

Phone No 9812120863
Sold to/Issued to
the Builders
For amount of Rs
Rs. ABCDEF100000



₹ 1187500/-

20152371071004 1004 0.00
2015237 20102-0117-1111

For

M. Fernandes
Authorized Signatory



Sr. No. 2023-15R2-711

10/02/2023

DEED OF SALE

This DEED OF SALE is made on this 6th day of JANUARY, 2023 at
MAPUSA BARDEZ GOA

-1-

M.F.
Lynndine
Amal & Silvana
Clara Ferreira

M. Fernandes
M. Fernandes

B E T W E E N

[1] SMT. AURELIA MARIANA FILOMENA DE AGNELO RIBEIRO
alias AURELIA RIBEIRO SILVEIRA, daughter of late Caetano Jermias
Laurente Ribeiro and wife of late Jose Bismark Silveira alias Jose Bismark
Matias Daniel da Silveira, aged 83 years, housewife, holding PAN Card
bearing No. _____, Aadhaar Card bearing No. _____, and
Mobile No. _____;

[2] SHRI NOEL JOSE RIBEIRO SILVEIRA alias NOEL J. R.
SILVEIRA alias NOEL SILVEIRA, son of late Jose Bismark Silveira alias
Jose Bismark Matias Daniel da Silveira, aged 43 years, Civil Engineer, holding
PAN Card bearing No. _____, Aadhaar Card bearing No. _____
and Mobile No. _____ married and his wife;

[3] SMT. ANASHA MARIA SAVIA ALMEIDA alias ANASHA
ALMEIDA alias ANANSHA M. S. SILVEIRA, daughter of Shri Ligorio
Francisco Almeida, aged 37 years, housewife, holding PAN Card bearing No.
_____, Aadhaar Card bearing No. _____ and Mobile No.
_____;

[4] SHRI LYNN PASCOAL RIBEIRO SILVEIRA alias LYNN
PASCOAL R. SILVEIRA alias LYNN SILVEIRA, son of late Jose
Bismark Silveira alias Jose Bismark Matias Daniel da Silveira, aged 36 years,
Engineer, bachelor, holding PAN Card bearing No. _____, Aadhaar
Card bearing No. _____ and Mobile No. _____;

Smt. Aurelia M. Filomena de Agnelo Ribeiro
Aureli. R. Silveira
Cláudia Fernandes

Shri Lynn Pascoal Ribeiro Silveira
Almeida



[5] SMT. MARIA CLARISSA FERNANDES alias MARIA FATIMA PERPETUA CLARISSA FERNANDES, daughter of Shri Carlos Maurice Fernandes and wife of late Fernando Savio Ribeiro de Silveira, aged 40 years, widow, housewife, holding PAN Card bearing No. _____, Aadhaar Card bearing No. _____ and Mobile No. _____

[6] KUM. DASHA MARIA SILVEIRA, daughter of late Fernando Savio Ribeiro de Silveira, aged 14 years, minor, student, holding PAN Card bearing No. _____, Aadhaar Card bearing No. _____ and Mobile No. _____

[7] KUM. ERICA FATIMA SILVEIRA, daughter of late Fernando Savio Ribeiro de Silveira, aged 11 years, minor, student, holding PAN Card bearing No. _____, Aadhaar Card bearing No. _____ and Mobile No. _____

, and;

[8] KUM. SAMARA PERPETUA SILVEIRA, daughter of late Fernando Savio Ribeiro de Silveira, aged 11 years, minor, student, holding PAN Card bearing No. _____, Aadhaar Card bearing No. _____ and Mobile No. _____, all Indian Nationals and residing at H.No. 74, Belsur Ward, Malar, St. Mathias, P.O. Piedade, Ilhas, Goa - 403403, hereinafter called "THE VENDORS" (which expression shall unless repugnant to the context or meaning thereof shall include their heirs, legal representatives, successors, administrators, executors and assigns) OF THE FIRST PART. (The VENDOR NOS. 6, 7 & 8 are being represented by their mother and natural guardian, the VENDOR NO. 5, vide Order dt. 06/05/2022 passed by the Civil Judge Senior Division at Mapusa in Portuguese Civil Misc. Appln. No. 50/2022/B).



*Shri
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Audi R Silveira
Clarissa Fernandes*

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Audi R Silveira
Clarissa Fernandes*

A N D

M/S. ARC BUILDERS, a Partnership Firm, holding PAN Card bearing No.

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, [1] SHRI SHABBIR KARIM SHAIKH, son of Shri Karim Udhagutti, aged 44 years, married, business, holding PAN Card bearing No. _____, Aadhaar Card bearing No. _____ and Mobile No. _____

and [2] SMT. DOLCY SANTAN VALINKANI FERNANDES, wife of Shri Shabbir Karim Shaikh, aged 36 years, married, business, holding PAN Card bearing No. _____, Aadhaar Card bearing No. _____ and Mobile No. _____, 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).



Shabbir Karim Shaikh
Lynette
Anusha P. Salve
Clara Fernandes

- 4 -

Lynette
Almeida

WHEREAS, there exists property "TERRENO SEM DENOMINACAO ESPECIAL", situated at Betim, within the limits of Village Panchayat Penha de Franca, Taluka Bardez, Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Ilhas under no. 11170 at page 133 of Book B-29(new), enrolled in the Taluka Revenue Office under Matriz No. 634, hereinafter called said property.

AND WHEREAS, the said property was originally owned by Shri Claudio Juliao Francisco Pinto and his wife Smt. Linda Maura Teles De Vasconceloa Pinto.

AND WHEREAS, by Deed of Sale with Acquittance dt. 13/02/1964, drawn before Notary of Judicial Division of Ilhas, Shri Antonio Orlando Lobo, at page 70 verse onwards of Book No. 467, said Claudio Pinto and his wife sold the said property to Shri Alfredo Joubert Dos Santos Braganza.

AND WHEREAS, the said property is inscribed in the name of said Alfredo Joubert Dos Santos Braganza under Inscription No. 25416 at page 105v of Book G-37 in the Land Registration Office of Ilhas since 25/03/1964.

AND WHEREAS, the said property was further sub divided into 17 plots numbered from 1 to 17 for the purpose of construction of residential premises in accordance with the approval from the Town & Country Planning Committee of the Goa Government, Panaji, in terms and for the effects of the Goa, Daman and Diu Interim Bye Laws and Zoning Regulations, 1965, published in the Government Gazette, Series I, No. 4 of 22/04/1965.

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Anita D. Schmitt
Clauzsa Fernandes
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AND WHEREAS, by Deed of Sale dt. 20/12/1971, registered before Sub Registrar of Ilhas under no. 2 at pages 47 to 53 of Book I, Vol. 62 dt. 05/01/1972, said Alfredo Joubert Dos Santos Braganza and his wife Smt. Maria Helena Margarida De Santana Rita Vas sold Plot No. 4, admeasuring 1164 sq. mts. of said property to Smt. Alice Lurecia Domitila Josefina Borges, widow of Shri Caetano J. Laurente Ribeiro.

AND WHEREAS, in Form I & XIV of survey no. 123/9 of Village Penha de France the name of said Alice Lurecia D. J. Borges is recorded in the Occupant's Column by Mutation No. 738 and the area of the said Plot No. 4 is shown as admeasuring 1125 sq. mts., hereinafter called said PLOT, more particularly described in SCHEDULE hereunder written.

AND WHEREAS, said Laurente Ribeiro alias Caetano Jeremias Laurente Ribeiro expired on 28/05/1971 and his death is registered before the Mapusa Municipal Council under Reg. No. D/138/1971 dt. 29/05/1971, vide Death Certificate dt. 28/09/2012 and it is confirmed that said Alice Lurecia Domitila Josefina Borges had purchased the said PLOT when she was a widow.

AND WHEREAS, said Alice Lurecia Domitila Josefina Borges alias Alice Borges expired on 12/01/2009 leaving behind a Will dt. 16/02/1995, recorded before Notary Ex-Officio of Ilhas at 11v to 14v of Book 101, wherein she bequeathed the said PLOT along with other properties to her daughter, Smt. Aurelia Mariana Filomena do Agnelo Rebeiro e Silveira alias Aurelia Ribeiro



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Henri P. Silva
Clerissa Fernandes
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Silveira, the VENDOR NO. 1 herein married to Shri Jose Bismark Silveira and other properties to her other daughter, Kum. Maria Amelia Borges Ribeiro, as spinster.

AND WHEREAS, as per the said Will dt. 16/02/1995, said Aurelia Mariana Filomena do Agnelo Rebeiro e Silveira alias Aurelia Ribeiro Silveira the VENDOR NO. 1 herein carried out mutation whereby the name of said Alice Lurecia D. J. Borges was deleted in the Form I & XIV of survey no. 123/9 of Village Penha de France and the name of said Aurelia Rebeiro Silveira, the VENDOR NO. 1 herein was recorded in the Occupant's Column by Mutation No. 30554.

AND WHEREAS, by Will dt. 22/08/2012, recorded before Notary Ex-Officio of Ilhas at pages 68v to 73 of Book no. 182, said Jose Bismark Silveira alias Jose Bismark Matias Daniel Da Silveira, the husband of said Aurelia Mariana Filomena do Agnelo Rebeiro e Silveira alias Aurelia Ribeiro Silveira, the VENDOR NO. 1 herein bequeathed his undivided half disposable share in said PLOT along with other properties to his three sons, Shri Fernando Savio Ribeiro de Silveira alias Fernando S. R. Silveira alias Fernando Savio Silveira, Shri Noel Jose Ribeiro Silveira alias Noel Jose R. Silveira, the VENDOR NO. 2 herein and Shri Lynn Pascoal Ribeiro Silveira alias Lynn Pascoal R. Silveira, the VENDOR NO. 4 herein.



Lynn Pascoal
Lynn Pascoal
Amelia R. Silveira
Clara R. Silveira

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Maria Amelia
Borges Ribeiro

AND WHEREAS, Jose Bismark Silveira alias Jose Bismark Matias Daniel Da Silveira expired 24/12/2012 leaving behind said Aurelia Mariana Filomena do Agnelo Rebeiro e Silveira alias Aurelia Ribeiro Silveira, the VENDOR NO. 1 as his widow and moiety holder and following as his heirs:-

1. Shri Fernando Savio Ribeiro de Silveira alias Fernando S. R. Silveira alias Fernando Savio Silveira expired on 19/04/2021 leaving behind Smt. Maria Clarissa Fernandes, the VENDOR NO. 5 as his widow and moiety holder and following as his three minor children:-
 - i. Kum. Dasha Maria Silveira, the VENDOR NO. 6;
 - ii. Kum. Erica Fatima Silveira, the VENDOR NO. 7; and
 - iii. Kum. Samara Perpetua Silveira, the VENDOR NO. 8;
2. Shri Noel Jose Ribeiro Silveira alias Noel Jose R. Silveira married to Smt. Anasha Maria Savia Almeida alias Anasha Almeida alias Anasha M. S. Silveira, the VENDOR NOS. 2 & 3;
3. Shri Lynn Pascoal Ribeiro Silveira alias Lynn Pascoal R. Silveira, as bachelor, the VENDOR NO. 4.



AND WHEREAS, Inventory Proceedings being No. 124/2021/F were instituted before the Civil Judge Junior Division 'F' Court at Panaji upon the death of said Jose Bismark Silveira alias Jose Bismark Matias Daniel Da Silveira and since the daughters of his late son, Fernando Savio Ribeiro de Silveira were minors, by Order dt. 10/11/2021, said Maria Clarissa Fernandes, the VENDOR NO. 5 being the mother was appointed as the natural guardian to look after the interest of the minors, said Dasha Maria Silveira, said Erica Fatima Silveira and said Samara Perpetua Silveira, the VENDOR NOS. 6 to 8.

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Lynn Pascoal
Aureli R. Silveira
Clarissa Fernandes

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W. M. S.
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AND WHEREAS, by Order dt. 29/11/2021 passed in the said Inventory Proceedings being No. 124/2021/F the VENDOR NO. 1 was decalared as widow and moiety holder of said Jose Bismark Silveira and the VENDOR NOS. 2 to 8 as his sole and legal heirs under section 373 of the Goa Succession, Special Notaries and Inventory Proceedings Act, 2012.

AND WHEREAS, by Order dt. 06/05/2022 passed by the Civil Judge Senior Division at Mapusa in Portuguese Civil Misc. Appln. No. 50/2022/B, the VENDOR NO. 5 being the mother of three minor children, the VENDOR NOS. 6 to 8 herein was appointed as the natural guardian under Article 1488 of the Portuguese Code of Civil Procedure to sell the share of her three minor children in respect of the said PLOT with the condition that the share amount of the minors to be deposited in the Nationalized Bank till they attain majority.

AND WHEREAS, the PURCHASER has approached the VENDORS with a request to sell the said PLOT NO. 4, admeasuring 1125 sq. mts., surveyed under no. 123/9 of Village Penha de France, more particularly described in SCHEDULE hereunder written UNTO it and the VENDORS have agreed to sell the said PLOT for a total consideration of Rs. 2,37,50,000/- (Rupees two crore thirty seven lakhs fifty thousand only) which is the present market value of said PLOT and the PURCHASER has agreed to purchase the same.



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Anil & Selma
Cousins for 100%

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M. Almeida

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. 2,37,50,000/- (Rupees two crore thirty seven lakhs fifty thousand only) of said PLOT, more particularly described in the SCHEDULE hereunder written, the PURCHASER has paid the said amount in the following manner:-

To the VENDOR NO. 1 towards her share in the said PLOT is Rs.1,18,75,000/- (Rupees one crore eighteen lakhs seventy five thousand only)

- Rs. 1,18,750/- (Rupees one lakh eighteen thousand seven hundred fifty only) towards the TDS of 1% payable on Sale of Property as per Section 1941A of Income Tax Act
- Rs. 1,17,56,250/- (Rupees one crore seventeen lakhs fifty six thousand two hundred fifty only) is paid by Cheque bearing No. 000015 drawn on HDFC Bank, Panaji Branch;

To the VENDOR NOS. 2 towards his share in the said PLOT is Rs.19,79,166.66/- (Rupees nineteen lakhs seventy nine thousand one hundred sixty six and sixty six paisa only)

- Rs. 19,791.66/- (Rupees nineteen thousand seven hundred ninety one and sixty six paisa only) towards the TDS of 1% payable on Sale of Property as per Section 1941A of Income Tax Act

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Clarissa Fernandes

[Signature]
Aminda



- Rs. 19,59,375/- (Rupees nineteen lakhs fifty nine thousand three hundred seventy five only) is paid by Cheque bearing No. 000020 drawn on HDFC Bank, Panaji Branch;

To the VENDOR NOS. 3 towards her share in the said PLOT is Rs.19,79,166.66/- (Rupees nineteen lakhs seventy nine thousand one hundred sixty six and sixty six paise only)

- Rs. 19,791.66/- (Rupees nineteen thousand seven hundred ninety one and sixty six paise only) towards the TDS of 1% payable on Sale of Property as per Section 1941A of Income Tax Act
- Rs. 19,59,375/- (Rupees nineteen lakhs fifty nine thousand three hundred seventy five only) is paid by Cheque bearing No. 000021 drawn on HDFC Bank, Panaji Branch;

To the VENDOR NO. 4 towards his share in the said PLOT is Rs.39,58,333.33/- (Rupees thirty nine lakhs fifty eight thousand three hundred thirty three and thirty three paise only)

- Rs. 39,583.33/- (Rupees thirty nine thousand five hundred eighty three and thirty three paise only) towards the TDS of 1% payable on Sale of Property as per Section 1941A of Income Tax Act;
- Rs. 39,18,750/- (Rupees thirty nine lakhs eighteen thousand seven hundred fifty only) is paid by Cheque bearing No. 000017 drawn on HDFC Bank, Panaji Branch;

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Anur R. Solvi
Cláudia Fernandes

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Affirma



To the VENDOR NO. 5 towards her share in the said PLOT is Rs.19,79,166.66/- (Rupees nineteen lakhs seventy nine thousand one hundred sixty six and sixty six paise only)

- Rs. 19,791.66/- (Rupees nineteen thousand seven hundred ninety one and sixty six paise only) towards the TDS of 1% payable on Sale of Property as per Section 1941A of Income Tax Act;
- Rs. 19,59,375/- (Rupees nineteen lakhs fifty nine thousand three hundred seventy five only) is paid by Cheque bearing No. 000018 drawn on HDFC Bank, Panaji Branch;

To the VENDOR NO. 6 towards her share in the said PLOT is Rs.6,59,722.22/- (Rupees six lakhs fifty nine thousand seven hundred twenty two and twenty two paise only)

- Rs. 6,597.22/- (Rupees six thousand five hundred ninety seven and twenty two paise only) towards the TDS of 1% payable on Sale of Property as per Section 1941A of Income Tax Act;
- Rs. 6,53,125/- (Rupees six lakhs fifty three thousand one hundred twenty five only) is paid by Cheque bearing No. 351118 dt. 01/12/2022 drawn on Canara Bank, Porvorim Branch and the VENDOR NO. 6 being minor, the VENDOR NO. 5 has obtained Fixed Deposit bearing No. 940756 from Canara Bank, Mapusa Branch in view of the Order dt. 06/05/2022 passed by the Civil Judge Senior Division at Mapusa in Portuguese Civil Misc. Appln. No. 50/2022/B;



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Aneli B. Silveira
Cláudia Fernandes*

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To the VENDOR NO. 7 towards her share in the said PLOT is Rs.6,59,722.22/- (Rupees six lakhs fifty nine thousand seven hundred twenty two and twenty two paisa only)

- Rs. 6,597.22/- (Rupees six thousand five hundred ninety seven and twenty two paisa only) towards the TDS of 1% payable on Sale of Property as per Section 1941A of Income Tax Act;
- Rs. 6,53,125/- (Rupees six lakhs fifty three thousand one hundred twenty five only) is paid by Cheque bearing No. 351078 dt. 29/11/2022 drawn on Canara Bank, Porvorim Branch and the VENDOR NO. 7 being minor, the VENDOR NO. 5 has obtained Fixed Deposit bearing No. 940757 from Canara Bank, Mapusa Branch in view of the Order dt. 06/05/2022 passed by the Civil Judge Senior Division at Mapusa in Portuguese Civil Misc. Appln. No. 50/2022/B; and

To the VENDOR NO. 8 towards her share in the said PLOT is Rs.6,59,722.22/- (Rupees six lakhs fifty nine thousand seven hundred twenty two and twenty two paisa only)

- Rs. 6,597.22/- (Rupees six thousand five hundred ninety seven and twenty two paisa only) towards the TDS of 1% payable on Sale of Property as per Section 1941A of Income Tax Act;
- Rs. 6,53,125/- (Rupees six lakhs fifty three thousand one hundred twenty five only) is paid by Cheque bearing No.

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Anita R. Silvini
Clarissa Fernandes*

[Signature]
Clarissa

351077 dt. 29/11/2022 drawn on Canara Bank, Porvorim Branch and the VENDOR NO. 8 being minor, the VENDOR NO. 5 has obtained Fixed Deposit bearing No. 940758 from Canara Bank, Mapusa Branch in view of the Order dt. 06/05/2022 passed by the Civil Judge Senior Division at Mapusa in Portuguese Civil Misc. Appln. No. 50/2022/B;

and the VENDORS do hereby admit and acknowledge having received the total amount of Rs. 2,37,50,000/- (Rupees two crore thirty seven lakhs fifty thousand only) in full and final consideration towards the sale of said PLOT and the VENDORS do hereby grant, transfer, sell, convey, assign, release and assure by way of sale UNTO the PURCHASER all that said PLOT, 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 PLOT and every part thereof and all estate, right, title, use, property, possession, benefit of the VENDORS unto or upon the said PLOT and every part thereof to have and to hold the same forever as absolute property of the PURCHASER.

2. The VENDOR NO. 5 has received the amount of the consideration towards the share of the minors, the VENDOR NOS. 6 to 8 paid by the PURCHASER in terms of the Order dt. 06/05/2022 passed by the Civil Judge Senior Division at Mapusa in Portuguese Civil Misc. Appln. No.



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Anil R. Silva
Classica Fernandes

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Affirmação

50/2022/B, being the mother and natural guardian of three minor children, the VENDOR NOS. 6 to 8 under Article 1488 of the Portuguese Code of Civil Procedure and accordingly FDs are obtained in the names of the VENDOR NOS. 6 to 8 as mentioned above.

3. The VENDORS do hereby covenant with the PURCHASER that said PLOT sold herein shall be quietly entered upon and held and enjoyed by the PURCHASER without any interruption or disturbance by the VENDORS or any person or persons claiming through or under them.
4. The title of the said PLOT hereby sold subsists in favour of the VENDORS and the VENDORS have powers, authority, right, title, possession and claim to sell the said PLOT to the PURCHASER.
5. The VENDORS have assured the PURCHASER that the said PLOT is free from encumbrances, charges, claims of whatsoever nature and the said PLOT is not the subject matter of any litigation or neither acquisition nor the said PLOT is hypothecated or mortgaged to any Bank or Financial Institution.
6. The VENDORS do hereby further covenant with the PURCHASER that the PURCHASER shall quietly and peacefully hold, possess and occupy and enjoy the said PLOT without any let, hindrance, claim and demand by the VENDORS.



*Lucy
Lyndalweis
Aneli A. L. L.
Clarissa Ferrandee*

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7. The VENDORS shall and will from time to time and at the request and cost of the PURCHASER do and execute all such further acts, deeds, things, matters, conveyance and assurances whatsoever for better perfecting the title of the said PLOT in the favour of the PURCHASER or shall or as may be required by the PURCHASER.

8. In case the PURCHASER is deprived or dispossessed of the said PLOT 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 PLOT, 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 by the PURCHASER on account of the purchase of the said PLOT or any part thereof or as the case may be.

9. That the VENDORS and the PURCHASER hereby declares that they do not belong to the members of the SC or ST notified by the Government of Goa under Notification No. RD/LAND/LRC/318/77 dt. 21/08/1978 issued under Sub Section (2) of Sec. 24 of the Goa, Daman & Diu Land Revenue Code 1968 (9 of 1969).



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Anil D. S. S.
Clarissa Fernandes

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Aminda

10. That the cost, expenses in connection with the preparation engrossing, stamping and registration of the Deed of Sale shall be borne by the PURCHASER.

SCHEDULE
(DESCRIPTION OF THE PLOT)

ALL THAT piece and parcel of land being PLOT NO. 4, admeasuring 1125 sq. mts., surveyed under no. 123/9 of Village Penha de France forms the part of the property "TERRENO SEM DENOMINACAO ESPECIAL", admeasuring 19448 sq. mts., situated at Betim, within the limits of Village Panchayat Penha de Franca, Taluka Bardez, Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Ilhas under no. 11170 at page 133 of Book B-29(new), enrolled in the Taluka Revenue Office under Matriz No. 634 and said Plot No. 4, admeasuring 1125 sq. mts. is bounded as under:-

ON THE EAST : by land of Comunidade of Serula;
ON THE WEST : by reserved way 6 mts. wide;
ON THE NORTH : by Plot No. 3 of the said property;
ON THE SOUTH : by internal access road 6 mts. wide.



Lyndalyn
Amali D. S. Lima
Clarissa Fernandes

[Signature]
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The said PLOT NO. 4, admeasuring 1125 sq. mts., surveyed under no. 123/9 of Village Penha de France as per the survey records is bounded as under:-

ON THE EAST : by a road / survey no. 123/2;
ON THE WEST : by road;
ON THE NORTH : by survey no. 123/7;
ON THE SOUTH : by road.

The said PLOT NO. 4, admeasuring 1125 sq. mts. is delineated in red colour lines in the plan annexed hereto.



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

Miss
Lynethias
Anu B. S. S. S.
Clara Ferrandes




apb
Almeida








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

[1] SMT. AURELIA MARIANA FILOMENA
DE AGNELO RIBEIRO
alias AURELIA RIBEIRO SILVEIRA,
(LEFT HAND FINGER PRINTS)

Aurelia R. Silveira
(RIGHT HAND FINGER PRINTS)

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- 4. 
- 5. 

- 1. 
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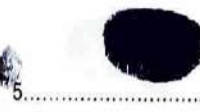
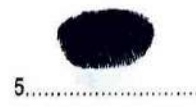
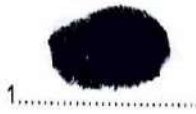


Smt.
Lyndy Barros
Aurelia R. Silveira
Cláudia Fernandes - 19-

Lyndy Barros
Aurelia R. Silveira



[2] SHRI NOEL JOSE RIBEIRO SILVEIRA, _____
(LEFT HAND FINGER PRINTS) (RIGHT HAND FINGER PRINTS)



NJS
Lynckiewicz
Analis. D. Silveira
16/05/2013 10:11:10

NJS
Lynckiewicz
16/05/2013 10:11:10

Almeida



[3] SMT. ANASHA MARIA SAVIA ALMEIDA

alias ANASHA ALMEIDA

alias ANANSHA M. S. SILVEIRA,

(LEFT HAND FINGER PRINTS)

Almeida

(RIGHT HAND FINGER PRINTS)



1.....



1.....



2.....



2.....



3.....



3.....



4.....



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5.....



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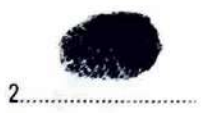


S/Sgt
Lynal Varg
Anusha R. Silveira
Clara Ferreira

Almeida



[4] SHRI LYNN PASCOAL RIBEIRO SILVEIRA, Lynn Pasco
(LEFT HAND FINGER PRINTS) (RIGHT HAND FINGER PRINTS)



Lynn Pasco
Lynn Pasco
Lynn Pasco
Lynn Pasco

M. J. Almeida



Clarissa Fernandes

[5] SMT. MARIA CLARISSA FERNANDES, *Clarissa Fernandes*

(forself & as natural guardian of [6] KUM. DASHA MARIA SILVEIRA, [7] KUM.

ERICA FATIMA SILVEIRA, and [8] KUM. SAMARA PERPETUA SILVEIRA)

(LEFT HAND FINGER PRINTS)

(RIGHT HAND FINGER PRINTS)



1.....



1.....



2.....



2.....



3.....



3.....



4.....



4.....



5.....



5.....



*Lyndalva
Amelia R. Silva
Clarissa Fernandes*

Clarissa Fernandes

SIGNED, SEALED & DELIVERED

BY THE WITHINNAMED

"THE PURCHASER"

M/S. ARC BUILDERS,

represented by it Partners,

[1] SHRI SHABBIR KARIM SHAIKH,

(for self & POA of [2] SMT. DOLCY SANTAN VALINKANI FERNANDES)

(LEFT HAND FINGER PRINTS)

(RIGHT HAND FINGER PRINTS)



Sh

Sh



1.....



1.....



2.....



2.....



3.....



3.....



4.....



4.....



5.....



5.....



Sh
Lyndy Varg
Audi P. S. S.
Classica Fernandes -24-

Lyndy Varg
Audi P. S. S.
Classica Fernandes

IN THE PRESENCE OF:-

1. *Anjum*
.....
(KUM. ANJUM MUKHTARAHMED TILAVALLI)
r/o. H.No. 110(10), Flat No. 12,
Near State Bank of India,
Carturilm, Tivim,
Bardez, Goa - 403502.



2. *Shri*
.....
(SHRI AYUB YUSUF SHAIKH)
r/o. H.No. 18, Ramnagar,
Reis Magos,
Salvador do Mundo,
Bardez, Goa - 403101.

Amulya P. Silva
Clareisa Fernandes

Amey
Amey



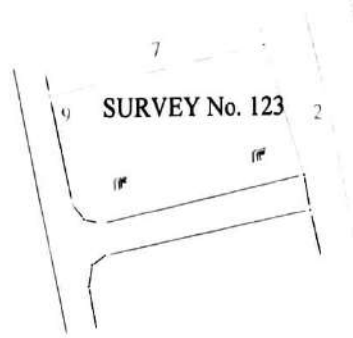
GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 MAPUSA - GOA

CBAR 122-667



Plan Showing plots situated at
 Village : PENHADEFRANCA
 Taluka : BARDEZ
 Survey No./Subdivision No. : 123/ 4
 Scale : 1 :1000

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



Mitali

Generated By : Mitali Naik (D'Man Gr. II)
 On : 21-01-2022

W. M. Naik
Attache

Shree
Lyndia
Auditor
Bardez - Penhafranca

Compared By: *B. S. Kar*



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 10-Feb-2023 10:46:21 am

Document Serial Number : 2023-BRZ-711

Presented at 10:34:42 am on 10-Feb-2023 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	1187500
2	Registration Fee	712500
3	Mutation Fees	2000
4	Processing Fee	1940
Total		1903940

Stamp Duty Required :1187500/-

Stamp Duty Paid : 1187500/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	SHABBIR KARIM SHAIKH Partner Of MS ARC BUILDERS Father Name:Karim Udhnaguti Age: 44, Marital Status: Gender:Male,Occupation: Business, Address1 - H.No. B 400 T-1, A. R. Residency, Vidya Enclave, Bh. PDA Colony, Porvorim, Bardez, Goa, Address2 - , PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	AURELIA MARIANA FILOMENA DE AGNELO RIBEIRO Alias AURELIA RIBEIRO SILVEIRA , Father Name:Late Caetano Jermias Laurente Ribeiro, Age: 83, Marital Status: Widow , Gender:Female,Occupation: Housewife, H.No. 74, Belsur Ward, Malar, St. Mathias, P.O. Piedade, Ilhas, Goa, PAN No.:			



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Sr.NO	Party Name and Address	Photo	Thumb	Signature
	SHABBIR KARIM SHAIKH Partner Of MS ARC BUILDERS ,Father Name:Karim Udhagutti, Age: 44, Marital Status: ,Gender:Male,Occupation: Business, Address1 - H.No. B 400 T-1, A. R. Residency, Vidya Enclave, Bh. PDA Colony, Porvorim, Bardez, Goa, Address2 - , PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	AURELIA MARIANA FILOMENA DE AGNELO RIBEIRO Alias AURELIA RIBEIRO SILVEIRA , Father Name:Late Caetano Jermias Laurente Ribeiro, Age: 83, Marital Status: Widow ,Gender:Female,Occupation: Housewife, H.No. 74, Belsur Ward, Malar, St. Mathias, P.O. Piedade, Ilhas, Goa, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	<p>NOEL JOSE RIBEIRO SILVEIRA Alias NOEL J R SILVEIRA Alias NOEL SILVEIRA , Father Name:Late Jose Bismark Silveira Alias Jose Bismark Matias Daniel Da Silveira, Age: 43, Marital Status: Married ,Gender:Male,Occupation: Engineer, H.No. 74, Belsur Ward, Malar, St. Mathias, P.O. Piedade, Ilhas, Goa, PAN No.:</p>			
3	<p>ANASHA MARIA SAVIA ALMEIDA Alias ANASHA ALMEIDA Alias ANANSHA M S SILVEIRA , Father Name:Ligorio Francisco Almeida, Age: 37, Marital Status: Married ,Gender:Female,Occupation: Housewife, H.No. 74, Belsur Ward, Malar, St. Mathias, P.O. Piedade, Ilhas, Goa, PAN No.:</p>			
4	<p>LYNN PASCOAL RIBEIRO SILVEIRA Alias LYNN PASCOAL R SILVEIRA Alias LYNN SILVEIRA , Father Name:Late Jose Bismark Silveira Alias Jose Bismark Matias Daniel Da Silveira, Age: 36, Marital Status: Bachelor ,Gender:Male,Occupation: Engineer, H.No. 74, Belsur Ward, Malar, St. Mathias, P.O. Piedade, Ilhas, Goa, PAN No.:</p>			
5	<p>MARIA CLARISSA FERNANDES Alias MARIA FATIMA PERPETUA CLARISSA FERNANDES , Father Name:Shri Carlos Maurice Fernandes, Age: 40, Marital Status: Widow ,Gender:Female,Occupation: Housewife, H.No. 74, Belsur Ward, Malar, St. Mathias, P.O. Piedade, Ilhas, Goa, PAN No.:</p>			
	<p>MARIA CLARISSA FERNANDES Alias MARIA FATIMA PERPETUA CLARISSA FERNANDES Gaurdian For Ms ANASHA MARIA SILVEIRA , Father Name:Shri Carlos Maurice Fernandes, Age: 40, Marital Status: Widow ,Gender:Female,Occupation: Housewife, H.No. 74, Belsur Ward, Malar, St. Mathias, P.O. Piedade, Ilhas, Goa, PAN No.:</p>			
7	<p>MARIA CLARISSA FERNANDES Alias MARIA FATIMA PERPETUA CLARISSA FERNANDES Gaurdian For Ms ERICA FATIMA SILVEIRA , Father Name:Shri Carlos Maurice Fernandes, Age: 40, Marital Status: Widow ,Gender:Female,Occupation: Housewife, H.No. 74, Belsur Ward, Malar, St. Mathias, P.O. Piedade, Ilhas, Goa, PAN No.:</p>			

Gr.NO	Party Name and Address	Photo	Thumb	Signature
8	MARIA CLARISSA FERNANDES Alias MARIA FATIMA PERPETUA CLARISSA FERNANDES Gaurdian For Ms SAMARA PERPETUA SILVEIRA , Father Name:Shri Carlos Maurice Fernandes, Age: 40, Marital Status: Widow ,Gender:Female,Occupation: Housewife, H.No. 74, Belsur Ward, Malar, St. Mathias, P.O. Piedade, Ilhas, Goa, PAN No.:			<i>Claudia Fernandes</i>
9	SHABBIR KARIM SHAIKH Partner Of MS ARC BUILDERS , Father Name:Karim Udhagutti, Age: 44, Marital Status: ,Gender:Male,Occupation: Business, H.No. B 400 T-1, A. R. Residency, Vidya Enclave, Bh. PDA Colony, Porvorim, Bardez, Goa, PAN No.:			<i>SK</i>
10	SHABBIR KARIM SHAIKH , Father Name:Karim Udhagutti, Age: 44, Marital Status: ,Gender:Male,Occupation: Business, H.No. B/400/T-1, A. R. Residency, Vidya Enclave, Bh. PDA Colony, Porvorim, Bardez, Goa , PAN No.: , as Power Of Attorney Holder for DOLCY SANTAN VALINKANI FERNANDES Partner Of MS ARC BUILDERS			<i>SK</i>

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Ayub Yusuf Shaikh, Age: 32, DOB: , Mobile: 9421131115 , Email: , Occupation: Service , Marital status : Married , Address: 403101, H.No. 18 Ramnagar Reis Magos Salvador do Mundo Bardez Goa, H.No. 18 Ramnagar Reis Magos Salvador do Mundo Bardez Goa, Reis-magos, Bardez, NorthGoa, Goa			<i>Ayub Yusuf Shaikh</i>
2	Name: Anjum Mukhtar Ahmed Tilavalli, Age: 24, DOB: , Mobile: 9421131115 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403502, H.No 110 10 Flat No.12 Near State Bank of India Carturilm Tivim Mapusa Bardez Goa, H.No 110 10 Flat No.12 Near State Bank of India Carturilm Tivim Mapusa Bardez Goa, Tivim, Bardez, NorthGoa, Goa			<i>Anjum Mukhtar Ahmed Tilavalli</i>

Anjum
Sub Registrar
SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2023-BRZ-711

Document Serial No:-2023-BRZ-711

Book :- 1 Document
Registration Number :- **BRZ-1-676-2023**
Date : 10-Feb-2023

[Handwritten Signature]

SUB-REGISTRAR

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

Scanned by Lakshada Parab (DEO) *[Handwritten Signature]*

