



VMZ DEVELOPMENT ONE LLP

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Date: 03/09/2026

To,
The Chairman,
The Goa Real Estate Regulatory Authority (Goa RERA)
SPACES Building, Plot No. 40, Block No. 101,
1st Floor, EDC Patto Plaza,
Panaji, Goa (Pin: 403001)

Subject: Submission of Documents and Clarifications in response to the queries dated 26/08/2026

Ref: Application for Project Registration submitted on 24/07/2026 (Tracking ID PJTOFM11460MS) for proposed project “Hamlet Towers” to be constructed at property bearing Survey No. 194/1-A-1 of Sancoale Village

Dear Sir/Madam,

With reference to the observations raised in the aforesaid enquiry, we respectfully submit the following clarification for your kind consideration and record:

1. Sanad Plan

With regard to the observation regarding submission of a clear copy of the Sanad Plan demarcating the project area, we have enclosed the clearest available Sanad Plan clearly demarcating the project area being situated within area covered by Conversion Sanad, duly marked and signed by the Architect. For ease of reference, we have also enclosed the same Sanad Plan without the demarcation of project area.

2. Clarification regarding the dates appearing in the Deed of Conveyance

With regard to the observation concerning the Deed of Conveyance between the Comunidade of Sancoale and Zuari Agro Chemicals Ltd., and the reference to the dates **31.03.1971** and **26.06.1971**, we respectfully clarify as under:

The Deed of Conveyance was **executed on 31.03.1971**. The said date is specifically reflected in the body of the instrument, which records the making of the conveyance on the **31st day of March, 1971**. Subsequently, the duly executed Deed was presented before the office of the concerned Sub-Registrar for registration. The registration endorsement appearing on the very same Deed records the registration particulars and bears the date 26.06.1971, along with the endorsement and seal of the Sub-Registrar.

-Page 2-

Accordingly, **31.03.1971 is the date of execution of the Deed**, whereas **26.06.1971 is the date of registration thereof**.

The execution of a document and its subsequent registration constitute **two distinct procedural stages**. The former denotes the date on which the parties executed the instrument, while the latter denotes the subsequent date on which the executed instrument was presented and registered before the competent Registration Authority.

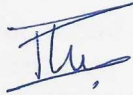
Therefore, the reference in the Title Report to **31.03.1971** is with reference to the **date of execution of the Deed of Conveyance**.

For clarity, both dates appear on the **same original Deed of Conveyance**—the former in the body of the instrument and the latter in the registration endorsement of the Sub-Registrar.

In view of the above, we respectfully request that the aforesaid clarification may kindly be **taken on record and the observation in respect of the dates of the Deed of Conveyance may kindly be treated as duly clarified**.

Thanking you,

Yours faithfully,
For VMZ Development One LLP,



Parvez Shaikh
(Authorised Signatory)

