

Phone No:
Sold To/Issued To:
AARIKTA DEVELOPERS
For Whom/ID Proof:
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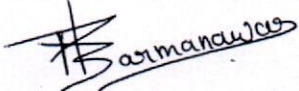


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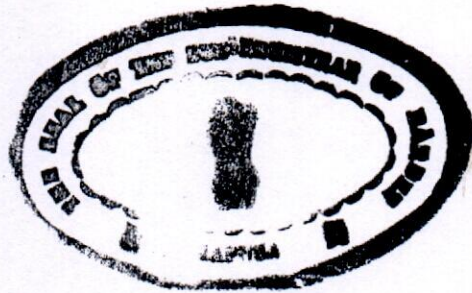
For APV FINANCIAL



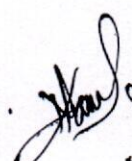
Authorised Signatory

2022-BR2-1226

16/03/2022



DEED OF SALE

APV  Armanawises

THIS DEED OF SALE is made at Mapusa, before the Sub - Registrar Cum Civil Registrar of Bardez Taluka on this 16th day of March in the year 2022.

1. **MR. ANSELMO C FERNANDES**, son of Late Joaquim Antonio Fernandes and Late Andreza Carmeline Fernandes, aged 70 years, widower, retired, Indian National, holding PAN Card No. _____ and Aadhaar Card No. _____

2. **MR. JOAQUIM ASHWIN FERNANDES**, son of Mr. Anselmo C Fernandes, aged 33 Years, unmarried, service, Indian National, holding PAN Card No. _____ and Aadhaar Card No. _____

3. **MR. SIMPLICIO I FERNANDES**, son of Late Joaquim Antonio Fernandes and Late Andreza Carmeline Fernandes, aged 64 years, married, retired, Indian National, holding PAN Card No. _____ and Aadhaar Card No. _____

and his wife;

4. **MRS. VICTORIA FERNANDES**, daughter of Pedro Minguel Andrade, daughter in law of Late Joaquim Antonio Fernandes and Late Andreza Carmeline Fernandes, aged 55 years, married, housewife, Indian National, holding PAN Card No. _____ and Aadhaar Card No. _____

ALL above residing at 118, Voilo Waddo, Sirsaim, Bardez, Goa, 403502.

5. **MRS. MARIA CARMELINE FERNANDES** alias **CARMELINA MARIA PEREIRA**, daughter of MR. JOSE VICTOR FERNANDES, aged 42 years, married, service, Indian National, holding PAN

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Card No. _____ and Aadhaar Card No. _____
and her husband

6. **MR. NERY IGNATIUS PEREIRA**, son of Caridade V Pereira and son in law of MR. JOSE VICTOR FERNANDES, holding PAN Card No. _____ and Adhaar Card No. _____

, aged 45 years, married, service, Indian National, **both** residing at House No. 80, Igroz Vaddo, Sirsaim, Bardez, Goa - 403502;

7. **MRS CLIFFA RAMBABU THAKUR**, daughter of MR. JOSE VICTOR FERNANDES, aged 36 years, married, service, Indian National, holding PAN Card No. _____ and Aadhaar Card No. _____ and her husband

8. **MR. RAMBABU THAKUR** son of Pradumna Thakur, holding PAN Card No. _____ and Adhaar Card No. _____, aged 36 years, married, service, Indian National, **both** residing at House No. 120, Voillo Vaddo, Sisaim, Bardez, Goa - 403502;

Hereinafter jointly being referred to as **"VENDORS"** (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and assigns) **OF THE FIRST PART.**

AND

"M/S AARIKTA DEVELOPERS", a Partnership Firm, registered under the Indian Partnership Act, 1932, bearing Registration No. BRZ-F-112-2020 dated 10/01/2020, PAN Card No. _____ having its Office at House No. _____

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259/A, Bella Vista Vaddo, Sirsaim, Bardez, Goa,
403502, through its Partners,

1) **MR. RAOJI alias NILESH DNYANESHWAR KAMBLI**, son of Shri. Dnyaneshwar Kambli, aged 38 years, married, Business, holding PAN Card No. _____ and Aadhaar Card No. _____, Mobile No. _____, Indian National,

2) **MRS. SVETLANA NILESH KAMBLI**, daughter of Mr. Rohidas Raghuvir Gadekar and wife of MR. RAOJI alias NILESH DNYANESHWAR KAMBLI, holding Pan Card No. _____ and Aadhaar Card No. _____, aged 38 years, married, business, Indian National, both residing at House No. 259/A, Bella Vista Vaddo, Sirsaim, Bardez, Goa, hereinafter, being referred to as "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include its heirs, executors, administrators and assigns) **OF THE SECOND PART.**

All parties to this present Sale Deed are **Indian Nationals**

WHEREAS, the Vendor Nos. 1, 3 to 8 namely Vendor No. 1) MR. ANSELMO C FERNANDES, Vendor No. 3) MR. SIMPLICIO I FERNANDES, Vendor No. 4) MRS. VICTORIA FERNANDES, Vendor No. 5) MRS. MARIA CARMELINE FERNANDES alias CARMELINA MARIA PEREIRA, Vendor No. 6) MR. NERY IGNATIUS PEREIRA, Vendor No. 7) MRS CLIFFA RAMBABU THAKUR and Vendor No. 8) MR. RAMBABU THAKUR, will be represented in this present Deed of Sale by son/nephew/nephew-in-law/cousin brother/cousin brother-in-law, Vendor No. 2, i.e. **MR. JOAQUIM ASHWIN FERNANDES**, by Power of Attorney bearing

Alder *J. Ashwin* *S. Ashwin*

Registration No. 60/2021 dated 08/01/2021 executed before Notary Public Pratima Khobrekar, Mapusa, Bardez, Goa.

AND WHEREAS there exists property Known as "**MARANCHE MUDDACHE SORVE**", admeasuring an area of 1750 sq mts, situated within the limits of the Village Panchayat of Sircaim, Sub District of Bardez (earlier it was in Bicholim District), District of North, Goa, State of Goa, presently surveyed under survey No. 73, sub division 3 of Village Sircaim of Bardez Taluka, State of Goa, And which property is not found described in the Land Registration Office of Bicholim and nor enrolled in the Land Revenue Office. The said property bounded as, on or towards North: - By partly by road and partly by property surveyed under survey No. 73/1; On or towards South: - By partly by road and partly by property surveyed under survey No. 73/9; On or Towards East: - by road, On or Towards West: - By property surveyed under survey No. 73/8, hereinafter referred to as "**THE SAID PROPERTY**", which is more particularly described in Schedule I mentioned below.

AND WHEREAS, the SAID PROPERTY was originally owned and possessed by **Late Joaquim Antonio Fernandes** and his name was recorded in Form III AND IX of said survey as Occupant since before survey and in present Form I & XIV of survey No. 73 sub division 3 of Sircaim, Bardez, Goa, his name is recorded in Occupant's Column.

AND WHEREAS, the said Late Joaquim Antonio Fernandes was married to Andreza Carmeline Fernandes and by their wedlock they were having 4 children's namely (1) Mr. Jose Victor Fernandes (expired) married to Mrs. Feliciana Rosy Fernandes (2) Mr. Anselmo C Fernandes married to Virginia Alinda

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Fernandes (expired) (3) Mrs. Thereza D'souza married to Mr. George Peter D'souza (expired) (4) Mr. Simplicio I Fernandes married to Mr. Victoria Fernandes.

AND WHEREAS, after the death of said Late Joaquim Antonio Fernandes and late Andreza Carmeline Fernandes, the said property owned and possessed by the above mentioned legal heirs of the said Late Joaquim Antonio Fernandes and late Andreza Carmeline Fernandes and in the present Deed they are the Vendors and their names has been mentioned above.

AND WHEREAS, the Vendors have executed Deed of Succession drawn on 8/10/2020 recorded at Folio 9v to 12 of Book No. 871, executed before the Notary Ex Officio of Bardez at Mapusa, Bardez, Goa.

AND WHEREAS, the said Mrs. Thereza D'souza executed Relinquishment Deed, drawn on 13/10/2020, recorded at Folio 27 to 28, executed before the Notary Ex Officio of Bardez at Mapusa, Bardez, Goa, by which she had relinquished her all rights in property of her parents i.e. Late Joaquim Antonio Fernandes and late Andreza Carmeline Fernandes.

AND WHEREAS, the said Vendors are the owners in possession and enjoyment of the said part of property admeasuring 1750 sq mts of survey No. 73, sub division 3 of Village Sircaim of Bardez Taluka, State of Goa.

AND WHEREAS, Vendors name have been entered in Form I & XIV in Occupant's Column of survey No. 73, sub division 3 of Village Sircaim of Bardez Taluka, State of Goa.

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AND WHEREAS, the said Mrs. Feliciana Rosy Fernandes expired on 24/02/2022 at Sirsaim, Bardez, Goa.

AND WHEREAS, the Purchaser after inspecting all the documents pertaining to the **said Property**, has approached to the Vendors to purchase the immovable property Known as "**MARANCHE MUDECHE SORVE**", admeasuring an area of 1750 sq mts, situated within the limits of the Village Panchayat of Sircaim, Sub District of Bardez (earlier it was in Bicholim District), District of North, Goa, State of Goa, presently surveyed under survey No. 73, sub division 3 of Village Sircaim of Bardez Taluka, State of Goa, And which property is not found described in the Land Registration Office of Bicholim and nor enrolled in the Land Revenue Office. The said property bounded as, on or towards North: - By partly by road and partly by property surveyed under survey No. 73/1; On or towards South: - By partly by road and partly by property surveyed under survey No. 73/9; On or Towards East: - by road, On or Towards West: - By property surveyed under survey No. 73/8, shall hereinafter referred to as "**THE SAID PROPERTY**" and which is more fully described in schedule I and Shown marked in red colour in the plan annexed attached hereto.

AND WHEREAS, at the offer of the Purchaser, the Vendors does hereby sell and convey unto the Purchaser the **said Property** for a total consideration of Rs. 45,00,000/- (Rupees Forty Five Lakhs Only), which is its present fair market value.

AND WHEREAS, the Vendors accepted the proposal of the Purchaser and consequently agreed to sell the **said Property** to the Purchaser for the aforestated consideration on "as is, where is" basis and on

Afdes. *[Signature]* *[Signature]*

satisfying themselves, that the Vendors are the land owners thereof and that the Vendors herein have a marketable title in respect of the said property.

AND WHEREAS, the Vendors are ready to sell and the Purchaser is ready to purchase the SAID PROPERTY on the terms and condition mentioned below.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in consideration of the said amount of Rs. 45,00,000/- (Rupees Forty Five Lakhs Only), which has been paid by the Purchaser to the Vendors; receipt whereof the Vendors do hereby admit and acknowledge and discharge the Purchaser of the same. The Vendors do hereby transfer and convey by way of sale unto the Purchaser the **said Property** along with all rights to it.



The Vendors assure the Purchaser that, they hold clear and absolute right, title and interest to the **said Property** and are lawfully authorized to transfer the **said Property** to the Purchaser.

3. The Vendors assure the Purchaser that, there are no arrears of any tax and/or dues payable on the **said Property** to the Village Panchayat or any other local or Government body as on this date and the Purchaser shall be liable to pay all the taxes on the **said Property** levied by the Government of Goa or any other Government body from the date of sale.
4. The Vendors assure the Purchaser that, the **said Property** or the said part and parcel of land is not the subject matter of any litigation, claim, or lis-pendens exist thereon.

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5. The Vendors has on this date, transferred unto the Purchaser the peaceful vacant possession of the **said Property** to be held and enjoyed by the Purchaser forever and peaceably, without any interference or obstruction from the vendors or any other person claiming through or under them.
6. The Vendors assure the Purchaser that, they, the Vendors have not created any charge or lien or encumbrance of any nature upon the **said Property** in favour of any third party.
7. The Vendors assure the Purchaser that, the **said Property** has not been mortgaged to any bank or any financial institutions.
8. The Vendors will have **NO OBJECTION** for carrying out **MUTATION** by adding Purchaser's name in the said survey and deleting all names of Vendors appearing in Occupant's Column of Form I & XIV of survey No. 73, sub division 3 of Village Sirsaim, Bardez, Goa, of the **said Property** in the name of the purchaser at the cost of the purchaser.
9. The Vendors hereby covenant with the purchaser that, notwithstanding any act, deed or thing by the Vendors done or executed or knowingly suffered to the contrary, the Vendors now have good right and full authority to grant and convey the said rights in the **said Property** unto the use of the Purchaser, in the manner aforesaid and that the Purchaser shall and may at any time hereinafter peacefully and quietly enter upon, occupy, possess and enjoy the **SAID Property** absolutely and forever, as the owner without any

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interruption, claim or demand from the Owner/s or any other person or persons.

10. It is expressly agreed and understood by the Purchaser and the Vendors, that the present sale deed is executed in their favor on the above said express conditions and that the same shall be enforceable as against each other.
11. The Vendors hereby agree to indemnify and keep the Purchaser fully indemnified and hold harmless against any and all monetary loss, harm or injury of any nature whatsoever, caused to or suffered by the Purchaser in the event of any third party claim or action being initiated questioning the title including but not limited to the usage of the said property or the Vendor to the said property and/or arising out of any breach of representations and warranties contained in this Indenture.
12. The present value of the **said Property** is Rs. 45,00,000/- (Rupees Forty Five Lakhs Only) and for the purpose of Satm Duty, the SAID PROPERTY is valued for Rs. 5000/- per sq mts as approved by the Sub Registrar, hence the market value of the SAID PROPERTY will be Rs. 87,50,000/- and the stamp duty will be Rs. 3,50,000/- which has been affixed hereto, Registration plus processing Fees is Rs. 2,64,500/- which has been paid vide Challan No. 202200177480 dated 09/03/222 and Mutation Fees of Rs. 2500/- has been paid vide Challan No. 202200174071 dated 09/03/2022, which all payments has been paid by the Purchaser.
13. The Vendors and the Purchaser hereby declare that the said property, in transaction

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does not belong to **SCHEDULE CASTE/ SCHEDULE TRIBE** pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

SCHEDULE I

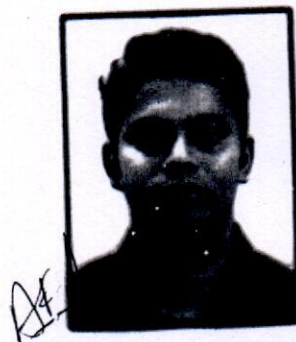
(Description of the **SAID ENTIRE PROPERTY**)

All that immovable property Known as "**MARANCHE MUDECHE SORVE**", admeasuring an area of 1750 sq mts, situated within the limits of the Village Panchayat of Sircaim, Sub District of Bardez (earlier it was in Bicholim District), District of North, Goa, State of Goa, presently surveyed under survey No. 73, sub division 3 of Village Sircaim of Bardez Taluka, State of Goa, And which property is not found described in the Land Registration Office of Bicholim and nor enrolled in the Land Revenue Office. The said property bounded as, on or towards North: - By partly by road and partly by property surveyed under survey No. 73/1; On or towards South: - By partly by road and partly by property surveyed under survey No. 73/9; On or Towards East: - by road, On or Towards West: - By property surveyed under survey No. 73/8.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and signature on the day, month, year and place first hereinabove mentioned.

A/dec *Hand* *Subram*

SIGNED AND DELIVERED
By the Withinnamed



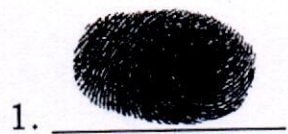
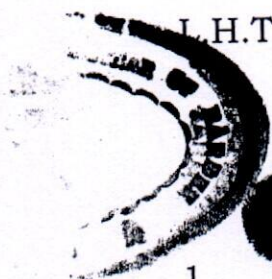
AFdes

MR. JOAQUIM ASHWIN FERNANDES, for
self and POA for Vendor No. 1, 3 to 8

Vendor

L.H.T.I

R.H.T.I.



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SIGNED AND DELIVERED
By the Withinnamed

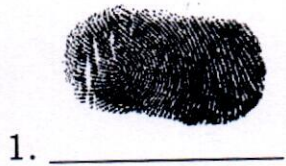


[Handwritten signature]

MR. RAOJI alias NILESH DNYANESHWAR
KAMBLI Partner No. 1

L.H.T.I

R.H.T.I.



[Handwritten signatures]

SIGNED AND DELIVERED
By the Withinnamed



Sulha

Sulha


MRS. SVETLANA NILESH KAMBLI Partner
No. 2



L.H.T.I

R.H.T.I.

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A Des

Kambl


Sulha

Witnesses:

1) Adv. Sudhir R Salgaonkar
Name


Signature

2) Mr. Divyesh V Ghadi
Name


Signature



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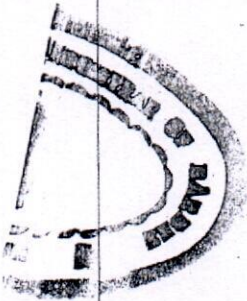


GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 MAPUSA - GOA

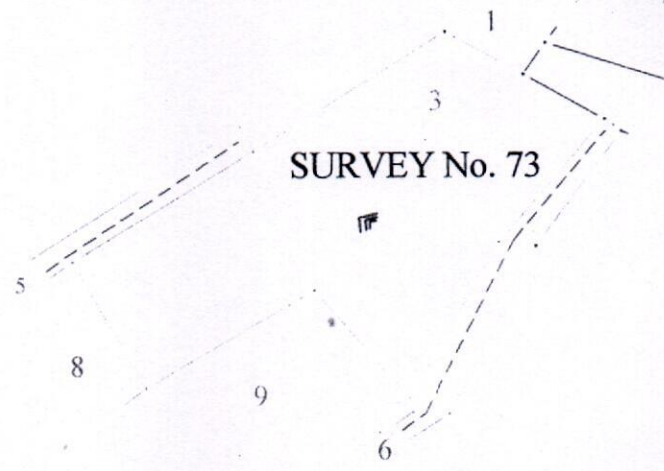
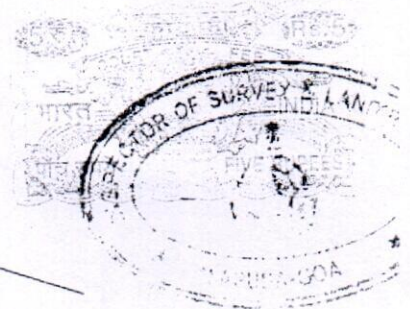
CBAR 120-557



Plan Showing plots situated at
 Village : SIRCAIM
 Taluka : BARDEZ
 Survey No./Subdivision No. : 73/ 3
 Scale : 1 : 1000



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



Pratap
Handwritten signature
Subhanshu

Generated By : Pratap Moulekar (D'Man Gr. II)
 On : 29-12-2020

Compared By: *JSV*



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 16-Mar-2022 03:26:55 pm

Document Serial Number :- 2022-BRZ-1226

Presented at 03:11:38 pm on 16-Mar-2022 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	350000
2	Registration Fee	262500
3	Mutation Fees	2500
4	Processing Fee	1740
Total		616740

Stamp Duty Required :350000/-









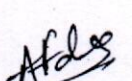


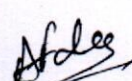


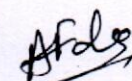


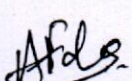


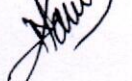


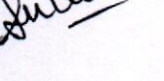
Stamp Duty Paid : 350000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	RAOJI Alias NILESH DNYANESHWAR KAMBLI ,Father Name:DNYANESHWAR KAMBLI, Age: 38, Marital Status: ,Gender:Male,Occupation: Business, Address1 - , Address2 - , PAN No.:			







Executer

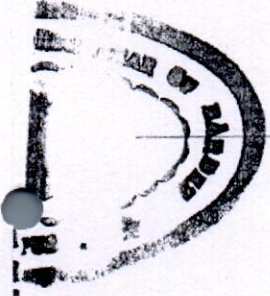
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	JOAQUIM ASHWIN FERNANDES , Father Name:ANSELMO C FERNANDES, Age: 32, Marital Status: Unmarried ,Gender:Male,Occupation: Service, 118 VAILO WADDO SIRSAIM BARDEZ GOA, PAN No.:			
2	JOAQUIM ASHWIN FERNANDES , Father Name:ANSELMO C FERNANDES, Age: 32, Marital Status: ,Gender:Male,Occupation: Service, 118 VOILO VADDO SIRSAIM BARDEZ GOA, PAN No. , as Power Of Attorney Holder for RAMBABU THAKUR			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	JOAQUIM ASHWIN FERNANDES , Father Name:ANSELMO C FERNANDES, Age: 32, Marital Status: ,Gender:Male,Occupation: Service, 118 VOILO VADDO SIRSAIM BARDEZ GOA, PAN No.: , as Power Of Attorney Holder for CLIFFA RAMBABU THAKUR			
4	JOAQUIM ASHWIN FERNANDES , Father Name:ANSELMO C FERNANDES, Age: 32, Marital Status: ,Gender:Male,Occupation: Service, 118 VOILO VADDO SIRSAIM BARDEZ GOA, PAN No.: , as Power Of Attorney Holder for NERY IGNATIUS PEREIRA			
5	JOAQUIM ASHWIN FERNANDES , Father Name:ANSELMO C FERNANDES, Age: 32, Marital Status: ,Gender:Male,Occupation: Service, 118 VOILO VADDO SIRSAIM BARDEZ GOA, PAN No.: , as Power Of Attorney Holder for MARIA CARMELINE FERNANDES Alias CARMELINA MARIA PEREIRA			
	JOAQUIM ASHWIN FERNANDES , Father Name:ANSELMO C FERNANDES, Age: 32, Marital Status: ,Gender:Male,Occupation: Service, 118 VOILO VADDO SIRSAIM BARDEZ GOA, PAN No.: , as Power Of Attorney Holder for VICTORIA FERNANDES			
7	JOAQUIM ASHWIN FERNANDES , Father Name:ANSELMO C FERNANDES, Age: 32, Marital Status: ,Gender:Male,Occupation: Service, 118 VOILO VADDO SIRSAIM BARDEZ GOA, PAN No.: , as Power Of Attorney Holder for SIMPLICIO I FERNANDES			
8	JOAQUIM ASHWIN FERNANDES , Father Name:ANSELMO C FERNANDES, Age: 32, Marital Status: ,Gender:Male,Occupation: Service, 118 VOILO VADDO SIRSAIM BARDEZ GOA, PAN No.: as Power Of Attorney Holder for ANSELMO C FERNANDES			
9	RAOJI Alias NILESH DNYANESHWAR KAMBLI , Father Name:DNYANESHWAR KAMBLI, Age: 38, Marital Status: ,Gender:Male,Occupation: Business, PAN No.:			
10	SVETLANA NILESH KAMBLI , Father Name:ROHIDAS RAGHUVIR GADEKAR, Age: 36, Marital Status: ,Gender:Female,Occupation: Service, 259-A BELLA VISTA VADDO SIRSAIM BARDEZ GOA, PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: DIVYESH V GHADI ,Age: 22,DOB: ,Mobile: ,Email: ,Occupation:Service , Marital status : Married , Address:403503, 68/2 WADACHAWADA SHIRGAO BICHOLIM GOA, 68/2 WADACHAWADA SHIRGAO BICHOLIM GOA, Sirigao, Bicholim, NorthGoa, Goa			
2	Name: SUDHIR RAMA SALGAONKAR ,Age: 38,DOB: ,Mobile: -----,Email: ,Occupation:Advocate , Marital status : Married , Address:403114, S71 VEREM BARDEZ GOA, S71 VEREM BARDEZ GOA, Reis-magos, Bardez, NorthGoa, Goa			



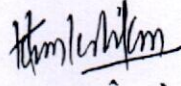

Sub Registrar

**SUB-REGISTRAR
BARDEZ**

Document Serial Number :- 2022-BRZ-1226

Document Serial No:-2022-BRZ-1226

Book :- 1 Document
Registration Number :- **BRZ-1-1184-2022**
Date : 16-Mar-2022



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

**SUB-REGISTRAR
BARDEZ**