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Quir
Authorised Signatory



2022-PNM-714

22/12/2022

DEED OF SALE AND CONVEYANCE

THIS DEED OF SALE AND CONVEYANCE is
executed at Pernem, Taluka Pernem, District
of North-Goa, State of Goa, on this 21st day of
December, 2022 (21/12/2022).

[Signature]

For PERFECTIO PANACEA LLP

[Signature]
Designated Partner

BETWEEN

SMT. VICTORIA VICALEE SEMA @

VICTORIA VICALEE LEYDE, W/o Sh.

Jurgen Leyde and D/o Shri. Vikiye Sema,
Age **52** years, Indian National, having
Passport bearing No _____, PAN card
bearing no. _____ and ADDHAR card

bearing no. _____ and presently

residing at AM, EICHENWAELDCHEN-14A,
50996, KOELN, Germany and permanent
resident of H.no. 44, Circular Road,
Dimapur Sadar, Dimapur, Nagaland 797112

(hereinafter called as the "**VENDOR**") [which
term and expression unless inconsistent or
repugnant to the context or meaning thereof
shall be deemed to mean and include her
heirs, successors, legal representatives,
executors, administrators and assigns] OF
THE ONE PART.



For **PERFECTIO PANACEA LLP**



Designated Partner

AND

M/S PERFECTIO PANACEA LLP, a Limited

Liabilities Partnership Company,

IDENTIFICATION NO. _____, PAN NO.

TAN NO. DELP30440E,

registered at 20, LGF, North Avenue Road,

Punjabi Bagh West, New Delhi-110026,

having local office at Shop No. 4, GF & FF,

built on House No.177/3, Survey No. 28/18,

Opp. Lokmanya Multipurpose Co-Op.

Society Ltd., Agarwada, Pernem, Goa-

403513, through its Designated Partner **Mr.**

HEMANT SAHNI, Son of Late Shri. V.K.

Sahni, Age:44 years, Occ. Business, married,

Indian National, having Aadhar Card

no: _____, having Pan Card No:

_____, authorised vide resolution no.

2/PPLLP/2022 dated 30th July, 2022,

(hereinafter called as the "**PURCHASER**")

which term and expression unless

inconsistent or repugnant to the context or



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meaning thereof shall be deemed to mean and include his heirs, successors, legal representatives, administrators and assigns OF THE SECOND PART.

WHEREAS, the VENDOR herein is duly represented herein by her duly constituted Power of Attorney Holder, her sister namely **MRS. CATHERINE SEMA** , D/o Vikiye Sema, age 47 years, having AADHAR card bearing no. _____ and PAN card no. _____ , R/o H.no. 43/44, Circular road, Near Vikiye Center, Dimapur Sadar, Dimapur, Nagaland 797112 by virtue of a Special Power of Attorney dated 4th June 2022, duly registered under Registration no. 2551 before Notary Advocate Nayan B. Jain , Advocate & Notary having office at 5, Vartak Hall, 1st Floor, Agashi Road, (C.S. Road), Virar (W), Distt. Palghar.

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WHEREAS there exists a immovable property known as "**TICANO MULE CHUDE POROBO**" Alias "**MULE CHUDE POROBO BHARAD**" Alias "**CHUDE POROBO**", within the limits of Village Panchayat Mandrem, Pernem - Goa and Sub district of North Goa and state of Goa and the same is inscribed under no. 1539 at page 81 of Book G-3 and described under no. 1341 in the Land registration office of Bicholim at Page 286 of Book B-4 old of Bardez, which shall hereinafter for sake of convenience referred to as the "**SAID LARGER PROPERTY**".



AND WHEREAS one half of the said larger property was originally owned and possessed by Shri. Govinda Sivagy Dessay and his wife Smt. Caxy Bay Dessay @ Dessaina, landowners and residents of

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village Mandrem. Herein after referred to as
SAID PROPERTY.

AND WHEREAS the aforesaid landowners
Shri. Govinda Sivagy Dessay and his wife
Smt. Caxy Bay Dessay @ Dessaina by
virtue of Deed of Sale dated 18/08/1890
drawn up at Folio 25, overleaf of Book no.
153 of the then Notary Public of Judicial
Division Bicholim Shri Joao Copertino da
Caridade Frias, sold the one half part of the
said larger property i.e. the SAID
PROPERTY to Shri. Ramchandra Atmaram
Alias Atmaram Mandrekar and Shri. Ananta
Gano Alias Ananta Mandrekar .

AND WHEREAS as the aforesaid Shri.
Ramchandra Atmaram Alias Atmaram
Mandrekar and Shri. Ananta Gano Alias
Ananta Mandrekar has acquired right over
the said property by virtue of Deed of Sale
dated 18/08/1890, the said property was

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inscribed under no. 1539 at page 81 of Book G-3 and described under no. 1341 in the Land Registration office of Bicholim at Page 286 of Book B-4 old of Bardez. The Said property is not enrolled in the Matriz Register of Taluka Revenue Office.

AND WHEREAS the aforesaid Anant Gano alias Anant Mandrekar and Shri. Ramchandra Atmaram Alias Ramchandra Mandrekar Alias Atma Gano were having equal half share/right in the said property and was in peaceful possession of the same being lawful owners.



AND WHEREAS the separate plot from the said property admeasuring an area 4363 sq mts is presently surveyed under number 374 Sub Division number 6 of village Mandrem which is part and parcel of the said property which was owned by Anant Gano alias Anant Mandrekar and Shri.

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Ramchandra Atmaram Alias Ramchandra Mandrekar Alias Atma Gano . Herein after the same is referred to as **SAID PLOT** and more specifically described in **SCHEDULE I** herein under.

AND WHEREAS the said Shri. Anant Gano alias Anant Mandrekar and his wife expired leaving behind as his only heir his son Shri. Shankar Anant Gano Alias Shankar Anant Mandrekar. And further the said Shri. Shankar Anant Gano Alias Shankar Anant Mandrekar and his wife expired leaving behind Shri. Anant Shankar Mandrekar and his brother Shri. Atchut Shankar Mandrekar as their legal heirs as such after the demise of late Anant Gano alias Anant Mandrekar, his right/share with respect to the said property was inherited to Shri. Anant Shankar Mandrekar and his brother Shri. Atchut Shankar Mandrekar.



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AND WHEREAS the said Shri. Ramchandra Atmaram Alias Ramchandra Mandrekar Alias Atma Gano and his wife expired leaving behind as their only heir their son Shri. Vishnu Ramchandra Mandrekar Alias Vishnu Ramchandra Gano. And the said Shri. Vishnu Ramchandra Mandrekar Alias Vishnu Ramchandra Gano and his wife also expired leaving behind as their only heirs their son Shri. Dattaram Vishnu Mandrekar and their daughter Smt. Manjulabai who was married to Manjunath @ Manginath Mandrekar. Further Smt. Manjulabai and her husband Manjunath @ Manginath Mandrekar expired leaving behind their only heir their son Shri. Ashok Manginath Mandrekar thus after the demise of late Shri. Ramchandra Atmaram Alias Ramchandra Mandrekar Alias Atma Gano, his right/share with respect to the said property was inherited to Shri. Dattaram



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Vishnu Mandrekar and Shri. Ashok Manginath Mandrekar.

AND WHEREAS upon death of Anant Gano alias Anant Mandrekar and Shri. Ramchandra Atmaram Alias Ramchandra Mandrekar Alias Atma Gano, the names of their legal heirs namely 1) Atchut Shankar Mandrekar (1/4), 2) Anant Shankar Mandrekar (1/4), 3) Ashok Manginath Mandrekar (1/4) and 4) Dattaram Vishnu Mandrekar (1/4) were duly recorded in the occupants columns of manual Form I & XIV of the said plot i.e. survey number 374 Sub Division number 6 of village Mandrem at the time of promulgations of the records of rights as they were in peaceful possession.

AND WHEREAS on manual Form I & XIV of the SAID PLOT i.e. survey number 374 Sub Division number 6 of village Mandrem, the name of Mr. Mahadev Narayan Chodankar



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was reflecting in the cultivators column. And the tenancy declaration application bearing no. TNC/26/1994 was filed by Mr. Mahadev Narayan Chodankar before Hon'ble Mamlatdar of Pernem Taluka against Atchut Shankar Mandrekar, Anant Shankar Mandrekar, Ashok Manginath Mandrekar and Dattaram Vishnu Mandrekar pertaining to the said plot i.e. the survey under number 374 Sub Division number 6 of village Mandrem and vide judgement dated 25/09/1998 passed by Hon'ble Mamlatdar of Pernem Taluka in case no. TNC/26/1994, the applicant Mr. Mahadev Narayan Chodankar has withdrawn his aforesaid tenancy application with respect to the said plot i.e. the survey under number 374 Sub Division number 6 of village Mandrem as in terms of compromise between parties, the applicant i.e. Mr. Mahadev Narayan Chodankar had declared and admitting that he was having



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no claim/right with respect to the said plot
i.e. the survey number 374 Sub Division
number 6 of village Mandrem and shall not
interfere or the disturb the possessions of
the opponents (i.e. Atchut Shankar
Mandrekar, Anant Shankar Mandrekar,
Ashok Manginath Mandrekar and
Dattaram Vishnu Mandrekar) in any
manner what so ever as such tenancy
application was stand withdrawn and
dismissed.

AND WHEREAS further one of the co-
owners of the said property i.e. Shri. Ashok
Manginath Mandrekar has filed case
bearing no.
MAM/PER/MAN/LRC/105/2003 before
Mamlatdar of Pernem Taluka against Shri.
Mahadev Narayan Chodankar to delete the
name of the Shri. Mahadev Narayan
Chodankar from the cultivators column of
the property bearing survey no. 374/6 of

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village Mandrem and vide order passed on dated 27/06/2003 in the aforesaid proceedings, the Hon'ble Mamlatdar of Pernem Taluka directed the Talathi of Mandrem Saza to delete the name of Shri. Mahadev Narayan Chodankar from the cultivators Column of Survey no. 374/6 of Village Mandrem i.e. Said Plot and accordingly the entry of Shri. Mahadev Narayan Chodankar was deleted from the cultivators Column of Form I & XIV of Survey no. 374/6 of Village Mandrem.



AND WHEREAS the Late Anant Gano alias Anant Mandrekar and his wife has expired leaving behind as his only heir his son Shri. Shankar Anant Gano Alias Shankar Anant Mandrekar. And further the said Shri. Shankar Anant Gano Alias Shankar Anant Mandrekar and his wife expired leaving his legal heirs namely Shri. Anant Shankar Mandrekar married to Suvarnalata Anant

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Mandrekar and Shri. Atchut Shankar Mandrekar married to Smt. Kunda Atchut Mandrekar and so also Shri. Ramchandra Atmaram Alias Ramchandra Mandrekar Alias Atma Gano and his wife expired leaving behind as their only heir their son Shri. Vishnu Ramchandra Mandrekar Alias Vishnu Ramchandra Gano. And the said Shri. Vishnu Ramchandra Mandrekar Alias Vishnu Ramchandra Gano and his wife also expired leaving behind as their only heirs their son Shri. Dattaram Vishnu Mandrekar and their daughter Smt. Manjulabai, who was married to Manjunath @ Manginath Mandrekar. Further Smt. Manjulabai and her husband Manjunath @ Manginath Mandrekar expired leaving behind their only heir Shri. Ashok Manginath @ Manjunath Mandrekar who married to Smt. Shubhangi Ashok Mandrekar. Further the aforesaid Dattaram Vishnu Mandrekar expired leaving behind his wife Smt. Tarabai



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Mandrekar and two sons namely Shri.
Sanjay Dattaram Mandrekar, married to
Smt. Sufal Sanjay Mandrekar and Shri.
Sunil Dattaram Mandrekar married to Smt.
Daya Sunil Mandrekar and two daughters
namely Smt. ^{Durgabai Dattaram Mandrekar @} Pradnya Prabhakar
Kalangutkar married to Shri. Prabhakar
Ganpat Kalangutkar and Smt. Shweta
Ashok Naik, married to Shri. Ashok Kamal
Naik.

AND WHEREAS vide Deed of Sale dated
30/09/2003 duly registered under no. 146
at Book no. I Volume 137 on dated
30/09/2003 before Sub- Registrar of
Pernem Taluka, the aforesaid lawful legal
heirs of Late Anant Gano alias Anant
Mandrekar i.e. Shri. Anant Shankar
Mandrekar and his wife Suvarnalata Anant
Mandrekar, Shri. Atchut Shankar
Mandrekar and his wife Smt. Kunda Atchut
Mandrekar and lawful legal heirs of Shri.

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Ramchandra Atmaram Alias Ramchandra
Mandrekar Alias Atma Gano i.e. Shri. Ashok
Manginath @ Manjunath Mandrekar and
his wife Smt. Shubhangi Ashok Mandrekar,
Smt. Tarabai Dattaram Mandrekar, Shri.
Sanjay Dattaram Mandrekar and his wife
Smt. Sufal Sanjay Mandrekar, Shri. Sunil
Dattaram Mandrekar and his wife Smt.
Daya Sunil Mandrekar, Smt. Pradnya
Prabhakar Kalangutkar and her husband
Shri. Prabhakar Ganpat Kalangutkar, Smt.
Shweta Ashok Naik and her husband Shri.
Ashok Kamal Naik all being lawful owners
and having legal possession of the said
property, have sold the said plot from the
said property admeasuring an area 4363 sq
mts which is presently surveyed under
number 374 Sub Division number 6 of
village Mandrem to vendor herein i.e. **SMT.
VICTORIA VICALLEE SEMA** and as such
vendor has acquired absolute right over the

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SAID PLOT and are in peaceful possession of same without any sort of interference.


AND WHEREAS being lawful owner of the said plot bearing survey number 374 Sub Division number 6 of village Mandrem, Pernem Taluka, the name of the vendor was duly recorded/mutated in the occupant column of Form I & XIV of survey number 374 Sub Division number 6 of village Mandrem by virtue of aforesaid Deed of Sale dated 30/09/2003 duly registered under no. 146 at Book no. I Volume 137 on dated 30/09/2003 before Sub- Registrar of Pernem Taluka.

AND WHEREAS by virtue of the above mentioned document, the VENDOR herein become the absolute owner and in possession of the said plot, and have entered into quiet and peaceful possession

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and ownership thereof and have continued to be in its quiet and peaceful enjoyment, performing various possessory acts, as the rightful owner thereof, without any opposition, objection, obstruction, interference, interruption, let or hindrance from anybody whomsoever.



AND WHEREAS now the VENDOR resolved to dispose off said Plot having an area of 4363 sq. mts. which is presently surveyed under number 374 Sub Division number 6 of village Mandrem and which is more specifically described in the SCHEDULE-I and which is referred to as SAID PLOT, by sale and having offered to sell the Said Plot to any parties desiring to purchase the same, the aforesaid PURCHASER having approached the said VENDOR and having believed all the above mentioned representations that came to be made to


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them by the said VENDOR, has expressed their readiness and willingness to purchase the said Plot from the said VENDOR.

AND WHEREAS the VENDOR represented and covenanted unto the PURCHASER as follows:-

- 
- a) That the VENDOR is the exclusive owner of the "SAID PLOT" and is in lawful occupation, possession and enjoyment of the same;
 - b) That no other person / persons other than the VENDOR herein are the owner or possessor of the "SAID PLOT" or have any right, title, claim or interest over the same or any part thereof;
 - c) That the VENDOR has absolute rights to dispose and / or sell and or develop the "SAID PLOT and / or deal with it in any manner whatsoever and no any other

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permission or consent of any person or authority is required;

d) That the VENDOR has a clean, clear, subsisting and marketable title to the "SAID PLOT".

e) The vendor declares and represented that there is no legal bar or impediment for sale / development of the "SAID PLOT".

f) The VENDOR herein, do hereby declares and represented to Purchaser that the Said Plot surveyed under number 374 Sub Division number 6 of village Mandrem which is sold to the purchaser by virtue of present Deed is free from any or all sort of encumbrances, encroachments, lease, restrictive covenant, mortgages, easements, property tax lien, charges and/or lien.

g) That no notices from the Central or State Governments or any local body or authority under any Panchayat Law or under any Acts, Schemes, Ordinance,

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Order or Notification including Notices /
Proceedings for Acquisition / Requisition
had / has been received by and / or
served upon them jointly or
independently regarding the "SAID PLOT".

h) That the "SAID PLOT" or any part thereof
is neither the subject matter of any
attachment nor of any certificate nor
other recovery proceedings under the
Income Tax Act or under any other Act,
Statue, law and / or Regulation and / or
under any subsisting Order, Judgment
and / or pending litigation or Decree of
any Court of Law.

i) That the "SAID PLOT" or any part thereof
is not the subject matter of any civil suit,
criminal complaints / case or any other
action or proceeding in any court or
forum.

j) That the VENDOR has not agreed,
committed or contracted or entered into
any agreement for sale / construction /

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development / sale Deed or lease or any other Agreement whether oral or in writing, with any third party or third parties in respect of the "SAID PLOT" and or any part or share in the "SAID PLOT".

k) That no portion or part thereof of the SAID PLOT was sold or transfer or agreed to transfer earlier by any kind of documents.

l) That there is / are no mundkar/s or tenant/s or agricultural tenant/s or any other type of encumbrance on the "SAID PLOT".

m) That the VENDOR has not obtained any financial assistance from any bank or other financial institutions nor have created any charge and or encumbered the SAID PLOT or any part thereof, in any manner whatsoever.

AND WHEREAS upon negotiations held by and between the said VENDOR and the said

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PURCHASER, by an oral Agreement, the said VENDOR has agreed to sell and the said PURCHASER has agreed to purchase the SAID PLOT from the said VENDOR @ **Rs.9,168/-** (Rupees Nine Thousand One Hundred Sixty Eight Only) per Sq. Mts. and for the total consideration of sale of **Rs.4,00,00,000/-** (Rupees Four Crores Only), and same is free from all encumbrances, charges or demands whatsoever.



AND WHEREAS solely relying upon the representations and declarations made by the VENDOR herein above and believing the above representations as true and declaration as trustworthy, the PURCHASER has agreed to purchase the "SAID PLOT" from the VENDOR and the VENDOR has agreed to sell the "SAID PLOT" to the PURCHASER for a total consideration

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of Rs.4,00,00,000/- (Rupees Four Crores Only), which is it's fair market value.

AND WHEREAS, the PURCHASER has carried out due diligence in respect of the Said Plot, in the form of Newspaper Publication through their advocate, published in two local newspaper, known as "Herald (English)" and Gomantak (Marathi) on dated 15/07/2022 calling for any objections and/or claims from any interested person. As the PURCHASER or his advocate not received any objections towards the aforesaid Public Notice, the PURCHASER agreed to go ahead with the present DEED OF SALE.

AND WHEREAS the vendor herein has obtained Nil Encumbrance Certificate dated 01.08.2022 vide reference no. 85/2022 from the office of Sub Registrar of Pernem Taluka

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with respect to the SAID PLOT from dated
30th Sept. 2003 to 18th July, 2022.

AND WHEREAS the parties hereto have
now agreed to execute the present deed,
thereby VENDOR transferring the right, title,
interest and possession of the SAID PLOT,
unto the PURCHASER.

NOW THEREFORE THIS DEED OF
SALE WITNESSES AS UNDER

1. That in pursuance of the present Sale of
SAID PLOT, the total consideration
amount of **Rs.4,00,00,000/-** (Rupees Four
Crores Only) is paid by the PURCHASER to
the VENDOR in the following manner :-

- i. Through Bank RTGS under UTR
No. INB/RTGS/UT16RS2022122100176618 dated 21/12/2022
drawn on Axis Bank, Punjabi Bagh Branch,
New Delhi 110026 for an amount of **Rs.**

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1,50,00,000/- (Rupees One Crore Fifty Lakh only).

- ii. Through Bank RTGS under UTR No. INB/RTGS/UTIBRS2022122100176857 dated 21/12/2022

drawn on Axis Bank, Punjabi Bagh Branch, New Delhi 110026 for an amount of **Rs.**

1,46,00,000/- (Rupees One Crore Forty Six

Lakh only) into the Saving bank account of

the VENDOR bearing Account No.

50100527291000, maintained in HDFC

Bank Ltd., City Tower Building, Circular

Road, Deemapur-797112, Nagaland Branch.

- iii. TDS @ 20% + Surcharge @ 25% + Health &

Edu. Cess @ 4% = **Rs.1,04,00,000/-**

(Rupees One Crore, Four Lakh Only) paid by

purchaser being the Vender herein N.R.I., in

terms of the provision contained in Section

195 of the Income Tax Act, 1961, and

certificate in Form 16B and the receipts of

the same are presented herewith.

2. The payment and receipt of the aforesaid

consideration amount is hereby admit and



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acknowledged by the VENDOR in full in terms of said shares and discharge the PURCHASER of the same and every part thereof, they the VENDOR hereby grant, convey, sell, transfer, assign and assure by way of absolute sale unto the PURCHASER, the SAID PLOT which is more specifically described in the Schedule-I hereunder written and plan annexed hereto, together with all trees, drains, ways, paths, plants, liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the SAID PLOT and/or every part thereof and all estate right, title, interest, use, inheritance, possession, benefit, claims, and demand whatsoever at law of or upon the said VENDOR into out of or upon the said PLOT and/or every part thereof TO HAVE AND TO HOLD all and singular the said PLOT hereby granted, released, conveyed and intended and assured or expressed so to be with them and every of their rights,

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members and appurtenances unto and to the use and benefit of the said PURCHASER forever.

3. The VENDOR has today delivered exclusive, vacant, lawful and peaceful possession of the "SAID PLOT" unto the PURCHASER and the PURCHASER have taken the possession of the "SAID PLOT".
4. The VENDOR do hereby now declare that they have absolute rights and title to convey the SAID PLOT to the PURCHASER and that it shall be lawful for the PURCHASER from time to time and at all time hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the SAID PLOT hereby granted with their appurtenances and receive benefits thereof without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the said VENDOR and/or any persons from/under him.

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5. The VENDOR do hereby declare that they have not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or things whereby they are prevented from granting and conveying the SAID PLOT in the manner aforesaid and hereinafter.

6. The VENDOR do hereby declare that they have not entered into any agreement, understanding and or arrangement/ agreement for sale, development and or disposal or have accepted any sum of monies from whomsoever for sale or otherwise howsoever with any third party in respect of the "SAID PLOT" or any part thereof.

7. The VENDOR hereby declared that the said plot or any part thereof is not the subject of any acquisition or requisition by any authority under the Land Acquisition Act not it is subject to any tenancy, or other claims.

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8. The VENDOR hereby authorizes the PURCHASER to get transferred in his name the "SAID PLOT", purchased by him by the present deed, with the competent authorities and the VENDOR specifically give No Objection for carrying out mutation and for inclusion of the name of the PURCHASER in survey records of the said PLOT and hereby waives any notice that may be required to be addressed to them under any law in force.

9. In case the PURCHASERS are deprived from possessing and enjoying the SAID PLOT and or any part thereof at any time in future, due to any defect in ownership/title or identification of the VENDOR or false representation or due to claim or objection from any person, firm, company, Bank, credit society, financial Institution etc., the VENDOR shall indemnify and keep indemnified the PURCHASER against all such claims, objections etc.

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10. That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding, encroachment or any other mode, or for any objection by any party for any reason whatsoever, in the SAID PLOT, the VENDOR, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/ objectionist in the SAID PLOT from the consideration determined herein and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the VENDOR for any such settlement made by them with the third party.

11. The VENDOR herein, do hereby concede that, by the way of this Deed of Sale the

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PURCHASER shall become the exclusive owner of the entire "SAID PLOT" and peaceably hold, posses, sell, transfer, develop, mortgage, enjoy, use etc., or part the same in any manner and also to obtain any sanctions, approvals, permissions, Sanad, Construction Licenses, NOCs, for the further development of the said property, in full or part from the concerned departments like TCP, Health, W.R.D., PWD, Revenue/ Collectorate, Village Panchayat or any other State or Central Departments/Authorities and/or his assignee shall have unimpeded right to develop the Said Plot, in manner whatsoever, as deemed fit and feasible by the PURCHASER, and further to sell the Said Plot, and/or portion/part, thereof, to such other persons as deemed proper by the PURCHASER. The VENDOR herein, do hereby convey their consent and no objection, to the PURCHASER, enabling the

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PURCHASER to undertake all such acts, in nature of sub-division, partitioning, development, etc. in respect of the Said Plot, as deemed fit and proper by the PURCHASER without any interruption or demand from the VENDOR or any person claiming through or under them.

12. The VENDOR undertakes to indemnify and keep indemnified the PURCHASER for any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the "SAID PLOT". Further, the VENDOR do hereby agree to indemnify and keep indemnified the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASER by any third party or against the VENDOR and in which the PURCHASER are subject to any loss,

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damage etc. in respect to the SAID PLOT hereby sold.

13. The VENDOR hereby declare she is aware of notification bearing no. RD/LND/LCR/318/77 dated 21/08/1978 and Circular No. 16/04/2011-RD dated 06/06/2011 issued by the Government of Goa and hereby declare that she does not belong to the Schedule Castes or Schedule Tribes category.

14. The VENDOR also do hereby agree and undertake that they shall from time to time and at all times hereafter, do and execute or cause to be done and executed all such further and other acts, deeds, matters, things and assurances whatsoever for further and more perfectly and absolutely granting and assuring the said PLOT and every part thereof unto the PURCHASER, his successors, representatives, executors, administrators and assigns and for placing them in possession of the same according to

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the true intent and meaning of these presents as shall or may be reasonably required to give a clear and marketable title to the PURCHASER.

15. The VENDOR herein, do hereby agree and admit to modify the present Deed, if any details or documents pertaining the Said Plot, have been left out/missed out due to oversight while executing this Deed. That, the VENDOR shall modify, rectify and ratify any such error that may have occurred in this instrument to the satisfaction of the PURCHASER, in the event such a necessity arises.

16. That the vacant possession of the said plot along with all other relevant documents with respect to said plot are handed over to the PURCHASER along with signing of this Sale Deed.

17. The sale consideration mutually agreed upon by the parties is @ **Rs.9,168/-**
(Rupees Nine Thousand One Hundred Sixty

For PERFECTIO PANACEA LLP


Designated Partner

Eight Only) per Sq. Mts. and a total consideration of Rs.4,00,00,000/- (Rupees Four Crores Only), which is the fair market value and accordingly paid the requisite Stamp Duty @ 5% and the requisite registration charges @ 3%.

18. A Government Survey Plan and Form I & XIV of the Said plot bearing survey no. 374/6 of village Mandrem, Pernem Goa is attached to this Deed of Sale for better identification and demarcation of the same.

SCHEDULE-I

THE SCHEDULE OF THE SAID PLOT

All that distinct and separate plot admeasuring an area 4363 Sq. mts of the property known by the name "**TICARO MULE CHUDE POROB** " or "**CHUDE POROB**" or "**MULE CHUDE POROB BHARAD**" which is presently surveyed under survey no. 374/6 of village Mandrem , Pernem Goa and within the

For PERFECTIO PANACEA LLP

Designated Partner

limits of Village Panchayat Mandrem, Pernem -
Goa and Sub district of North Goa and state of
Goa and the same is inscribed under no. 1539
at page 81 of Book G-3 and described under no.
1341 in the Land registration office of Bicholim
at Page 286 of Book B-4 old of Bardez and
presently bounded as under:-

On the East:- By the Property bearing survey
number 374/7 of village Mandrem.

On the West: - By the Property bearing survey
number 374/5 of village Mandrem.

On the North:- By the Property bearing survey
number 370/0 of village Mandrem

On the South:- By Public road

INWITNESS WHEREOF both the said

VENDORS and the said PURCHASER upon

For PERFECTIO PANACEA LLP

Designated Partner

having read over and understood all the
contents as hereinabove mentioned have hereto
in token of his acceptance and
acknowledgment thereof set and subscribed
their respective signatures on the day, month
and year first hereinabove written.



For PERFECTIO PANACEA LLP

Designated Partner

SIGNED AND DELIVERED BY THE
THE VENDOR through her lawful
power of attorney











In the presence of witnesses hereof



MRS. CATHERINE SEMA

L.H.F. Prints

R.H.F. Prints


	
	
	
	
	

For PERFECTIO PANACEA LLP


Designated Partner

SIGNED AND DELIVERED BY THE
PURCHASER

In the presence of witnesses hereof
For PERFECTIO PANACEA LLP


Designated Partner



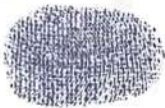









M/S PERFECTIO PANACEA LLP,

a Limited Liabilities Partnership Company,


Through its Designated Partner **Mr. HEMANT
SAHNI.**

L.H.F. Prints

R.H.F. Prints

For PERFECTIO PANACEA LLP


Designated Partner


IN THE PRESENCE OF: -

1. Mr. Deepak Rajaram Naik,

R/o H.no. 593/3B,

Chonsaiwada, Parcem,

Pernem Goa - 403512.



2. Mr. Reggie Mascarenhas,

R/o Dangui Colony, Mapusa,

Bardez , Goa - 403507.



For PERFECTIO PANACEA LLP



Designated Partner



FORM I & XIV
नमुना नं १ व १४

100016080217

15/12/2022

Page 1 of 2

Taluka
गावुका
Village
गांव
Name of the Field मुळी चुडे परब भरड
शेताचें नांव

PERNEM

Mandrem

Survey No. 374
सर्वे नंबर
Sub Div. No. 6
हिस्सा नंबर
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 एकूण लागण क्षेत्र
0000.43.63	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.43.63

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

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण	Remarks शेरा
0000.00.00	0000.00.00	0000.00.00	0000.43.63	

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेट	Rs. 0.00
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S.No.	Name of the Occupant कळजेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	VICTORIA VICALEE SEMA		5186	

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

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

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे 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 नापिक जमीन Nature प्रकार	Area क्षेत्र Ha.Ars. Sq. Mts हे. आर. चौ. मी.	Source of Irrigation सिंचनाचा शक्ति	Remarks शेरा
	Nil									

End of Report

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

For PERFECTIO PANACEA LLP

Designated Partner

**FORM I & XIV**

नमुना नं १ व १४

100016080217

15/12/2022

Page 2 of 2

Taluka

तासुका

Village

नांव

Name of the Field मुळी चुडे परब धरड

शेताचें नांव

PERNEM

Mandrem

Survey No. 374

सर्वे नंबर

Sub Div. No. 6

हिस्सा नंबर

Tenure

सत्ता प्रकार



The record is computer generated on 15/12/2022 at 5:31:26PM as per Online Reference Number - 100016080217. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8839 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://egov.goa.nic.in/dslr>

For PERFECTIO PANACEA LLP

Designated Partner

Authorized Representative



Government of Goa

Document Registration Summary 2

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

Date & Time : - 22-Dec-2022 11:50:30 am

Document Serial Number :- 2022-PNM-714

Presented at 11:41:20 am on 22-Dec-2022 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	2000000
2	Registration Fee	1200000
3	Mutation Fees	2000
4	Processing Fee	2080
Total		3204080

Stamp Duty Required :2000000/-

Stamp Duty Paid : 2000000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Hemant Sahni Designated Partner Of Ms Perffectio Panacea LLP „Age: , Marital Status: ,Gender:,Occupation: , Address1 - 20, LGF , North Avenue Road, Punjabi Bagh west, New Delhi 110026, Address2 - , PAN No.:			 Designated Partner For PERFECTIO PANACEA LLP

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	CATHERINE SEMA , Father Name:Vikiye Sema, Age: 47, Marital Status: ,Gender:Female,Occupation: Other, H. No. 43-44, Circular road, near Vikiye Center, Dimapur Sadar, Dimapur, Nagaland, PAN No.: , as Power Of Attorney Holder for VICTORIA VICALLEE SEMA Alias VICTORIA VICALLEE LEYDE			
2	Hemant Sahni Designated Partner Of Ms Perffectio Panacea LLP , , Age: , Marital Status: ,Gender:,Occupation: , 20, LGF , North Avenue Road, Punjabi Bagh west, New Delhi 110026, PAN No.:			 Designated Partner For PERFECTIO PANACEA LLP

Witness:

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

Deepak Rajaram Nalk, Age: 59, DOB: 1963-05-31
ile: 8830419069 ,Email: ,Occupation:Other , Marital
status : Married , Address:403512, H.no. 593/3B
Chonsaiwada Parcem Pernem Goa, H.no. 593/3B
Chonsaiwada Parcem Pernem Goa, Parcem, Pernem,
NorthGoa, Goa



Deepak

Name: Reggie Mascarenhas, Age: 53, DOB: 1969-06-16
,Mobile: 9823353535 ,Email: ,Occupation:Other , Marital
status : Married , Address:403507, Dangui Colony Mapusa
Bardez Goa, Mapusa-I, Bardez, NorthGoa, Goa



Reggie

[Signature]
Sub Registrar

Document Serial Number :- 2022-PNM-714

Document Serial No:-2022-PNM-714

Book :- 1 Document

Registration Number :- **PNM-1-705-2022**

Date : 23-Dec-2022


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

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