



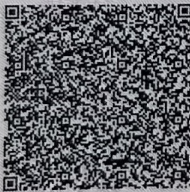
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INDIA NON JUDICIAL

Government of Goa

e-Stamp

Certificate No. : IN-GA00351386063031Y
Certificate Issued Date : 26-Jun-2026 12:02 PM
Account Reference : NONACC (SV)/ ga20005604/ BICHOLIM/ GA-NGA
Unique Doc. Reference : SUBIN-GAGA2000560400601352436638Y
Purchased by : COCOSTAY DEVELOPERS
Description of Document : Article 22 Conveyance
Property Description : AREA 709.00 SQ MTS SY NO 106/1-L VILLAGE ARAMBOL
TALUKA PERNEM GOA
Consideration Price (Rs.) : 1,06,35,000
(One Crore Six Lakh Thirty Five Thousand only)
First Party : KAMESH SINGAL
Second Party : COCOSTAY DEVELOPERS
Stamp Duty Paid By : COCOSTAY DEVELOPERS
Stamp Duty Amount(Rs.) : 5,32,000
(Five Lakh Thirty Two Thousand only)



Please write or type below this line

Cr. No. 2026-PNM-313

30/06/2026

GG 0007546936

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

DEED OF SALE

This DEED OF SALE is made and executed on this 26th day of June of the year Two Thousand and Twenty-Six (26/06/2026) at Pernem, Goa.

BETWEEN

(1). **SHRI KAMESH SINGAL**, Holding PAN Card no.

[REDACTED], Aadhar card no. [REDACTED], son of

Shri Prem Parkash Singal, aged 32 years, Business, unmarried, Indian National, Mobile No. [REDACTED],

Resident of 1-E-24, Sukhadiya Nagar, Ganganagar, Sriganganagar, Rajasthan, 335001, and (2). **SHRI.**

ANUJ GARG, Holding PAN Card no. [REDACTED]

Aadhar card No. [REDACTED], son of Shri Anand

Prakash Garg, aged 48 years, Business, married, Indian

National, Mobile No. [REDACTED], Resident of 17-A,

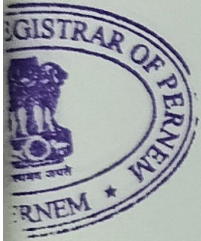
Gangaur Nagar, Gali No. 04, Ganganagar,

Sriganganagar, Rajasthan, 335001; hereinafter referred

to as **"THE VENDORS"** (Which expression shall unless

repugnant to the context or meaning thereof mean to

includes their heirs, successors, legal representatives,



COCOSTAY DEVELOPERS

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Partner

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executors, administrators and assignees and all the persons claiming through them) **OF THE ONE PART;**

AND

COCOSTAY DEVELOPERS, having its office at Balaji cloth market, 1-A-Chhoti, Killa No 24, Shop No S-10, Sri Ganganagar (RAJ.) 335001, Holding PAN Card no.

[REDACTED], Sanstha Aadhar no.

[REDACTED], bearing reg No.

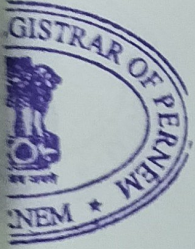
RF/SGN/2026/1720 and [REDACTED] before

Government of Rajasthan, In the Office of the Registrar of Firms District Industries Centre SRI GANGANAGAR, a duly constituted partnership firm registered under the Indian Partnership Act, represented by its duly authorized partners **(1). SHRI KAMESH SINGAL**, Holding PAN Card no. [REDACTED], Aadhar card no.

[REDACTED], son of Shri Prem Parkash Singal, aged 32 years, Business, unmarried, Indian National, Mobile No. [REDACTED], Resident of 1-E-24, Sukhadiya Nagar, Ganganagar, Sriganganagar, Rajasthan, 335001, and

(2). SHRI. ANUJ GARG, Holding PAN Card no.

[REDACTED], Aadhar card No. [REDACTED], son



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of Shri Anand Prakash Garg, aged 48 years, Business, married, Indian National, Mobile No. [REDACTED], Resident of 17-A, Gangaur Nagar, Gali No. 04, Ganganagar, Sriganganagar, Rajasthan, 335001, hereinafter referred to as the **"PURCHASERS"** (which expression shall unless repugnant to the context or meaning thereof, mean and include his heirs, legal representatives, executors, administrators and assigns) of the OTHER PART.



WHEREAS there exists a landed property known as **"SORVA NARBA ANANTA XETE IACHEA GARACODIL"** bearing Survey no. 106/1, admeasuring an area of 21948.00 sq. mts. situated at Village Arambol, Pernem Goa within the area of Arambol Gram Panchayat, Pernem sub-district of Pernem, District North Goa, State of Goa, presently surveyed under Survey No. 106/1 of village Arambol Taluka Pernem which is more particularly described in the **SCHEDULE-I**, hereunder written, which shall hereinafter be referred to as the **"SAID ENTIRE PROPERTY"**.

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AND WHEREAS originally the **"SAID ENTIRE PROPERTY"** belonged to Shri. Arjun Dattaram Mahale, Shri. Narayan Sagun Mahale, Shri. Vitthal Pundalik Mahale, Smt. Madhurabai Dattaram Mahale, Smt. Saraswati Laxman Mahale, Shri. Tulshidas Laxman Mahale, Shri. Hari Sagun Mahale, Shri. Dattaram Atmaram Mahale, Shri. Gopal Gangaram Thakur and Smt. Aneshra Gopal Thakur and as such their names are appearing in Manual Form I and XIV and Form III of record of rights in respect of the **"SAID ENTIRE PROPERTY"**.



AND WHEREAS said Smt. Sugandhi Babi Vernecar alias Gauri Babi Salkar and Shri. Babi Laximan Vernecar alias Babi Laximan Salkar instituted the suit against Shri. Hari Sagun Mahale, Smt. Taramati Hari Mahale, Shri. Arjun Dattaram Mahale, Smt. Dropadi Arjun Mahale, Smt. Sushma Narayan Mahale, Shri. Laximan Narayan Mahale, Shri. Pratima Laximan Mahale, Shri. Santosh Vithal Mahale, Smt. Shraddha Santosh Mahale, Shri. Dattaram Atmaram Mahale and Smt. Smita Dattaram Mahale for declaration and for partition of **"SAID ENTIRE PROPERTY"** which came to be

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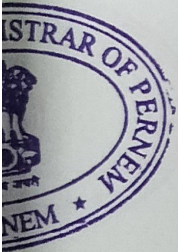
COCOSTAY DEVELOPERS

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registered under Regular Civil Suit No. 89/2016 before the Hon'ble Civil Judge Junior Division at Pernem, Pernem Goa.

AND WHEREAS in said proceedings the award was passed in which the parties to the proceedings have filed consent terms dated 08/04/2017 wherein the "**SAID ENTIRE PROPERTY**" was partitioned amongst the parties to the proceedings in a manner mentioned herein as under:

- i. That Plot No. G admeasuring 1000.00 sq.mts. was allotted to Smt. Smt. Sugandhi Babi Vernecar alias Gauri Babi Salkar and Shri. Babi Laximan Vernecar alias Babi Laximan Salkar.
- ii. That Plot Nos. A, E, I and L admeasuring an area of 725.00 sq.mts., 1150.00 sq.mts., 709.00 sq.mts. and 125.00 sq.mts. respectively were allotted to Shri. Arjun Dattaram Mahale and Smt. Dropadi Arjun Mahale.



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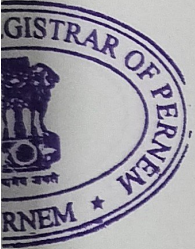
iii. That Plot No. F admeasuring an area of 1346.00 sq.mts. was allotted to Shri. Hari Sagun Mahale, Smt. Taramati Hari Mahale.

iv. That Plot No. C admeasuring an area of 2430.00 sq.mts. was allotted to Smt. Sushma Narayan Mahale, Shri. Laximan Narayan Mahale, Shri. Pratima Laximan Mahale.

v. That Plot No. D and J admeasuring an area of 1660.00 sq.mts. and 1205.00 sq.mts. respectively were allotted to Shri. Santosh Vithal Mahale, Smt. Shraddha Santosh Mahale.

vi. **That Plot No. B, H and K admeasuring an area of 1640.00 sq.mts., 709.00 sq.mts. and 125.00 sq.mts. were allotted to Shri. Dattaram Atmaram Mahale and Smt. Smita Dattaram Mahale.**

AND WHEREAS said Shri. Dattaram Atmaram Mahale and his wife Smt. Smita Dattaram Mahale sold



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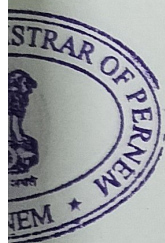
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the said Plot No. H admeasuring an area of 709.00 sq.mts. (The property hereinabove mentioned will be hereinafter referred to as the **"SAID PROPERTY"**) by virtue of registered Deed of Sale dated 26/12/2017 duly registered in the Office of the Sub Registrar of Pernem at Pernem under No. PNM-BK1-000-1G-2018 of Book No. 1 CD No. PNMD14 dated 01/01/2018 to **MISS. JINIA CHANGMAI**.



AND WHEREAS MISS. JINIA CHANGMAI thereafter instituted the partition proceedings bearing Case No. ISLR/PART/PER/TUE/38/21/424 and by virtue of Order dated 25/02/2022 the SAID PROPERTY got the separate holding i.e. Survey No. 106/1-L.

AND WHEREAS said **MISS. JINIA CHANGMAI** sold the said Plot No. H surveyed under Survey No. 106/1-L admeasuring an area of 709.00 sq.mts. (The property hereinabove mentioned will be hereinafter referred to as the **"SAID PROPERTY"**) by virtue of registered Deed of Sale dated 01/08/2025 duly registered in the Office of the Sub Registrar of Pernem at Pernem Goa under Book 1 Document registration No. PNM-1-433-2025 dated

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07/08/2025 to the VENDORS and as such the name of the VENDORS have been appearing in the occupants column of the Form I and XIV of Record of Rights of Survey No. 106/1-L of Village Arambol Taluka Pernem.

AND WHEREAS the VENDORS desires to sell the **"SAID PROPERTY"** admeasuring an area of **709.00 Sq. Mts.** and the PURCHASER intend to purchase the **"SAID PROPERTY"** admeasuring an area of 709.00 Sq. Mts. and as such approach the VENDORS showing their intension to purchase the **"SAID PROPERTY"** and the VENDORS has agreed with the PURCHASER for absolute sale of the **"SAID PROPERTY"** for total consideration of **Rs. 1,06,35,000/- (Rupees One Crore Six Lakhs Thirty Five Thousand Only).**

AND WHEREAS the market value of the **"SAID PROPERTY"** is valued at **Rs. 1,06,35,000/- (Rupees One Crore Six Lakhs Thirty Five Thousand Only)** and as such stamp duty of **Rs. 5,32,000/- (Rupees Five Lakhs Thirty Two Thousand Only)** and registration fees of **Rs. 3,19,050/- (Rupees Three Lakhs Nineteen**



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Thousand and Fifty Only) has been paid by the PURCHASER.

NOW THIS DEED OF SALE IS WITNESS AS UNDER:

1. That for a total consideration of a sum of **Rs. 1,06,35,000/- (Rupees One Crore Six Lakhs Thirty Five Thousand Only)** in the following manner:

a. **Rs. 73,70,055/- (Rupees Seventy Three Lakhs Seventy Thousand Fifty Five Only)** by way of RTGS bearing Ref. No. HDFCR52026062675690213, dated 26/06/2026 in favour of VENDOR NO.1 by the PURCHASER.

b. **Rs. 31,58,595/- (Rupees Thirty One Lakhs Fifty Eight Thousand Five Hundred Ninety Five Only)** by way of RTGS bearing Ref. No. HDFCR5202606262775902688, dated 27/06/2026 in favour of VENDOR NO.2 by the PURCHASER.



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2. The PURCHASER have paid **Rs. 1,06,350/-**
(Rupees One Lakh Six Thousand Three
Hundred and Fifty Only) being the 1% of the
 market value on behalf of the VENDORS
 towards TDS for the present transaction and
 the same has been paid vide
 Acknowledgement no. BSA4997016.

3. The receipt of which the VENDORS do hereby
 admit and acknowledge, and discharge the
 PURCHASER of the same and the VENDORS
 do hereby transfer by way of sale and hand
 over possession and convey unto the
 PURCHASER all that the **"SAID PROPERTY"**
 more particularly described in schedule
 hereunder written, together with all the rights
 of access, easements, pathways, waterways,
 and title, interest, claim, demand and
 possession of the area with all that exists
 therein, absolutely and free from
 encumbrances unto the PURCHASERS to
 HAVE AND HOLD the same peacefully without
 any interference and hindrance from the
 VENDORS.



Kamish *(RM)*

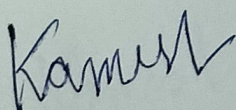
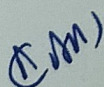
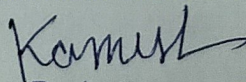
COCOSTAY DEVELOPERS
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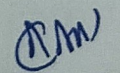
4. The VENDORS do hereby convey unto the PURCHASER all the rights and interest including the right of easement, access, roads, drains and water ways, and all other rights pertaining to the **"SAID PROPERTY"**, which right shall be enjoyed by the PURCHASER exclusively to the exclusion of the VENDORS and/or any person claiming through or on behalf of her.

5. The VENDORS do hereby assures the PURCHASER that they have an absolute, valid and marketable title and has absolute right, full power and authority to sell, release, transfer and convey the **"SAID PROPERTY"** and hereby further covenant that the PURCHASER shall forever hereafter peacefully and quietly enter upon, hold, possess and enjoy the aforesaid property without any claim or hindrance or interruption from the VENDORS and /or any person claiming through them.

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COCOSTAY DEVELOPERS


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6. The VENDORS do hereby assures the PURCHASER, that there is no lien, charge or claim on the **"SAID PROPERTY"** in the course of any Judicial or Quasi-Judicial proceedings nor is there any notice under the Land Acquisition Act, Land Revenue Code or any other statutory provisions.

7. The VENDORS do hereby assures the PURCHASER that they have neither entered into any agreement with any other person/persons/body of individuals for the sale or transfer by any other nature of the **"SAID PROPERTY"** or any part thereof nor has obtained any loan on the **"SAID PROPERTY"** from any financial institutions or banks, and covenants with the PURCHASER to indemnify the PURCHASER from or against all encumbrances, charges whatsoever or any third party claim from any person on the **"SAID PROPERTY"** hereby sold and/or any part thereof and further covenant that if on account of defect of title of the VENDORS or encumbrances thereof, the PURCHASER is deprived of the whole



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area hereby sold or any part thereof, then the VENDORS undertake to compensate for the losses suffered by the PURCHASER.

8. The VENDORS assures the PURCHASER that there are no arrears of tax and /or any dues payable on the **"SAID PROPERTY"** to any Local or Government body and that the PURCHASERS shall be liable to pay all the taxes on **"SAID PROPERTY"** levied by the local bodies or Government of Goa as from the date of Sale.
9. The VENDORS assures that they have NO OBJECTION to the mutation of the **"SAID PROPERTY"** individually in the name of the PURCHASER.
10. The VENDORS shall execute and handover to the PURCHASER the necessary application forms, Declarations writings to enable the PURCHASER to get **"SAID PROPERTY"**, transfer in their name in the relevant Panchayat Records and other records maintained by any other Government Offices.



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Kamush
Partner

COCOSTAY DEVELOPERS

R.M.
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11. The PURCHASER while taking the possession of the **"SAID PROPERTY"** on this day admits the physical verification and correctness of the area, dimensions of boundaries and access roads to the **"SAID PROPERTY"** and indemnifies the VENDORS from any future claims with regards to the said area, boundaries and access road.

12. The VENDORS hereby undertakes that they, at the request and cost of the PURCHASER, shall execute all such further deeds as may be required for perfecting the title of the PURCHASER to the **"SAID PROPERTY"** hereby conveyed.

SCHEDULE-I

(OF THE SAID ENTIRE PROPERTY)

All that property known as **"SORVA NARBA ANANTA XETE IACHEA GARACODIL"** bearing Survey no. 106/1, admeasuring an area of 21948.00 sq. mts. situated at Village Arambol, Pernem Goa within the area of Arambol Gram Panchayat, Pernem sub-district of Pernem, District North Goa, State of Goa, presently

Kamush

(Signature)

COCOSTAY DEVELOPERS

Kamush
Partner

COCOSTAY DEVELOPERS

(Signature)
Partner

surveyed under Survey No. 106/1 of village Arambol Taluka Pernem and the same is bounded as under:

Towards the North: By Road;

Towards the South: By property bearing survey

no. 108 sub divisions 2, 3, 4,

5, and 6;

Towards the East: By property bearing Survey No.

107 sub divisions 1, 3, 40, 52,

56, 60, 65 and 66 ;

Towards the West: By path way and Property

bearing Survey No. 106 sub

divisions 1-A and 1-B.

SCHEDULE - II

(OF THE SAID PROPERTY)

ALL THAT property known as "AALPAD" admeasuring an area of 709.00 sq. mts. which is surveyed under Survey No. 106/1-L of village Arambol Taluka Pernem and the same is bounded as under:

Kamesh

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COCOSTAY DEVELOPERS

Kamesh
Partner

COCOSTAY DEVELOPERS

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Partner

Towards the North: partly by Plot No. 1-B and
partly by Plot A of the said
property;

Towards the South: By Plot I of the said property;

Towards the East: By Plot B of the said property;

Towards the West: By road.

**IN WITNESS WHEREOF THE VENDORS AND THE
PURCHASER HERETO HAVE SET AND SUBSCRIBED
THEIR RESPECTIVE HANDS HEREUNTO ON THE DAY
AND YEAR FIRST HEREINABOVE MENTIONED**

Kamul *(R.M.)*

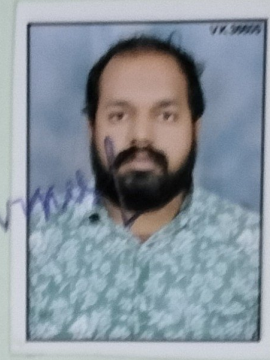
COCOSTAY DEVELOPERS

Kamul
Partner

COCOSTAY DEVELOPERS

(R.M.)
Partner

SIGNED SEALED AND DELIVERED BY }
 THE WITHIN NAMED VENDOR NO. 1 }
 SHRI KAMESH SINGAL

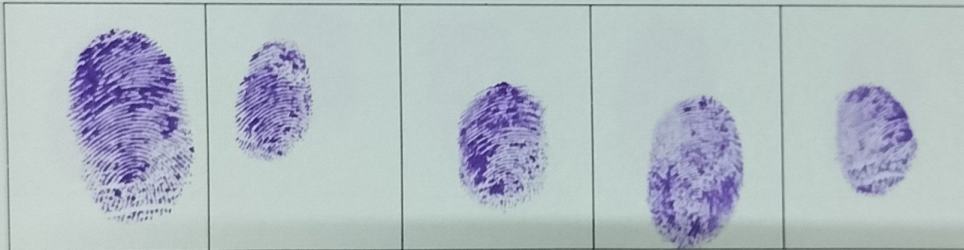


Kamesh

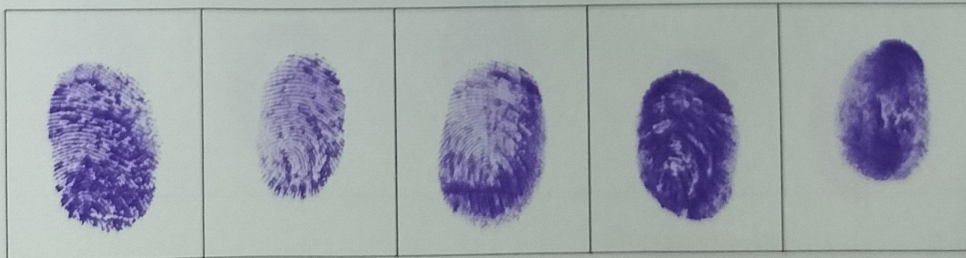
VENDOR NO.1



L.H.F.I.



R.H.F.I.



COCOSTAY DEVELOPERS

Kamesh

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Partner

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Partner

SIGNED SEALED AND DELIVERED BY
THE WITHIN NAMED VENDOR NO.2
SHRI.ANUJ GARG



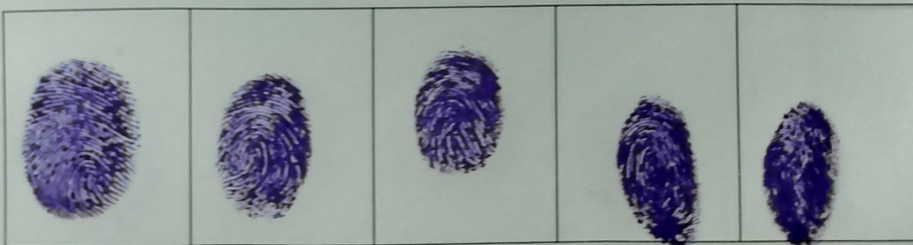
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VENDOR NO.2

L.H.F.I.



R.H.F.I.



Kamish

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COCOSTAY DEVELOPERS

Kamish
Partner

COCOSTAY DEVELOPERS

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Partner

SIGNED SEALED AND DELIVERED BY

THE WITHIN NAMED PURCHASER

COCOSTAY DEVELOPERS

REPRESENTED BY ITS DULY AUTHORIZED

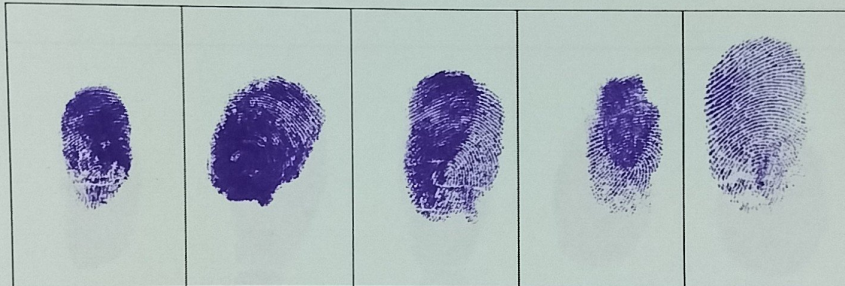
PARTNER SHRI KAMESH SINGAL

COCOSTAY DEVELOPERS

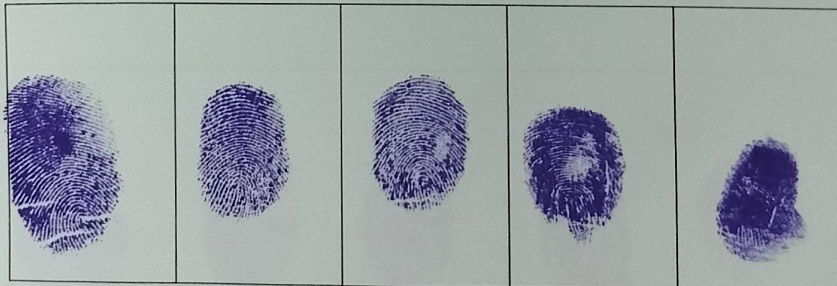
Kamesh
Partner

PURCHASER

L.H.F.I.



R.H.F.I.



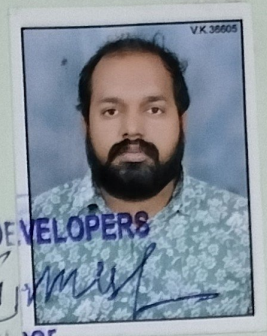
Kamesh (P.M.)

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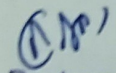
SIGNED SEALED AND DELIVERED BY

THE WITHIN NAMED PURCHASER

COCOSTAY DEVELOPERS

REPRESENTED BY ITS DULY AUTHORIZED

PARTNER SHRI. ANUJ GARG
COCOSTAY DEVELOPERS


Partner



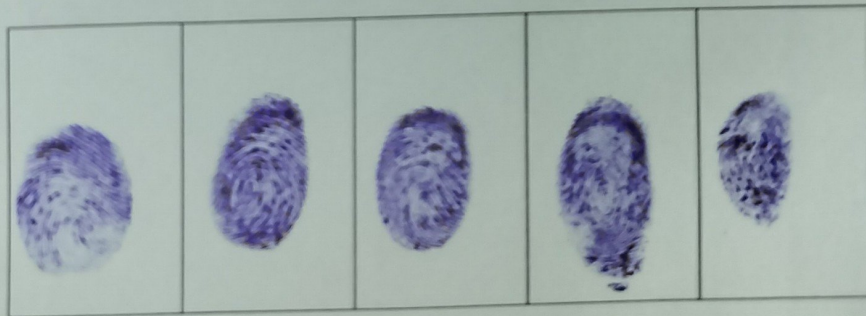
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Partner

PURCHASER

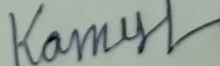
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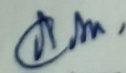
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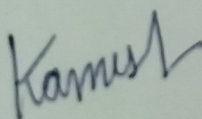


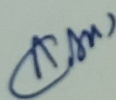
COCOSTAY DEVELOPERS


Partner

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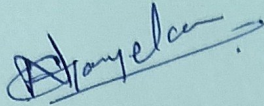

Partner





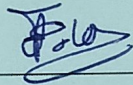


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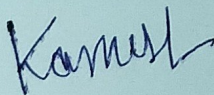
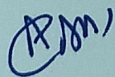
1. SHRI. NIKHIL NILKANT GANJEKAR

R/o. H.No. 276, Collem, Bazarwada,
Colem, Sanguem, South Goa, 403410.

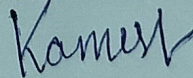


2. SHRI. ELTON EUTIC FERNANDES

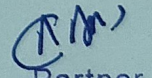
R/o. H.No. 439, Almeida Vaddo,
Parra, Bardez Goa. 403513.



COCOSTAY DEVELOPERS


Partner

COCOSTAY DEVELOPERS

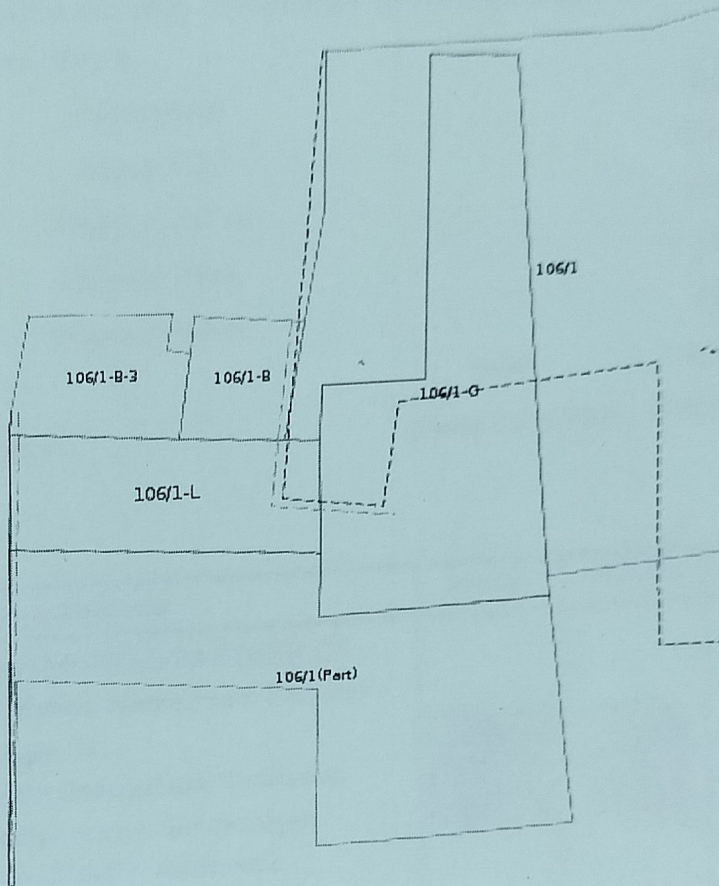

Partner



Government of Goa
Directorate of Settlement and Land records
Survey Plan
Pernem Taluka, Arambol Village
Survey No.: 106 , Subdivision No.: 1-L

Scale 1:1000

Reference No.: 17225103369



This record is computer generated on 05-08-2025 07:16:39. 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

Document Registration Summary 2

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

Date & Time : - 30-Jun-2026 01:06:30 pm

Document Serial Number :- 2026-PNM-313

Registered at 01:00:33 pm on 30-Jun-2026 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Pernem along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	531800
2	Registration Fee	319050
3	Mutation Fees	1500
4	Processing Fee	1500
Total		853850

Stamp Duty Required : 531800/-

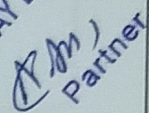
Stamp Duty Paid : 532000/-



Sr.No	Party Name and Address	Photo	Thumb	Signature
1	KAMESH SINGAL DULY AUTHORIZED PARTNER OF COCOSTAY DEVELOPERS , Father Name: Prem Parkash Singal, Age: 32, Marital Status: , Gender: Male, Occupation: Business, Address1 - -E-24, Sukhadiya Nagar, Ganganagar, Sriganganagar, Rajasthan, 335001, Address2 - , PAN No.: [REDACTED]			 COCOSTAY DEVELOPERS Partner

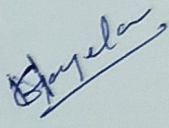
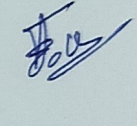
Executer

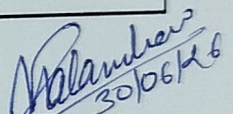
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	KAMESH SINGAL , Father Name: Prem Parkash Singal, Age: 32, Marital Status: Unmarried , Gender: Male, Occupation: Business, 1-E-24, Sukhadiya Nagar, Ganganagar, Sriganganagar, Rajasthan, 335001, PAN No.: [REDACTED]			
2	ANUJ GARG , Father Name: Anand Prakash Garg, Age: 48, Marital Status: Married , Gender: Male, Occupation: Business, 17-A, Gangaur Nagar, Gali No. 04, Ganganagar, Sriganganagar, Rajasthan, 335001, PAN No.: [REDACTED]			
3	KAMESH SINGAL DULY AUTHORIZED PARTNER OF COCOSTAY DEVELOPERS , Father Name: Prem Parkash Singal, Age: 32, Marital Status: , Gender: Male, Occupation: Business, -E-24, Sukhadiya Nagar, Ganganagar, Sriganganagar, Rajasthan, 335001, PAN No.: [REDACTED]			 COCOSTAY DEVELOPERS Partner

Party Name and Address	Photo	Thumb	Signature
ANUJ GARG DULY AUTHORIZED PARTNER OF COCOSTAY DEVELOPERS , Father Name: Anand Prakash Garg, Age: 48, Marital Status: , Gender: Male, Occupation: Business, 17-A, Gangaur Nagar, Gali No. 04, Ganganagar, Sriganganagar, Rajasthan, 335001, PAN No.: [REDACTED]			 COCOSTAY DEVELOPERS Partner

ess:

Individually/Collectively recognize the Vendor, Purchaser,

Party Name and Address	Photo	Thumb	Signature
Name: NIKHIL NILKANT GANJEKAR , Age: 41, DOB: , Mobile: [REDACTED], Email: , Occupation: Service , Marital status : Married , Address: 403410, H.No. 276 Collem Bazarwada Colem Sanguem South Goa 403410, H.No. 276 Collem Bazarwada Colem Sanguem South Goa 403410, Sanguem, Sanguem, South Goa, Goa			
Name: ELTON EUTIC FERNANDES , Age: 25, DOB: , Mobile: [REDACTED], Email: , Occupation: Service , Marital status : Unmarried , Address: 403510, H.No. 439 Almeida Vaddo Parra Bardez Goa 403513, H.No. 439 Almeida Vaddo Parra Bardez Goa 403513, Parra, Bardez, North Goa, Goa			


Sub Registrar
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Document Serial Number :- 2026-PNM-313

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Book :- 1 Document

Registration Number :- PNM-1-293-2026

Date : 30-Jun-2026

Malankara
30/06/26

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

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