature of Mr. AARON CIVIL as partner of M/s Aaron Civil Developers.
Director	PARTNER

admitting the knowledge of the said agreement by which the said property was agreed to be sold to M/s. Highland Constructions Pvt Ltd

AND WHEREAS vide three individual deeds of sale dated 2/04/2005 bearing Reg. No. 1520 at pg. 233 to 250 of Book No. I, Vol. No. 1267, Reg. No. 1521 at pg. 251 to 268 of Book No. I, Vol. No. 1267 & Reg. No. 1522 at pg. 269 to 284 of Book No. I, Vol. No. 1267 totally forming 3/4th share in the larger property the Vendor herein, then known as M/s Highland Holiday Homes Pvt. Ltd. purchased all the rights/title/interest qua the said larger property to the extent mentioned and became the lawful owner in possession thereof.



AND WHEREAS the said M/s. Highland Constructions Pvt Ltd was made a confirming party in all the above three deeds of sale in order to confirm that it ceased to have any claim in respect of the said larger property by virtue of Agreement dated 24/06/1995.



For Highland Holiday Homes (Goa) Pvt. Ltd. Devadas Naik is authorised signatory of M/s. Highland Holiday Homes Goa Pvt. Ltd. Director	For Aarohi Developers Mr. Vishal Agarwal as partner of M/s Aarohi Developers. Vishal PARTNER
--	---

AND WHEREAS M/s Highland Holiday Homes Pvt. Ltd. with effect from 25th May 2006 has changed its name to M/s Highland Holiday Homes (Goa) Pvt. Ltd., the VENDOR herein.

AND WHEREAS vide its judgment and order dated 02/12/2015 the Hon'ble Ad-hoc Civil Judge Senior Division at Mapusa was pleased to decree the counter claim filed by the defendants wherein the Plaintiffs in the said suit were declared as owners to the extent of $\frac{1}{4}$ share and the Vendor being the purchaser of $\frac{3}{4}$ th share in the larger property was declared as the owner to the extent of said share.



AND WHEREAS the PURCHASER has approached the VENDOR to sell to them the abovementioned Sale Property which is more particularly described in Schedule - II of this deed for a total consideration of Rs.

and Twelve Thousand Only) being the full consideration to be paid by the PURCHASER to the VENDOR as aforesaid, the proposal to which the



Signature of Mr. Devadas Bhat, authorised signatory of M/s Highland Holiday Homes (Goa) Pvt. Ltd. Director	Signature of Mr. AARON AARON as partner of M/s Aarona Developers. PARTNER
--	---

VENDOR have agreed to on the terms and conditions hereinafter appearing.

The Sale Property is more fully described in the Schedule - II written herein below to this Deed and shown in red colour in the plan annexed to this Deed which shall form a part of this Deed.

NOW THIS DEED WITNESSETH AS FOLLOWS

1. In pursuance to the discussions and consequently, in consideration of the sum of Rs.

(hereinafter, the "Purchase Price") agreed to

be paid by the PURCHASER, which is the present market value of the Sale Property and which has been agreed to be paid in this act by the PURCHASER to the beneficiary bank account of VENDOR which for better clearances is depicted and elaborated in the following table:

Sr. No.	Particulars of Payment	Name of Party	Amount
1.	Amount paid by the Purchaser as sale consideration amount after deducting 1% TDS	M/s. Highland Holiday Homes Goa Pvt. Ltd.	/-

Page 11

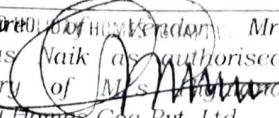
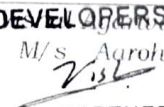
Signature of Vendor Mr. Devadas Naik as authorised signatory of Highland Holiday Homes Goa Pvt. Ltd. Director

Signature of AAROKHA DEVELOPERS as partner of M/s Aarokha Developers. PARTNER

	vide Demand Draft dated 11/01/2024 drawn on ICICI Bank Panaji Branch bearing No. 001561		
2.	TDS deducted.		)/-
	Total sale consideration amount paid		00/- hree Fifty akhs elve Only)



The receipt and payment of the above respective amount; which the VENDOR does hereby admit and acknowledge having received, in consequence of which the VENDOR does hereby grant, convey, transfer, sell, assign and assure unto the PURCHASER free from all encumbrances the Sale Property along with all ways, paths, passages, easements, privileges and all appurtenances whatsoever to the Sale Property and or any part thereof now or any time hereto for usually held, used, occupied thereto and all the estate, right, titles, interests and claims whatsoever both by law or in equity of the VENDOR into or out of or upon the Sale

Signature of Mr. Devadas Naik as authorised signatory of M/s. Holiday Homes Goa Pvt. Ltd.  DIRECTOR	Signature of Mr. AAROKH DEWAL as partner of M/s. Aarokh Developers.  PARTNER
--	---

Property TO HAVE AND TO HOLD the Sale Property hereby sold to the PURCHASER and all singular and other rights hereby granted, conveyed, sold, transferred and assured or otherwise expressed and intended to be UNTO AND TO THE USE AND BENEFIT OF THE PURCHASER forever and absolutely.

2. The VENDOR does hereby covenant with the PURCHASER that:

i.) The VENDOR now does have in themselves good right, full power and absolute authority to grant, sell, convey, assign, transfer and convey the Sale Property which is described in Schedule - II of this deed which is hereby agreed to be granted, sold, conveyed, assigned, transferred, assured, released and expressed and intended so to be UNTO AND TO the PURCHASER as aforesaid.

ii.) The Vendor hereby acknowledge the receipt of entire sale consideration of Rs. 3,51,12,000/- (Rupees Three Crore Fifty One Lakhs and Twelve Thousand Only) as mentioned in the table herein above being the full and final sale



Signature of Mr. Devadas Naik as authorised signatory of M/s. Holiday Homes Goa Pvt. Ltd. Director	Signature of Mr. Aarooha Developers as partner of M/s. Aarooha Developers. PARTNER
--	--

consideration and further declare that there is no further consideration due and payable by the said Purchaser.

iii.) The Vendor has represented to the Purchaser/Party of the Second Part that neither the Vendor, nor their predecessors-in-interest nor any person lawfully claiming through or under them, have created any encumbrances, charges, on the Sale Property and no tax, ground rent or any Government dues are outstanding till the date of execution of this deed against the said Sale Property. In case any dues are found to be unpaid till this date of execution, the VENDOR hereby undertakes to repay the same promptly so as not to jeopardize the interest of the PURCHASER. In any case or event, the PURCHASER shall not be liable to pay or indemnify any dues or outstanding amounts if any; of the period prior to the date of execution of this Deed.

iv.) The PURCHASER may from time to time and at all times hereafter peacefully and quietly



Signature of Vendor Mr. Devadas M. K. signatory HOLIDAY HOMES GOA PVT. LTD. Director	Signature of Mr. AARONHA DEVELOPERS as partner of M/s. Aaroha Developers. PARTNER
--	--

enter upon, occupy or possess and enjoy the Sale Property hereby conveyed with their appurtenances, and receive the income, issues and profits of every part thereof for their own use and benefit without any suit or action, interruption, claim and demand whatsoever from or by the VENDOR or any person or persons lawfully and equitably claiming or to claim, from, under or in trust for any of them or any of their predecessors-in-interest.



- v.) The PURCHASER shall hold the Sale Property freely and clearly and absolutely exonerated and forever released and discharged or otherwise by the VENDOR and well; sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, claims, liens, titles, charges, demands and encumbrances whatsoever made occasioned and suffered by the VENDOR or any person or persons lawfully and equitably claiming or to claim, from, under or in trust for any of them.



Signature of Mr. Devadas Naik as authorised signatory of M/s. Highland Holiday Homes Pvt. Ltd. Director	Signature of Mr. Vishal Agarwal as partner of M/s. Aaroha Developers. PARTNER
---	--

vi.) The VENDOR and all persons having or claiming any estate, right, title or interest in the Sale Property hereby conveyed or any part thereof by, from, under or in trust for the VENDOR or its executors, administrators or any of them shall and will from time to time hereafter at the request of the PURCHASER do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, whatsoever for the better and more perfectly and absolutely granting the Sale Property and every part thereof hereby conveyed UNTO AND TO THE USE of the PURCHASER in the manner as aforesaid as by the PURCHASER, its executors, administrators and assigns as shall be reasonably required.



vii.) The VENDOR does hereby consent and give No Objection to delete the name of the VENDOR and to include the name of the PURCHASER in the Record of Rights/Occupants column in respect of the Sale Property by way of Mutation.



Signature of Vendor Mr. Devadhis Raik as authorised signatory of Holiday Homes Goa Pvt. Ltd.	Signature of Mr. Vishal Anand as partner of M/s Aaroha Developers.
Director	PARTNER

viii.) That the VENDOR has in lieu of the receipt of payment of Purchase Price put the PURCHASER in actual, proprietary and vacant possession over the Sale Property on the date of payment of the amount mentioned in Clause 2 herein above. And that now the PURCHASER is the absolute owner in possession of the Sale Property which is more particularly described in Schedule - II written herein below; the PURCHASER shall now be entitled to use the Sale Property in the manner they choose and get their names mutated in the records maintained by the Village Panchayat and revenue Authorities in order to effectuate a complete transfer of rights qua the Sale Property.



ix.) It is covenanted that the VENDOR's entire right, title and interest in respect of the Sale Property, trees, fences, hedges, ditches, ways, water, water courses, liberties, privileges, easements, appurtenances whatsoever to the Sale Property belonging to or appertaining to or usually held or occupied



Signature of Mr. Venkatesh B. Mr. Devadas Nalk as authorised signatory of M/s. Holiday Homes Goa Pvt. Ltd. Director	Signature of Mr. Vishal Agarwal as Partner of M/s. Aarooha Developers. PARTNER
--	---

therewith or reputed to belong to or be appurtenant thereto; shall be held and enjoyed by the PURCHASER herein.

x.) All easements, rights, benefits naturally accrued or accruing to the Sale Property described in the Schedule - II shall be held and enjoyed by the PURCHASER absolutely free from any interference or obstruction of whatsoever nature from the Vendor or any persons claiming through the Vendor or any of their predecessors-in-interest.

xi.) And the VENDOR doth hereby covenant with the PURCHASER that the VENDOR shall and will from time to time and at all times hereafter to the extent necessary and feasible, upon every reasonable request of the PURCHASER or any person having or lawfully claiming through; under or in trust for the PURCHASER, their heirs executors, administrators and assigns produce or cause to be produced to him or them or his or their agents or lawyers, all or any deeds and writings qua the property



Signature of Vendor Mr. Devadas Nair as signatory of M/s Highland Holiday Homes Goa Pvt. Ltd. Director	Signature of Mr. AARON AARONHA as partner of M/s Aaronha Developers. PARTNER
--	--

described in Schedule - II hereunder written for the purpose of showing the PURCHASER', title to the Sale Property hereby conveyed and will permit the same to be examined, inspected or given in evidence and will at the like reasonable request of the PURCHASER or any such person as aforesaid deliver or cause to be delivered to them such attested or other copies or abstracts or extracts from the said deeds and writings or any of them as he or they may require and shall in the meantime unless prevented as aforesaid keep them safe, un-obliterated or uncanceled.



xii.) That the VENDOR hereby declare that they have not entered into any agreement with any person or persons concerning the right, interest and title in the Sale Property which is described in Schedule - II of this deed and it shall be lawful to the PURCHASER from time to time and at all the time hereafter peacefully and quietly to enter upon, have, occupy, hold, possess, own and enjoy the Sale Property for its own use and benefit.



Signature of Vendor, Mr. Devadas Muk as authorised signatory of M/s. Holiday Homes Goa Pvt. Ltd. Director	Signature of AARONHA DEVELOPERS as partner of M/s. Aaronha Developers. PARTNER
---	--

xiii.) That no notice from Central or State Govt. or any other local body or authority under the Panchayat Act or any Act, Scheme, Ordinances, Order or Notifications including notices, requisition or proceedings for acquisition, requisition, resumption, procurement, taking over or the like, exists nor has been received by and/or served upon the Vendor in relation to the Sale Property or any portion thereof.



xiv.) That neither the Sale Property nor any part thereof is subject matter of any attachment or any certificate of other recovery proceedings under Income Tax Regulations or any other act or regulation.



xv.) That neither the Sale Property nor any part thereof is subject matter in any civil suit or proceedings or any criminal matter and, there are no dues or charges of any nature payable by the Vendor in respect of the said Sale Property to any authority, Govt. or Semi-Govt. including any local body.

Signature of Vendor: Mr. Devadas Naik Authorized signatory of Holiday Homes Goa Pvt. Ltd. Director	Signature of Mr. Vishal Aaroha as partner of M/s Aaroha Developers. Vishal PARTNER
---	--

xvi.) That the VENDOR hereby declares that neither the Vendor nor the said plot as the Occupant is belonging to ST/SC community nor the original owners of the said property as declared by the Government of Goa pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21-08-1978

xviii. In the event; any of the representations and covenants with regard to title, use or occupation of the land is incorrect or appears to be misleading which results in either frustration of the contract or jeopardizing the right/interest/title of the Purchaser qua the property described in Schedule - II, the Vendor hereby jointly and severally undertake to indemnify the Purchaser including for all the direct, indirect and/or incidental costs and expenses incurred.

xix. The Vendor undertakes not to raise any objection or create any hindrance for the development of the Sale Property described in Schedule - II of this deed at the instance of

Purchaser. The Vendor undertake to support



For Mr. Devadas Naik as authorised signatory of M/s Highland Holiday Homes Goa Pvt. Ltd. Director	For M/s AAROKHA DEVELOPERS as partner of M/s Aarokha Developers. PARTNER
---	--

and co-operate with the Purchaser in completing the process involved for Mutation entry of names of Purchaser, Partitioning of land which is necessary for the complete transfer of ownership/right/title qua the Sale Property in favour of the Purchaser.

3. The Purchaser does covenant with the Vendor that:

- i. The Purchaser covenant to abide by all the terms of this Deed.
- ii. The Purchaser will bear the cost of stamp duty and registration charges and legal expenses for conveying the Sale Property in favor of the Purchaser.



4. The parties to the present deed are Indian Nationals and therefore there are no violations of FEMA regulations and if at all there is any contravention, the office of Sub - registrar shall not be held responsible for the same.

For Signature of Vendor Devadas Naik as Authorised signatory of Highland Holiday Homes Goa Pvt. Ltd.	For Signature of AAROKHA DEVELOPERS as partner of M/s Aarokha Developers. PARTNER
---	---

5. The parties herein declare that the fair market value of the property conveyed in arrived at Rs. 3,51,12,000/- (Rupees Three Crore Fifty One Lakhs and Twelve Thousand Only) and accordingly the stamp duty is arrived at Rs. 1755600/- being calculated @ 5 % on the sale consideration and the e-receipt for the said amount is printed on the first leaf of the deed bearing Challan Ref. No. 202400008663 and the registration fee @ 3 % has been paid vide challan bearing No. 202400008651



6. The PURCHASER has paid and deducted TDS @1% as required under Section 194IA of the Income Tax Act, 1961 amounting to Rs. _____ ly)

from the total consideration payable to the VENDOR and deposited the same with the Department of Income Tax on behalf of the VENDOR. The copy of the TDS challan is hereby furnished by the PURCHASER to the Sub-Registrar of Bardez and the TDS certificate/Form 26QB shall be furnished to the VENDOR as is required by law.



Signature of Vendor Mr. Devadas Mark as authorised signatory of M/s. Holiday Homes Goa Pvt. Ltd.	Signature of Vendor Mr. AARONHA DEVELOPERS as partner of M/s. Aaroha Developers.
	PARTNER

7. The VENDOR has obtained TCP NOC for sale of the area of 1254m2 under the NOC bearing Ref. No. NOC/49(6)/3703/CAN/TCP-23/10733 dated 21/12/2023 required for the purpose of the registration of this Deed of Sale.

8. SCHEDULE OF PROPERTY

SCHEDULE - I

ALL THAT immovable property which is known and identified as "BONGAMADDA" situated at Candolim, which totally admeasures an area of 1825 sq. mts. falling within the jurisdiction of Village Panchayat of Candolim, Taluka Bardez, North Goa District, in State of Goa earlier Sub District of Bardez. The said property is described in the Land Registration Office under No. 1298 at page 176 V of Book - B 9 (old) and was not enrolled in the Taluka Revenue Office but Surveyed under Survey No. 227/3 of Village Candolim. The said larger property is bounded as follows:



Signature of Mr. Devadas Naik as authorised signatory of M/s. Holiday Homes Goa Pvt. Ltd. Director	Signature of Mr. Vishal Agarwal as partner of AAROHA DEVELOPERS. PARTNER
--	--

On the North: By property bearing survey no.
227/2 and 226/7

On the South: By property bearing Survey
No.230/1

On the East: By property bearing Survey No. 227/4

On the West: By property bearing Survey No.
226/7 and 227/5

SCHEDULE-II

SCHEDULE OF SAID SALE PROPERTY

ALL THAT immovable property known as
'BONGAMADDA' situated at Candolim,
bearing Survey No. 227/3 (Plot - B) of village
Candolim, admeasuring an area of 1254 sq.
mts., within the limits of the Village
Panchayat of Candolim, Taluka and Sub
District of Bardez, District North Goa, State
of Goa, described in the Land Registration
Office of Bardez under No. 1298 at page 176
V of Book B - 9 (old) not enrolled in Taluka
Revenue Office of Bardez and bounded as
under:

On the North: By property bearing survey no.
227/2

On the South: By property bearing Survey
No.230/1

On the East: By Road



Signature of Mr. Devadas Naik, authorised signatory of Holiday Homes Goa Pvt. Ltd. Director	Signature of Mr. Aarooha Developers as partner of M/s Aarooha Developers
	PARTNER

On the West: By property bearing Survey No.
227/4

IN WITNESS WHEREOF the VENDOR and the
PURCHASER have hereto signed this DEED OF
SALE at Mapusa, Goa, on the day, month and year
first above written in the presence of two attesting
witnesses.



Signature of Mr. Devadas Naik, authorised signatory of M/s. Holiday Homes Goa Pvt. Ltd. Director	Signature of Mr. AARON AARON, as partner of M/s. AARON AARON DEVELOPERS PARTNER
---	--

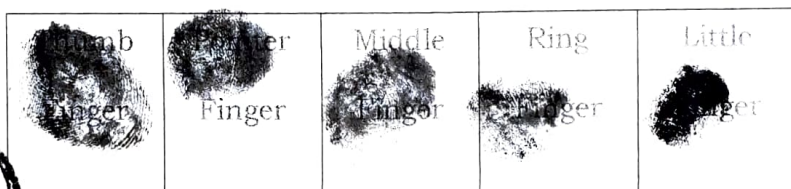
SIGNED, DELIVERED AND
 EXECUTED BY THE VENDOR
 M/S HIGHLAND **HOLIDAY**
HOMES (GOA) PVT. LTD.
 THROUGH ITS DIRECTOR MR.
DEVADAS YALLAPPA NAIK.



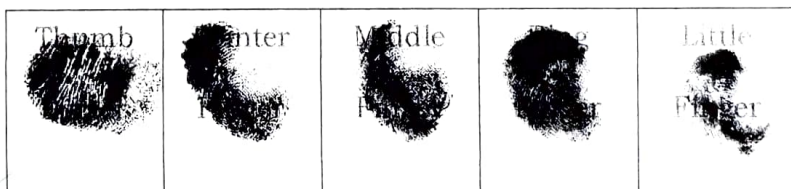
For HIGHLAND HOLIDAY HOMES (GOA) PVT. LTD.

[Handwritten Signature]
 Director

Left Hand Finger Prints



Right Hand Finger Prints



Signature of Vendor Mr. Devadas Naik as authorised signatory of M/s Highland Holiday Homes Goa Pvt. Ltd. Director	Signature of Mr. Aaroha Developers as partner of M/s Aaroha Developers. <i>[Handwritten Signature]</i> PARTNER
---	---

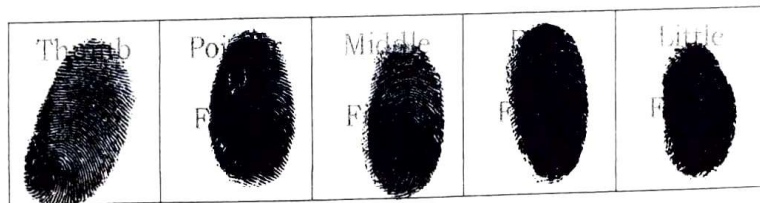
SIGNED, DELIVERED AND
EXECUTED BY THE PURCHASER
M/S. AAROHA DEVELOPERS
THROUGH ITS PARTNER MR.



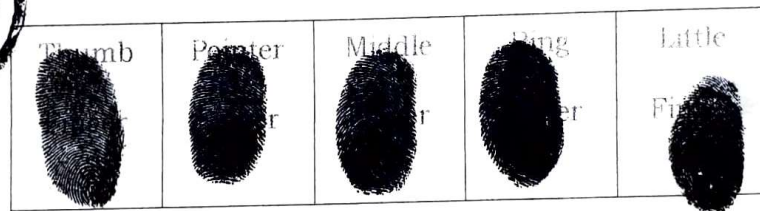
VISHAL AGARWAL
For AAROHA DEVELOPERS

Vishal
PARTNER

Left Hand Finger Prints



Right Hand Finger Prints



Signature of Vendor Mr. Devadas Naik as authorised signatory of M/s. Aaroha Developers Pvt. Ltd. Director	Signature of Mr. Vishal Agarwal as partner of M/s. Aaroha Developers. PARTNER
--	---

SIGNED DELIVERED AND EXECUTED IN THE
PRESENCE OF FOLLOWING WITNESSES:

1.)Ms. Rihana Saunur, s/o Mr. Nooramad Saunur,
aged about 27 years, Professional, Spinster, Indian
National having passport No. \ , Resident
of H. No. 47/A, Ramnagar, Betim, Reis Magos,
Bardez – Goa.

Signature
Rihana Saunur

2.)Mr. Saish D. Mandrekar, s/o Mr. Dhondu
Mandrekar, aged about 26 years, Advocate,
Bachelor, Indian National, having PAN Card No.
and Aadhar Card No.
4, Resident of H No. 313, Amre Plaza,
Shetye Waddo, Mapusa, Bardez – Goa.



Signature
Saish D. Mandrekar



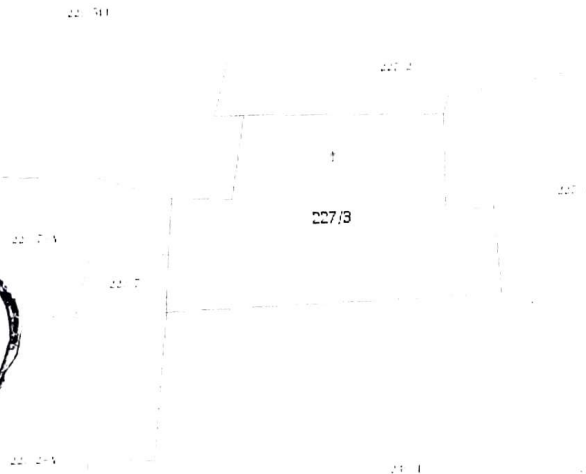
Signature of Mr. Devadas Naik as authorised signatory of M/s. Holiday Homes Goa Pvt. Ltd. Director	Signature of Mr. Vishal Aarohi as partner of M/s. Aarohi Developers. PARTNER
--	--



Government of Goa
Directorate of Settlement and Land records
Survey Plan
Bardez Taluka, Candolim Village
Survey No.: 227, Subdivision No.: 3

Scale 1:1000

Reference No.: REV192349067



[Signature]

For AAROHA DEVELOPERS

[Signature]
PARTNER

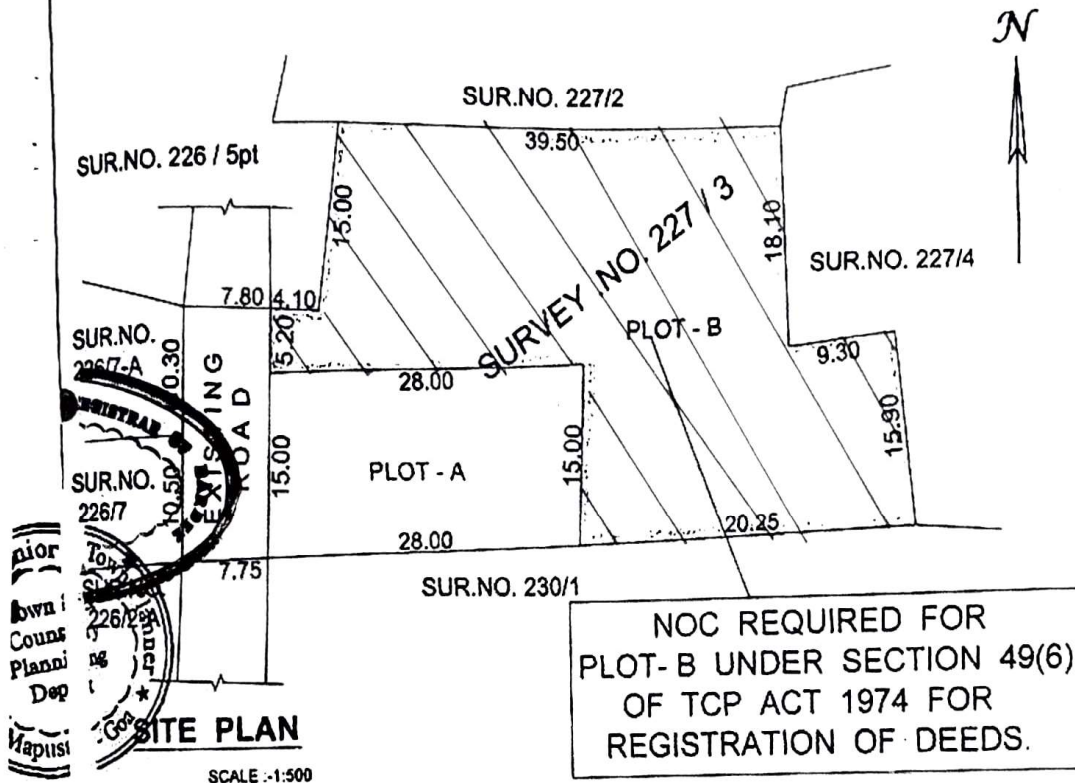


This record is computer generated on 05-12-2023 02:46:26. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE

PLAN

SHOWING PLOT-B IN LAND BEARING SURVEY NO. 227 SUB DIV. NO. 3
OF VILLAGE CANDOLIM, BARDEZ - GOA



AREA STATEMENT

TOTAL AREA OF THE PLOT	-----	1825.00 M2
AREA UNDER ROAD	-----	153.00 M2
AREA OF PLOT - A	-----	418.00 M2
AREA OF PLOT - B	-----	1254.00 M2

TOTAL AREA OF PLOT-B OF WHICH N.O.C FOR SALE IS REQUIRED -- 1254.00 M2

For HIGHLAND HOLIDAY HOMES (GOA) PVT. LTD. 24 Director	APPLICANT'S SIGN	DESIGNED BY <i>Shubham Jadhav</i> Shubham Jadhav Consulting Civil Engineer PARTNER P.C.E. Reg. No. - PR/0021/2022	JOB No :-
			SCALE :- 1:500
			DRN. BY :- S.J
			DRG. No. :- 1

For AAROA DEVELOPERS



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 17-Jan-2024 02:40:53 pm

Document Serial Number :- 2024-BRZ-406

- Presented at 02:36:40 pm on 17-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	
2	Registration Fee	
3	Mutation Fees	
4	Processing Fee	
Total		



Stamp Duty Required :-

Stamp Duty Paid -

Presenter

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Vishal Agarwal , Father Name:Shri Kedarnath Agarwal, Age: 39, Marital Status: , Gender:Male, Occupation: Business, Address1 - House No. 235/G, Karle Riverville, Pulwado, Benaulim, South Goa - 403716, Address2 - , PAN No.:			

Executer

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Devadas Yallappa Naik , Father Name:Shri Yallappa Naik, Age: 79, Marital Status: , Gender:Male, Occupation: Business, House No. 58-13/3, Lonod House, Feira Alta, Altinho, VTC Mapusa - Goa. 403 507, PAN No.:			



Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Vishal Agarwal , Father Name:Shri Kedarnath Agarwal, Age: 39, Marital Status: ,Gender:Male, Occupation: Business, House No. 235/G, Karle Riverville, Pulwado, Benaulim, South Goa - 403716, PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Rihana Saunur ,Age: 28,DOB: 1995-07-15 ,Mobile: ,Email: i95@gmail.com Occupation:Service , Marital status : Unmarried , Address:403101, H. no 47 a Ramnagar Betim Bardez Goa, H. no 47 a Ramnagar Betim Bardez Goa, Reis-magos, Bardez, NorthGoa, Goa			
2	Name: Saish Mandrekar ,Age: 29,DOB: 1994-11-25 ,Mobile: ,Email: l.com Occupation:Advocate , Marital status : Unmarried , Address:403507, BF 1 313, BF 1 313, Amre Plaza, Shetye Wado, Mapusa, Bardez, NorthGoa, Goa			



Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2024-BRZ-406



Document Serial No:-2024-BRZ-406

Book :- 1 Document

Registration Number :- **BRZ-1-353-2024**

Date : 17-Jan-2024

DR
17/01/24

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

**SUB-REGISTRAR
BARDEZ**



CERTIFIED TRUE COPY OF ORIGINAL
REG No...5297 DATED...28 MAR 2024

[Signature]
J. S. REBELLO
NOTARY AT PANAJI
STATE OF GOA INDIA

