

7. Code provisions applicable – Save as herein provided the grant shall be subject to the provisions of the said Code and rules thereunder.

APPENDIX - I

Sr. No.	Length and		Total Superficial of Aitea	Forming (part of Survey No. or Hissa No.	BOUNDARIES:				Remarks
	North to South	East to West			North	South	East	West	
1	2	3	4	5	6				7
1.	136.50 mts.	41.35 mts.	3475.	Survey No. 244 Sub. Div. No. 1(part)	S.No. 244 Sub. Div. No. 1	ROAD	S.No. 244 Sub. Div. No. 2	S.No. 243 Sub. Div. No. 13	NIL
Village: Siolim Taluka: Bardez									

Remarks:-

1. The applicant has paid conversion fees of Rs. 6,25,500/- (Rupees Six Lakh Twenty Five Thousand Five Hundred Only) vide Challan No. 136/16-17 dated 28/11/2016.
2. The Conversion has been approved by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/2477/TCP-16/2479 dated 23/8/2016.
3. The development/construction in the plot shall be governed as per rules in force.
4. Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any.
5. This Sanad is issued only for change of use of land and shall not be used for any other purpose like proof of ownership of land etc. the applicant shall not use the Sanad for pursuing any illegal or antinational activities on this converted land.

In witness whereof the ADDITIONAL COLLECTOR - I North Goa District, has hereunto set his hand and the seal of his Office on behalf of the Governor of Goa and Smt. Parizad Baishya Authorised Signatory for Paraiso Homes Pvt. Ltd. here also hereunto set her hands this 2nd day of December, 2016.

[Signature]

(Parizad Baishya)
Authorised Signatory of Paraiso Homes Pvt. Ltd.

(Sabaji P. Shetye)
Additional Collector-I



Signature and Designation of Witnesses

1. Sajiv Kutey
2. Govind Patkar

Complete address of Witnesses

1. Solitar, GSI, Pousa
2. Nadmoda, Bardez-Goa.

We declare that Parizad Baishya has signed this Sanad is, to our personal knowledge, the person who represents himself to be, and that she has affixed her signature hereto in our presence.

1. [Signature]
2. [Signature]

To,

1. The Town Planner, Town and Country Planning Department Mapusa.
2. The Mamlatdar of Bardez Taluka.
3. The Inspector of Survey and Land Records, Mapusa.
4. The Sarpanch, Village Panchayat Siolim, Bardez – Goa.

GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of The Inspector of Survey and Land Records
MAPUSA - GOA




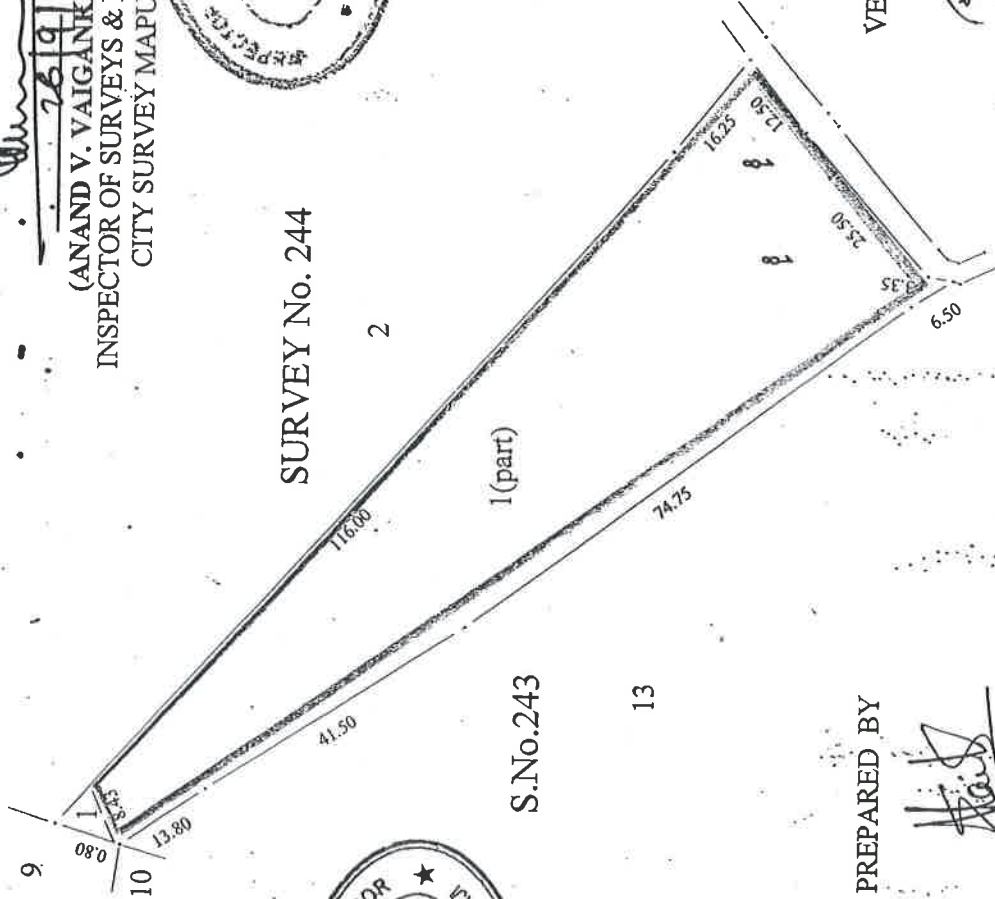
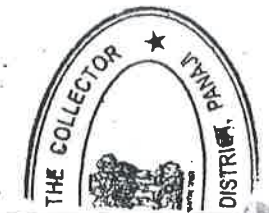
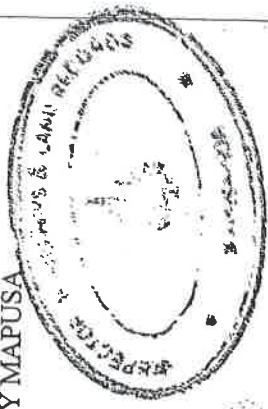
PLAN

Of the Land bearing Sub. Div. No.1(part) of Survey No.244
Situating at Siolim village of Bardez Taluka,
Applied by Paraiso Homes Pvt. Ltd.,
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No. RB/CNV/BAR/AC-I/38/2016 dated 01-09-2016
from the Office of the Collector, North Goa District, Panaji-Goa.

SCALE 1:1000

 AREA APPLIED TO BE CONVERTED -----3475 Sq. Mts.


761916
(ANAND V. VAIGANKAR)
INSPECTOR OF SURVEYS & LAND RECORDS
CITY SURVEY MAPUSA



PREPARED BY


SAMIR A. NAIK
Field Surveyor

VERIFIED BY


RESHMA DHARGALKAR
Head Surveyor

SURVEYED ON: 15/09/2016

FILE No. 8/CNV/MAP/206/16

**FORM I & XIV**

100018866795

Date : 08/04/2024

नमुना नं १ व १४

Page 1 of 2

Taluka	BARDEZ	Survey No.	244
तालुका		सर्वे नंबर	
Village	Siolim	Sub Div. No.	1-A
गांव		हिस्सा नंबर	
Name of the Field	Maira	Tenure	
शेताचें नांव		सत्ता प्रकार	

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

Dry Crop जिरायत	Garden वागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.34.75	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.34.75

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
0000.00.00	0000.00.00	0000.00.00

Grand Total एकूण
0000.34.75

Remarks शेरा

Letter No. ISLR/PART/BAR/SIO/445/2021/233
dated 04/02/2022, issued in the Office of the
Inspector of Survey and Land Records, City

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Survey, Mapusa Goa Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	MVR Seaview Homes Pvt. Ltd		90015	

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	Unirrigated	Land not Available for cultivation नापिक जमीन		Source of irrigation सिंचनाचा प्रारि	Remarks शेरा
					वागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.		
	-----Nil-----									

End of Report

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



FORM I & XIV

100018866795

Date : 08/04/2024

नमुना नं १ व १४

Page 2 of 2

Taluka	BARDEZ	Survey No.	244
तालुका		सर्वे नंबर	
Village	Siolim	Sub Div. No.	1-A
गांव		हिस्सा नंबर	
Name of the Field	Maira	Tenure	
शेताचें नांव		सत्ता प्रकार	



The record is computer generated on 08/04/2024 at 10:05:39AM as per Online Reference Number - 100018866795. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in>



OFFICE OF THE SENIOR TOWN PLANNER
Town & Country Planning Dept., North Goa District Office,
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref No.: TPB/9060/SIO/TCP-2024/1016

Dated: 01/02/2024

Inward no. 13160

dtd. 20/12/2023

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the proposed construction of residential villas (10 nos.), swimming pool & Compound wall as per the enclosed approved plans in the property Zoned as "Settlement Zone" in Regional Plan for Goa 2021 situated at bearing Survey No. 244/1-A of Siolim village of Bardez Taluka with the following conditions:-

1. Construction shall be strictly as per the approved plans. No change shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
2. The permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments of the application are found incorrect or wrong at any stage after the grant of the permission and the applicant will not be entitled for any compensation.
3. The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
4. The Developer/applicant should display a sign board of minimum size 1.00 Mts. X 0.50 mtrs with writing in black color on a white background at the site, as required under the Regulations.
5. The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968, before the Commencement of any development/construction as per the permission granted by this order.
6. The Septic Tank, soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/plan.
7. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
8. Completion Certificate has to be obtained from the Authority before applying for Occupancy Certificate from the licensing authority.
9. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
10. Adequate Utility space for the dustbin, transformer etc. should be reserved within the plot area.
11. In case of any cutting of sloppy land or filing of low-lying land, beyond permissible limits, prior permission of the Chief Town Planner shall be obtained before the commencement of the works per the provisions of Section 17(A) of the Goa Town & Country Planning Act, 1974.
12. The construction of compound wall shall not amount to blocking of any natural water course/drain and adequate number of opening in the compound wall shall be made for smooth flow of water.
13. In case of Compound Walls, the gates shall open inwards only and traditional access any passing through the property shall not be blocked, unless the plot or property so served is otherwise served by alternate access.
14. Maximum height of a compound wall along the boundary other than that abutting on a street shall be 1.80mts and along the boundary on a street upto a height of 1.50mts only and which shall be of closed type up to a height of 90cm. only and open type above that height.
15. Along the intersections of streets no compound wall shall be raised to a height of more than 1.0mts from the crown of the road for a length of 9.00mts from the intersections corner of the plot, on both sides of the plot.
16. In case of road intersection the construction of compound wall should be carried out in a smooth curve of 3.00mts radius for roads upto 10.00mts R/W and that of 5.00mts radius for roads above 10.00 mts R/W.
17. All gates of compound wall shall be open inwards only, unless the gate is recessed into the plot to a depth, which will not cause the gate to protrude beyond the compound wall line.
18. The entry or exit to the plot situated at the intersection of roads having a width of 10.00mts or more, shall be located at least 15.00mts away from the tangent point of such intersection. If a length of any side of such a plot is less than what is prescribed above, then the entry or exist shall be provided at farthest end of the plot from the intersection.

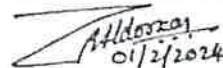
Contd..2/-

19. The Ownership and tenancy of land if any of the property shall be verified by the licensing body before the issuing of the license.
20. Panchayat shall ensure the infrastructure requirements such as water supply, power and garbage before issuing license.
21. The adequate arrangement for collection and disposal of solid waste generated within the plot shall arrange to satisfaction of Village Panchayat.
22. The area under road widening shall not be encroached/enclosed.
23. Adequate storm water network shall be developed up to the satisfaction of Village Panchayat and same to be connected to the existing drain in the locality.
24. Traditional access, easementary rights, Mundkarial rights, if any shall be safeguarded and Panchayat shall ensure about the same before issuing of license.
25. Applicant shall plant one tree for every 100.00m² of area developed, land scaping on open spaces/tree plantation along roads and in developed plots.
26. Adequate avenue greenery should be developed.
27. Open parking area should be effectively developed.
28. Car porch parking area proposed in the villas shall be used for the parking of vehicles only and it shall not be changed for any purpose at any point of time.
29. Gradient of the ramps to the car porch parking should not be exceed 1:6
30. The provision for the Common Telecom Infrastructure Room & EV Charging point shall provided.
31. Applicant shall make his own arrangement of water requirements for swimming pools.
32. The applicant shall obtain prior permission from Tree Officer/Forest Dept. for proposal involving felling of trees as mandated under section 8 & 9 of Goa Preservation of Tree Act.
33. The applicant shall pay Labour cess of 1% of the total cost of construction project to the Commissioner of Labour & Employment and Secretary Goa Building & Other construction Workers Welfare Board before applying for completion certificate to the Authority.
34. The Village Panchayat shall take cognizance of any issue in case of any complaints / court orders before issue of construction license.
35. Applicant shall dispose the construction debris at his/her own level and/ or the same shall be taken to the designated site as per the disposal plan given by the applicant in the affidavit to be produced to the village Panchayat.
36. This Technical Clearance is issued in partial modification to the earlier approval granted vide no.TPB/9060/SIO/TCP-2024/129 dt. 03/01/2024. And all the conditions imposed in the above referred should be strictly adhered too.

NOTE:-

- a) This Technical Clearance Order is issued based on the order issued by the Secretary (TCP) vide no.29/8/TCP/2018(Pt.File)/1672 dated 13/08/2018 and order issued by the Chief Town Planner (Planning) vide no.29/8/TCP/2022/(Pt.File)/1734 dated 19/07/2022 pertaining to guidelines for processing various applications.
- b) An engineer who designs the RCC structure, of the project proponent is liable for structural designs and stability of the project, structural liability certificate issued by an Engineer Paresh Gaitonde dtd.08/08/2023 TCP Reg. No.ER/0057/2010.
- c) Applicant has paid infrastructure tax of Rs. 11,06,748/- (Rupees Eleven Lakhs Six Thousand Seven Hundred Forty Eight Only) vide Challan no. 614 dated 29/01/2024
- d) This Order is issued with reference to the application dated 20/12/2023 from M/s. MVR Seaview Homes Pvt. Ltd.
- e) This Technical Clearance Order is issued based on the approval from the Govt. vide note moved vide no.TPB/9060/SIO/TCP-24/129 dt. 03/01/2024.

THIS ORDER IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE OF CONSTRUCTION LICENSE PROVIDED THE CONSTRUCTION LICENSE IS ISSUED WITHIN THE PERIOD OF THREE YEARS.


(Zaidev R. Aldonkar)
Dy. Town Planner

To,
M/s. MVR Seaview Homes Pvt. Ltd.,
1st floor, Above Odi Showroom,
Caranzalem Goa.
Copy to:---
The Sarpanch/Secretary,
Village Panchayat of Siolim,
Bardez-Goa.

This permission is granted subject to the provisions of Town & Country Planning Act 1974 and the rules & Regulation framed there under:

Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

Office of the Civil Registrar-cum-Sub Registrar, Bardez
REGISTRATION DEPARTMENT. GOVERNMENT OF GOA

Print Date Time:- 02-Mar-2022 12:17:36

Date of Receipt: 02-Mar-2022

Receipt No : 2021-22/9/4560


Serial No. of the Document : 2022-BRZ-927

Nature of, Document : **Conveyance - 22**

Received the following amounts from **VENKAT MUPPANA** for Registration of above Document in Book-1 for the year 2022

Registration Fee	573380	E-Challan	• Challan Number : 202200117459 • CIN Number : CPABKQWBC1	500000
		E-Challan	• Challan Number : 202200117463 • CIN Number : CPABKOJSX8	73380
Processing Fee	1080	E-Challan	• Challan Number : 202200117463 • CIN Number : CPABKOJSX8	1080
Total Paid	574460 (Rupees Five Lakh Seventy Four Thousands Four Hundred And Sixty only)			

Probable date of issue of Registered Document: / /


Signature of the Sub-Registrar

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 :

Mangaldas. M. Vangaonkar

Mangaldas

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 **02-Mar-2022**

Signature of the person receiving the Document

Mangaldas

for
Signature of the Sub-Registrar

Phone No: 939656779
Sold To/Issued To:
MVR SEAVTER HOMES FL
For Whg/IG Proof:
Pan - AAKCH3962C



₹ 0860100/-
3818237 1646998 156522:00064844
3815237 05/02/2022-801

For **CITIZEN CREDIT™**
CO-OP. BANK LTD.

M. G. S.
Authorized Signatory

2022-BRZ-927
02-03-2022



DEED OF SALE

[Handwritten signature]

M.G.

THIS DEED OF SALE, is executed at Mapusa, Goa on this 02 day of March, 2022 (02/03/2022);

BETWEEN

M/s PARAIISO HOMES PVT. LTD., a Company duly incorporated under the Companies Act, 1956, having Income Tax PAN AAGCP7594K, their registered Office at 1, Ring Road, Lajpat Nagar IV, New Delhi 110 024, represented herein in terms of Board resolution dated 14.01.2022 by their authorized signatory and Director, **Mr. RAVI CHOPRA**, aged 55 years , son of Balraj Rai Chopra , married, businessman , having Aadhar Card No. 6042 7416 5588 and Income Tax PAN AAEP6078J, Indian National, residing at Chopra Farm No. 1, Sultanpur, Mehrauli, South Delhi, 110 030, hereinafter referred to as "**the VENDOR**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their Directors, heirs, executors, administrators and/or assigns) of the **FIRST PART**.



AND

MVR SEAVIEW HOMES PVT. LTD., a Company duly incorporated under the Indian Companies Act, 1956 , having Income Tax PAN AAKCM3962C and their Registered Office at 10-1-39/B & C , M V R Plaza, Waltair Uplands , CBM Compound, Vishakapatnam, 530 003 and office at H. No. 15/153/A-2, 1st floor, Above Audi Goa showroom, Caranzalem, Panaji, Goa , 403 002, represented in terms of board resolution dated

25.01.2022, by its Director and authorized signatory, **Mr. VENKAT MUPPANA**, aged 34 years, son of Mr. Rama Krishna Prasad Rao Muppana, married, businessman, Indian National, having PAN No. BJVPM 7166E, and Aadhaar card no. 7051 4431 5257, residing at PROPERTIES No. 93, Alto Nagali, Dona Paula, Goa 403 004, hereinafter referred to as "**the PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their Directors, executors, administrators and/or assigns), of the **SECOND PART**.

WHEREAS the VENDOR have specifically represented to the PURCHASER that :



1. Within the limits of the Village of Siolim at Marna, in the Taluka of Bardez in the State of Goa, there exist properties known as MAINA MANGAR or MAINA bearing Survey Nos. 242/2 to 242/4, 242/7 to 242/10, 242/15 to 242/18, 242/20 to 242/21, 242/23, 242/25, 242/29, 244/1, 244/5 to 244/10, 244/12, 244/14, 244/15, 244/17 and 244/18, admeasuring totally about 43,763.50 square meters, hereinafter jointly referred to as the **SAID LARGER PROPERTY** and described more particularly in the Schedule I hereunder written;
2. The SAID LARGER PROPERTY originally belonged to one Gonoxama Sinay Danaito s/o Purxotoma Sinay Danaito, the same being 1/2 of the property bearing Description No. 1213, 1/2 of 1/3 of 1/5 of the property bearing Land Description No. 8365, 8366 and 8367 and the entire properties bearing Land Description Nos. 8352, 8354, 8355, 8356, 8357, 8358, 8359 and 8360 ;

3. Vide Order dated 01.08.1938, made by the First Office of Civil Court of Judicial Division of Bardez in Inventario Orfanologico, Monorama alias Moturabai Ganoxama Pursotoma Danaito widow of Gonoxama Purxotoma Sinay Danaito was allotted on account of her half share the properties bearing Description Nos. 8352 to 8360 all described at Book B-22 New in the Land Registration Office of Bardez;

4. Vide Deed of Sale and Discharge dated 08.09.1938 recorded in the Notarial Office before the Notary Guilherme Diogo Jose Conceicao das Dires Lobo recorded at folio 4 onwards in the Notarial Book No. 119, halves of the properties bearing Description Nos. 8354, 8355, 8356, 8357, 8358, 8359 and 8360 were sold by Monorama Danaito widow of Gonoxama Purxotoma Sinay Danaito to Podmonabha Atmarama Xete Nagvencar;



5. The Deed of Sale and Discharge dated 08.09.1938 clarified that in fact the whole of the properties as described in the Inventory Partition Proceedings had been sold, and since it was mentioned in the Matriz records as halves, it was so mentioned in the Sale Deed since the sale was made in terms of the Matriz records ;

6. The Vendor Monorama Danaito stated that two bunds of coconut trees next to the properties bearing Nos. 8357 and 8358 were also sold vide the said Deed ;

7. The SAID LARGER PROPERTY was owned by and in possession of Shri Padmanabh Atmarama Nagvencar pursuant to the Deed of Sale since the year 1938;

8. Shri Padmanabh Atmarama Nagvencar had his name recorded in the Record of Rights prepared under the provisions of the Goa , Daman & Diu Land Revenue Code 1968 in Form III and which later came to be promulgated in the Survey Records Form No. I & XIV , prepared under the provisions of the Goa , Daman & Diu Land Revenue Code , 1968 ;

9. Pursuant to the demise of Shri. Padmanabh Atmaram Nagvencar on 07.06.1984 ; Inventory proceedings were filed by his son Shri. Dattaprakash Padmanabh Nagvenkar , in the Court of the Civil Judge , Senior Division at Mapusa , the same being Inventory Proceedings No. 115/97 and the said Inventory Proceedings were finally disposed off by the Civil Judge Senior Division at Mapusa vide Order dated 04.09.2001 ;

10. In terms of the Judgement and Order dated 04.09.2001, the SAID LARGER PROPERTY came to be allotted unto the heirs of Late Padmanabh Atmaram Nagvencar and the Mutation was then sought for by the allottees in the Survey records and the name of Shri. Padmanabh Atmaram Nagvencar was then deleted and the names of the heirs of Late Padmanabh to whom the properties were allotted, came to be recorded in the Survey records.

11. Vide Deed of Sale dated 6th February, 2013 , registered before the Sub-Registrar of Bardez under registration no. BRZ-BK1-01056-2013, Book-1, CD No. BRZD450 on 21/02/2013, the VENDORS purchased from Smt. Prabhavati Prabhakar Nagwekar and Mrs. Sushma Prabhakar Nagwekar @ Sushma Prabhakar Chodankar and her husband Shri Nagendra Pandurang Chodankar , a portion of the SAID LARGER PROPERTY, admeasuring an area of 735 square meters , bearing Survey No. 244/1 (part) of Siolim Village, Bardez Taluka .

By

5

m

12. Vide Deed of Sale dated 6th February, 2013 , registered before the Sub-Registrar of Bardez under registration no. BRZ-BK1-01090-2013, Book-1, CD No. BRZD451 on 22/02/2013, the VENDORS purchased from Smt. Prabhavati Prabhakar Nagwekar and Mrs. Sushma Prabhakar Nagwekar @ Sushma Prabhakar Chodankar and her husband Shri Nagendra Pandurang Chodankar , a portion of the SAID LARGER PROPERTY, admeasuring an area of 1,240 square meters , bearing Survey No. 244/1 (part) of Siolim Village, Bardez Taluka .

13. Vide Deed of Sale dated 6th February, 2013 , registered before the Sub-Registrar of Bardez under registration no. BRZ-BK1-01091-2013, Book-1, CD No. BRZD451 on 22/02/2013, the VENDORS purchased from Smt. Prabhavati Prabhakar Nagwekar and Mrs. Sushma Prabhakar Nagwekar @ Sushma Prabhakar Chodankar and her husband Shri Nagendra Pandurang Chodankar , a portion of the SAID LARGER PROPERTY, admeasuring an area of 260 square meters , bearing Survey No. 244/1 (part) of Siolim Village, Bardez Taluka .

14. Vide Deed of Sale dated 6th February, 2013 , registered before the Sub-Registrar of Bardez under registration no. BRZ-BK1-01102-2013, Book-1, CD No. BRZD452 on 25/02/2013, the VENDORS purchased from Smt. Prabhavati Prabhakar Nagwekar and Mrs. Sushma Prabhakar Nagwekar @ Sushma Prabhakar Chodankar and her husband Shri Nagendra Pandurang Chodankar , a portion of the SAID LARGER PROPERTY, admeasuring an area of 1,240 square meters , bearing Survey No. 244/1 (part) of Siolim Village, Bardez Taluka .

AND WHEREAS, in view of the purchases as aforesaid, the VENDORS are the owners of an area of **3,475** square metres



which area in view of the Order dated 28.1.2022 made in Case No. ISLR/PART/BAR/SIO/445/21 by the Inspector of Survey & Land Records, Mapusa, Bardez , Goa , has been allotted Survey No. 244/1-A admeasuring 3,475 square metres after deducting an area of 25 square metres acquired by the Government for the construction of the canal .

AND WHEREAS the VENDORS have represented that

1. The property bearing Survey No. 244/1-A of Siolim Village, admeasuring an area of 3,475 square metres is more particularly described in the SCHEDULE II hereunder written and hereinafter referred to as the "**SAID PROPERTY**";



2. The VENDORS have obtained the Conversion Sanad under the Goa Land Revenue Code for use of the aforesaid area of 3,475 sq. mts. under No. RB/CNV/BAR/AC-I/38/201 2016 dated 22/12/2016 issued by the Addl. Collector - I , Panaji , Goa .

AND WHEREAS the VENDORS have further specifically represented to the PURCHASERS :

1. That the VENDORS are the sole and absolute owners of the SAID PROPERTY including the rights and benefits attached thereto and no one else has any right, title or interest in or over the SAID PROPERTY and that the VENDORS are absolutely seized and otherwise well and sufficiently entitled to the SAID PROPERTY ;

2. That the VENDORS have all the rights to deal with or dispose the SAID PROPERTY and that the VENDORS do not require any consent, permission or No Objection Certificate from any third Party.

2

3. That the VENDORS have not done , committed or omitted to do any acts , deeds , things , matter whereby or by any reason whereof the VENDORS are prevented or prohibited from dealing with , disposing of or transferring the VENDORS rights , title and interest in respect of the SAID PROPERTY and/or part of it.

4. That the SAID PROPERTY is not subject to any lien , mortgage , charge , encumbrances , liability , litigation , adverse claim or lis-pendens , prior to the execution hereof .

5. That the SAID PROPERTY is not the subject matter of any pending litigation nor of any attachment, either before or after Judgment, and that there is no subsisting Order under any of the applicable laws which prohibits or prevents the VENDORS from dealing with or disposing off the SAID PROPERTY.

6. That there are no easementary rights existing through any of the SAID PROPERTY or any Mundcarial or Tenancy rights created in favour of any third party under any document or by any covenant or by prescription in respect of and/or upon the SAID PROPERTY or any part thereof.

7. That no notice/s is/are pending against the VENDORS and/or any person on their behalf, whether from the local Authorities or from the Government or otherwise, for requisition and/or acquisition of the SAID PROPERTY or any one of them or any part thereof , and the VENDORS are entitled to sell and transfer the SAID PROPERTY to the PURCHASERS without any permission and/or consent.



A handwritten signature in black ink, consisting of a stylized 'S' followed by a horizontal line and a small arrow pointing to the right.

8

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8. That no Notification is issued under any Ordinance Act , Statute/Rules or regulations affecting the SAID PROPERTY or acquiring the SAID PROPERTY whereby the VENDORS are prevented from selling the SAID PROPERTY .

9. That there are no outstanding taxes or any other outgoings payable in respect of the SAID PROPERTY as on the date of the execution of this Sale Deed and if any , the same have been cleared by the VENDORS .

10. That there are no disputes whatsoever as regards the boundaries of any of the SAID PROPERTY .

AND WHEREAS , the PURCHASERS have made it explicit and clear :

1. That the PURCHASERS are venturing into this deal and have offered the price for the purchase of the SAID PROPERTY basing on the specific representations made by the VENDORS as aforesaid;

2. That in case at any point of time there arises any dispute as regards the title to the SAID PROPERTY or any one of them, it shall be the sole responsibility and liability of the VENDORS to resolve the same and/or to perfect the same, and that no liability whatsoever as regards this aspect of title shall rest on the PURCHASER .

AND WHEREAS, taking into full consideration the basis as aforesaid , the VENDORS have agreed to sell and the PURCHASERS have agreed to purchase the SAID PROPERTY ,



free from all encumbrances and/or defect in title at or for a total consideration of **Rs.1,91,12,500/-** (Rupees One Crore ninety one Lakhs Twelve Thousand Five Hundred Only) and the parties are desirous of recording the terms and conditions as agreed upon.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS

UNDER:-

- 1) That, the aforesaid recitals are made an integral part of this sale deed.
- 2) That in consideration of the payment of a sum of Rs.1,48,32,500/- (Rupees One Crore Forty Eight Lakhs Thirty Two Thousand Five Hundred Only) paid by the Purchaser to the Vendor being a sum of Rs.1,47,21,256/- (Rupees One Crore Forty seven Lakhs Twenty one Thousand two Hundred fifty six Only) vide RTGS transfer through Union Bank Of India to the account of the VENDOR on 8.10.2020 and a sum of Rs.1,11,244/- (Rupees One Lakh eleven Thousand Two Hundred and forty four Only) deducted as TDS @ 0.75 %;
- 3) That in further consideration of the payment of a sum of Rs. 42,80,000/- (Rupees Forty two Lakhs eighty Thousand Only) paid by the Purchaser to the Vendor being a sum of Rs. 42,37,200/- (Rupees Forty two Lakhs Thirty seven Thousand two Hundred Only) vide Cheque No.011016, dated 04.02.2022 drawn on Union Bank Of India, Panaji Branch and a sum of Rs. 42,800/- (Rupees Forty two



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thousand eight Hundred Only) deducted as TDS @ 1.00 %;

which amount is received by the VENDORS from the Purchaser; which amount the VENDORS hereto do hereby admit and acknowledge and release and discharge the PURCHASERS of the same in full and the VENDORS as absolute Owners do hereby convey by way of sale unto the PURCHASERS the SAID PROPERTY comprising totally an area of 3,475 square metres more particularly described in Schedule II below , along with access, ingress and egress on the access road, as well as all the easements, paths, right of way, privileges and appurtenant, belonging thereto, TOGETHER WITH all trees, fences, Compound, hedges, lights, liberties, privileges, easements and Appurtenances whatsoever of and belonging to or in any way appurtenant or usually held or occupied therewith or reputed to belong or be appurtenant thereto, AND ALL the estate, right, title, interest, use, trust, inheritance, possession, benefit, claim and demand whatsoever, both at law and equity, whatsoever of the said VENDORS in or to the SAID PROPERTIES, is hereby conveyed and every part thereof TO HAVE AND TO HOLD the same unto the PURCHASERS forever absolutely uninterruptedly together with all the title, deeds, writings, and other evidence of title as ordinarily pass on to such sale.

- 4) The VENDORS have on the receipt of the consideration amount , put the PURCHASERS in unconditional exclusive peaceful vacant physical possession of the SAID PROPERTY to be held by the PURCHASERS forever without any harm or hindrance from the VENDORS and or any other person claiming through the VENDORS .



"





5) The VENDORS hereby covenant with the PURCHASERS as under:-

(a) That the SAID PROPERTY are free from encumbrances of any nature whatsoever.

(b) That the Title of the VENDORS to the SAID PROPERTY is clear, legal, valid and marketable and is subsisting and the VENDORS are lawfully entitled to sell and alienate the same.

(c) That the VENDORS have not created any third party rights upon and to the SAID PROPERTY nor is there any notice of Land Acquisition issued against the SAID PROPERTY , and that they have not entered into an Agreement in respect of the SAID PROPERTY with anybody and that there are no tenants, sub-tenants or any other person holding any title, interest and/or rights of whatsoever nature in the SAID PROPERTY .

(d) The VENDORS further declares and confirms that there is no dispute or suit pending in respect of the SAID PROPERTY in any Court of Law whatsoever;

(e) That the SAID PROPERTY hereby conveyed shall at all times hereafter be possessed and enjoyed by the PURCHASERS peacefully and quietly without any claim or demand whatsoever from the VENDORS or any other person whomsoever.



[Signature]

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[Signature]

(f) The VENDORS hereby declare and confirm that there is no notice / letter/ correspondence pending in respect of the SAID PROPERTY from any authority, local, state or central Government and its bodies.



- 6) The VENDORS do hereby give their explicit and express consent to the PURCHASERS to get the name of the PURCHASERS recorded in the Survey Record, Form I and XIV in respect of the SAID PROPERTY and for that purpose to conduct Mutation and Partition Proceedings before the Appropriate Authority. The VENDORS do hereby further agree and assure the PURCHASERS to sign and execute all such other documents and give NOC for the above purpose as and when required by the PURCHASERS or any other government body/ authority.
- 7) That the VENDORS shall at all times hereinafter indemnify and keep indemnified the PURCHASERS and their transferees against any loss, damages, costs, charges, expenses, if any suffered by reason of defect of title of the SAID PROPERTY , in respect of any claim being made by anybody to the SAID PROPERTY or any breach of the covenants or claim by any other heirs in respect of the SAID PROPERTY and get the same cleared at the cost of the VENDORS.
- 8) That, the VENDORS covenant with the PURCHASERS that if for any defect in title to the SAID PROPERTY or any defect in title to any part thereof, the PURCHASERS are deprived of the enjoyment of the same or any part thereof, the VENDORS shall make good the loss.

9) The VENDORS their heirs, administrators or assigns shall, at all times hereafter, whenever called upon by the PURCHASERS, do execute or cause to be done and executed all such further lawful and reasonable acts, deeds, matters, things and assurances whatsoever for further and more perfectly and absolutely granting and assuring the SAID PROPERTY in the manner aforesaid as may be reasonably required.



10) The VENDORS hereby covenants with the PURCHASERS that the PURCHASERS may at all times hereafter quietly and peaceably continue to possess, enjoy, and receive the rents, issues, and profits thereof and every part thereof for his own use and benefit of the SAID PROPERTY without interruption or objection of whatsoever nature by the VENDORS or their predecessors in title or any other person claiming through or under the VENDORS or any person whomsoever.

11) The VENDORS agree and render themselves liable to pay all the outgoings in respect of local and panchayat taxes, and any other claims/dues in respect of the SAID PROPERTY , if any, prior to the date of execution of these presents and shall keep the interest of the PURCHASERS duly indemnified, held harmless, safe and unaffected in respect of the same.

12) That the Schedules, and the plan annexed hereto and hereunder written be treated as being integral part of this Deed of Sale.

13) That the SAID PROPERTY as described in the Schedule II herein underwritten is believed to have been correctly described and if any error or omission in the aforesaid description be subsequently discovered the same shall not annul or invalidate this Deed of Sale and the parties hereto shall have the necessary correction, rectifications or amendments carried out.

14) The VENDORS and the PURCHASERS hereby declare that the SAID PROPERTY in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the notification No. RD/LAND/LRC/18/77 dated 21/08/1978.



15) The Senior Town Planner at the Town & Country Planning Department Mapusa , vide Letter No. NOC/49(6)/2073/SIO/TCP-22/111 dated 6.1.2022 has state that no NOC is required for the registration of this Deed of sale .

16) The present fair Market value of the **SAID PROPERTY** is Rs. 1,91,12,500/- (Rupees One Crore ninety one Lakhs Twelve Thousand Five Hundred Only) and therefore the Stamp duty of Rs. 8,60,085/- has been paid and affixed hereto which is borne by the PURCHASERS .

SCHEDULE -I

ALL THAT there exist properties known as MAINA MANGAR or MAINA or PADAMANABH FARM bearing Survey Nos. 242/2 to 242/4, 242/7 to 242/10, 242/15 to 242/18, 242/20 to 242/21, 242/23, 242/25, 242/29, 244/1, 244/5 to 244/10, 244/12, 244/14 , 244/15, 244/17 and 244/18, admeasuring totally about 43,763.50 square meters, referred to as the SAID LARGER PROPERTY

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SCHEDULE -II

ALL THAT property admeasuring **3,475** square meters, known as "**PADAMANABH FARM**" or "**MAINA**", situated at Siolim, within the limits of Village Panchayat of Siolim, Taluka and Registration Sub-District of Bardez, District North Goa, State of Goa, neither found described in Land Registration Office nor enrolled in the Taluka Revenue Office, surveyed under Survey No. **244/1-A** of Siolim Village, Bardez Taluka and bounded as under:-

North : By the property bearing survey no. 243/9 of Siolim Village and portion by a canal

South : By road

East : By the property bearing Survey no. 244/2 of Siolim Village

West : By the property bearing survey no. 244/13, of Siolim Village.

IN WITNESS WHEREOF, the parties hereto have hereunto set their respective hands to this Agreement on the day, month and year first above written.

16

(2)




**SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED VENDOR
PARAISO HOMES PVT. LTD. THROUGH
DIRECTOR Mr. RAVI CHOPRA**



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L.H.F .Print

R.H.F.Print



17

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BY THE WITHINNAMED PURCHASER
MVR SEA VIEW HOMES PVT. LTD. THROUGH
ITS DIRECTOR Mr. VENKAT MUPPANA

)
)
)
M.M.

L.H.F .Print

R.H.F.Print



In the presence of following witnesses:

1. Gaurish Salgaonkar 6. Selva
2. Mangaldas M. Vajgaonkar 7. Anbagaonkar

18

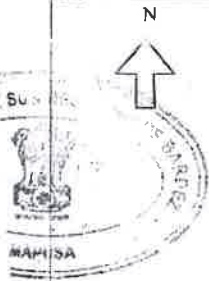




GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA-GOA

CBAR 122-3517

Plan Showing plots situated at
Village : SIOLIM
Taluka : BARDEZ
Survey No./Subdivision No. : 244/1-A
Scale : 1:1000



(Rajesh R. Pai Kuchelkar)
Inspector of Survey &
Land Records.

S. No 243

1-A

SURVEY No 244

Generated By : Mitali Naik (D' Man Gr. II)
On : 10-02-2022

Basical
Compared By:



FORM I & XIV

100014211929

Date : 09/02/2022

तसूना नं १ व १४

Page 1 of 2

Taluka	BARDEZ	Survey No.	244
तालुका		सर्वे नंबर	
Village	Siolim	Sub Div. No.	
गाव		द्विस्सा नंबर	
Name of the Field	Maira	Tenure	
शेताचे नांव		सत्ता प्रकार	

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)						
Dry Crop	Garden	Rice	Khajan	Ker	Morad	Total Cultivable Area
खेळ	बागायत	तरी	खाजन	केर	मोरद	एकूण लागण क्षेत्र
0000.00.00	0000.35.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.35.00

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

Pal.Khatah पाट खत

Class (a)	Class (b)	Total Un-Cultivable Area	Grand Total	Remarks
वर्ग (अ)	वर्ग (ब)	एकूण नापिक जमीन	एकूण	थरा
0000.00.00	0000.00.00	0000.00.00	0000.35.00	

Assessment	Rs. 0.00	Foro	Rs. 0.00	Predial	Rs. 0.00	Rent	Rs. 0.00
आवक		कोर		प्रदियात		रेंट	

S.No.	Name of the Occupant	Khata No.	Mutation No.	Remarks
1	Prabhakar Gopal Nagvenkar		1258	
2	Paraiso Homes Pvt Ltd		51252	

S.No.	Name of the Tenant	Khata No.	Mutation No.	Remarks
1	Nil			

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

Details of Cropped Area पिकाबाबतील क्षेत्राचा तापणील

Year	Name of the Cultivator	Mode	Season	Name of Crop	Irrigated	Unirrigated	Land not Available for		Source of Irrigation
					योगात	अयोगात	Nature	Area	
	नाम			पिकेचे नांव	Ha. Ars. Sq. Mts	Ha. Ars. Sq. Mts	हे. आर. चौ. मी.	हे. आर. चौ. मी.	सिंचनाचा प्रांत
	Nil								

End of Report

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

Handwritten signatures and initials.



FORM I & XIV

100014211929

Date : 09/02/2022

नसना नं १ व १४

Page : 2 of 2

Talika BARDF7
तालुका
Village Siolim
गाव
Name of the Field Maira
शेताचें नांव

Survey No. 244
सर्वे नंबर
Sub Div: No. 1
हिस्सा नंबर
Tenure
सत्ता प्रकार



The record is computer generated on 09/02/2022 at 3:06:25PM as per Online Reference Number- 100014211929. This record is valid without any signature as per Government of Goa Notification No. 2643/2016 RD/2629 dated 12/02/2016.
The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://egov.goa.nic.in/dslr>



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Government of Goa

Document Registration Summary 2

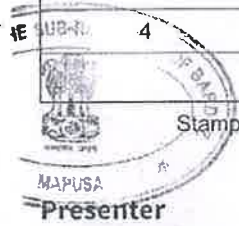
Office of the Civil Registrar-cum-Sub Registrar, Bardez

Print Date & Time : - 02-Mar-2022 12:18:54 pm

Document Serial Number :- 2022-BRZ-927

Presented at 11:58:49 am on 02-Mar-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	860100
2	Registration Fee	573380
3	Mutation Fees	2500
4	Processing Fee	1080
Total		1437060



Stamp Duty Required :860100/-

Stamp Duty Paid : 860100/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	VENKAT MUPPANA ,, Age: , Marital Status: , Gender:, Occupation: , Address1 - CARANZALEM, Address2 - , PAN No.: AAKCM3962C			



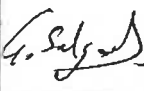



Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	RAVI CHOPRA , , Age: , Marital Status: , Gender:, Occupation: , DELHI, PAN No.: AAGCP7594K			
2	VENKAT MUPPANA , , Age: , Marital Status: , Gender:, Occupation: , CARANZALEM, PAN No.: AAKCM3962C			

Witness:

I/We individually/Collectively recognize the Vendor, Purchaser,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
-------	------------------------	-------	-------	-----------

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: GAURISH SALGAONKAR, Age: 34, DOB: 1987-07-25 Mobile: 8390556776, Email: , Occupation: Service, Marital status : Married, Address: 403002, E-389, E-389, Panaji, Tiswadi, NorthGoa, Goa			
2	Name: MANGALDAS VARGAONKAR, Age: 26, DOB: 1995-06-20, Mobile: 8308765449, Email: , Occupation: Service, Marital status : Married, Address: 403501, SOCORRO, SOCORRO, Socorro, Bardez, NorthGoa, Goa			


Sub Registrar

SUB-REGISTRAR

Document Serial Number :- 2024BRZ-827



Document Serial No:-2022-BRZ-927

Book :- 1 Document Registration Number :- BRZ-1-882-2022 Date : 02-Mar-2022

Himanshu

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

**SUB-REGISTRAR
BARDEZ**

Scanned by Deepika Nait (LDC)
Deepika

