



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



STAMP DUTY CERTIFICATE

ENDORSEMENT

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

Stamp Duty of ₹ 200000/-
(Rupees 2,00,000/-)

PAID VIDE E-RECEIPT NO 202400173322 DATED :06-Mar-2024,
IN THE GOVERNMENT TREASURY.



[Signature]
06/03/24

Sub Registrar

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

SUB-REGISTRAR
PERNEM

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202400015424
DOCUMENT SERIAL NUMBER	:	2024-PNM-181
DATE OF PRESENTATION	:	08-Mar-2024
DOCUMENT REGISTRATION NUMBER	:	PNM-1-214-2024
DATE OF REGISTRATION	:	08-Mar-2024
NAME OF PRESENTER	:	MANINDER SINGH Authorised Signatory Of Primevista Realty Developers LLP
REGISTRATION FEES PAID	:	₹
PROCESSING FEES PAID	:	₹
MUTATION FEES PAID	:	₹





Government of Goa
Directorate of Accounts

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



Echallan No. 202400173322

e-Receipt

Department : 10 - NOTARY SERVICES

Echallan Date : 04/03/2024 23:17:59

Name and Address of Party : primevista | 9765507355
South Delhi

Service:

Stamp Duty

	Amount
Stamp Duty	₹ [REDACTED]

Total Amount : ₹ [REDACTED]

(Rs. [REDACTED] Only)

Department Data:

202400015424 NOTARY|202400015424 NOTARY

Bank ref No:

CPADPEDSV6

Status:

Success

Payment Date:

06/03/2024 11:50:40

Payment Gateway:

SBI_MOPS



Print Date: 06/03/2024 11:50:54

DEED OF SALE

THIS DEED OF SALE is made at
Pernem, Goa on this 8th day of March
2024,

[Signature]
[Signature]

For Primevista Realty Developers LLP

[Signature]
Authorised Signatory

BETWEEN

1. MR. SHIDHESH ULHAS MAHAMAL, son
of Ulhas Mahamal, aged 46 years, married,
 business, Indian National, holding Pan
 Card No. [REDACTED] and Aadhaar Card
 No. [REDACTED] and his wife,

2. MRS. GAURI SHIDHESH MAHAMAL, wife
 of Shidhesh Mahamal, aged 39 years,
 married, housewife, Indian National,
 holding Pan Card No. [REDACTED] and
 Aadhaar Card No. [REDACTED] both
 resident of H.NO. 732/1, Porta Vaddo, Near
 Agus Saibin Chapel, Siolim Bardez, Goa.
 (Hereinafter called the **VENDORS**, which
 expression shall unless repugnant to the
 context and meaning thereof include their
 heirs, successors, administrators and
 assigns.) **OF THE PART:**

AND

PRIMEVISTA REALTY DEVELOPERS LLP, a
 partnership firm with limited liabilities, registered
 under the Limited Liability Partnership Act 2008
 ("The Act"), having **Registration No. ACD-6980**
Dated 31st Day of October 2023, holding Pan Card

For Primevista Realty Developers LLP

Authorised Signatory

No. [REDACTED] having its office at **J-290 2nd Floor, Front Portion, Block-J, Saket, New Delhi-110017**, represented in this act by its Authorised Signatory **MR. MANINDER SINGH**, son of Varinder Singh Sachdeva, Aged 31 years, married, business, Indian National, holding Pan card No. [REDACTED] and Aadhaar Card No. [REDACTED], Mobile No. 9 [REDACTED] 3, residing at 550, Lane W-23, Sainik Farm, Deoli, South Delhi, Delhi 110062,, authorized vide Board Resolution dated 04/03/2024, herein after referred to as the, **"THE PURCHASER"** which expression shall unless repugnant to the context and meaning thereof include his heirs, successors, administrators and assigns.) **OF THE OTHER PART; SHEWETH:**

WHEREAS All that property by name **"GIRE AAG KATUBAN"** situated at Corgao Pernem Goa, admeasuring total area 4973 sq. mts., surveyed under no. 116/6 of village Corgao, situated at main wada, Corgao, within the jurisdiction of the village panchayat of Corgao, Taluka Pernem, Sub District Pernem, District North Goa, State of Goa, which is neither described in the Land Registration Office of Pernem nor enrolled in the Taluka Revenue Office at Pernem, Taluka Pernem, North Goa, State of Goa.

For Primevista Realty Developers LLP

[Signature]
Authorised Signatory

[Signature] *[Signature]*

AND WHEREAS Vide Proceeding of Orphanological inheritance Succession (Inventario Orfanologico) dated 09/03/1953, conducted before Gurudasa Srinivassa Poi Duclo, clerk in the Second Office of the Bardez Judicial Division upon death of Sadassiva Loximona Lad and Vassudeva Sadassiva Lad and thereby Shri. Shripad Lad and his wife has got right in the above said Property.

AND WHEREAS Late Mr. Narayan Ganesh Thali, and late Mr. Vassudev Balkrishna Thali, are jointly in the possession of the said property vide Deed of Sale, Discharge, Loan dated 26/12/1924 which is executed before Notary Arzuna Apa Caridade Mascarenhas, vide registration no. 63 at Pages 94 onwards, dated 26/10/1924.



AND WHEREAS from the form IX of the Mutation Register names of Mr. Vitthal Jagannath Thali, Sadashiv Laxman Lad deleted form survey no. 105 and 49/1 and names of Shripad Vasudev Lad and Vassudev Balkrishana Thali were added.

AND WHEREAS in manual form I & XIV of survey no. 49/1 of village Corgao names of Shripad Vasudev Lad and Vassudev Balkrishana Thali were recorded in the occupant's column under mutation no. 2108.

AND WHEREAS Mr. Narayan Ganesh Thali alias Naraina Ganexa Toli expired on 3/11/1987 leaving behind his wife Mrs. Sunandabai Naraina Thali as his half sharer or moiety holder and his following sole and universal heirs:

Ganesh

Sunandabai

For Primevista Realty Developers LLP

[Signature]
Authorised Signatory

- a) Suxama married to Ranjeet Pai
- b) Nilima married to Satish Mahabheshwar Mhambre
- c) Ganexa Naraina Thali alias Ganesh Thali
- d) Pratibha Toli married to Laxmikant Joshi

AND WHEREAS upon the Death of late Narayan Ganesh Thali, Deed of Succession dated 7/09/2003 is initiated before the Sub Registrar cum Sub Registrar and Notaiy Ex-Offic.o Pernem in the Book or 8 at pages 53(v) onwards and thereby Mrs. Sunandabai Naraina Thali , Mrs. Sushama Thali married to Ranjit Pai, Mrs. Nilima Thali married to Mr. Satish Mahambre, Mr. Ganesh Thali married to Anuja Thali and Mrs. Pratima Thali married to Laxmikant Joshi confirmed as legal heirs of late Narayan Ganesh Thali. Mrs. Sunandabai Naraina Thali expired on 19/10/2003.

AND WHEREAS Vassudev Balkrishana Thali expired and upon his death Deed of succession dated 13/12/1999 is initiated before sub registrar cum Notary Ex officio of Pernem in the book of 5 at pages 75 onwards dated 13/12/19999 and Smt. Ushadevi Vassudev Thali who is the half moiety share holder and their sole universal legal heirs namely Mrs Shobhana Thali married to Govindraj Pai Kakode, Mrs. Maya Thali married to Mr. Pradeep Pai Dhungat and Mr. Balkrishna Thali married to Mrs. Rajashree Balkrishna Thali confirmed as legal heirs of late Vassudev Balkrishana Thali .

AND WHEREAS Shripad Vasudev Lad expired on 02/1/2009 leaving behind his wife Mrs. Usha Gajanan Manjrekar also known as Kshama Shripad Lad as his half

Ganesh
Shobhana

For Primevista Realty Developers LLP

Authorised Signatory

sharer or moiety holder and his following sole and universal heirs:

- i) Manjiri Shripad Lad married to Chandra Shekhar G. Karhadkar
- ii) Madhavi Sripad Lad married to Jaywant Vasant Velingkar

AND WHEREAS Upon the Death of late Shripad Vassudev Lad Deed of Succession dated 10/12/2009 is initiated before the Sub Registrar cum Sub Registrar and Notray Ex-Officio of Bardez vide Registration No. 828 at pages 52 to 53V, dated 10/12/2009 and right has been inheritate to the half moiety share holder Mrs. Usha alias Kshaxna Shripad Lad who also expired, leaving behind their Legal heirs namely Mrs. Manjiri Chandrashekhar Karhadkar married to Mr. Chandrashekhar Gaurinath Karhadkar and Mrs. Madhavi Jaywant Velingkar Married to Mr. Jayawant Vasant Velingkar.

AND WHEREAS The above Deed of Succession dated 10/12/2009 initiated before the Sub Registrar cum Sub Registrar and Notray Ex-Officio of Bardez vide Registration No. 828 at pages 52 to 53V, dated 10/12/2009 is published in the official Gazette of Government of Goa under Serial III no. 39 dated 24/12/2009.

AND WHEREAS Mrs Shobhana Thali and her husband Govindraaj Pai Kakode and Mrs. Maya Thali and her husband Mr. Pradeep Pai Dhungat has Relinquished their rights by signing Deed of Renunciation dated 19/02/2007, bearing No. 816 at pages 38 to 39 dated 19/02/2007.

[Signature]

[Signature]

For Primevista Realty Developers LLP
[Signature]
 Authorised Signatory

AND WHEREAS said Mr. Laxmikant Anant Joshi expired on 15/03/2015, upon his death Deed of Succession and Qualification of Heirs dated 13/10/2023, Executed before the Sub Registrar and Notary Ex-Officio of Mapusa in Book of 884 at Pages 61 onwards, and the right has been inherited to the Legal heirs namely Smt Pratima Laxmikant Joshi who is the half moiety and universal heirs namely Mrs. Teja Laxmikant Joshi married to Mr. Shitakant Narayan Nayak and Mrs. Pooja Laxmikant Joshi married to Mr. Deepak Kamat.

AND WHEREAS The above Deed of Succession and Qualification of Heirs dated 13/10/2023 Executed before the Sub Registrar and Notary Ex-Officio of Mapusa in Book of 884 at Pages 61 onwards, is published in the Official Gazette of Government of Goa under Serial III no. 32 dated 09/11/2023.

AND WHEREAS Mrs. Smita alias Nilima Satish Mahambrey expired on 23/06/2017, upon her death Deed of Instrument of Declaration of heirship dated 16/10/2023, Executed before the Sub Registrar and Notary Ex-Officio of Bicholim in Book of 325 at Pages 67 to 68v onwards, and the right has been inherited to the Legal heirs namely Mr. Satish Mahambre who is the half moiety share holder and their two unmarried sons namely Mr. Shashank S. Mahambre and Mr. Sumit S. Mahambrey.

AND WHEREAS General power of attorney executed before

[Signature]

[Signature]

For Primevista Realty Developers LLP

[Signature]
Authorised Signatory

Adv. and Notary public A. K. Shahapurkar under registration no. 6409/202 dated 22/10/2020 by Mrs. Sushma Ranjit Pai alias Mrs Sushma Narayan Thali and Mr. Ranjit Shrikrishna Pai in favour of Shri. Ganesh Narayan Thali in respect of the said property.

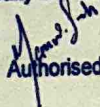
AND WHEREAS General power of attorney executed before Adv. and Notary public A. K. Shahapurkar under registration no. 6410/202 dated 22/10/2020 by Mrs. Pratima Laxmikanth Joshi alias Pratima Toli alias Pratima Narayan Thali, Mrs. Teja Laxmikanth Joshi alias Teja Shitakant Nayak , Mr. Shitakant Narayan Nayak, Pooja Laxmikanth Joshi in favour of Shri. Ganesh Narayan Thali in respect of the said property.

 **AND WHEREAS** General power of attorney dated 29/05/2023 executed before Notary V. B. Thali registered under serial no. 950/2023 dated 29/5/2023 by Mr. Shashank S. Mahambre and Mr. Sumit S. Mahambrey in favour of Mr. Satish Mahabaleshwar Mahambrey .

AND WHEREAS General power of attorney dated 30/05/2023 executed before Notary V. P. Thali registered under serial no. 968/2023 dated 30/5/2023 by Smt. Ushadevi Vassudev Thali, Mr. Balkrishna Vassudev Thali in favour of Mrs. Rajashree Balkrishna Thali

AND WHEREAS General power of attorney dated 13/10/2023 executed before Notary D. Y. Govekar registered under serial no. 1675/2023 dated 13/10/2023




For Primevista Realty Developers LLP

Authorized Signatory

by , Pooja Laxmikant Joshi alias Pooja Deepak Kamat and Mr. Deepak Dayanand Kamat in favour of Shri. Ganesh Narayan Thali .

AND WHEREAS in view of Inventory Proceeding and Deed of Sale, Discharge Loan, Deed of Successions and Deed of Renunciation the above said legal heirs i.e. Manjiri Shripad Lad, Chandra Shekhar G. Karhadkar, Madhavi Sripad Lad, Jaywant Vasant Velingkar , Smt. Ushadevi Vassudev Thali , Mr. Balkrishna Thali, Mrs. Rajashree Balkrishna Thali , Suxama alias Sushma Pai, Ranjeet alias Ranjit Pai, Satish Mahabheshwar Mhambre, Mr. Shashank S. Mahambre and Mr. Sumit S. Mahambrey lais Mahambre, Smt Pratima Laximikant Joshi , Mrs. Teja Laxmikant Joshi alias Teja Shitakant Nayak , Mr. Shitakant Narayan Nayak, Mrs. Pooja Laxmikant Joshi alias Pooja Deepak Kamat Mr. Deepak Kamat, Ganexa Naraina Thali alias Ganesh Thali , Mrs. Anuja Ganesh Thali became absolute owners of the said Property.

AND WHEREAS Vide Deed of Sale dated 30/10/2023 duly registered before Sub Registrar of Pernem under registration no. PNM-1-562-2023, Document Serial No. 2023-PNM-546, dated 22/11/2023 the above said legal heirs i.e. Manjiri Shripad Lad, Chandrashekhar G. Karhadkar, Madhavi Sripad Lad, Jaywant Vasant Velingkar , Smt. Ushadevi Vassudev Thali , Mr. Balkrishna Thali, Mrs. Rajashree Balkrishna Thali , Suxama alias Sushma Pai, Ranjeet alias Ranjit Pai, Satish Mahabheshwar Mhambre, Mr. Shashank S. Mahambre and Mr. Sumit S. Mahambrey lais Mahambre, Smt Pratima Laximikant Joshi , Mrs. Teja

forhamed
forhamed

For Primevista Realty Developers LLP

forhamed
Authorised Signatory

Laxmikant Joshi alias Teja Shitakant Nayak , Mr. Shitakant Narayan Nayak, Mrs. Pooja Laxmikant Joshi alias Pooja Deepak Kamat Mr. Deepak Kamat, Ganexa Naraina Thali alias Ganesh Thali , Mrs. Anuja Ganesh Thali sold the said Plot "A", admeasuring 4030 sq. mts., forming part of property by name "GIRE AAG KATUBAN" admeasuring total area 4978 sq. mts., surveyed under no. 116/6 of village Corgao, situated at main wada, Corgao, within the jurisdiction of the village panchayat of Corgao, Taluka Pernem, Sub District Pernem, District North Goa, State of Goa, which is neither described in the Land Registration Office of Pernem nor enrolled in the Taluka Revenue Office at Pernem, Taluka Pernem, North Goa, State of Goa to Mr. Shidhesh Ulhas Mahamal who is the Vendor No. 1 in the present Deed.

AND WHEREAS in view of above said deed of sale 30/10/2023 Mr. Shidhesh Mahamal became absolute owners of the said Plot A admeasuring area 4030 sqmts.

AND WHEREAS the said Mr. Shidhesh Ulhas Mahamal who is the Vendor No. 1 applied for Mutation bearing mutation No. 36311 and accordingly his name is figuring in Occupant Column as Owner in Form I and XIV of Village Corgao Pernem Goa.

AND WHEREAS upon the completion of the said Mutation, the said Mr. Shidhesh Ulhas Mahamal applied for Partition bearing Case No. PIPER12-23-454, dated 08/02/2024, and

Shidhesh Mahamal
Shidhesh Mahamal

For Primevista Realty Developers LLP

Shidhesh Mahamal
Authorized Signatory

accordingly after confirming the Survey Report admeasuring area of 3582 sqmts which is issued by Surveyor of the ISLR Department, after considering the said Report of Surveyor, the Inspector of Survey and Land Records Pernem passed order by confirming the area of 3582 sqms and accordingly issued Separate Sub Division No. 6-L. **(which is more particularly described under SCHEDULE I and hereafter called as "Said Property")**

AND WHEREAS the Vendor No. 1 Mr. Shidhesh Ulhas Mahamal married to Mrs. Gauri Shidhesh Mahamal under Regime of Communion of Assets accordingly Vendor No. 2 is added as the Party in the present Deed.

AND WHEREAS having satisfied with the title of the VENDORS the Purchaser have approached the VENDORS for purchase the said property, admeasuring 3582 sq. mts. of the property by name "GIRE AAG KATUBAN" admeasuring area 3582 sq. mts., surveyed under no. 1116/6-L of village Corgao, situated at main wada, Corgao, within the jurisdiction of the village panchayat of Corgao, Taluka Pernem, Sub District Pernem, District North Goa, State of Goa, which is neither described in the Land Registration Office of Pernem nor enrolled in the Taluka Revenue Office at Pernem, Taluka Pernem, North Goa, State of Goa, for a total price consideration of Rs. [REDACTED]

[REDACTED] Only) and the Vendor have agreed to sell the same to the Purchasers which is its fair market value of the said Property.

Gurkamel
Shidhesh

For Primevista Realty Developers LLP

[Signature]
Authorised Signatory

NOW THIS DEED OF SALE WITNESSETH AS UNDER :

1. That the VENDOR shall sell the **Said property** , admeasuring 3582 sq. mts., of the property by name "GIRE AAG KATUBAN" surveyed under no. 116/6-L of village Corgao, situated at main wada, Corgao, within the jurisdiction of the village panchayat of Corgao, Taluka Pernem, Sub District Pernem, District North Goa, State of Goa, which is neither described in the Land Registration Office of Pernem nor enrolled in the Taluka Revenue Office at Pernem, Taluka Pernem, North Goa, State of Goa, for total consideration of **Rs.** [REDACTED] s [REDACTED] to Purchaser along with all permission obtained by Vendor.

2. That total amount of **Rs.** [REDACTED] y [REDACTED]) Purchaser have paid to Vendor in respect of the **Said Property** in following manner:
 - a) **Rs.** [REDACTED] only) paid by Purchaser to Vendor No. 1 vide NEFT bearing Ref no. N048242890013272, dated 17/02/2024.
 - b) **Rs.** [REDACTED] Thousand only) paid by Purchaser to Vendor No. 1 vide RTGS bearing UTR no. NB19134723582013228261, dated 19/02/2024.
 - c) **Rs.** [REDACTED] paid by Purchaser to Vendor No. 1 vide RTGS bearing UTR no. NB06103604809002188401, dated 06/03/2024.

For Primevista Realty Developers LLP

[Handwritten Signature]

[Handwritten Signature]
Authorised Signatory

- d) Rs. [REDACTED] Five Thousand only) paid by Purchaser to Vendor No. 1 vide RTGS bearing UTR no. NB06183628276013268224, dated 06/03/2024.
- e) Rs. [REDACTED] paid in favor of Vendors.

3. Possession of the said property has given today by the Vendors to the Purchaser after all the full payments are received by the Vendors.
4. That the Vendors do hereby give and Purchaser does hereby took possession of the said Property more particularly described in the Schedule "I".
5. The receipt whereof the Vendors do hereby admit , grant, sell, assign, release, convey, assure and transfer to the Purchaser the said Property to HAVE and HOLD THE SAME TO THE USE AND ENJOYMENT OF THE Purchaser forever free from all encumbrances.
6. The Vendors herein represents that other than the Vendors no person has any right, interest or title in the said Property hereby sold and further no person claiming any right under the Tenancy Act, Mamlatdar's, litigation or any right of way in the 'SAID PROPERTY' Which is sold herein.

[Signature]

[Signature]

For Primevista Realty Developers LLP

[Signature]
Authorized Signatory

7. The Vendors do hereby covenant with the Purchaser that they are the absolute and exclusive owners of the said PROPERTY and in the event of any claim by any third party/person, siblings in respect of the said Property or in the event of loss arising for such claim/s the Vendors shall keep the Purchaser indemnified from against all such claims/ and or losses as the case may be.
8. The Vendors covenant to save harmless, indemnified and keep indemnified the Purchaser from all or any other encumbrances, charges or equities whatsoever if existing or arising to prior of this Deed of Sale.
9. The Vendors covenant that they shall at the request of the Purchaser do or execute or cause to be done or executed all such lawful acts, deeds or things whatsoever for further and more perfectly conveying and assuring the said Property, in any manner aforesaid, according to the true intent and meaning of this Deed.
10. The Vendors do hereby giving the possession of the said Property to the Purchaser.
11. The Vendors hereby gives their consent and No Objection to the Purchaser to transfer the mutation and form I & XIV in respect of the said Property in the name of the Purchaser.
12. The Vendors undertake to clear and pay to the different agencies of the Government of Goa or to any private agencies any dues that are or may be due to be paid in



[Signature]

[Signature]

For Primevista Realty Developers LLP
[Signature]
 Authorised Signatory

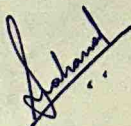
regards of said Property as on date and the Purchaser are not responsible for any outstanding or dues on the said Property till the day of this Deed of Sale.

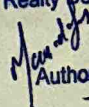
13. The Purchaser is not liable to pay any other amounts or fees to the Vendors other than the said consideration to Vendors.

14. In case of any disputes between the Vendors and the Purchaser then all notices to be served to the Vendors and Purchaser in this Deed shall be deemed to have been served if sent to the Vendors, and Purchaser under certificate of posting at their address as stated in the sale deed address.

15. AND all the estate, right, title, interest, claim, use, property, possession, benefit, claim and deemed whatsoever of the Vendors, into or upon the said Property and every part thereof in law equity to ENTER UPON AND TO HAVE, TO HOLD, TO OWN and TO POSSESS the same unto and to the use of the Purchaser, its successors, administrators, assigns absolutely and forever together with title deeds, writings and other evidence of title;

16. AND the Vendors, do hereby covenant with the Purchaser its executors, successors, administrators, representatives and assigns that notwithstanding any acts, deeds or things heretofore done, executed or knowingly suffered to the contrary, the Vendors are lawfully seized and



For Primevista Realty Developers LLP

Authorized Signatory

possessed of the said Property free from any encumbrances, litigation, acquisition, road widening, attachments or defect, in title whatsoever and that the Vendors have full power and absolute authority to sell the said in manner aforesaid.

17. The Vendors covenant that they have not created any encumbrances or charge of any nature on the said Property from any Bank of Financial Institution and no power of attorney is executed or given in favour of any third person in respect of the said Property described in SCHEDULE I.
18. The Vendors covenant that if any claim/litigation/action raised by any third person in future in respect of title, right and interest of said Property described in SCHEDULE I the Vendors are fully responsible for the same.
19. The Vendors covenant that the said Property described in SCHEDULE I are absolutely belonged to them and the same is not part of any tenancy rights on the said Property.
20. The Vendors, and the Purchaser covenant that the right, title and interest hereby sold, transferred and conveyed herein, is limited to the area in the plan annexed hereto. However, the Purchaser shall be entitled to enjoy and utilize all other facilities/amenities to the said Property.

G. S. S. S.

G. S. S. S.

For Primevista Realty Developers LLP

[Signature]
Authorised Signatory

21. The total consideration of Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only) towards the said Property its fair market value and stamp duty of Rs. 3,00,000/- is paid herewith.
22. The Vendors, declares that all the dues of Government authority have been paid by them up to date in respect of the said Property.
23. The Vendors, hereby undertake to assist the Purchaser in transferring mutation and I & XIV form in respect of the said Property and any other registration presently registered in Vendor's name in favour of the Purchaser and for said purpose the Vendors shall sign all the relevant affidavits papers and documents.
24. As agreed by and between the parties hereto all the expenses of the stamp duty and the registration charges has been borne out by the Purchaser.
25. The Vendors, and the Purchaser do not belong to the Schedule case/Schedule Tribes and hence they not come within the purview of the Notification no. RD/LND/LRC/318/77 dated 21/08/1975.

Gurhamal

Gurhamal

For Primevista Realty Developers LLP

[Signature]
Authorised Signatory

SCHEDULE-I

ALL THAT property by name "GIRE AAG KATUBAN" situated at Corgao Pernem Goa, admeasuring area 3582 sq. mts., surveyed under no. 116/6-L of village Corgao, situated at main wada, Corgao, within the jurisdiction of the village panchayat of Corgao, Taluka Pernem, Sub District Pernem, District North Goa, State of Goa, which is neither described in the Land Registration Office of Pernem nor enrolled in the Taluka Revenue Office at Pernem, Taluka Pernem, North Goa, State of Goa. and bounded as under:

East: By the property surveyed under no. 106 sub div 1

West: By Public Road;

North: By property bearing survey no. 108/1 and 2,

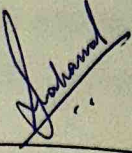
South: By Property bearing Survey No. 116 sub div 6-H and 6-I.

Gimharna

Gimharna

For Primevista Realty Developers LLP

[Signature]
Authorised Signatory

VENDORS:**SIGNED AND DELIVERED BY
THE WITHIN NAMED****MR. SHIDHESH ULHAS MAHAMAL****MR. SHIDHESH ULHAS MAHAMAL**

L.H.F. Prints

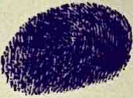
R.H.F. Prints



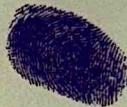
1. _____



1. _____



2. _____



2. _____



3. _____



3. _____



4. _____



4. _____



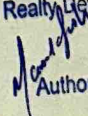
5. _____



5. _____



For Primevista Realty Developers LLP


Authorised Signatory

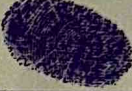
VENDOR NO. 2

Ganhamal

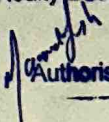
MRS. GAURI SHIDHESH MAHAMAL

L.H.F. Prints

R.H.F. Prints

1.  1. 2.  2. 3.  3. 4.  4. 5.  5. *Ganhamal**Shidhesh*

For Primevista Realty Developers LLP


 Authorised Signatory

SIGNED AND DELIVERED BY
THE WITHIN NAMED PURCHASERS:
MR. MANINDER SINGH
Authorised Signatory of
PRIMEVISTA REALTY DEVELOPERS LLP

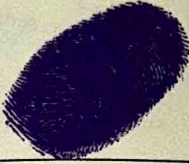


Maninder Singh
MR. MANINDER SINGH

L.H.F. Prints

R.H.F. Prints

1.



1.



2.



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5.



5.



For Primevista Realty Developers LLP

Gurhans

Gurhans

Maninder Singh
Authorised Signatory

WITNESSES:

1. Siddesh Talkar
H.No 468/0, Tuem Pernem Goa

Talkar

2. Sanjit Santosh Naik
H.No 235 Lourdes Vaddo, Taligao
Panaji Goa.

Sanjit Naik

Ganhamad

Ganhamad

For Primevista Realty D... LP
Sanjit Naik
Authorised Signatory

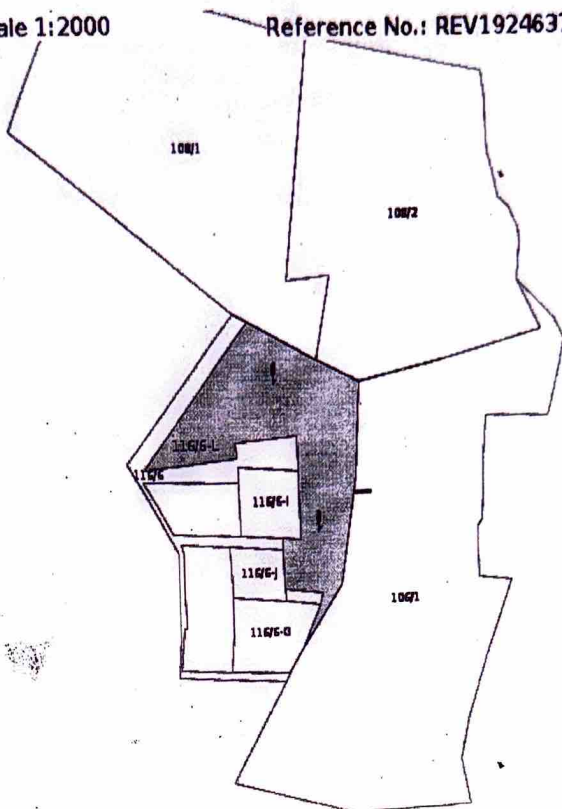


Government of Goa
Directorate of Settlement and Land records

Survey Plan
Pernem Taluka, Corgao Village
Survey No.: 116, Subdivision No.: 6-L

Scale 1:2000

Reference No.: REV192463700



This record is computer generated on 05-06-2024 07:36:28. 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



GOVERNMENT OF GOA
Town and Country Planning Department
Opp. Mahadev Temple, Bazar Peth, Mapusa, Goa

Phone no. : 2021440
Email :
Ref no. : PER/25/Zoning/COR/TCP/2024
Ack. no. : TOP022402624

Fax no. :-
Website : <https://tcpcraft.nic.in/>
Date : 07-Jun-2024
Application Date : 07-Jun-2024

LAND USE ZONING INFORMATION

The Zoning of the property bearing Survey No. 116, Sub.Div.No. 6-L of Village Congao, Taluka Pernem, is as follows.

Sr. No.	Zone Name	Area in Sq. mtrs	Description
1	Settlement	3,582.000	SETTLEMENT ZONE FAR 60 VP-2 STATUS
	Total Area	3,582.000	

Zoning Plan:
AS PER REGIONAL PLAN FOR GOA 2021 THE PLOT UNDER REFERENCE IS EARMARKED AS "SETTLEMENT ZONE"

The information is issued based on the application received from Maninder Singh dated 07-Jun-2024, to be read with the information given below:
The information is valid only for three years or till the Regional Plan/ODP/Zoning Plan is in force, whichever is earlier from the date of issue of this letter.
Processing fees of Rs. 2000.00 paid vide Transaction Id 240607027215 dated 07-Jun-2024.

Verified by

DEEPIKA SAMIR
SHETGAONKAR
(Draftman Grade II)

(Ashok Kumar Kamili)
Dy. Town Planner

Maninder Singh
House no.550 lane no.w-23 salnik farms new delhi 110062, -

NOTE:

The Zoning information provided is as per Regional Plan/ODP/Zoning Plan in force as on date of issue of the above information and shall not be constructed as NOC in any form for undertaking any development including construction and sub-Division etc.

Further any development shall be subject to provision of Tenancy Act, Land Use Regulation Act, Forest Conservation Act, Highways Act, Ancient Monuments and Archeological Sites and Remains Act, (State and Central), EIA notification issued by MOUF, Coastal Regulation Zone, including section 17-A of the TCP Act.

This Certificate is issued based on the order issued vide no.29/8/TCP/Pt. file/1672 dtd. 13/08/2018 pertaining to guide line for processing various application and Circular issued vide no.29/8/TCP/Pt. file /2020/239 dated 31/07/2020 and Ref. no. 29/8/TCP/Pt. File/2020/1284 dated 11/08/2020.

Additional information for reference and determination of values of the property except Settlement zone/development zone.

Broad Land use classification and sub-classification of zone as per Regional Plan for Goa 2021.

Eco-Sensitive Zone I		Eco-Sensitive Zone II	
1	Protected/Reserved Forest	1	Orchard
2	Mangrove Forest	2	Natural Cover
3	No Development Slopes	3	Fish Farm
4	Paddy Field/Khazan	4	Cultivated land
5	River & Nallah/Pond	5	Irrigation Command Area
6	Mud flats	6	Salt Pans
7	Sand Dunes/Sandy Area		

For the purpose of Evaluation of the value of the property following shall be noted.

All the aforesaid zones in Eco-Sensitive Zone-I Category shall be taken as A-Zone (Agriculture).

All the aforesaid Zones in Eco-Sensitive Zone-II Category shall Orchard/Forest Zone.

This is also issued on the basis of order bearing no. 29/8/TCP/Pt. file/2020/951 dated 10/6/2020.

Ashok Kumar Kamili
Dy. Town Planner
Pernem Taluka Office
Signed Date 07/06/2024 04:10 PM





Government of Goa

Document Registration Summary 2

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

Date & Time : - 08-Mar-2024 01:31:52 pm

Document Serial Number :- 2024-PNM-181

Registered at 01:06:14 pm on 08-Mar-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar,
 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

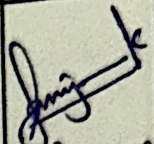
Stamp Duty Paid :

Party Name and Address	Photo	Thumb	Signature
MANINDER SINGH Authorised Signatory Of Primevista Realty Developers LLP , Father Name:Varinder Singh Sachdeva, Age: 32, Marital Status: , Gender:Male, Occupation: Business, Address1 - 55O, Lane W-23, Sainik Farm, Deoli, South Delhi 110062, Address2 - PAN No.:			

Party Name and Address	Photo	Thumb	Signature
SHIDHESH ULAHS MAHAMAL , Father Name:Ulhas Mahamal, Age: 46, Marital Status: Married , Gender:Male, Occupation: Business, H.No. 732/1, Porta Vaddo, Near Agus Sabin Chapel, Siolim Bardez Goa., PAN No.			
GAURI SHIDHESH MAHAMAL , Father Name:Manmohan Sitaram Kubal, Age: 39, Marital Status: Married , Gender:Female, Occupation: Housewife, H.No. 732/1, Porta Vaddo, Near Agus Sabin Chapel, Siolim Bardez Goa, PAN No.:			
MANINDER SINGH Authorised Signatory Of Primevista Realty Developers LLP , Father Name:Varinder Singh Sachdeva, Age: 32, Marital Status: , Gender:Male, Occupation: Business, 55O, Lane W- 23, Sainik Farm, Deoli, South Delhi 110062, PAN No.:			

Witness:
 We individually/Collectively recognize the Vendor, Purchaser,

Party Name and Address	Photo	Thumb	Signature
Name: Siddesh Talkar, Age: 35, DOB: , Mobile: , Email: , Occupation: Advocate , Marital status : Married , Address:403512, Tuem Pernem Goa, Tuem Pernem Goa, Tuem, Pernem, NorthGoa, Goa			

Party Name and Address	Photo	Thumb	Signature
<p>Name: SANJIT SANTOSH NAIK, Age: 28, DOB: [REDACTED] Email: [REDACTED], Occupation: Business, Marital status: Married Address: 403002, H.no. 235 Lourdes Vaddo Taligab Panjim Goa, H.no. 235 Lourdes Vaddo Taligao Panjim Goa, Taleigao, Tiswadi, North Goa, Goa</p>			

Sub Registrar

SUB-REGISTRAR
PERNEM

Document Serial Number : 2024-PNM-181



Book :- 1 Document

Registration Number :- PNM-1-214-2024

Date : 08-Mar-2024

Punblik N. Sabaonkan
on

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

SUB-REGISTRAR
PERNEM

Scanned by:- Punblik N. Sabaonkan (MIS)

Sabaonkan