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IN THE HIGH COURT OF BOMBAY AT GOA

**WRIT PETITION NO.1160 OF 2025 (F)
WITH
MISC. CIVIL APPLICATION NO. 195 OF 2025
IN
WRIT PETITION NO.1160 OF 2025 (F)**

EXPAT PROJECTS AND
DEVELOPMENT PVT. LTD.,
THR. ITS AUTH. REP.
MALVINA FRANCO

... Petitioner.

Versus

THE MAMLATDAR OF
TISWADI, REVNUE
RECOVERY OFFICE

... Respondent.

Mr. S.S. Kantak, Senior Advocate with Mr. Abhijeet Kamat,
Advocate for the Petitioner.

Ms. Susan Linhares, Additional Government Advocate for
Respondent No.1.

Mr. Tarun Patel, Advocate for Respondent No.2

**WITH
WRIT PETITION NO.1861 OF 2025 (F)**

HARSHAD SUBHASH
SAVANT THR. POA
SUBHASH SAVANT

... Petitioner.

Versus

MAMLETDAR OF TISWADI
TALUKA AND RECOVERY
AND 2 ORS.

... Respondents.



Mr. Gauravvardhan Nadkarni, Advocate for the Petitioner.
Ms. Susan Linhares h/f Mr. G. Shetye, Additional
Government Advocate for Respondent No.1.
Mr. Neehal Vernekar, Additional Government Advocate for
Respondent No.2.
Mr. S.S. Kantak, Senior Advocate with Mr. Abhijeet Kamat,
Advocate for Respondent No.3.

CORAM: NIVEDITA P. MEHTA, J.

DATED: 29th August, 2025

P.C:

1. Heard the learned Counsel for the parties.
2. It is jointly submitted that the parties have amicably resolved the dispute and have tendered this Minutes of Order. The Minutes of Order reads thus:

“MINUTES OF ORDER

The Writ Petition W.P. (Filing) No. 1160/2025 along with Writ Petition bearing W.P. (Filing) No. 1861/2025 are disposed of in terms of the following Order;

1. *The Impugned Orders in W.P. (Filing) No. 1160/2025 dated 24/09/2024 and 02/04/2025 passed by the Mamltedar of Tiswadi Taluka are hereby modified.*
2. *The following properties belonging to Expat Projects and Developers, being of an approximate value of Rs 7,23,72,639*



(Rupees Seven Crore Twenty Three Lakh Seventy Two Thousand Six Hundred Thirty Nine Only), as per/in terms of the valuation report dated 10/07/2025, submitted by Expat Projects and Developers, which is taken on record, shall stand forthwith attached by the Mamletdar of Tiswadi Taluka.

Sr. No.	Details of Property	Unit Type	Unit No.	Area in Sq.mts.
1	“Vida A” Block A, located in Survey No. 20/1(P), Bainguinim, Tiswadi, Goa.	2Bhk	A-102	111.48
2	“Vida A” Block A, located in Survey No. 20/1(P), Bainguinim, Tiswadi, Goa.	2Bhk	B-201	111.48
3	“Vida A” Block A, located in Survey No. 20/1(P), Bainguinim, Tiswadi, Goa.	2Bhk	E-302	111.48
4	“Vida A” Block A, located in Survey No. 20/1(P), Bainguinim, Tiswadi, Goa.	2Bhk	E-401	111.48
5	“Vida A” Block A, located in Survey No. 20/1P, Bainguinim, Tiswadi, Goa	2BHK	E-103	111.48
6	“Vida Phase-II P1” Block E02, located in Survey No. 20/1(P), Bainguinim, Tiswadi, Goa.	2Bhk	E02-204	95.2
7	“Vida Phase-II P1” Block E07, located in Survey No. 20/1(P), Bainguinim, Tiswadi, Goa.	2Bhk	E07-203	95.2
8	All that Plot of land located in Survey No. 20/1-L in Village Panchayat of Old Goa, Taluka Tiswadi, Goa.	Land	--	625.0312

3. The Mamlatdar of Tiswadi Taluka is directed to immediately,



and in any case within 1(one) week from the date of this order, issue the order of attachment for the Properties as listed in paragraph no. 2 hereinabove which are without any encumbrances. The Petitioner shall provide occupancy certificate of the 7 properties.

4. *It is directed that upon modification of the Impugned Orders in W.P. (Filing) No. 1160/2025 dated 24/09/2024 and 02/04/2025, Expat Projects and Developers shall be at liberty to transfer/sell/enter into agreements, with third parties/entities, only for the villas/tenements/flats/apartments (with proportionate right of use of land) in Survey No. 20/1-L of the Village of Bainguinim, Tiswadi, Goa, except the attached properties as mentioned hereinabove in paragraph no. 2. Expat Projects and Developers shall not transfer/sell/convey/enter into any agreement for the property bearing Survey No. 20/1-L of the Village of Bainguinim, Tiswadi, Goa, either in whole or in part, or for sale/transfer/assignment of the entire/whole project under the name and style of “Vida Phase 1” and/or “Vida Phase 2.”.*

5. *The undertaking of Expat Projects and Developers that they will not sell/transfer/convey/enter into any agreement as regards the entirety of, or portion of the landed property bearing Survey No. 20/1-L of the Village of Bainguinim, Tiswadi, Goa, or for the project under the name and style of “Vida Phase 1” and/or “Vida Phase 2” as an entirety, except for the villas/tenements/flats/apartments or proportional right of use of the land, is accepted as a solemn undertaking given to this Court, and it shall be bound by the same. In the scenario Expat Projects*



and Developers is desirous to sell/convey/transfer the landed property Survey No. 20/1-L of the Village of Bainguinim, Tiswadi, Goa, in whole or in part, or to sell/convey/transfer/assign the project under the name and style of “Vida Phase 1” and/or “Vida Phase 2” in its entirety, then prior permission of this Court shall be taken, after giving notice and opportunity of hearing to the Petitioner in W.P. (Filing) No. 1861/2025.

6. The entire proceeds/receipts/consideration of any sale/transfer/agreement etc, received by the Expat Projects and Developers from the sale/transfer/agreement etc of the villas/tenements/flats/apartments located in Survey No. 20/1-L of the Village of Bainguinim, Tiswadi, Goa, shall be directly deposited by Expat Projects and Developers with the office of the Mamlatdar of Tiswadi Taluka, Revenue Recovery Officer, Panaji, Goa, up and until all the dues recoverable along with the applicable interest in respect of which the Impugned Orders in W.P. (Filing) No. 1160/2025 were passed by the Mamltedar of Tiswadi Taluka are recovered fully.

*7. The Expat Projects and Developers shall pay the amount of **Rs 21,50,465/- (Rupees Twenty One Lakh Fifty Thousand Four Hundred Sixty five Only)** (Principal amount plus simple interest from 31.08.2020 till 31.08.2025) along with additional interest to have accrued till actual realisation/payment, due to the Intervenor/Respondent No. 2 i.e. Shri Ganpat Singh Bishnoi directly into his Bank Account No. 100110110008416 maintained in Bank of India within a maximum period of 3 (three) months from the date of this order. Upon receipt of the said amount from*



the Petitioner, Shri Ganpat Singh Bishnoi shall immediately within a period of 7 days intimate about the same to the Respondent No. 1 Mamlatdar.

8. The Expat Projects and Developers fully undertakes to and shall pay the amount of Rs 1,08,14,154 (Rupees One Crore Eight Lakh Fourteen Thousand One Hundred Fifty Four Only) (amount due till 31st August, 2025) along with additional interest to have accrued till actual realisation/payment, in terms of the table at paragraph no. 16 page no. 28 of Writ Petition (Filing) No. 1861/2025, due to the Petitioner in Writ Petition (F) No. 1861/2025 i.e. Mr. Harshad Subhash Savant directly into his Bank Account No. 50100128309220 maintained in HDFC Bank, Margao Branch having IFSC Code HDFC0000037, within a maximum period of 3 (three) months from the date of this order. Upon receipt of the said amount from Expat Projects and Developers, Mr. Harshad Subhash Savant shall immediately within a period of 7 (Seven) days intimate about the same to the Mamlatdar of Tiswadi Taluka. In case of failure of Expat Projects and Developers to pay the amount of money to Mr. Harshad Subhash Savant on or before three months from the date of this order, then the same shall be treated as a breach of undertaking given to this Court. The advocate for the Petitioner in Writ Petition (Filing) No. 1861/2025 is permitted to forthwith amend the date mentioned in column 4 of sr no. 4 of the table at paragraph no. 16 page no. 28 of Writ Petition (Filing) No. 1861/2025 to that of “24/08/2020” from “24/08/2019,” and the reference of interest calculation under this order shall be in terms of the table, as it stands, after carrying of the amendment.



9. *Expat Projects and Developers shall within a period of 3 (three) months from the date of this order clear the entire dues as are recoverable by the Mamlatdar of Tiswadi Taluka, Revenue Recovery Officer, Panaji, Goa.*

10. *Expat Project and Developers shall within 1(one) week from the date of this order communicate in writing to the Mamletdar of Tiswadi Taluka a list of all the freehold properties owned and possessed by them in the States of Goa, Maharashtra and Karnataka, as also a list of all the bank accounts in the name of Expat Project and Developers throughout India, alongwith the relevant details i.e. account number, branch name, branch Code etc.*

11. *In case Expat Projects and Developers fails to clear the said dues within the stipulated period of 3 (three) months or fails to deposit the amounts received by it in terms of paragraph no. 6 or fails to make the payment as stipulated in paragraph nos. 7 and 8 hereinabove or violates any of the terms of this Order for whatsoever reason, the Mamlatdar of Tiswadi Taluka is directed to immediately recover the same by conducting the auction of the properties attached pursuant to this order and any other portion or whole of the property bearing Survey No. 20/1-L of the Village of Bainguinim, Tiswadi, Goa, or any other property of Expat Projects and Developers mentioned in the list submitted in terms of paragraph no. 10, including but not limited to immediate freezing of all the bank accounts of Expat Projects and Developers as mentioned in the list submitted in terms of paragraph no. 10, by proceeding in terms of the recovery*



procedure set out under the Land Revenue Code, and Expat Projects and Developers shall not interfere or obstruct the recovery process or the freezing of the bank accounts in any manner whatsoever.

12. *Expat Projects and Developers undertakes to completely oblige the terms of this order and make all the payments alongwith the interest in terms of this order and further undertakes not to make any request for extension of any time period recorded in this order. It is further recorded that the undertaking of Expat Projects and Developers has been given by Ms Malvina Franco, Authorised Representative, who is present in the Court, after being duly authorised to give such undertaking by the Board of Directors of Expat Projects and Developers.*

13. *Upon Expat Projects and Developers clearing all the dues recoverable in respect of which the Impugned Orders in W.P. (Filing) No. 1160/2025 were passed by the Mamltedar of Tiswadi Taluka, the Mamltedar shall release from attachment the properties attached under this Order as mentioned in paragraph 2 above or any other property which may have been subsequently attached in terms of this Order.*

14. *The obligations required to be fulfilled by Expat Projects and Developers under this Order are taken as a solemn undertaking given to this Court, and any violation or breach of such obligation/undertaking shall be construed as wilful disobedience amounting to contempt of the order passed by this Court.*

15. *An Authenticated copy of this Order shall be immediately communicated by the Mamletdar of Tiswadi Taluka to the*



jurisdictional Sub Registrar i.e. Sub Registrar Cum Civil Registrar of Ilhas, Tiswadi, so as to ensure compliance of the directions and undertaking at paragraph nos 4 and 5.

16. The Goa Real Estate Regulatory Authority shall also provide necessary cooperation and assistance for fulfilment of the terms of this Order and it would not come in the way of the decision on the extension application which shall be decided in terms of law without prejudice to the properties attached as per the Minutes of Order.”

3. The said reproduction of the Minutes of Order shall form an integral part of the Order of the Court.
4. Accordingly, Writ Petition No. 1160/2025(F) and Writ Petition No. 1861/2025 (F) stand disposed of.
5. Parties to act on the authenticated copy of this order.

NIVEDITA P. MEHTA, J.