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 :₹ 153000/-

(Rupees One Lakh Fifty Three Thousands only)

PAID VIDE E-RECEIPT NO 202400714105 DATED :01-Oct-2024,

IN THE GOVERNMENT TREASURY.

THE SEAL OF SUB-REGISTRAR OF PERNEM * PERNEM *

Sub Registrar

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

SUB-REGISTRAR
PERNEM

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Agreement or its records or Memorandum of Agreement - 5
PRE REGISTRATION NUMBER	:	202400058130
DOCUMENT SERIAL NUMBER	:	2024-PNM-595
DATE OF PRESENTATION	:	04-Oct-2024
DOCUMENT REGISTRATION NUMBER	:	PNM-1-623-2024
DATE OF REGISTRATION	:	04-Oct-2024
NAME OF PRESENTER	:	ASHWIN CARLOS COSTA
REGISTRATION FEES PAID	:	₹[redacted]/-
PROCESSING FEES PAID	:	[redacted]
MUTATION FEES PAID	:	N.A./-

THE SEAL OF SUB-REGISTRAR OF PERNEM

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

Echallan No. 202400714105

e-Receipt

Department :	10 - NOTARY SERVICES	Echallan Date :	01/10/2024 12:47:50

Name and Address of Party :	VIANAARRETREATS | 8600715410 Office 45 Fourth floor Titanium Building Mapusa
Service:	Stamp Duty

	Amount
Stamp Duty	₹ [redacted]
Total Amount :	₹ [redacted]

(Rs. One Lakh Fifty Three Thousand Only)

Department Data:	202400058130 NOTARY|202400058130 NOTARY
Bank ref No:	CPAEHHSRG4
Status:	Success
Payment Date:	01/10/2024 19:11:50
Payment Gateway:	SBI_MOPS

REGISTRAR OF PERNEM

2024- PNM- 595
04/10/2024

DEVELOPMENT AGREEMENT

This **DEVELOPMENT AGREEMENT FOR SALE** ("*Agreement*") is made at Pernem – Taluka, Pernem - Goa on this **03rd** day of the month of **October** of the year **Two Thousand and Twenty-Four. (03-10-2024)** by and

For Maha Sagar Hotels & Resorts Pvt. Ltd.
Authorised Signatory

For VIANAAR RETREATS PRIVATE LIMITED
Authorised Signatories

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BETWEEN

MAHA SEER HOTELS AND RESORTS PRIVATE LIMITED. a company incorporated under the Companies Act 1956, having corporate identity no. U55101DL2004PTC127616, PAN Card no. [redacted], having their registered Office at No. 2 Kasturba Gandhi Marg, New Delhi 110 001, and represented herein by their Director **MR. FATEH SINGH AKOI**, major aged 46 years, son of Mr. Hardev Singh Akoi, Businessman, married, Indian National, resident of House No. 2 Kasturba Gandhi Marg, New Delhi 110 001, hereinafter referred to as **"LAND OWNER"** (*which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns*) duly authorized by the Resolution adopted by the Board of Directors of the Company adopted in the meeting held on 09-09-2024, represented herein through duly constituted Power of Attorney Holder, **Mr. SNEHAL DHARMA PEDNEKAR** son of Mr. Dharma Pednekar, 37 years of age, Indian National, Service, having PAN Card No. [redacted] resident of House No. 1335, Tembwada, Morjim, Pernem – Goa, vide Power of Attorney dated 11-09-2024 duly notarized before the Notary Public, Adv. Deo Raj Singh Area Patparganj,

For VIANAAR RETREATS PRIVATE LIMITED

Authorised Signatories

For Maha Seer Hotels & Resorts Pvt. Ltd.

Authorised Signatory

Trilok Pun bearing Registration No. 1903, bearing Sr. No. 952/2024 at Delhi, of the **FIRST PART;**

AND

VIANAAR RETREATS PRIVATE LIMITED a duly registered Company, having corporate identity no. U74995GA2018PTC013560, PAN Card no. [redacted] having their Registration office No. Office No. 45, Fourth Floor, Titanium Building, Mapusa, North-Goa, Bardez, Goa - India 403507, represented by one of their Director **MRS. NEELAM NAGPAL**, wife of Vijay Kumar Nagpal, aged 65 years, businesswoman, married, Indian National, resident of 97- B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi-110068 hereinafter referred to as **"DEVELOPER"** (*which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns*) vide Board of Directors resolution no (2024-2025/03) dated 30-08-2024 represented herein through duly constituted Power of Attorney Holder, **ADV. ASHWIN CARLOS COSTA,** S/o Francisco Celestino Costa, 32 years of age, Indian National, Advocate, Bachelor, Holder of PAN Card No. [redacted], resident of H. No. 182/1, Santa Cruz Waddo, Ponda – Goa 403401, vide Power of Attorney dated 05-09-2024 duly notarized before the Notary Public,

For Maha Seer Hotels & Resorts Pvt. Ltd.
Authorised Signatory

For VIANAAR RETREATS PRIVATE LIMITED
Authorised Signatories

THE SUB-REGISTRAR OF PERN

Adv. Sanyogita Tis Hazari Court bearing Registration No. 7517 at Delhi, of the **SECOND PART;**

The LANDOWNER and DEVELOPER shall hereinafter be individually be referred to as "**PARTY**" and collectively as "**PARTIES**".

RECITALS:

A. **WHEREAS** in the ward Ashvem of Village Mandrem there exist a property known as "SACRI BOROD", situated within the limits of the Village Panchayat of Mandrem, Pernem Taluka, Sub –District of Pernem, District of North Goa, State of Goa, described in the Land Registration office of Bardez under No. 23832 at Folio 138 reverse of Book B-61 (new) and enrolled in the Taluka Revenue Office of Pernem under Matriz No. 6, and in the records of Rights under Survey Nos. 210/0, 211/2 and 212/0 of Mandrem Village, Taluka of Pernem, Sub District of Pernem in the state of Goa, the same being described more particularly in the **SCHEDULE I** written hereunder and hereinafter referred to as the **SAID ENTIRE PROPERTY**.

B. **AND WHEREAS** the SAID ENTIRE PROPERTY consists of **SEVEN** immovable properties identified as (1) **'PLOT B'** in

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Survey No. 212/0 admeasuring an area of 5,890 sq. mtrs; of the portion of the above said property together with the structure standing thereon being House No. 365 (2) **'PLOT C'** in Survey No. 212/0 admeasuring an area of 46,717 sq. mtrs; (3) **'PLOT D'** in Survey No. 212/0 admeasuring an area of 34,937 sq. mtrs, (4) **'PLOT F'** in Survey No. 211/2 admeasuring an area of 9,078 sq. mtrs, (5) **'PLOT G'** in Survey No. 211/2 admeasuring an area of 53,094 sq. mtrs, (6) **'PLOT I'** in Survey No. 210/0 admeasuring an area of 26,240 sq. mtrs, and (7) **'PLOT J'** in Survey No. 210/0 admeasuring an area of 52,480 sq. mtrs, all the aforesaid plots are situated at Mandrem Village, Pernem Taluka, Goa, within the jurisdiction of Village Panchayat of Mandrem, Pernem, Taluka Registration Sub District of Pernem, District of North Goa and State of Goa and all the aforesaid plots totally admeasure 2,28,436 sq. mtrs.

C. **AND WHEREAS** the SAID ENTIRE PROPERTY originally was owned by Mr. Filipe Heitor Pinto de Carvalho and the same stands inscribed in his name in the Land Registration Office under No. 17238.

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D. **AND WHEREAS** in the Partition / Inventory proceeding held on the death of Felipe Heitor Pinto de Carvalho, the SAID ENTIRE PROPERTY was allotted to the interested party Mr. Jose Luis Pinto de Carvalho and the said partition was confirmed vide Order dated 19-07-1939.

E. **AND WHEREAS** Mr. Jose Luis Pinto de Carvalho was married to Maria Cunha de Pinto De Carvalho who died in the year 1963. In the Inventory Proceedings No. 239/1963 filed at Mapusa on the death of the said Maria Cunha Pinto de Carvalho ½ undivided share in the SAID ENTIRE PROPERTY came to be allotted to Mr. Jose Luis Pinto de Carvalho, ¼ undivided share came to be allotted to Mr. Gilberto Tulsidas Pinto de Carvalho and the remaining ¼ undivided share came to be allotted to Mr. Rui Tulsidas Pinto de Carvalho.

F. **AND WHEREAS** after the aforesaid allotment, the aforesaid parties to whom the allotment was made, divided the SAID ENTIRE PROPERTY amongst themselves as per their respective shares vide Deed of Partition dated 06-05-1975 registered in the office of the Sub-Registrar of Pernem under

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Registration No. 242 in the Book No. I, VOL No. 3 at pages 227 to 234 on 08-05-1975.

G. **AND WHEREAS** later the said Jose Luis Pinto de Carvalho expired on 30-07-1976 leaving behind a WILL dated 28-12-1970 drawn up at folio 96 on wards of the Book of Wills No. 81 in the office of the Ex-Officio Notary of Bardez at Mapusa, whereby he disposed off his disposable share in favor of his minor granddaughter Maria Augustra Albertina Pinto de Carvalho (*daughter of his son Rui Tulsidas Pinto Carvalho*) and in favor of his nephew Mario Vasco George and his brother Inacio Caetano Pinto de Carvalho.

H. **AND WHEREAS** on account of the demise of the said Jose Luis Pinto de Carvalho as aforesaid an Inventory Proceedings bearing No. 42/1976 came to be held and concluded through the Court of Civil Judge, Senior Division at Mapusa.

I. **AND WHEREAS** in these Inventory Proceedings the said WILL dated 28-12-1970 having been produced on record of the same proceedings all the said beneficiaries under the said WILL namely (a) Mario Vasco George, (b) Inacio Caetano

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Pinto de Carvalho and (c) Maria Augusta Albertina Pinto de Carvalho, were included as Interested Parties they being entitled to his disposable share, besides his two sons the said Mr. Giberto Tulsidas Pinto de Carvalho and Rui Tulsidas Pinto de Carvalho, who were entitled to the legitimacy share.

J. **AND WHEREAS** the one half share ½ with respect of the SAID ENTIRE PROPERTY that belonged to the said Jose Luis Pinto de Carvalho came to be described under Item No. 26 of the description of Assets effected in the same proceedings.

K. **AND WHEREAS** at the conclusion of the said Inventory Proceeding, the said one half share ½ of the said deceased Jose Luis Pinto de Carvalho which was described under the said Item No. 26 came to be allotted to the said Mario Vasco George, he having bid for the same in the private auction (*licitacao*) that was held amongst the parties to the proceedings as is verified from the Schedule of Partition/ Chart of Allotment that is found to be drawn up in the same proceeding.

L. **AND WHEREAS** the Partitions held in the proceedings and the Allotment of the Assets that were described in the

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proceedings, including the allotment of the said Item No. 26 in favor of the said Mario Vasco George came to be confirmed bide the Final Order that was passed on 21-02-1986 for the disposal of the said Inventory Proceedings.

M. **AND WHEREAS** the said one half share that belonged to the said Jose Luis Pinto de Carvalho comprises of the said parts or portions of the said ENTIRE PROPERTY designated by alphabets "G", "J" and "C" that were apportioned towards his one half share and allotted to him in the said Partition Deed dated 06-05-1975.

N. **AND WHEREAS** the said Mario Vasco George being married to the said Silvia Afonso e George being his half sharer in respect of all his assets, rights and claims.

O. **AND WHEREAS** vide Deed of Sale dated 25-08-2004 registered in the office of the Sub-Registrar of Pernem under Registration No. 246 at page 1 in Book No. 1 VOL No. 150 on 30-08-2004, the aforesaid Mr. Mario Vasco George and his wife Mrs. Silvia Afonso E George sold unto the **LAND OWNER** herein the (i) **PLOT G** in the SAID ENTIRE

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PROPERTY admeasuring 53,094 sq. mts, (ii) **PLOT J** in the SAID ENTIRE PROPERTY admeasuring 52,480 sq. mts, and (iii) **PLOT C** in the SAID ENTIRE PROPERTY admeasuring 46,717 sq. mts in the Village of Mandrem in Pernem Taluka.

P. **AND WHEREAS** vide Deed of Partition aforementioned, Mr. Rui Tulsidas Pinto de Carvalho and his wife Mrs. Filomena Fernandes Pinto de Carvalho were alloted the **(i) 'PLOT B', (ii) 'PLOT D', (iii) 'PLOT I', (iv) 'PLOT F',** in the SAID ENTIRE PROPERTY.

Q. **AND WHEREAS** vide Deed of Sale dated 16-04-1992 registered in the office of the Sub-Registrar of Pernem under Registration No. 99 in Book No. I VOL No. XXVI on 30-04-1992, the aforesaid Mr. Rui Tulsidas Pinto de Carvalho and his wife Mrs. Filomena Fernandes Pinto de Carvalho sold unto the **LAND OWNER** herein the **PLOT B** in the SAID ENTIRE PROPERTY bearing Survey No. 212 admeasuring 5,890 sq. mts in the Village of Mandrem in Pernem Taluka.

R. **AND WHEREAS** vide another Deed of Sale dated 23-04-1992 registered in the Office of the Sub-Registrar of Pernem under

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Registration No. 100 in Book No. I VOL No. XXVI on 30-04-1992, the aforesaid MR. RUI TULSIDAS PINTO DE CARVALHO and his wife MRS. FILOMENA FERNANDES PINTO DE CARVALHO sold unto the **LAND OWNER** herein the **PLOT I** in the SAID ENTIRE PROPERTY admeasuring 26,240 sq. mts, **PLOT F** in the SAID ENTIRE PROPERTY admeasuring 9,078 sq. mts and **PLOT D** in the SAID ENTIRE PROPERTY admeasuring 34,937 sq. mts all in the village of Mandrem in Pernem Taluka, the total area sold admeasuring being 70,255 sq. mts.

S. **AND WHEREAS** the LAND OWNER is the absolute owner in possession of the SAID ENTIRE PROPERTY, and is desirous of granting development rights in certain portions of the SAID ENTIRE PROPERTY and its commercial exploitation to a developer.

T. **AND WHEREAS** the DEVELOPER is engaged in the business of construction and development of villas, residential units etc. in India and have developed considerable goodwill, brand and recognition, in particular with the name of Vianaar and also indulge in other projects and its commercial utilization by marketing and selling the constructed units.

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U. **AND WHEREAS** DEVELOPER has approached the LAND OWNER for development and construction of residential villas and associated structures (such structures shall hereinafter be referred to as, "**Residential Units**") more particularly provided for in **SCHEDULE V** below, on a total area of 10,000 square meters identified as (i) **PLOT J**, under Survey No. 210/0 admeasuring 829 square meters, and (ii) **PLOT G** under Survey No. 211/2 admeasuring 9171 square meters (*the same being described more particularly in the* **SCHEDULE II** and **SCHEDULE III** *hereunder and referred to as the* **SAID PROPERTY** *and hereinafter annexed herewith a development plan highlighted in red*).

V. **AND WHEREAS** the property described in **SCHEDULE I, II** and **III** shall hereinafter shall collectively referred to as the said property and the property mentioned in **SCHEDULE IV** shall be referred to as the Developed property

W. **AND WHEREAS** the LAND OWNERS are the absolute owner and in possession of the said properties and has agreed to grant the development and commercial utilization rights in the SAID PROPERTY to the DEVELOPER and the DEVELOPER has agreed to accept it, in writing subject to the

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terms and conditions of this Agreement by constructing thereon Residential Units

NOW THIS AGREEMENT WITNESSETH AS UNDER:

DEVELOPMENT OF THE SAID PROPERTY

1. The DEVELOPER shall utilize 500 sq. mtrs. or any area mutually agreed between both the parties out of 10,000 sq. mtrs to develop the Said Property as described in **SCHEDULE IV.** For this, Land Owners grant to the Developer the right of development and commercial utilization of the Said properties, and the license to enter into the Said properties to do the foregoing.

2. Without prejudice to the generality of the development rights granted under the above clauses, the Developer shall:
   a) At its own cost, complete the design for the Residential Units. Developers shall prepare this design as per building laws and will take into account the permitted floor area ratio (FAR). Developer shall then hand over the designs to the LAND OWNERS.
   b) Developer shall work to obtain approval for home/flat/villa loan facility from banks for the benefit of the prospective buyers of the Residential Units.

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For Vaishnavi Estates Private Limited
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c) Developer shall obtain (i) technical clearance and other approvals from the Town and Country Planning Department, Goa; (ii) permission from the Panchayat; (iii) permission for cutting the trees and other vegetation on the Said Property; and (iv) any other approval required for commencing construction of the Residential Units.

d) The DEVELOPER shall be entitled to carry out development in the entire said property by putting up construction of Villas/Bungalows, and construction of whatsoever nature, the DEVELOPER wishes to carry out in the DEVELOPMENTAL PROPERTY without any obstruction, interference or obstruction of whatsoever nature irrespective of any restrictive covenant mentioned in this agreement pertaining to the area.

e) Developer shall then, at its own cost, develop and construct the Residential Units within a period of 36 months from the date of obtaining the construction license. Further, development and construction of the Residential Units means that the Developer shall develop and construct the Residential Units such that

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they are ready for being applied for completion certification, occupancy certificate, and electricity and water connections.

f) The time period specified in sub-clause (e) above excludes days on account of delays caused by force majeure events. Force majeure events means any event that is beyond the control of the Developer, or any event that the developer could not foresee; and which event affects the performance of Developer's obligations. Illustrative examples of force majeure events include acts of God like earthquake and flood, riots, lockdowns or civil commotion, and directions by statutory or governmental authorities or court order delaying construction activities. Developer undertakes to keep the Land Owners adequately informed about the happening of any force majeure events.

g) Upon development and construction of the Residential Units, Developer shall obtain the completion certificate, occupancy certificate, and electricity and water connections for the properties.

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3. The Parties herein agree and accept that time is of the essence of this Agreement.

4. For the purposes of the above, Developer has the right to:

   a) Apply for and obtain clearances, permissions and approvals that the Land Owners are not required to obtain under this agreement;

   b) Sign application, writings, papers, undertakings and such other documents in relation to the above;

   c) Enter upon the Said Property with men and material as may be required for the development work and demolish any existing structures on the Said Property and erect new buildings and constructions;

   d) Appoint architects, contractors, sub-contractors, surveyors etc. As may be required and supervise their work in respect of the development of the Said Property;

   e) Apply for modifications of the designs and building plan from time to time, if required; and

   f) Obtain adequate insurances.

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Marketing and sale of Residential Units

5. Developer has the right to commercially exploit, market and sell the present or future properties in the Residential Units at any stage that it deems fit. For this, Land Owners grant the Developer necessary rights.

6. Without prejudice to the generality of the above clause-

   a) Developer may enter into agreement to sell of flats/Villas/units of the present or future properties in the Residential Units on ownership basis with prospective buyers. Developer shall determine the content of those agreements;

   b) Developer shall determine the price at which the present or future properties in the Residential Units shall be sold to prospective buyers. However, the Developer shall determine this price only in consultation with the Land Owners;

   c) Developer has the right to execute necessary documents including agreements to sell and get them registered with the concerned authorities along with the Land Owners as the confirming party;

   d) Land Owners shall sign the sale deeds as per the

REGISTRAR OF PERNEM

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instructions and directions of the Developer;

e) Developer has the right to sell and dispose of the Residential Units along with the gardens, parking area, common area etc. at the price determined in sub-clause (b) above; and

f) Developer has the right to enforce the terms and conditions of the agreements to sell with the prospective buyers including receiving installment amounts;

g) Developer shall be responsible to collect and deposit GST wherever applicable on sale of residential units.

h) Developer shall be responsible to complete compliance under all statutory laws including RERA.

Payment to the Developer and Indemnity

7. The LAND OWNER and DEVELOPER shall mutually decide the profit-sharing ration of the project revenue as per understanding and agreement arrived between the parties of the agreement dated 08/09/2023.

8. Land Owners shall indemnify and keep the Developer indemnified from and against any losses, claims and

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expenses suffered and incurred by the Developer on account of or in connection with (i) non-performance by the Land Owners of its obligations under this agreement; (i) Wrongful Termination (*as defined in clause 18*) of this agreement; and (iii) any other mala-fide act of the Land Owners.

9. Developer shall indemnify and the keep the Land Owners indemnified from and against any losses, claims and expenses suffered and incurred by the Land Owners due to an order of a court or judicial authority against the Land Owners pursuant to a legal action by a prospective buyer under the agreement for sale Between the Developer and the said prospective buyer for the Residential Units.

Representations, warranties and undertakings

10. Land Owners represent, warrant and undertake as follows:

a) All the representations contained in the recitals are true, correct and complete.

b) Land Owners are the absolute owner and in possession of the Said Property;

c) The Said Property is free from all encumbrances, prior claims and claims of adverse possession, and the Land

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Owners undertake not to create any encumbrances on the Said Property in future;

d) Subject to FA No. 71/2016 pending before the High Court of Bombay at Goa, and RCS No. 4/2024 pending before the Civil Judge Junior Division at Pernem, there are no pending legal proceeding with respect to the Said Property;

e) Land Owners undertake to enter into and execute all such documents and deeds that may be required for giving effect to this Agreement, and agreement to sell or sale deed in favour of prospective buyers of properties in the Residential Units;

11. The Land Owner and the Developer hereby acknowledge and agree that the Development Agreement dated 08/09/2023, registered before Notary Public Ms. Madhumita Avadhut Nayak Salatry, bearing Sr. No. 3768/2023 at Mapusa (hereinafter referred to as the "Development Agreement"), constitutes the full, final and complete understanding between the parties regarding the Development of the property mentioned therein. In event of any conflict, discrepancy, or inconsistency between the

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provisions of this Agreement and the Development Agreement dated 08/09/2023, registered before Notary Public Ms. Madhumita Avadhut Nayak Salatry, bearing Sr. No. 3768/2023 at Mapusa, the terms and conditions of the said Development Agreement dated 05/09/2023 shall prevail and take precedence. Any provision in this Agreement that is in contradiction with or inconsistent with the terms of the Development agreement shall be deemed to be overridden and governed by the Development Agreement, and the parties hereby agree to be bound by the terms therein.

Termination

12. This agreement can be terminated or discharged only in accordance with the provisions of the Indian Contract Act, 1872. Any other termination of this agreement by either the Developer or the Land Owners shall be 'Wrongful Termination'.

Miscellaneous

13. In relation to the development of the Said Property, Developer may accept service of writ or summons or any such legal summons on behalf of the Land Owners and

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appear in any court or before any Authority as the duly constituted attorney. Developer may also sue, prosecute, or institute other legal proceedings on behalf of the Land Owners.

14. Land Owners authorize the Developer to do and perform all acts, deeds, matter and things necessary and convenient for all or any of the purposes aforesaid and for giving full effect to this Agreement.

15. If any provision of this agreement is invalid or unenforceable or prohibited by law, this agreement shall be considered severable as to such provision and such provision shall be inoperative but the remainder of this agreement shall be valid, binding and of like effect as though such invalid, unenforceable or provision was not included herein.

16. Any notice or communication between the parties hereto relating to this agreement shall be strictly effective upon receipt, and shall be sent by hand delivery, by registered post or by email (*and followed with a telephone call informing of the said notice or communication*) to:

For Maha Sun Hotels & Resorts Pvt. Ltd.

Authorised Signatory

For VIANAAR RETREATS PRIVATE LIMITED

Authorised Signatories

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If to the Developer:

VIANAAR RETREATS PRIVATE LIMITED

Kind attention: Ms. Bhavana Taneja

Mobile No. +91 [redacted]

Email: bhavana.taneja@vianaar.com

If to the Land Owner:

Office at No. 2 Kasturba Gandhi Marg,

New Delhi 110 001

Kind attention: **Fateh Singh Akoi**

Mobile No. [redacted]

Email. mahaseer1@gmail.com

17. In the event a dispute arises out of, or in relation to, or in connection with this agreement, the parties (*hereinafter referred to as the 'Disputing Parties'*) shall attempt in the first instance to resolve such dispute through negotiations between them. If the dispute is not resolved through negotiations within seven (7) business days after commencement of discussions (*or such longer period as the Disputing Parties may agree to in writing*) then either of the Disputing Parties may by notice in writing to the other party, refer the dispute for resolution through arbitration in Delhi in accordance with the Arbitration and

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Conciliation Act, 1996.

18. The actual development of the said property shall be an area of 500 sq. mtrs or any area which is mutually agreed between both the parties.

19. The parties acknowledge that Land rates may be subject to periodic revision as determined by the relevant authorities.

20. The Developer agrees that the payment for the said property shall be determined in accordance with the land rates set forth and which has been revised in the latest Government Notification which has been published in the Official Gazette bearing series I. No. 24 dated 13/09/2024 making revision in the Base land rates for Pernem Taluka.

21. Developer is further entitled to rebate on the land rates as specified in the Official Gazette bearing Series I No. 24 dated 13/09/2024, making revision in the Base land rates for Pernem Taluka, as such the Developer have also claimed rebated of 30% on the base rate which is fixed at 15,000/- per m2. and as per the said Notification, hence the land value for development comes to INR. 10,500/- per m2 or any such area which is mutually agreed by between the

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THE SEAL OF SUB

parties.

22. For the purpose of stamp duty and registration of the area to be developed, admeasures an area of 500 sq. mtrs. or any area mutually agreed between both the parties which is subject matter of the Development Agreement and is valued at Rs. 10,500/- per sq. mts which amounts to **INR.** [redacted] accordingly the corresponding stamp duty of [redacted] and Processing Fees of [redacted] has been affixed herewith.

REGISTRAR OF PERNEM

For Maha Seer Hotels & Resorts Pvt. Ltd.

Authorised Signatory

For VIANAAR RETREATS PRIVATE LIMITED

Authorised Signatories

THE SEAL OF SO

SCHEDULE I

(Description of the "SAID ENTIRE PROPERTY')

ALL THAT PROPERTY known as "SACRI BOROD" situated at Mandrem, Ashvem Village, within the limits of the Village Panchayat of Mandrem in Pernem Tauka, Sub-District of Pernem, and District of North-Goa, State of Goa, described in the Land Registration Office of Bardez under NO. 23832 at Folio 138 reverse of Book B 61 (New), enrolled in the Taluka Revenue Office of Pernem under Matriz No. 6, and in the Record of Rights under Survey No. 210/0, 211/2 and 212/0 of Mandrem Village and bounded as follows:

B-REGISTRAR OF PERNEM • PERNEM

EAST : By property surveyed under Survey No. 201/0 and 211/1;

WEST : By property surveyed under Survey No. 210/1-A PART, 211/2-A-1, 211/2-A, 211/2-A-2 and part by Arabian Sea;

NORTH : By property surveyed under Survey No. 219/0, 206/0, 208/0, 209/0 and part of 201/0;

SOUTH : By property surveyed under Survey No. 215/2, 213/1-D, 213/1, 213/1-E, 213/1-A, 213/1-F, 213/1-G and 213/1-H and Govt WRD Nallah;

For Maha Seer Hotels & Resorts Pvt. Ltd.
Authorised Signatory

For VIANAAR RETREATS PRIVATE LIMITED
Authorised Signatories

THE SEAL OF SUB-

SCHEDULE II

(Description of the "SAID PROPERTY bearing Survey No. 210/1)"

ALL THAT PLOT of land/property known as "SACRI BOROD" also admeasuring an area of 829 sq. mtrs. Situated at Mandrem, within the Gram Panchayat of Mandrem, Taluka Pernem and Sub-District of Pernem, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under NO. 23832 at Folio 138 reverse of Book B 61 (New), enrolled in the Taluka Revenue Office of Pernem under Matriz No. 6, surveyed under survey no. 210/0 and bounded as follows

EAST : By property surveyed under remaining portion of 210/1-B of Mandrem Village;

WEST : By Private Road in property surveyed under remaining portion of 210/1 of Mandrem Village;

NORTH : By Private Road in property surveyed under remaining portion of 210/1 of Mandrem Village;

SOUTH : By property surveyed under remaining portion of 211/2 PART of Mandrem Village.

For Maha Sees Hotels & Resorts Pvt. Ltd.
Authorised Signatory

For VIANAAR RETREATS PRIVATE LIMITED
Authorised Signatories

THE SEAL OF SUB-R

SCHEDULE III

(Description of the "SAID PROPERTY bearing Survey No. 211/2)"

ALL THAT PLOT of land/property known as "SACRI BOROD" also admeasuring an area of 9,171 sq. mtrs. Situated at Mandrem, within the Gram Panchayat of Mandrem, Taluka Pernem and Sub-District of Pernem, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under NO. 23832 at Folio 138 reverse of Book B 61 (New), enrolled in the Taluka Revenue Office of Pernem under Matriz No. 6, but surveyed under survey no. 211/2 PART and bounded as follows

EAST : By property surveyed under remaining portion of 211/2 of Mandrem Village;

WEST : By Private Road in property surveyed under remaining portion of 211/2 PART of Mandrem Village;

NORTH : By property surveyed under remaining portion of 210/1 of Mandrem Village;

SOUTH : By property surveyed under remaining portion of survey no. 211/2 PART of Mandrem Village.

For Maha Seer Hotels & Resorts Pvt. Ltd.

Authorised Signatory

For VIANAAR RETREATS PRIVATE LIMITED

Authorised Signatories

SCHEDULE IV

(Description of the "PROPERTY TO BE DEVELOPED"

All that area to be develop admeasuring 500 sq.mts or any area mutually agreed between both the parties out of the 16,000 sq.mts of plot area from all the properties mentioned in Schedule II, & III hereinabove.

IN WITNESS WHEREOF, the Land Owners and the Developer have signed and affixed their signatures on this Development Agreement after understanding its contents at the place, day, month and year first written above.

For Maha Seer Hotels & Resorts Pvt. Ltd.

Authorised Signatory

For VIANAAR RETREATS PRIVATE LIMITED

Authorised Signatories

THE SEAL OF SVB

SIGNED, SELAED AND DELIVERED BY
THE WITHINNAMED AS LAND OWNER,
MAHA SEER HOTELS AND RESORTS PRIVATE LIMITED
Represented by its Director,
MR. FATEH SINGH AKOI through POA Holder
Mr. Snehal Dharma Pednekar,

For Maha Seer Hotels & Resorts Pvt. Ltd.
Authorised Signatory

Left Hand Finger Impressions **Right Hand Finger Impressions**

1.	1.
2.	2.
3.	3.
4.	4.
5.	5.

For Maha Seer Hotels & Resorts Pvt. Ltd.
Authorised Signatory

For VIANAAR RETREATS PRIVATE LIMITED
Authorised Signatories

For Maha Seer Hotels & Resorts Pvt. Ltd.

Authorised Signatory

SIGNED, SELAED AND DELIVERED BY THE WITHINNAMED AS DEVELOPER, VIANAAR RETREATS PRIVATE LIMITED,
Represented by its Director,
MRS. NEELAM NAGPAL, through POA Holder
Adv. Ashwin Carlos Costa,

For VIANAAR RETREATS PRIVATE LIMITED
Authorised Signatories

Left Hand Finger Impressions **Right Hand Finger Impressions**

1.	1.
2.	2.
3.	3.
4.	4.
5.	5.

For Maha Sagar Hotels & Resorts Pvt. Ltd.
Authorised Signatory

For VIANAAR RETREATS PRIVATE LIMITED
Authorised Signatories

WITNESSES:

1. Name : **Adv. NIKEETA Y. VELGUENKAR**

Age : 33 years

Address : H. No 3/96, Mudda Vaddo, Bardez, Saligao, Goa 403511.

Signature : _____

2. Name : **Miss. JESLYNN DSOUZA**

Age : 23 years.

Address : H. No. 145, Quitla, Aldona, North-Goa, Bardez, Goa 403508

Signature : _____

For Maha Sear Hotels & Resorts Pvt. Ltd.

Authorised Signatory

For VIANAAR RETREATS PRIVATE LIMITED

Authorised Signatories

THE SEAL OF SUB-RE

Government of Goa
Directorate of Settlement and Land Records
Survey Plan
Taluka / Village Name : PERNEM / Mandoem

Survey / Subdivn No. : 211/2,212/1-A

N

REGISTRAR OF PERNEM

For Maha Sagar Hotels & Resorts Pvt. Ltd.

Authorised Signatory

For VIANAAR RETREATS PRIVATE LIMITED

Authorised Signatories

For VIANAAR RETREATS PRIVATE LIMITED

Authorised Signatories

V V KAMBLI

Digitally signed by V V KAMBLI
Date: 2024.01.16 13:25:04 +05'30'

SEAL OF

For Maha Seer Hotels & Resorts Pvt. Ltd.

Authorised Signatory

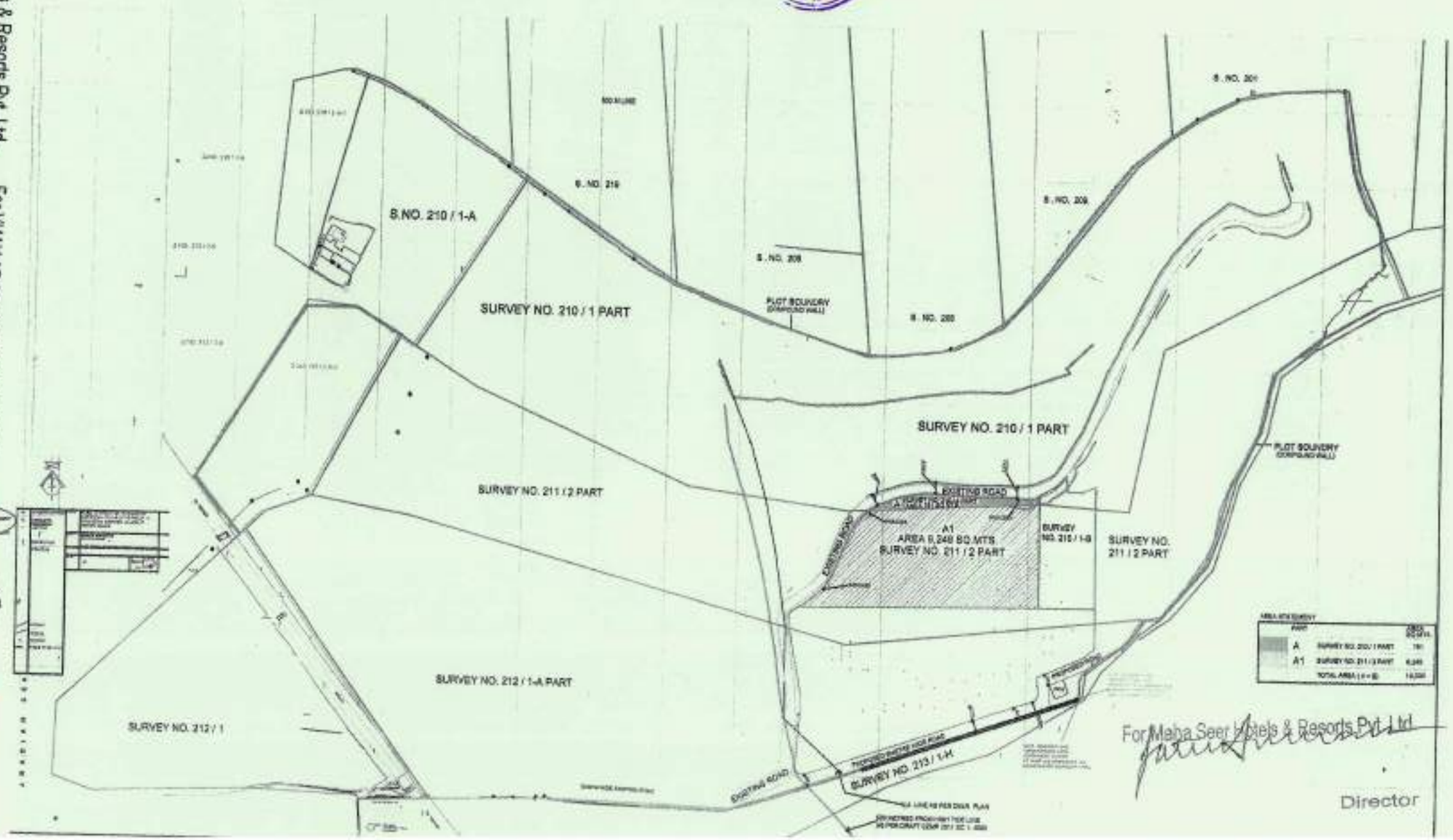
For VIANNAAR RETREATS PRIVATE LIMITED

Authorised Signatories

For VIANNAAR RETREATS PRIVATE LIMITED

Authorised Signatory

Authorised Signatories



For Maha Seer Hotels & Resorts Pvt Ltd

Director

FORM I & XIV
नमुना नं १ व १४

Date : 25/06/2024

10001922117 9

Taluka तालुका	PERNEM	Survey No. सर्वे नंबर	210
Village गांव	Mandrem	Sub Div. No. हिस्सा नंबर	1
Name of the Field शेताचे नांव	सारी भरडे	Tenure सत्ता प्रकार	

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकुण लागण क्षेत्र
0000.00.00	0002.63.05	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0002.63.05

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकुण नापिक जमीन
0005.18.98	0000.00.00	0005.18.98

Grand Total एकुण
0007.82.03

Remarks शेरा

As per the order in case No ISLR-PART-PER-MAN-74-21 dated 23/09/2021 passed in the Court of Inspector of Survey and Land Records, Pernem Goa and Inspector No. ISLR-PART-PER-MAN-74-2021/690 date 28/09/2021.

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent भाडे	Rs. 0.00

S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
	Maha Sagar Hotels And Resorts Pvt. Ltd.		6490	
	Maha Sagar Hotels & Resorts Private Limited		7696	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	----------Nil----------			

Other Rights इतर हक्क Name of Person holding rights and nature of rights इतर हक्क धारण करणाऱ्याचे नांव व हक्क प्रकार	Mutation No. फेरफार नं	Remarks शेरा
----------Nil----------		

REGISTRAR OF PERNEM PERNEM

For Maha Sagar Hotels & Resorts Pvt. Ltd.

Authorised Signatory

For VIANAAR RETREATS PRIVATE LIMITED

Authorised Signatories

For VIANAAR RETREATS PRIVATE LIMITED

Authorised Signatories

THE SEAL OF S.

FORM I & XIV
नमुना नं १ व १४

Date : 25/06/2024

100019221179

Taluka / तालुका: PERNEM

Village / गांव: Mandrem

Name of the Field / शेताचे नांव: साकरी भरडे

Survey No. / सर्वे नंबर: 210

Sub Div. No. / हिस्सा नंबर: 1

Tenure / सत्ता प्रकार:

Details of Cropped Area पिकाखालील क्षेत्राचा तपशील

Year वर्ष	Name of the Cultivator लागवड करणाऱ्याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha Ars Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha Ars Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation लागवडीस नसलेली Nature प्रकार	Area क्षेत्र Ha Ars Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनाचा प्रकार	Remarks शेरा
	----------Nil----------									

End of Report

For any further inquires, please contact the Mamlatdar of the concerned Taluka.

For Mahe Sea Hotels & Resorts Pvt. Ltd.

Authorised Signatory

For VIANAAR RETREATS PRIVATE LIMITED

Authorised Signatories

For VIANAAR RETREATS PRIVATE LIMITED

Authorised Signatories

THE SEAL OF

FORM I & XIV
नमुना न १ व १४

Date : 09/01/2024

100018420614

Page 1 of 2

Taluka तालुका	PERNEM	Survey No. सर्वे नंबर	211
Village गाव	Mandrem	Sub Div. No. हिस्सा नंबर	2
Name of the Field शेताचें नांव	सावरी भरडे	Tenure सत्ता प्रकार	

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजण	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0002.35.63	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0002.35.63

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0003.28.86	0000.00.00	0003.28.86	0005.64.49

Remarks शेरा

As per the order in case No ISLR-PART-PER-MAN-74-21 dated 23/09/2021 passed in the Court of Inspector of Survey and Land Records, Pernem Goa and case No ISLR-PART-PER-MAN-74-2021-2990 date 28/08/2021

Assessment : प्रकार Rs. 0.00 Foro फोर Rs. 0.00 Predial पेदियाल Rs. 0.00 Rent रेंट Rs. 0.00

S.No.	Name of the Occupant कब्जेदाराचें नांव	Khata No. खाते नंबर	Mutation No. फेरफार न	Remarks शेरा
1	Maha Sagar Hotels and Resorts Pvt. Ltd.		6489	
2	Maha Sagar Hotels & Resorts Private Limited		7697	
3	Raoul Bajaj		31533	

S.No.	Name of the Tenant कुळाचें नांव	Khata No. खाते नंबर	Mutation No. फेरफार न	Remarks शेरा
1	----------Nil----------			

Other Rights इतर हक्क Name of Person holding rights and nature of rights. इतर हक्क धारण करणाऱ्याचें नांव व हक्क प्रकार	Mutation No. फेरफार न	Remarks शेरा
----------Nil----------		

For Maha Sagar Hotels & Resorts Pvt. Ltd.

Authorised Signatory

For VIANAAR RETREATS PRIVATE LIMITED

Authorised Signatories

For VIANAAR RETREATS PRIVATE LIMITED

Authorised Signatories

THE SEAL OF S

FORM I & XIV
नमुना नं १ व १४

Date : 09/01/2024

100018420614

Taluka / तालुका: PERNEM

Village / गांव: Mandrem

Name of the Field / शेताचें नांव: सागरी भरडे

Survey No. / सर्वे नंबर: 211

Sub Div. No. / हिस्सा नंबर: 2

Tenure / सत्ता प्रकार:

Details of Cropped Area पिकाखालील क्षेत्राचा तपशील

Year वर्ष	Name of the Cultivator लागवड करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Are.Sq.Mts हे. आर. चौ. मी.	Unirrigated निरायत Ha.Are.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation शेतीस अयोग्य Nature प्रकार	Area क्षेत्र Ha.Are.Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनाचा प्रकार	Remarks शेरा
	----------(Nil)----------									

End of Report

For any further inquires, please contact the Mamlatdar of the concerned Taluka.

For Maha Sea Hotels & Resorts Pvt. Ltd.

Authorised Signatory

For VIANAAR RETREATS PRIVATE LIMITED

Authorised Signatories

For VIANAAR RETREATS PRIVATE LIMITED

Authorised Signatories

THE SEAL O

PNR-COP 40
20/10/24

NOTARY
ADV. G. N. SAWANT
PERNEM AREA
Regd. No: 2
Expiry Date
07/03/2029
GOVT OF GOA

Office of the Dy. Town Planner
TOWN & CONTRY PLANNER DEPARTMENT.
TALUKA OFFICE PERNEM,
PERNEM - GOA

LANDUSE/ZONNING INFORMATION

Ref. No. 23/ZI/TCP/PER/101/2021/265 **Dated:** 20/4/2021

The Land use / Zonning of the property bearing **Sy. No. 211 Sub-Div. No. 2** Plot No.—of **Mandrem** Village of **Pernem** Taluka admeasuring **59088.00 Sq. mts.** is as follows:-

- **As per regional Plan for Goa 2021, the plot under reference is earmarked as partly Settlement Zone and partly Settlement with No Development Slopes**

This information is issued based on the application received from **M/s Maha Seer Hotels & Resort Pvt. Ltd.** dated **24/03/2021.** (inward No. **437** Dtd **26/03/2021**) to [illegible]d with note give below:-

[illegible]is information valid only for three years from the date of issue of this letter or [illegible]sion of the respective Plan. whichever is earlier. Processing fees **Rs. 3000/-** paid vide Challan No. **101** dt. **25/03/2021**

This information is issued for the purpose of Deed of Sale.

(C.U. Tuenkar)
D' Man Gr. I

TOWN & COUNTRY PLANNING DEPT. * TALUKA PERNEM *

(A. A. Deshpande)
Dy. Town Planner

To,
M/s Maha Seer Hotels & Resorts Pvt. Ltd.
Ashvem, Mandrem, Pernem Goa

Note: The land use /Zone information provided is as per Regional plan/ODP/Zoning Plan inforce, as on date of issue of the above information and shall not be construed as NOC in any form for undertaking any development including construction and for issue of conversion sanad or any other approvals.

Further any development shall be subject to provisions of Tenancy Act, Land use Regulation Act Forest Conservation Act, Highways Act, Ancient Monuments and Archaeological Sites and Remains Act, (State and Central) EIA notification issued by MOEF Coastal Regulation Zone Including section 17A of the TCP Act.

CERTIFIED TO BE A TRUE COPY / TRUE COPY OF THE ORIGINAL

Adv. Mr. GHANASHYAM M. SAWANT
NOTARY
PERNEM TALUKA
State of Goa (India)
Reg. No: 423/2024
Date: 14/09/2024

NOTARIAL NOTARIAL NOTARIAL

NOTARY
ADV. G. M. SAWANT
PERNEM AREA
Regd. No: 37
Expiry Date
07/03/2029
GOVT OF GOA (INDIA)

NOTARIAL NOTARIAL NOTARIAL

THE SEAL OF SUB-R OF SUB

Office of the Dy. Town Planner
TOWN & CONTRY PLANNER DEPARTMENT,
TALUKA OFFICE PERNEM,
PERNEM - GOA

NOTARY ADV. G. M. SAWANT PERNEM AREA Regd. No. 307 Expiry Date 07/03/2022 GOVT. OF GOA (INDIA)

LANDUSE/ZONNING INFORMATION

Ref. No. 23/ZI/TCP/PER/103/2021/564 **Dated:** 20/4/2021

The Land use / Zonning of the property bearing **Sy. No. 210 Sub-Div. No. 1** Plot No. of **Mandrem** Village of **Pernem** Taluka admeasuring **78630.00 Sq. mts.** is as follows:-

- **As per regional Plan for Goa 2021, the plot under reference is earmarked as partly Settlement Zone and partly Settlement with No Development Slopes**

This information is issued based on the application received from **M/s Maha Seer Hotels & Resort Pvt. Ltd.** dated **24/03/2021.** (inward No. **436** dtd. **26/03/2021**) to be read with note give below:-

This information valid only for three years from the date of issue of this letter or revision of the respective Plan, whichever is earlier. Processing fees **Rs. 3000/-** paid vide Challan No. **103** dt. **25/03/2021**

This information is issued for the purpose of Deed of Sale.

REGISTRAR OF PERNEM

(C.U. Tuenkar)
D' Man Gr. I

TOWN & COUNTRY PLANNING DEPT. PERNEM TALUKA

(A. A. Deshpande)
Dy. Town Planner

To,
M/s Maha Seer Hotels & Resorts Pvt. Ltd.
Ashvem, Mandrem, Pernem Goa .

Note: The land use /Zone information provided is as per Regional plan/ODP/Zoning Plan inforce as on date of issue of the above information and shall not be construed as NOC in any form for undertaking any development including construction and for issue of conversion sanad or any other approvals.

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

CERTIFIED TO BE A TRUE COPY /
TRUE COPY OF THE ORIGINAL

Adv. Mr. GHANASHYAM M. SAWANT
NOTARY
PERNEM TALUKA
State of Goa (India)
Reg. No: 425/2024
Date: 14/09/2024

NOTARIAL NOTARIAL NOTARIAL

NOTARY
ADV. G. M. SAWANT
PERNEM AREA
Regd. No: 397
Expiry Date
07/03/2024
GOVT OF GOA (INDIA)

NOTARIAL NOTARIAL NOTARIAL

THE SEAL OF SUB-REG

Government of Goa

Document Registration Summary 2

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

Print Date & Time : - **04-Oct-2024 11:20:41 am**

Document Serial Number :- **2024-PNM-595**

Presented at **11:14:49 am** on **04-Oct-2024** 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	[redacted]
2	Registration Fee	[redacted]
3	Processing Fee	[redacted]
	Total	[redacted]

Stamp Duty Required : [redacted] Stamp Duty Paid [redacted]

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	ASHWIN CARLOS COSTA ,Father Name:FRANCISCO CELESTINO COSTA,**Age:** 32, **Marital Status:** ,**Gender:**Male,**Occupation:** Advocate, **Address1** HOUSE NO. 182/1, SANTA CRUZ WADO, PONDA - GOA 403401, **Address2 -** , **PAN No.** [redacted]			For VIANAAR RETREATS PRIVATE LIMITED Authorised Signatory

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**SNEHAL DHARMA PEDNEKAR , Father Name:MR. DHARMA PEDNEKAR, Age:** 37, **Marital Status:** ,**Gender:**Male,**Occupation:** Service, HOUSE NO. 1335, NEAR CASABLANCA HOTEL, TEMBWADA, MORJIM, PERNEM - GOA 403512, **PAN No.** [redacted] **as Power Of Attorney Holder for FATEH SINGH AKOI, DIRECTOR OF MAHA SEER HOTELS AND RESORTS PRIVATE LIMITED**			For Maha Seer Hotels & Resorts Pvt. Ltd. Authorised Signatory
2	**SNEHAL DHARMA PEDNEKAR , Father Name:MR. DHARMA PEDNEKAR, Age:** 37, **Marital Status:** ,**Gender:**Male,**Occupation:** Service, HOUSE NO. 1335, TEMBWADA, MORJIM, PERNEM - GOA 403512, **PAN No.** [redacted] **as Power Of Attorney Holder for FATEH SINGH AKOI, DIRECTOR OF MAHA SEER HOTELS AND RESORTS PRIVATE LIMITED**			For Maha Seer Hotels & Resorts Pvt. Ltd. Authorised Signatory
3	**ASHWIN CARLOS COSTA , Father Name:FRANCISCO CELESTINO COSTA, Age:** 32, **Marital Status:** ,**Gender:**Male,**Occupation:** Advocate, HOUSE NO. 182/1, SANTA CRUZ WADO, PONDA - GOA 403401, **PAN No.** [redacted] **as Power Of Attorney Holder for NEELAM NAGPAL, DIRECTOR OF VIANAAR RETREATS PRIVATE LIMITED**			For VIANAAR RETREATS PRIVATE LIMITED Authorised Signatory

THE SEAL OF SUB-REG

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	**ASHWIN CARLOS COSTA , Father Name:FRANCISCO CELESTINO COSTA, Age:** 32, **Marital Status: ,Gender:**Male,**Occupation:** Advocate, HOUSE NO. 182/1, SANTA CRUZ WADO, PONDA - GOA 403401, **PAN No.** [redacted] **as Power Of Attorney Holder for NEELAM NAGPAL, DIRECTOR OF VIANAAR RETREATS PRIVATE LIMITED**			For VIANAAR RETREATS PRIVATE LIMITED Authorised Signatory

Witness:

I/We individually/Collectively recognize the POA Holder, Developer, Owner,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: **NIKEETA YESHWANT VELGUENKAR,Age: 33,DOB: 1990-11-14 ,Mobil** [redacted] **mail: ,Occupation:Advocate , Marital status : Married** , Address:403511, HOUSE NO 3/96 MUDDA VADDO BARDEZ SALIGAO NORTH GOA GOA, HOUSE NO 3/96 MUDDA VADDO BARDEZ SALIGAO NORTH GOA GOA, Saligao, Bardez, NorthGoa, Goa			
2	Name: **JESLYNN DSOUZA,Age: 23,DOB: 2001-02-20 ,Mobile:** [redacted] **il: ,Occupation:Service , Marital status : Unmarried** , Address:403508, 145 QUITLA ALDONA NORTH-GOA BARDEZ GOA 403508, 145 QUITLA ALDONA NORTH-GOA BARDEZ GOA 403508, Aldona, Bardez, NorthGoa, Goa			

Sub Registrar

SUB-REGISTRAR PERNEM

Document Serial Number :- **2024-PNM-595**

THE SEAL OF SUB-R

Document Serial No:-2024-PNM-595

Book :- 1 Document

Registration Number :- **PNM-1-623-2024**

Date : 04-Oct-2024

EGISTRAR OFFICE PERNEM

04/10/24

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

SUB-REGISTRAR
PERNEM

Scan By:- Pooja Parsekar
7/10/24

Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time:- 04-Oct-2024 11:30:05

Date of Receipt: 04-Oct-2024

Receipt No : 2024-25/3/595

Serial No. of the Document : 2024-PNM-596

Nature of Document : **Agreement or its records or Memorandum of Agreement - 5**

Received the following amounts from **ASHWIN CARLOS COSTA** for Registration of above Document in Book-1 for the year 2024

Registration Fee	[redacted]	E-Challan(Online fee)	• Challan Number : 202410714384 • CIN Number : CPAEHHSGH2	[redacted]
Processing Fee	[redacted]	Payment to ITG	• Bank Reference No. : pay_P3j4RHzKhkNqXr • NGDRS Transaction No. : 6c858f7a86e8730fc0d7	[redacted]
Total Paid	[redacted]	[redacted]		

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

THE SEAL OF SUB-REGISTRAR PERNEM

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL

Please handover the Registered Document to the person named below

Name of the Person Authorized : MR. PREMDEEP KANKONKAR

For VIANAA RETREATS PRIVATE LIMITED

Authorised Signatories

Specimen Signature of the Person Authorized

Signature of the Presenter

TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to on Dated **04-Oct-2024**

Signature of the person receiving the Document

Signature of the Sub-Registrar