

Date : 08/10/2026

To,
The Chairperson / Member
Secretary Goa Real Estate
Regulatory Authority 1st
floor, Spaces Building,
Patto -Plaza,

Subject: Application for Revision of
Registered Real Estate Project for
Addition of One Floor and a Swimming
Pool

MAY IT PLEASE THIS AUTHORITY

I, **C.V Constructions**, a Sole proprietary concern, having its registered office at Model Riviera, Shop no. 3, 4, & 5, Caranzalem-Goa, 403002, represented by its Sole Proprietor **Mr. Chacko Varghese**, the Promoter/Owner/Builder of the real estate project known as '**DARIUS PARADISE PHASE II**' situated at Ambirna, Socorro, Porvorim-Goa, registered with the Goa Real Estate Regulatory Authority under



RERA Registration No. PRG012242353 , dated
30/12/2024.

I respectfully submit this application seeking approval/permission of the Hon'ble Goa RERA Authority for revision of the particulars and sanctioned plans of the aforesaid registered project, in view of the revised development proposal described below.

1. Existing Registered Project

The project was registered with Goa RERA with the following particulars:

- 1) Project Name: Darius Paradise Phase II
- 2) RERA Registration No.: **PRG012242353**
- 3) Location: Ambirna, Socorro, Porvorim-Goa
- 4) Survey No.: 405/13 & 405/15, PLOT A
- 5) Village/Taluka: Socorro
- 6) Promoter: Chacko Varghese
- 7) Original Sanctioned Floors: A- 4th Floor, B- 4th Floor, C- 4th Floor
- 8) Original No. of Units/Apartments: Shop- 06, Flat- 39
- 9) Original Sanctioned Built-up Area: 6173.22 m²
- 10) Original FSI/FAR: (100%) 3843.00 m²
- 11) Original Estimated Cost: Rs. 17,50,31,107.25 /-



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No of Units Sold towards the Existing Project

The Promoter submits that out of the total existing 6 Shops and 39 Units/Flats, 3 Shops, 7 Units/Flats with respect to existing project, have already been sold under duly executed Agreements for Sale with the respective purchasers/allottees.

2. Proposed Revision

The Promoter proposes to revise the registered project by incorporating the following additional development:

A. Addition of One Additional Floor

The Promoter proposes to construct **one additional floor, i.e. Block B & C**, over and above the floors presently approved/declared in the registered project.

The proposed additional floor shall comprise:

- Number of units proposed: 5 Flat & 6 Shop
- Type of units: Commercial and Residential
- Proposed carpet area: 551.86 m²
- Proposed built-up area: 756.64 m²
- Proposed common area: 281.69 m²
- Additional FSI/FAR proposed to be utilised: (18.08%) 694.79m²
- Revised total FSI/FAR: (120%) 4611.60 m²
- Revised total built-up area of project: 7546.24 sq. m.



- (Including swimming pool, stilt floor, terrace floor, security cabin, ground floor)
- Revised total number of apartments/units: 5 units
(6 Shop + 5 Flat)

The additional floor is proposed in accordance with the revised plans and approvals obtained / proposed to be obtained from the competent planning and local authorities.

B. Addition of Swimming Pool

The Promoter further proposes to add a **swimming pool as an amenity/common facility** within the project premises at the location shown in the revised sanctioned layout/site plan.

The swimming pool shall be constructed and provided in accordance with the applicable building, planning, safety, environmental and other statutory requirements and the approvals/NOCs of the competent authorities, wherever applicable.

3. No Adverse Effect on Existing Allottees

We further undertake that the proposed addition of the additional floor and swimming pool shall be carried out strictly in accordance with the revised sanctioned plans and applicable permissions.

4. Revised Project Cost

Consequent upon the proposed addition of the additional floor and swimming pool, the estimated cost of the project is proposed to be revised as follows:



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Existing Estimated Project Cost: Rs. 17,50,31,107.25/-

Additional Estimated Cost: Rs. 54,74,277.75/-

Revised Estimated Project Cost: Rs. 18,05,05,385/-

5. Revision of RERA Project Particulars

In view of the above, we respectfully request the Hon'ble Authority to permit/update the following particulars in the registered project:

Particular	Existing	Revised
Number of Floors	Block A- 6, Block B- 6, Block C- 5	Block A- 6, Block B- 7, Block C-7
Number of Apartments/Units	3 BHK: 16nos 2 BHK: 23nos Shop: 06nos	3 BHK: 15nos 2 BHK: 25nos 1 BHK: 4nos Shop: 12nos
Built-up Area	6173.22 Sq. m.	7546.24 Sq. m.
FSI/FAR	3843 Sq. m.	6411.60 Sq. m.
Estimated Project Cost	17,50,31,107.25 /-	18,05,05,385 /-
Common Amenities	127.91 m ²	301.75 m ²
Swimming Pool	NO	YES

6. Revised Approvals

The proposed revision has been/will be incorporated in the revised plans and statutory approvals obtained from the competent authorities.



A handwritten signature in blue ink, appearing to be "S. V. S.", written over a blue line.

7. Enclosures

I am submitting herewith copies of the additional revised documents as follows.

1. Revised Sanctioned Building Plan
2. Revised Layout/Site Plan
3. Revised Construction Licence under Ref. No.VP/SOC/1520/2026, dated 14.07.2026
4. Revised Technical Clearance dated 20.05.2026
5. Architect's revised certificate dated 02.09.2026
6. Engineer's revised certificate dated 04.09.2026
7. Revised estimated project cost dated 28.09.2026
8. Revised FSI/FAR statement
9. Consent letters of the existing allottees (10 letters)
10. Affidavit/Form II
11. Affidavit (Consent of existing Allottees)
12. Affidavit (Litigation)
13. Any other documents with the leave of this Hon'ble Authority.

8. Undertaking

I hereby undertake that the proposed revision shall be implemented only after obtaining all requisite permissions, sanctions, NOCs and approvals from the competent authorities and in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016, the applicable Goa RERA Rules and Regulations and other applicable laws.



A handwritten signature in blue ink, appearing to be "S. V. S.", written over the stamp.

I further undertake to upload/submit the revised plans, approvals, certificates, declarations and other documents as may be required by the Authority and to update the project particulars on the Goa RERA portal.

I therefore humbly request this Hon'ble Goa RERA Authority to kindly take the proposed revision on record and permit/update the registered project particulars **to incorporate the additional floor and swimming pool**, subject to compliance with all applicable statutory requirements and directions of the Authority.

Thanking you,

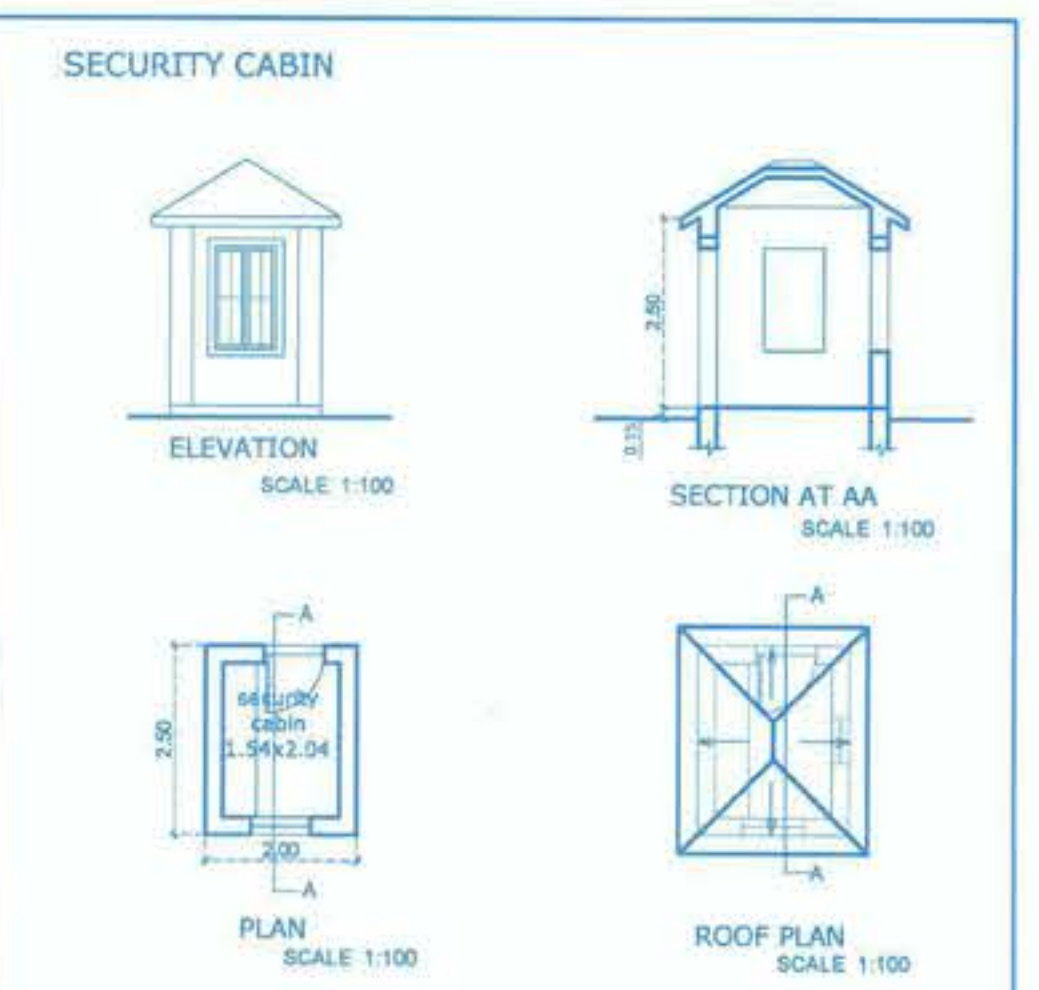
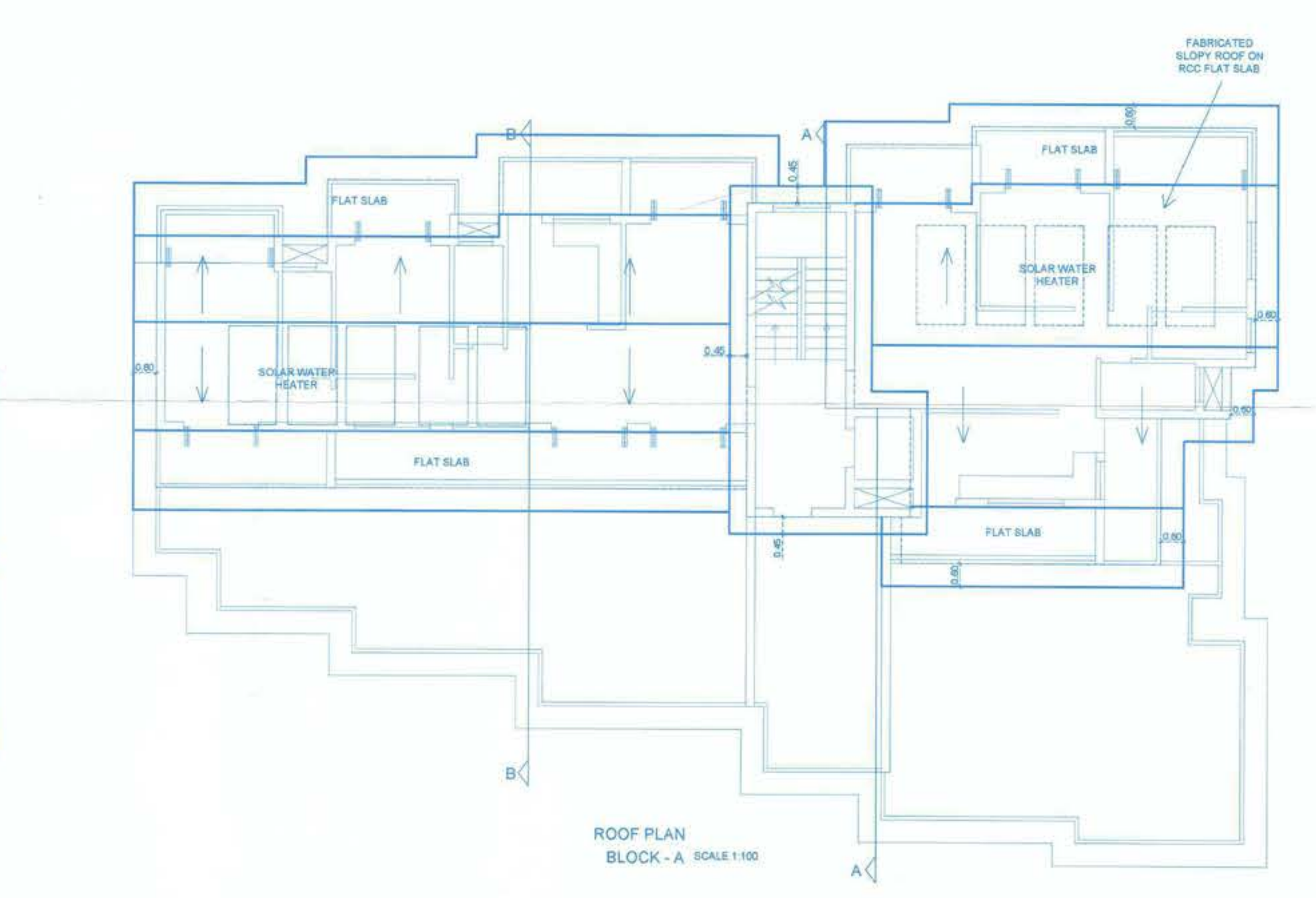
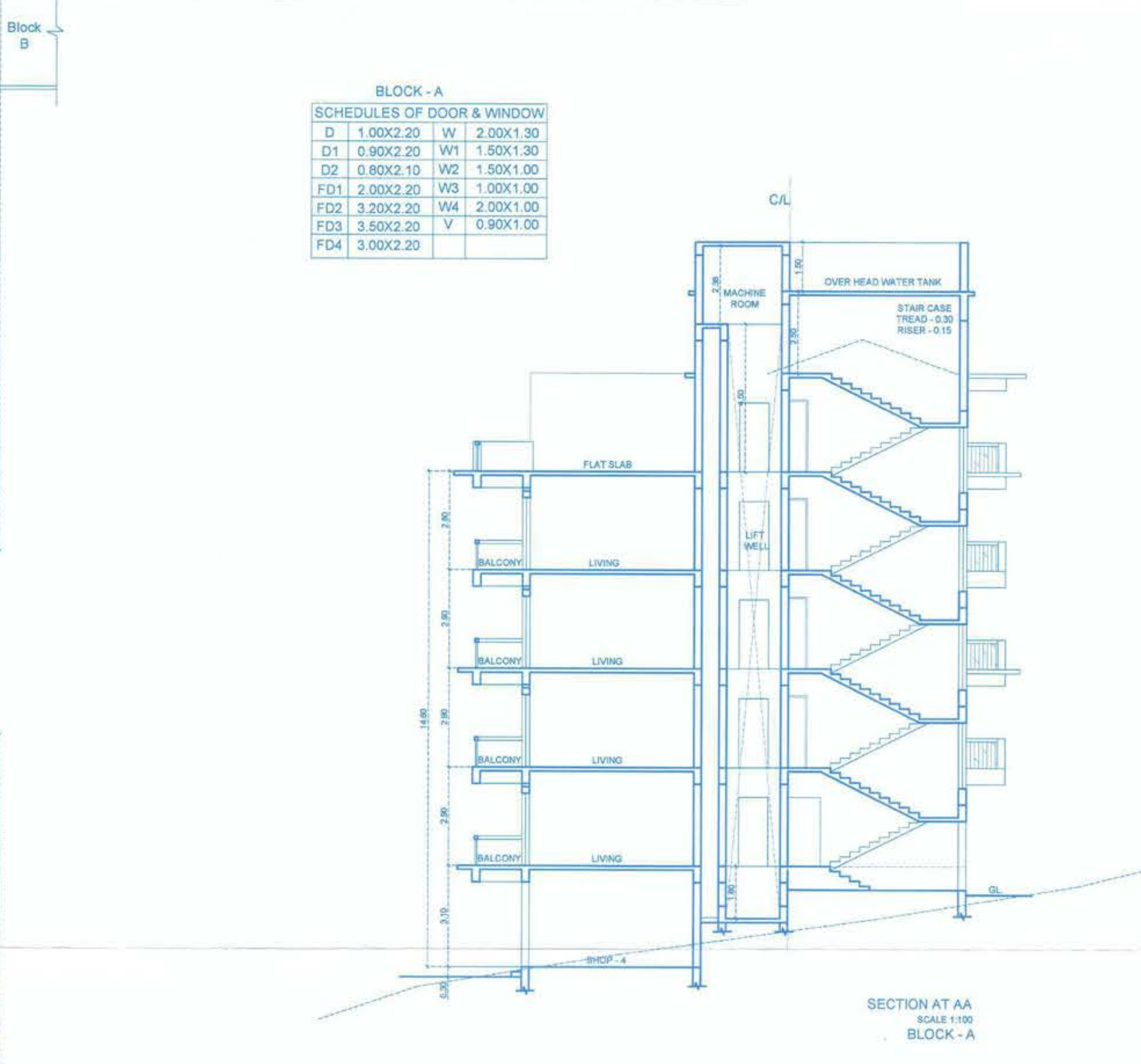
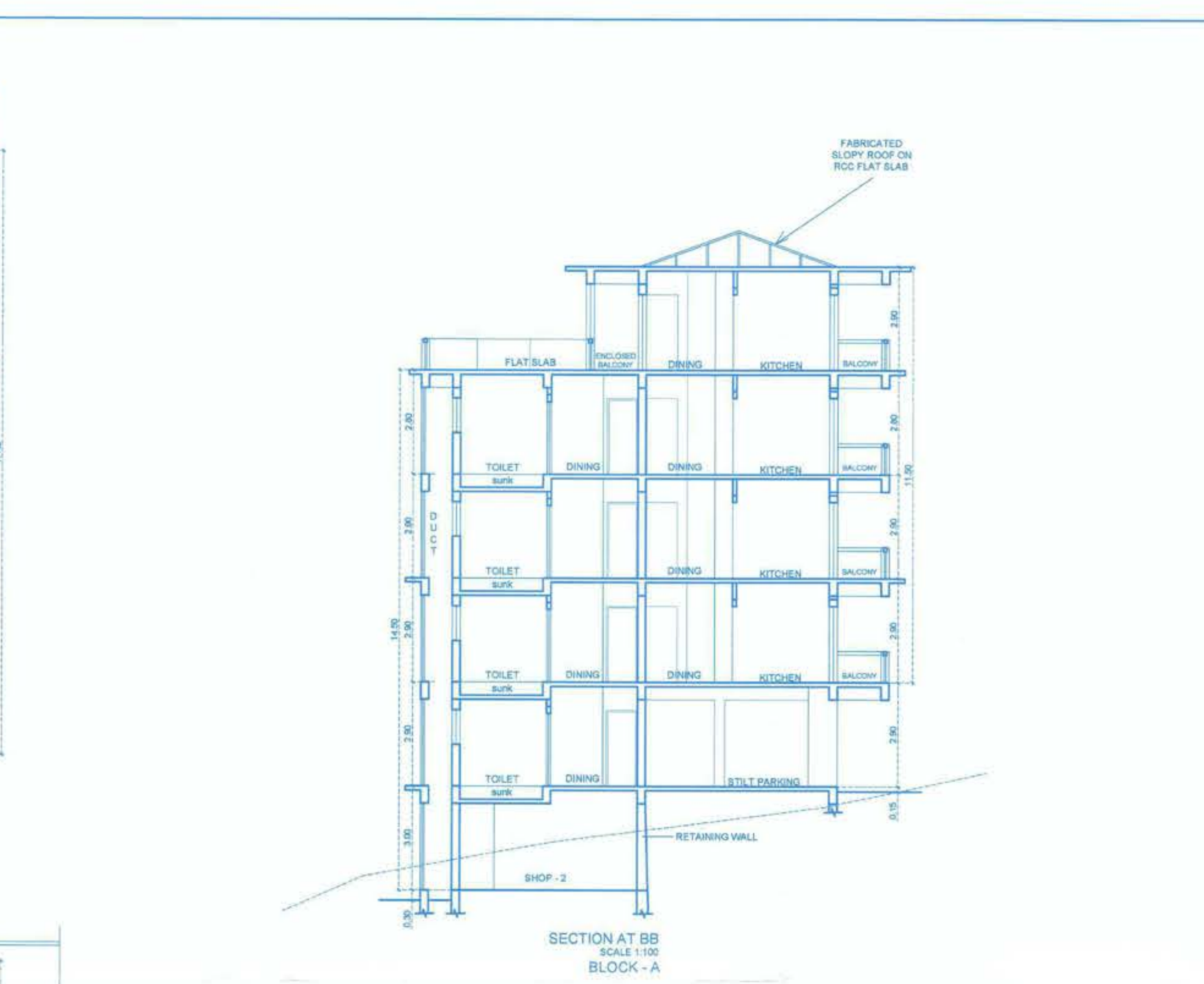
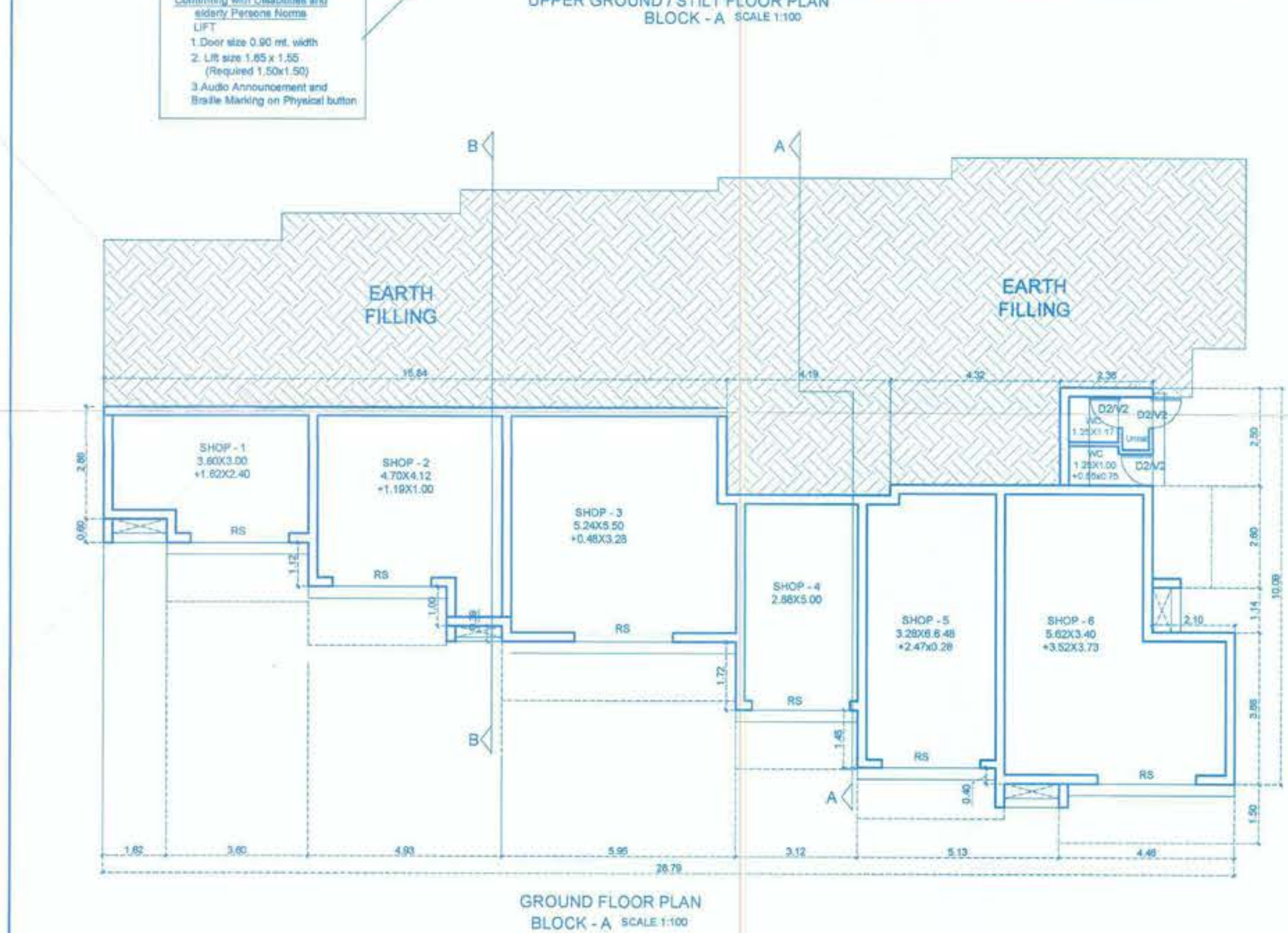
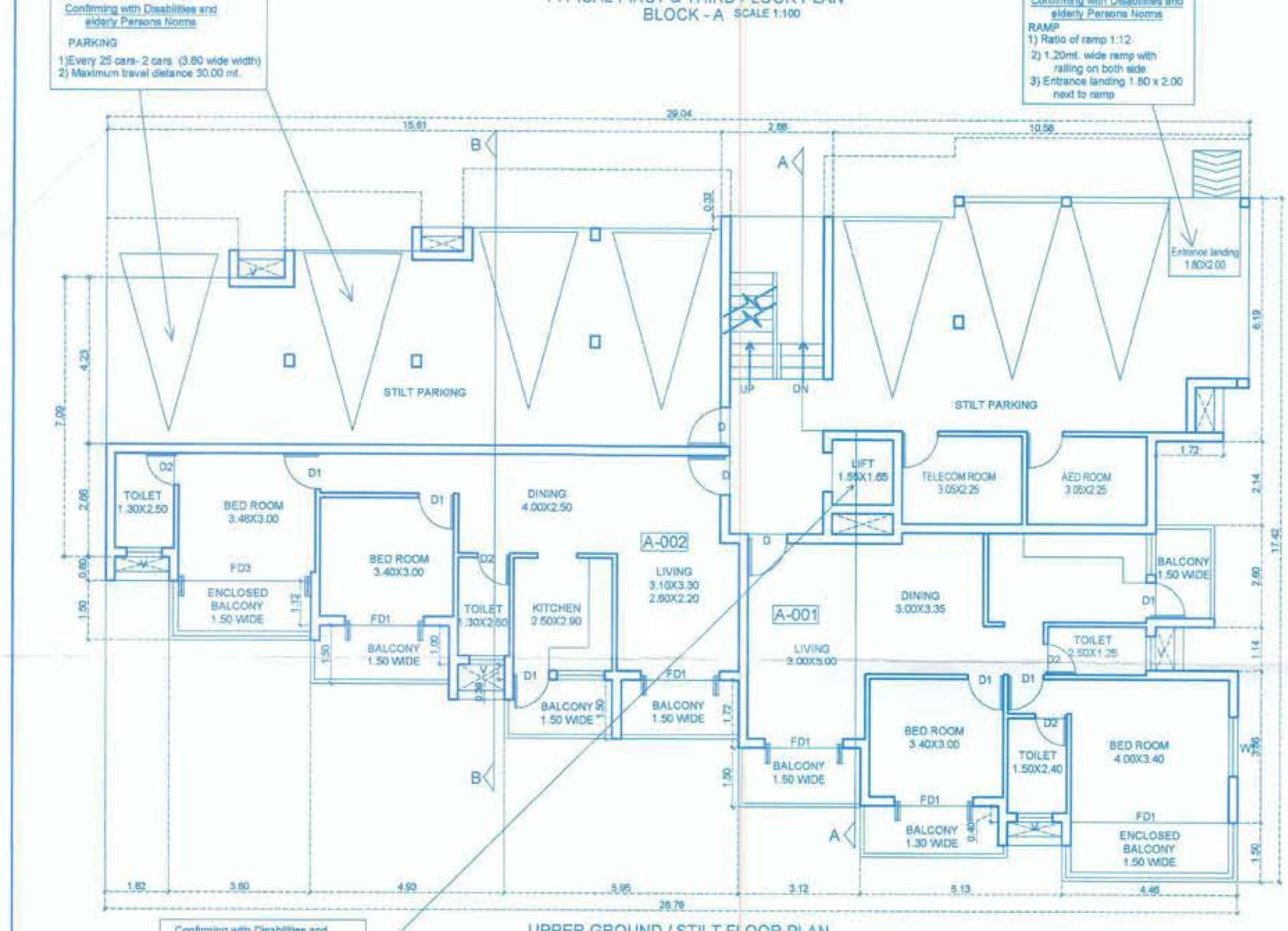
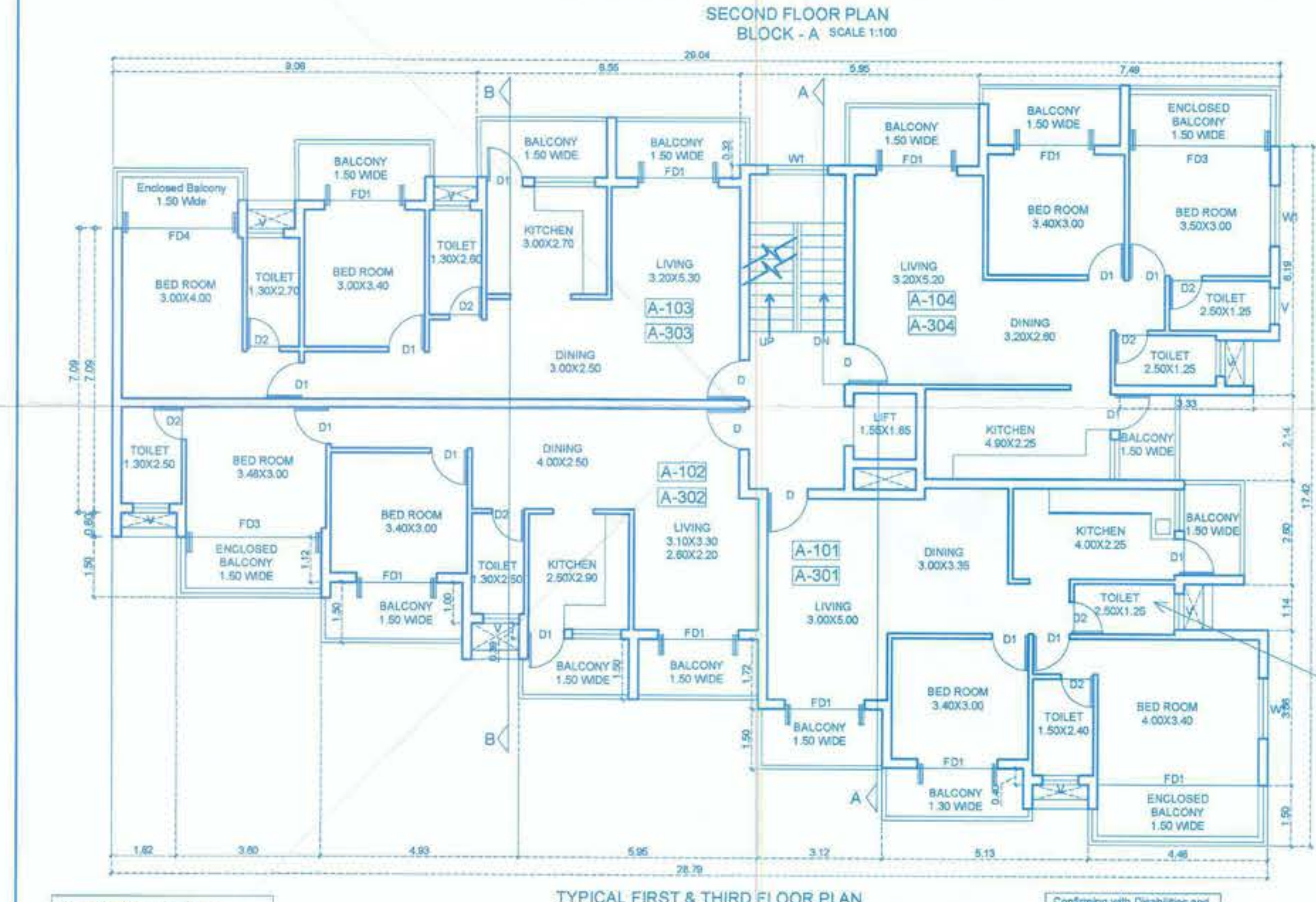
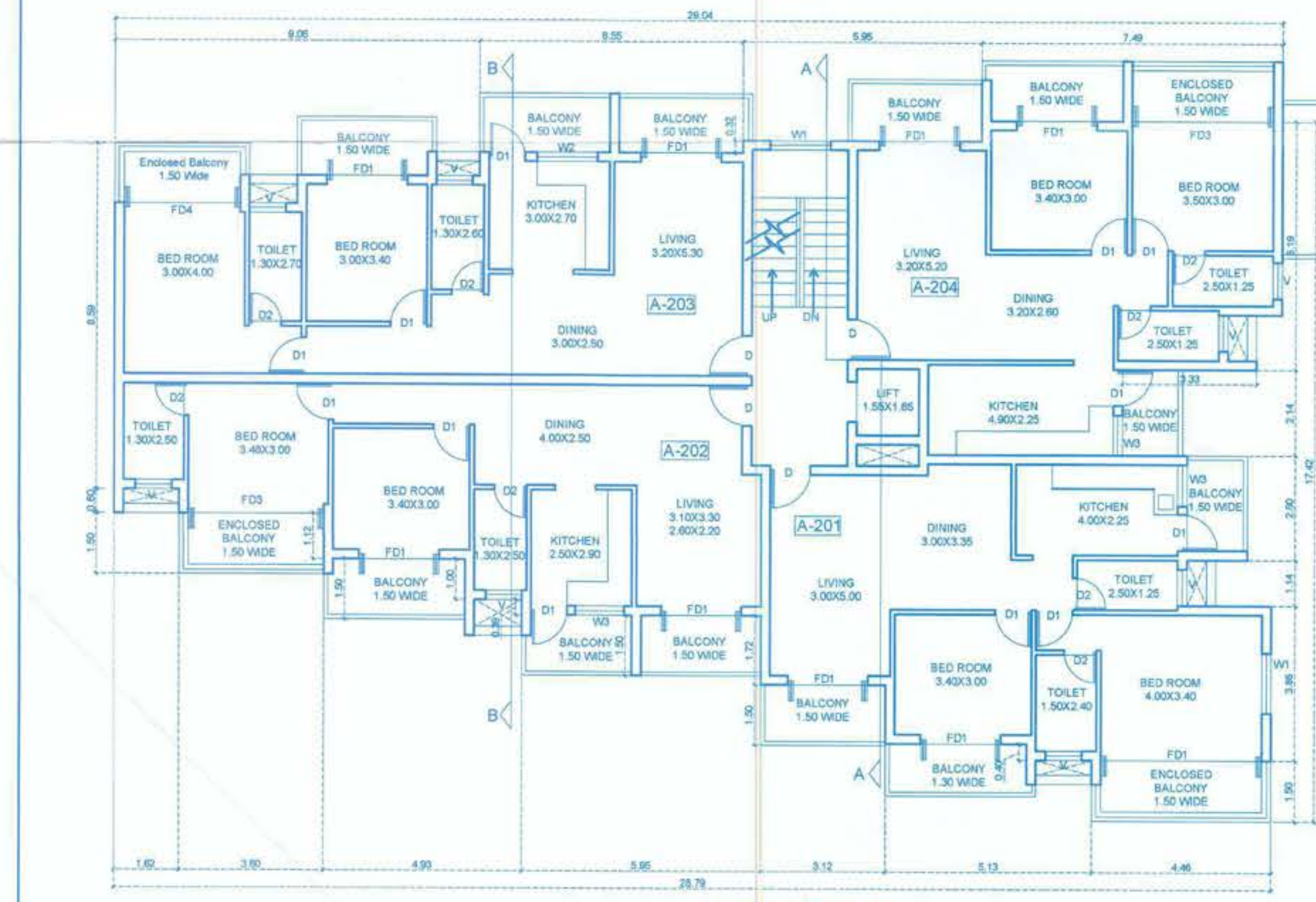
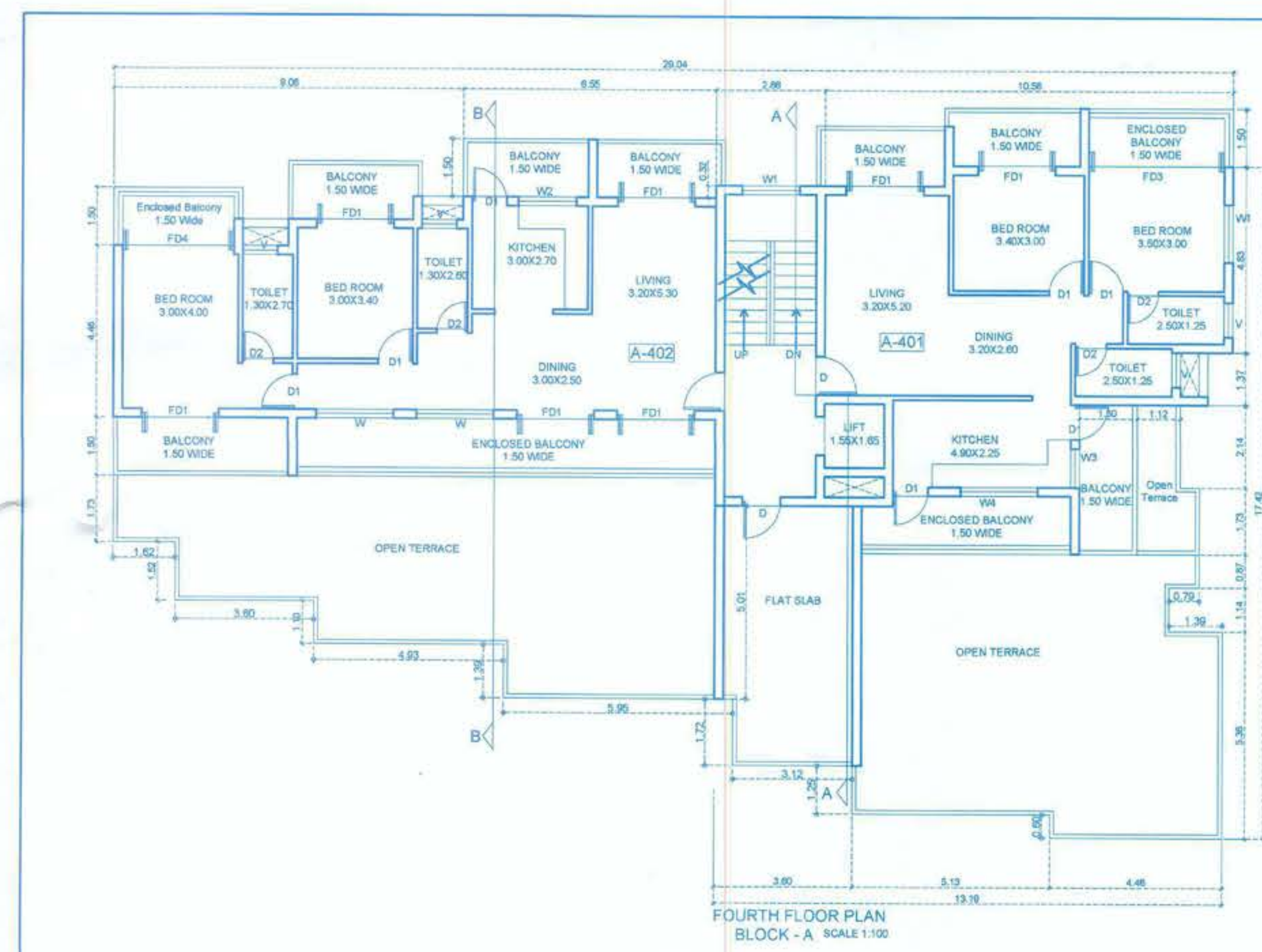
Yours faithfully,


For C.V. Constructions



Promoter of the Project 'DARIUS PARADISE PHASE II'

Contact- 9822644081



BLOCK - A

SCHEDULES OF DOOR & WINDOW

D	1.00x2.20	W	2.00x1.30
D1	0.90x2.20	W1	1.50x1.30
D2	0.80x2.10	W2	1.50x1.00
FD1	2.00x2.20	W3	1.00x1.00
FD2	3.00x2.20	W4	2.00x1.00
FD3	3.00x2.20	V	0.90x1.00
FD4	3.00x2.20		

Passed and Approved
Vide Res. No. 122/2024
Subject to the Conditions
Mentioned on the Permission
No. VPS/2024/1520/2024-2027
Dated: 14/11/2024
Secretary
Approved With Condition vide
R.O. No. 122/2024
dt 20/11/2024
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa



NOTE: ALL DIMENSIONS ARE IN MTS. AND CMS.

OWNER: MRS. C.V. CONSTRUCTION

(MR. CHACKO VARGHESE)

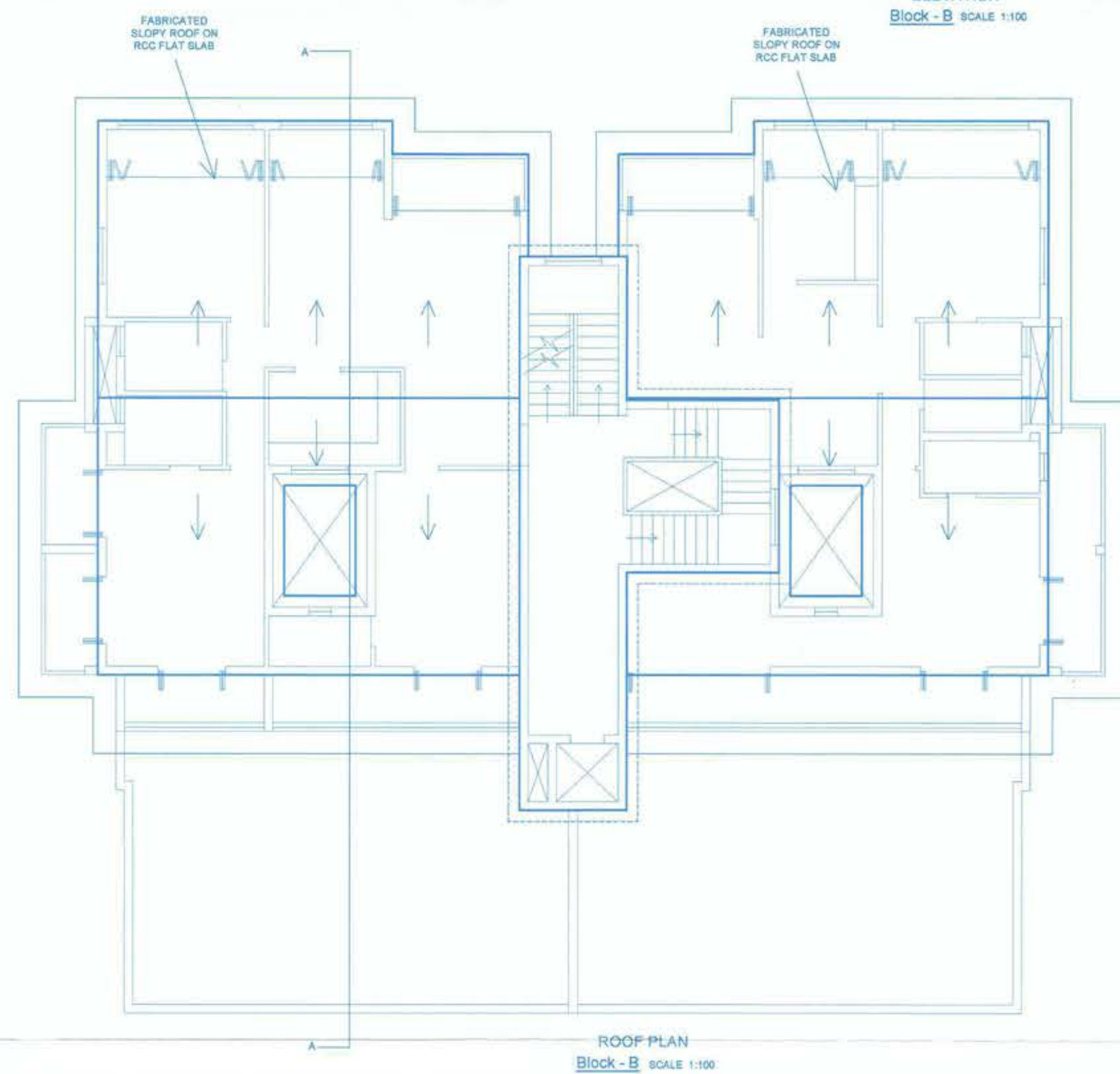
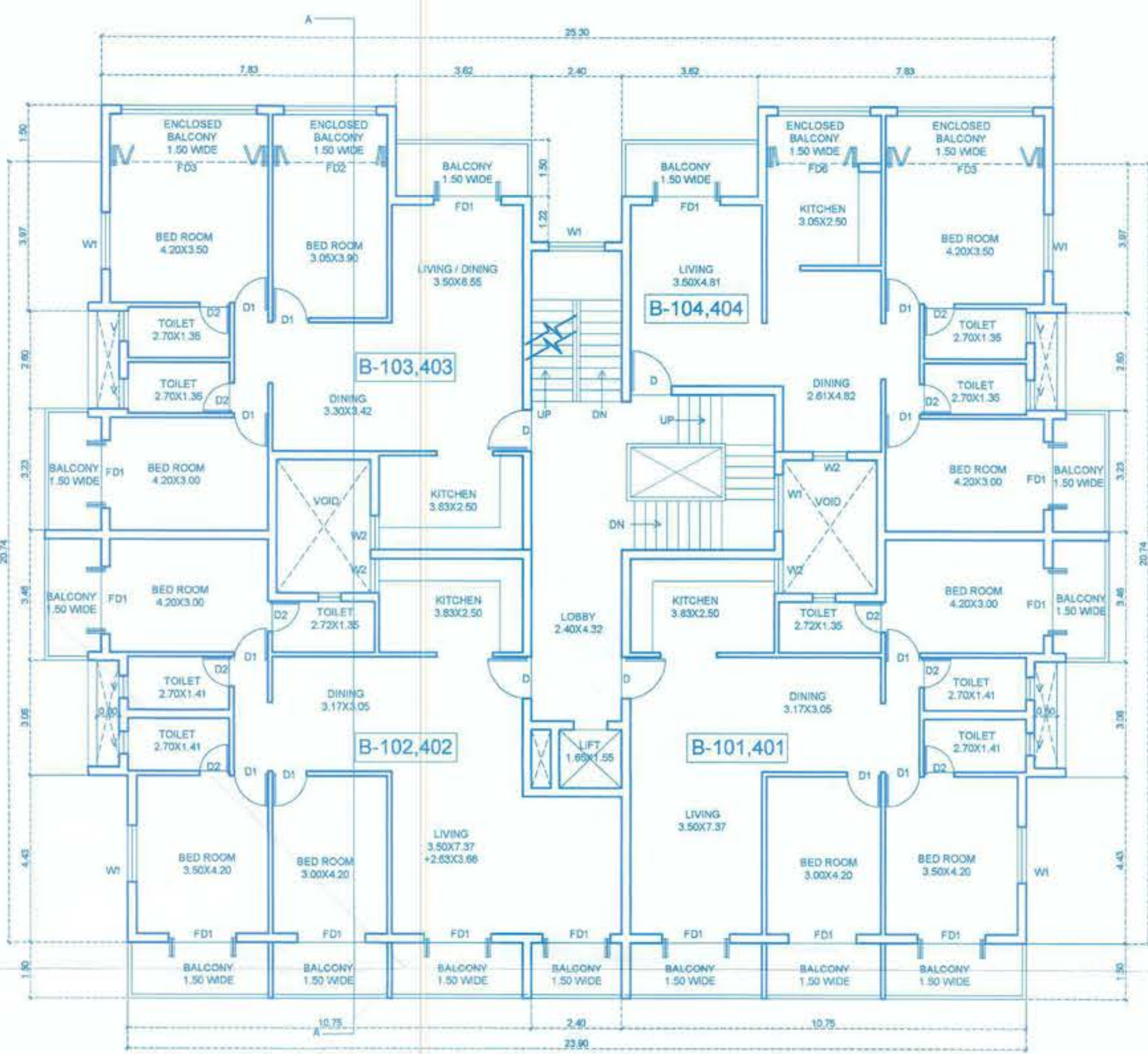
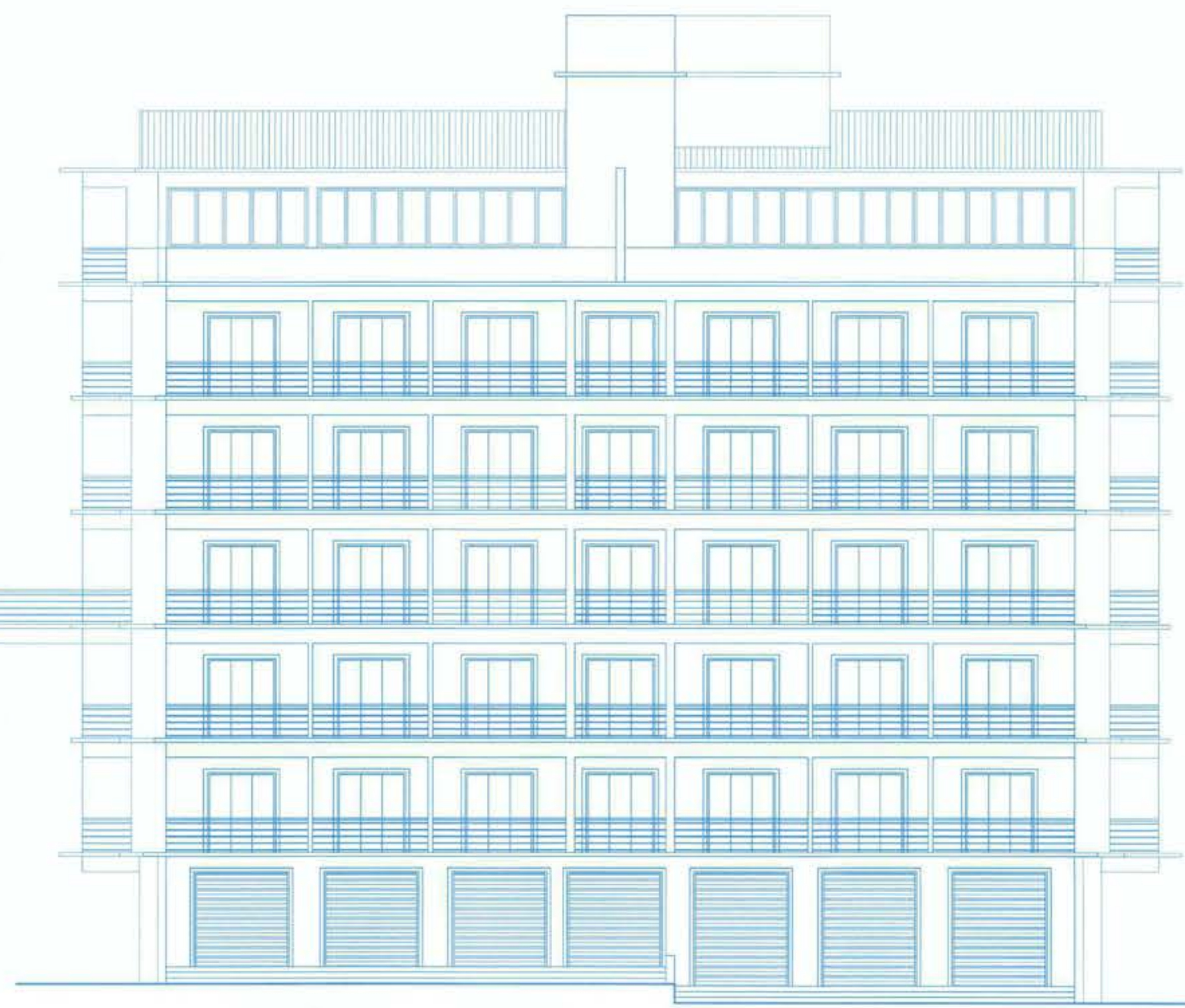
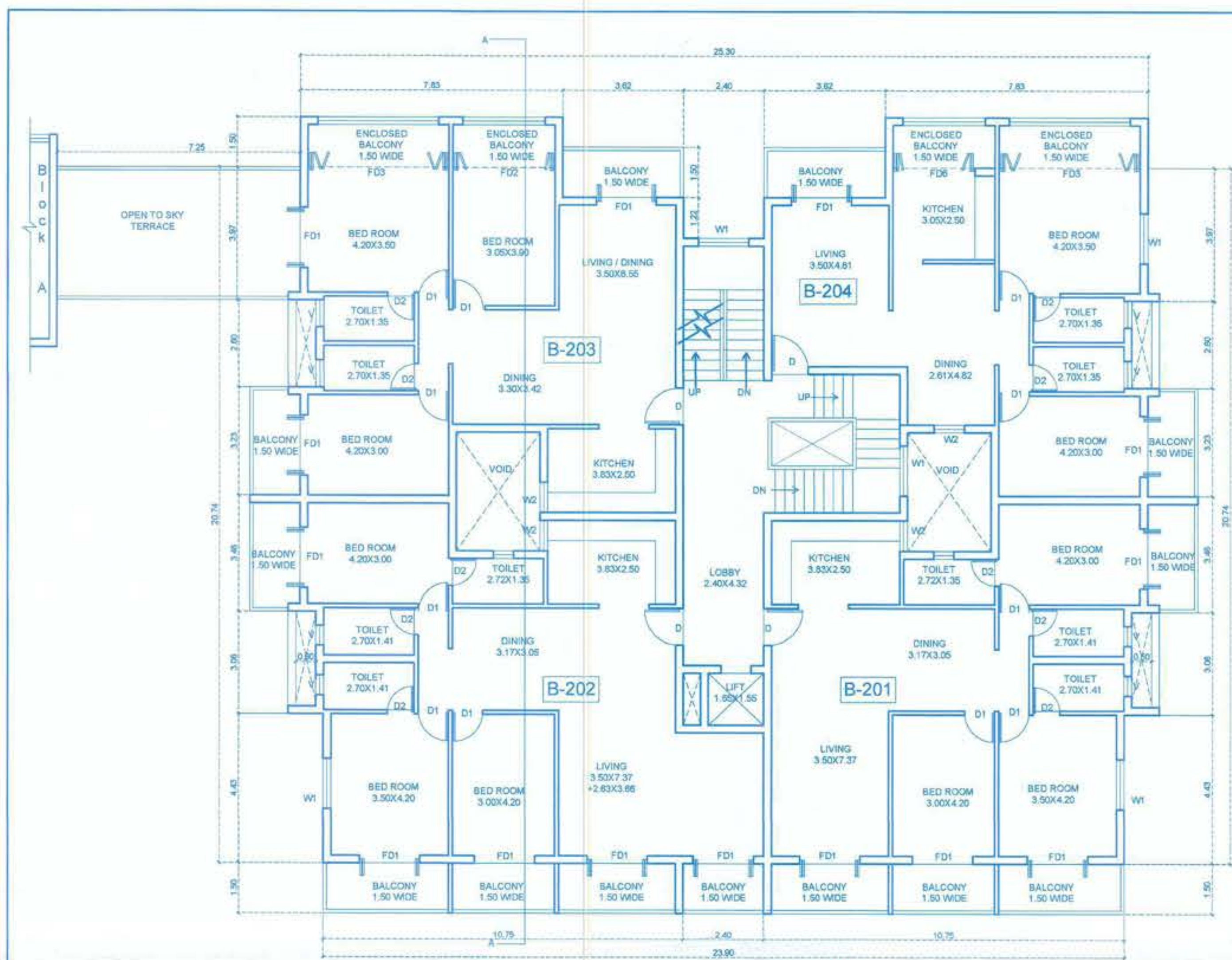
ARCHITECT: AR. SIDDHARTH D. NAIK
201 - A, MATHIAS PLAZA
PANAJI - GOA 403 001
Reg. No: AR/0027/2010

REVISED PLANS OF PROPOSED BLOCK - A, B, C,
SWIMMING POOL, SECURITY CABIN AND
COMPOUND WALL ON AMALGAMATED PLOT
BEARING SURVEY No. 405 / 13 & 405 / 15 Part (PLOT A)
AT SOCORRO VILLAGE, BARDEZ TALUKA, GOA.

SCALE 1:100, 1:200, 1:500 DRG. NO. 02 / 04

M/S ULYSIS
#201-A, SECOND FLOOR, MATHIAS PLAZA
PANAJI - GOA 403001
PH. - 91 832 6455050

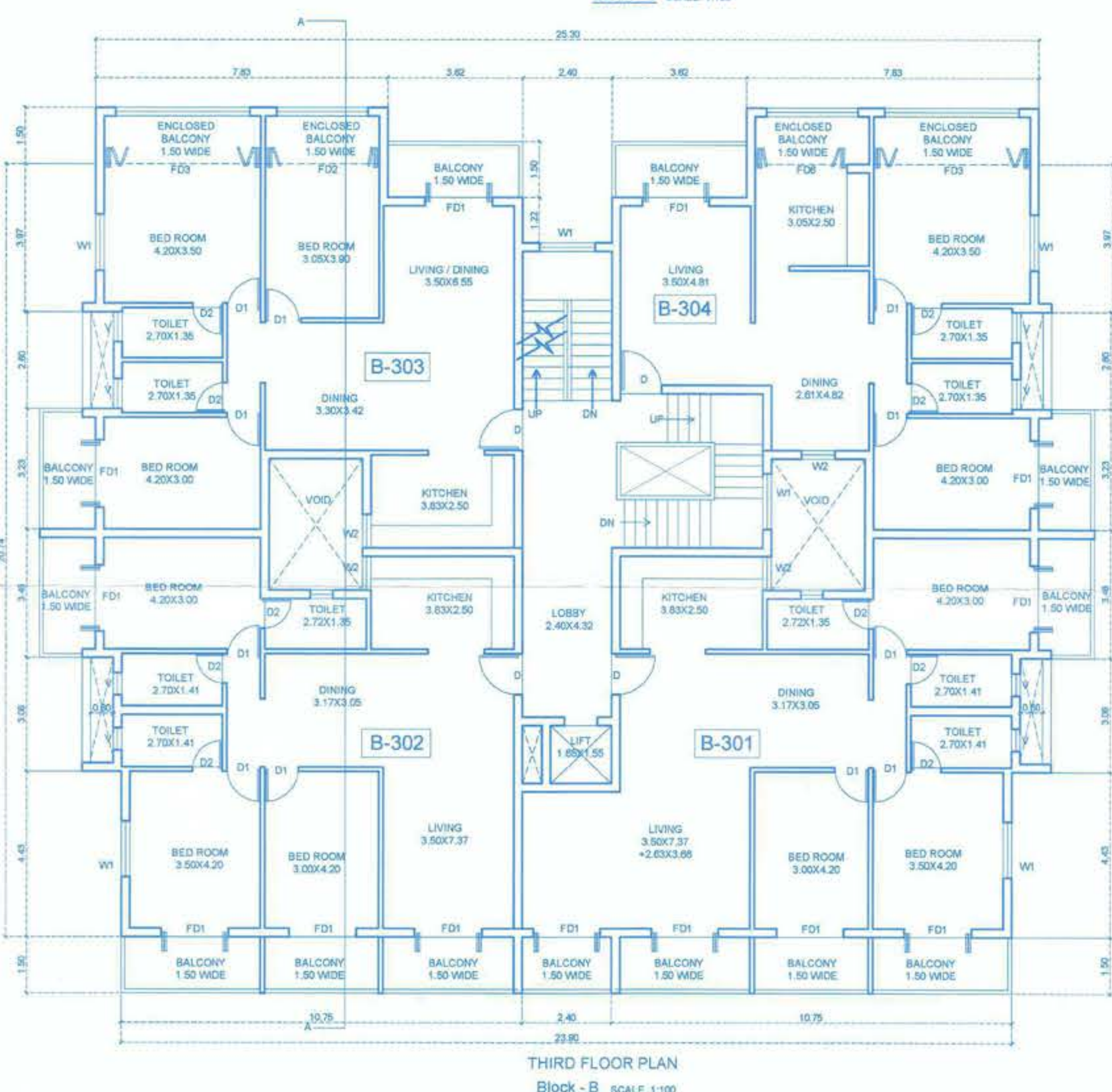
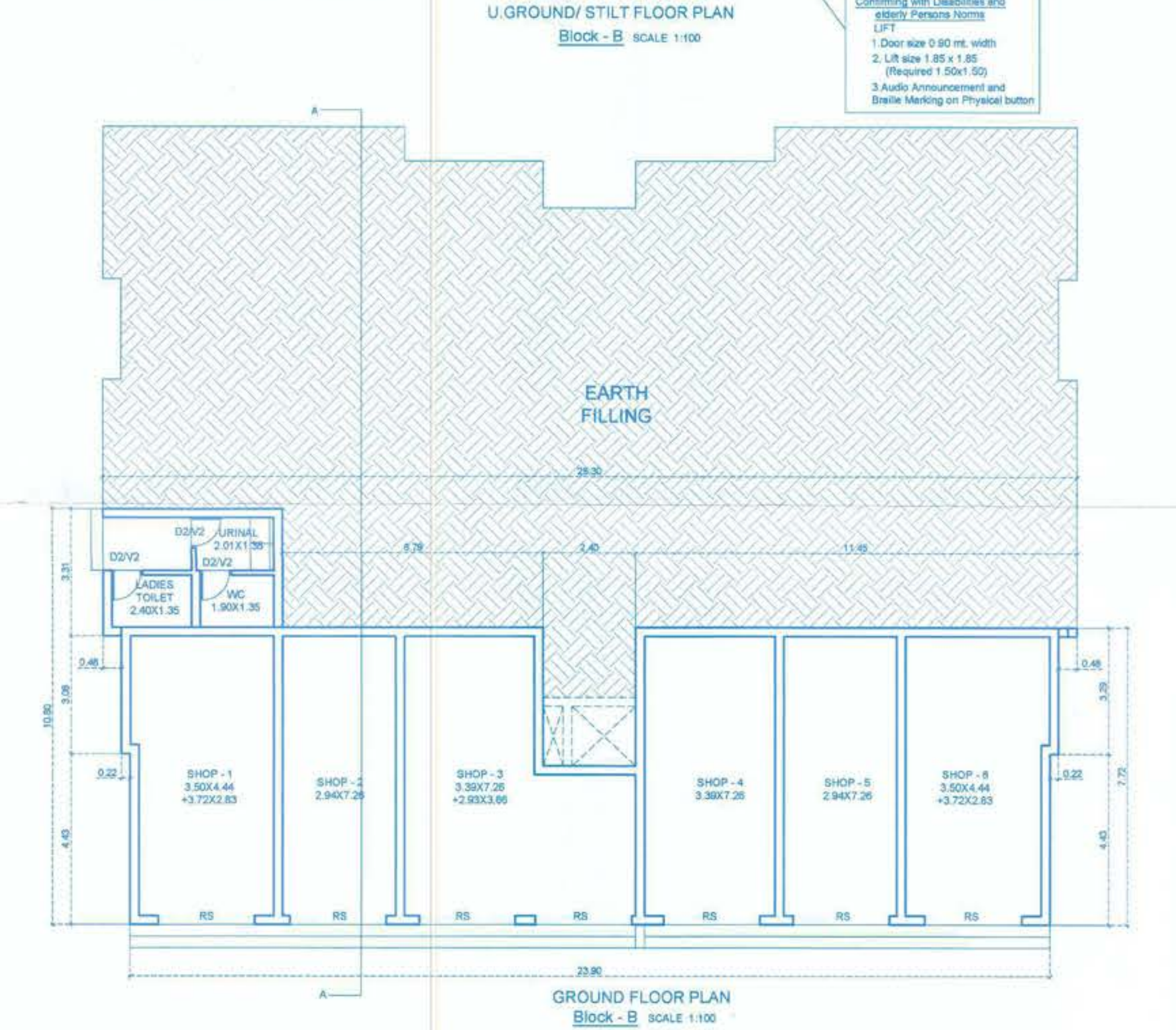
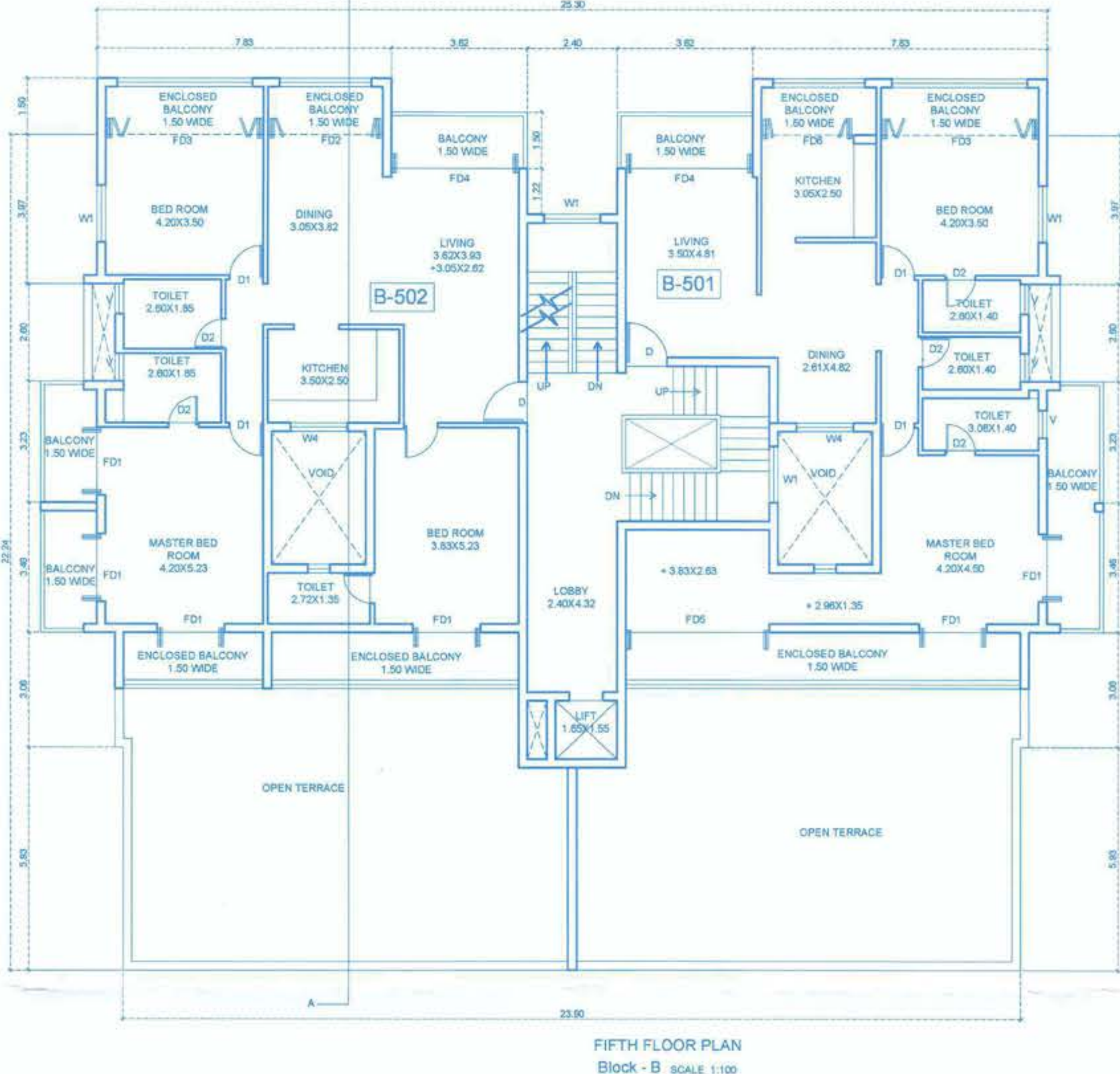
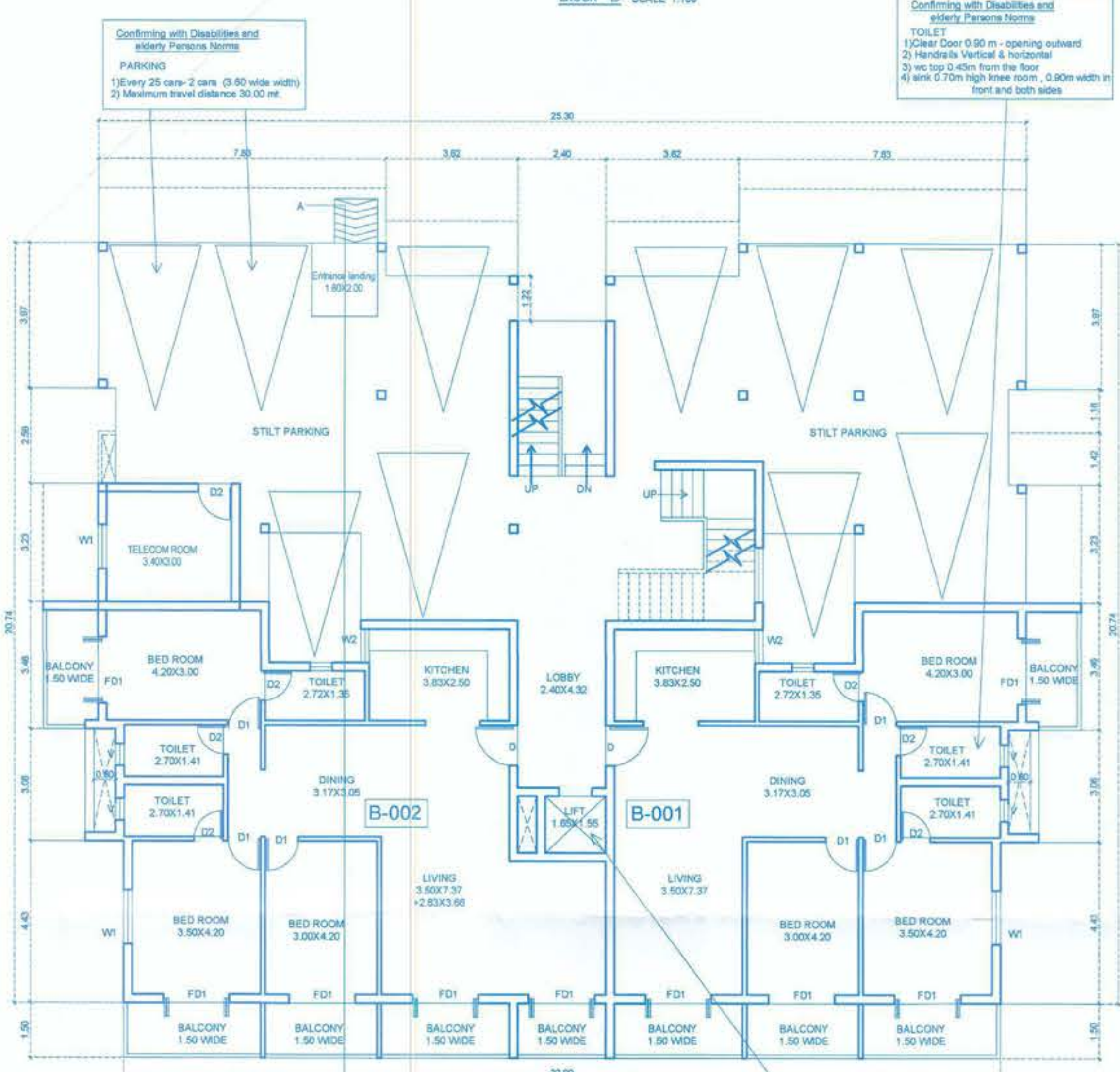
ULYSIS



BLOCK B

SCHEDULES OF DOOR & WINDOW

TYPE	SIZE	TYPE	SIZE
D1	1.00X2.10	W1	1.50X1.20
D2	0.90X2.10	W2	0.90X0.90
D3	0.80X2.10	W3	1.20X0.90
FD1	1.80X2.10	W4	1.50X0.90
FD2	3.50X2.10	V	0.60X0.90
FD3	4.20X2.10		
FD4	3.30X2.10		
FD5	3.80X2.10		
RS	2.50X2.50		



Passed and Approved
Vide Res. No. 1212/2026
Subject to the Conditions
Mentioned on the Permission
No. VPI/2026-1/1520/2026-2027
Dated: 14/11/2026
Approved With Condition Vide
r.c.O No: 1212/2026
dt 20/11/2026
Dy. Town Planning Officer
Town & Country Planning Dept
Govt. of Goa, Mapusa



NOTE: ALL DIMENSIONS ARE IN MTS. AND CMS.
OWNER: M/S. C.V. CONSTRUCTION

ARCHITECT: (MR. CHACKO VARGHESE)

AR. SIDDHARTH D. NAIK
201-A, MATIAS PLAZA
PANAJI - GOA 403 001
Reg. No.: AR/0027/2010

REVISED PLANS OF PROPOSED BLOCK - A, B, C,
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COMPOUND WALL ON AMALGAMATED PLOT
BEARING SURVEY No. 405 / 13 & 405 / 15 Part (PLOT A)
AT SOCORRO VILLAGE, BARDEZ TALUKA, GOA.

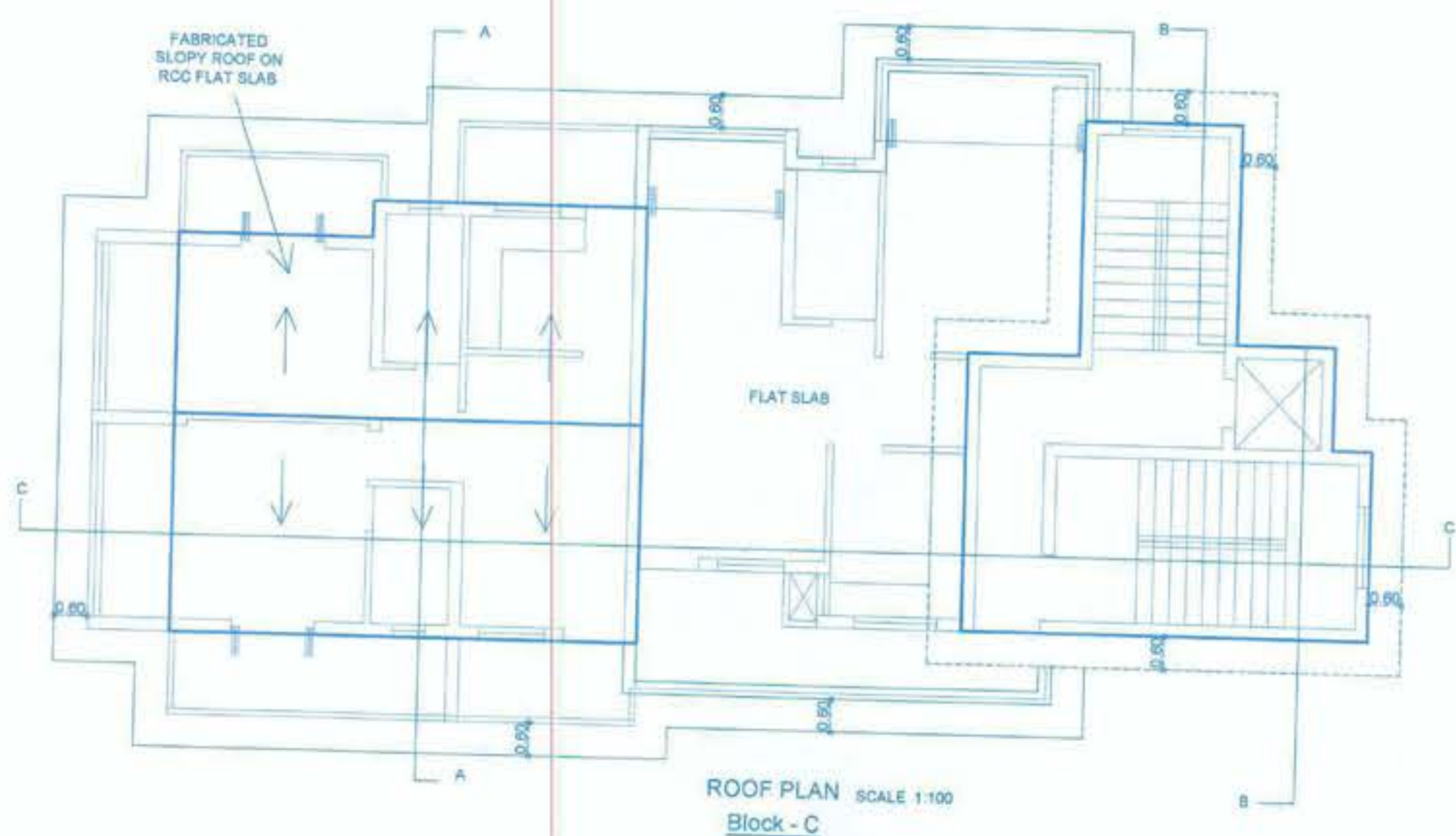
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M/S ULYSIS
#201-A, SECOND FLOOR, MATIAS PLAZA
PANAJI - GOA 403001
PH. - 91 832 6455050

ULYSIS

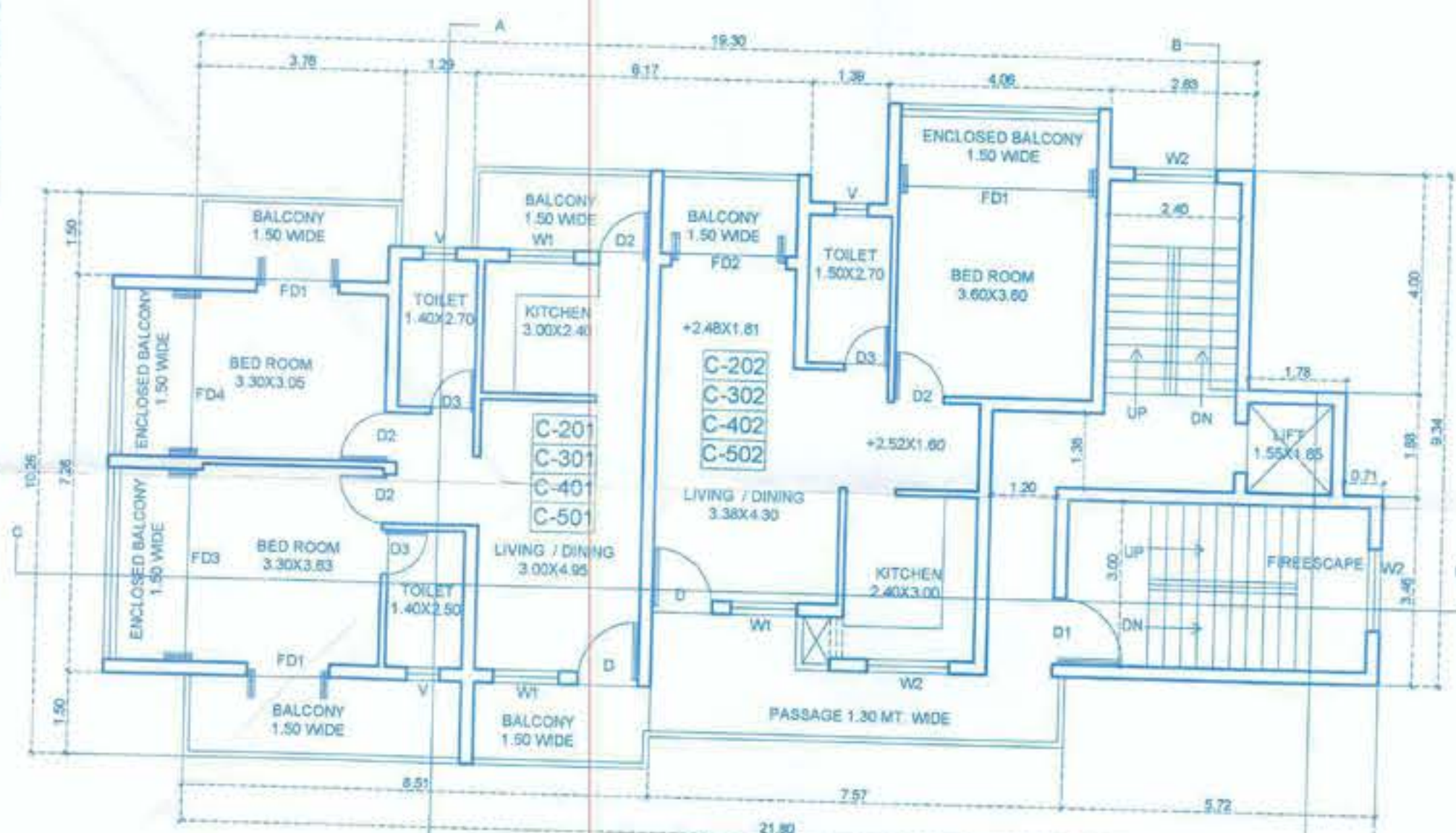


FRONT ELEVATION
Block - C

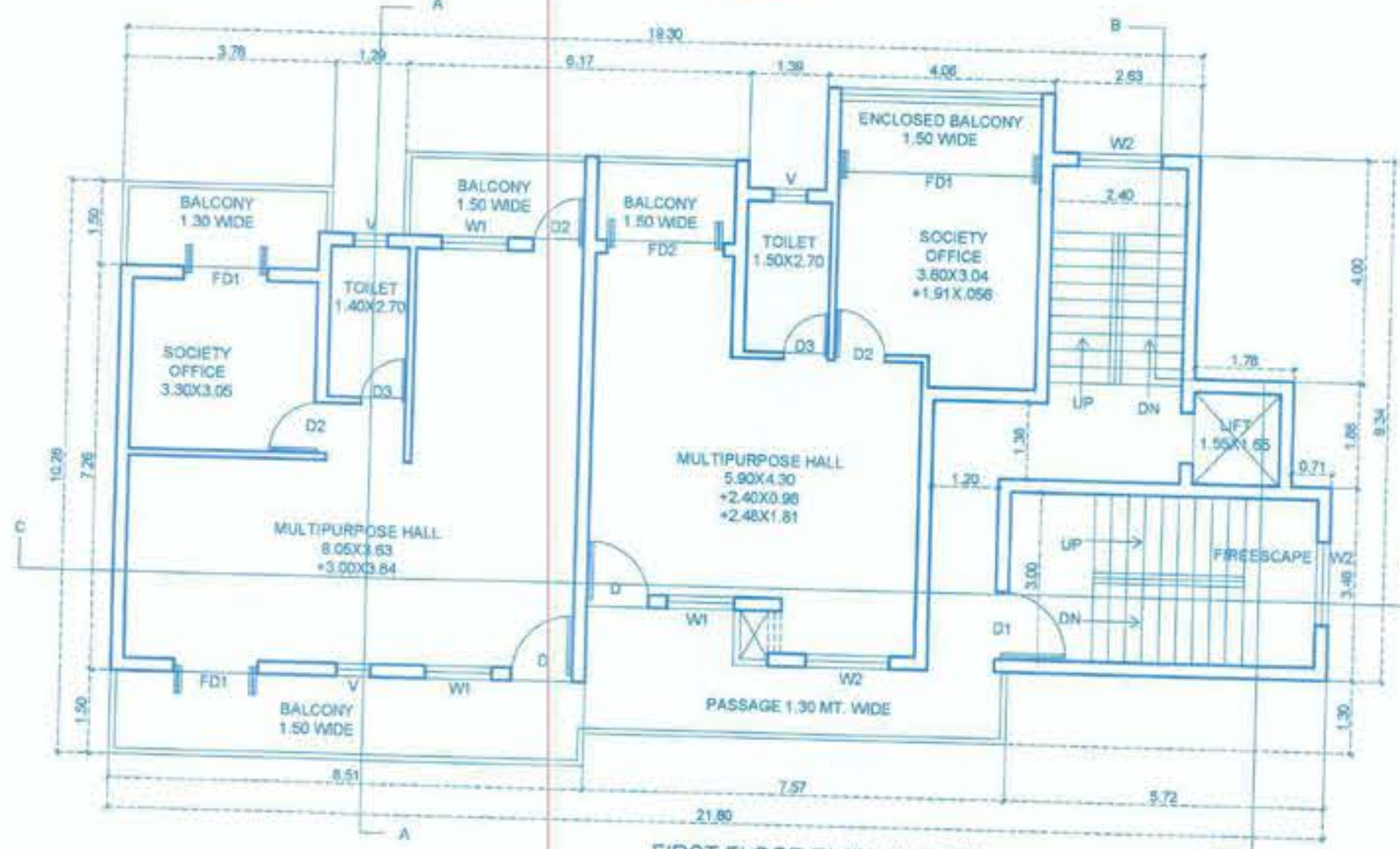


ROOF PLAN
Block - C

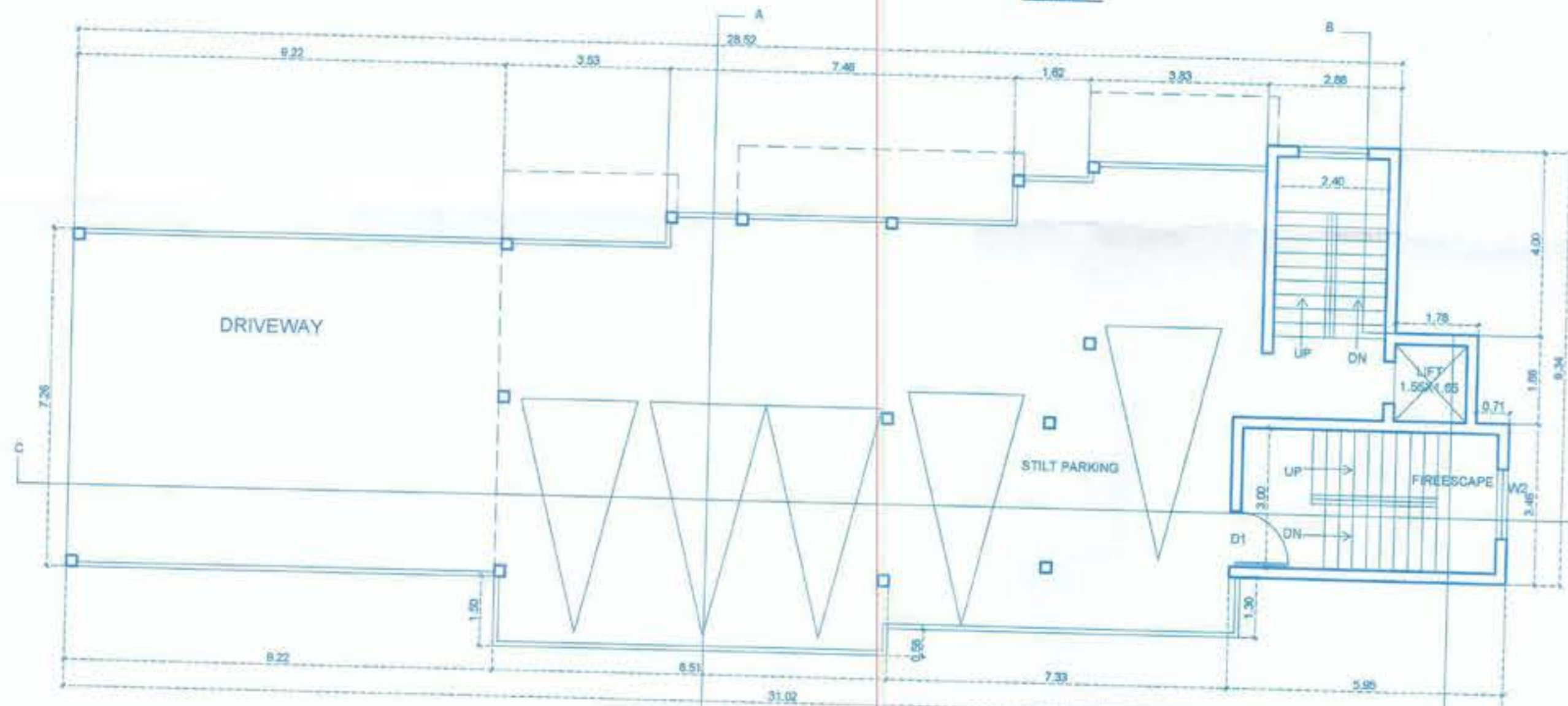
BLOCK C				
TYPE	SIZE	TYPE	SIZE	
D	1.10X2.20	FD2	2.10X2.20	
D1	1.20X2.20	W1	1.20X1.50	
D2	0.90X2.20	W2	1.50X1.50	
D3	0.80X2.20	V	0.60X0.80	
FD1	1.50X2.20			
FD2	3.60X2.20			
FD3	3.50X2.20			
FD4	3.05X2.20			



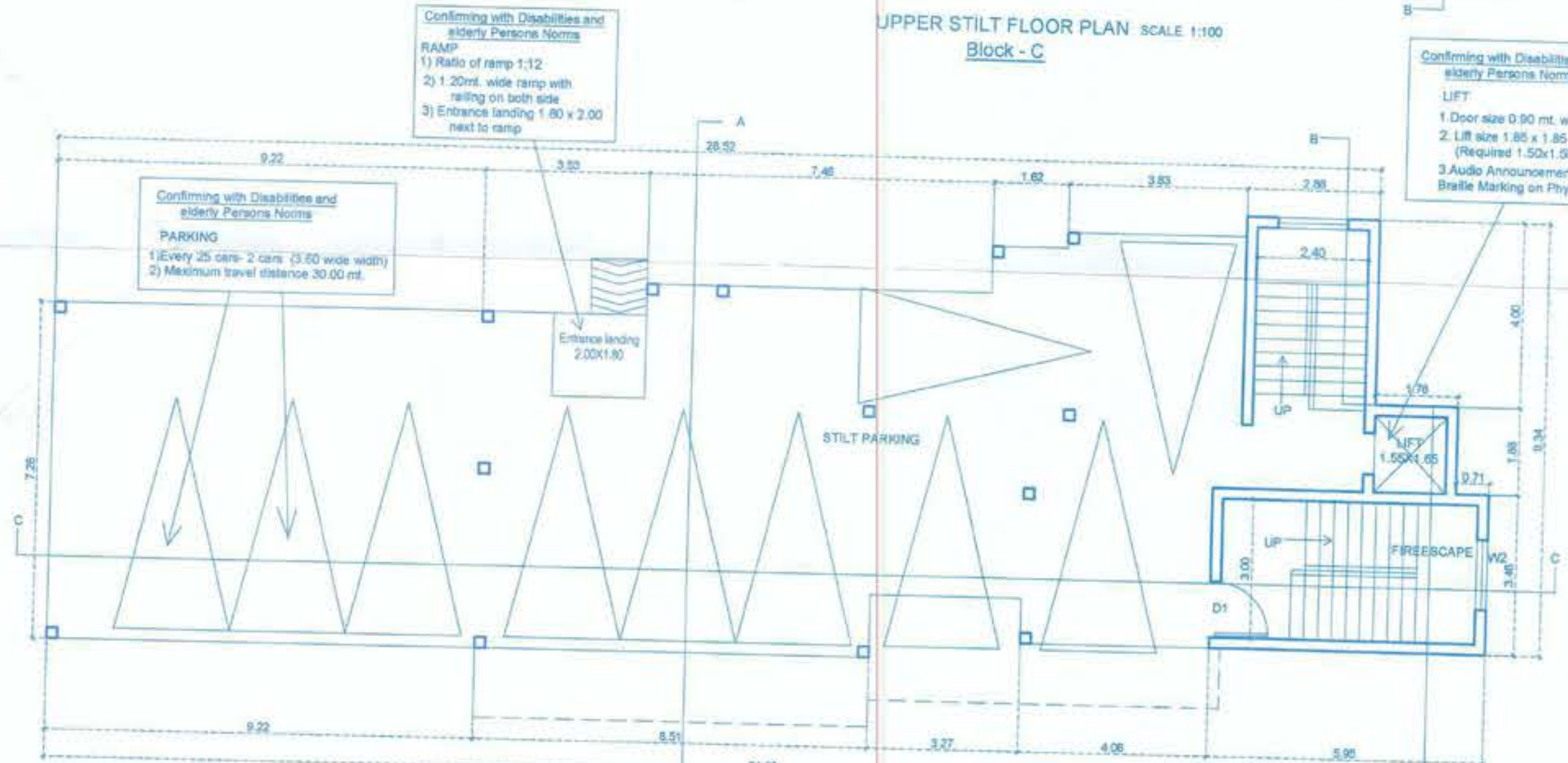
TYPICAL SECOND, THIRD, FOURTH & FIFTH FLOOR PLAN
Block - C



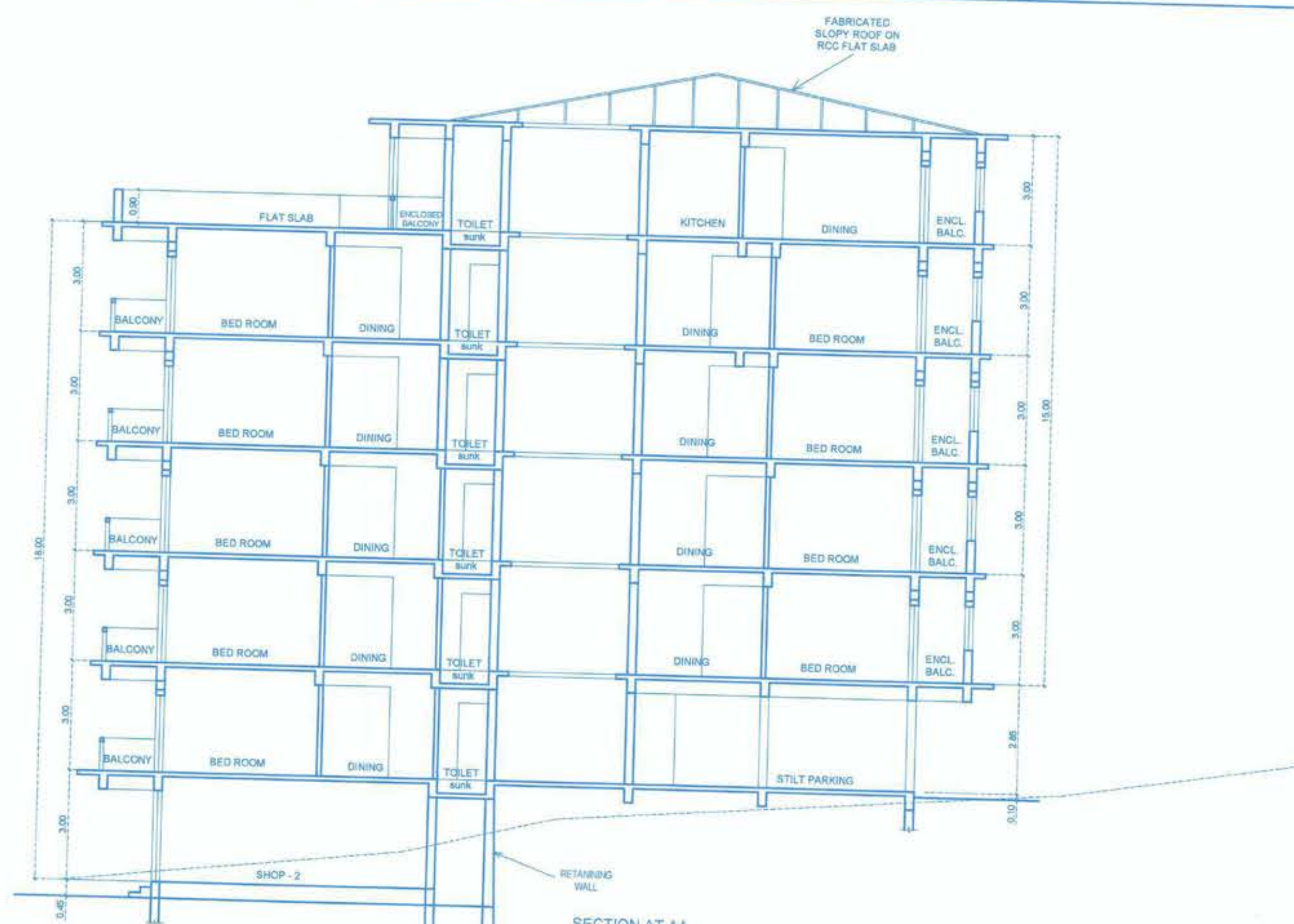
FIRST FLOOR PLAN
Block - C



UPPER STILT FLOOR PLAN
Block - C

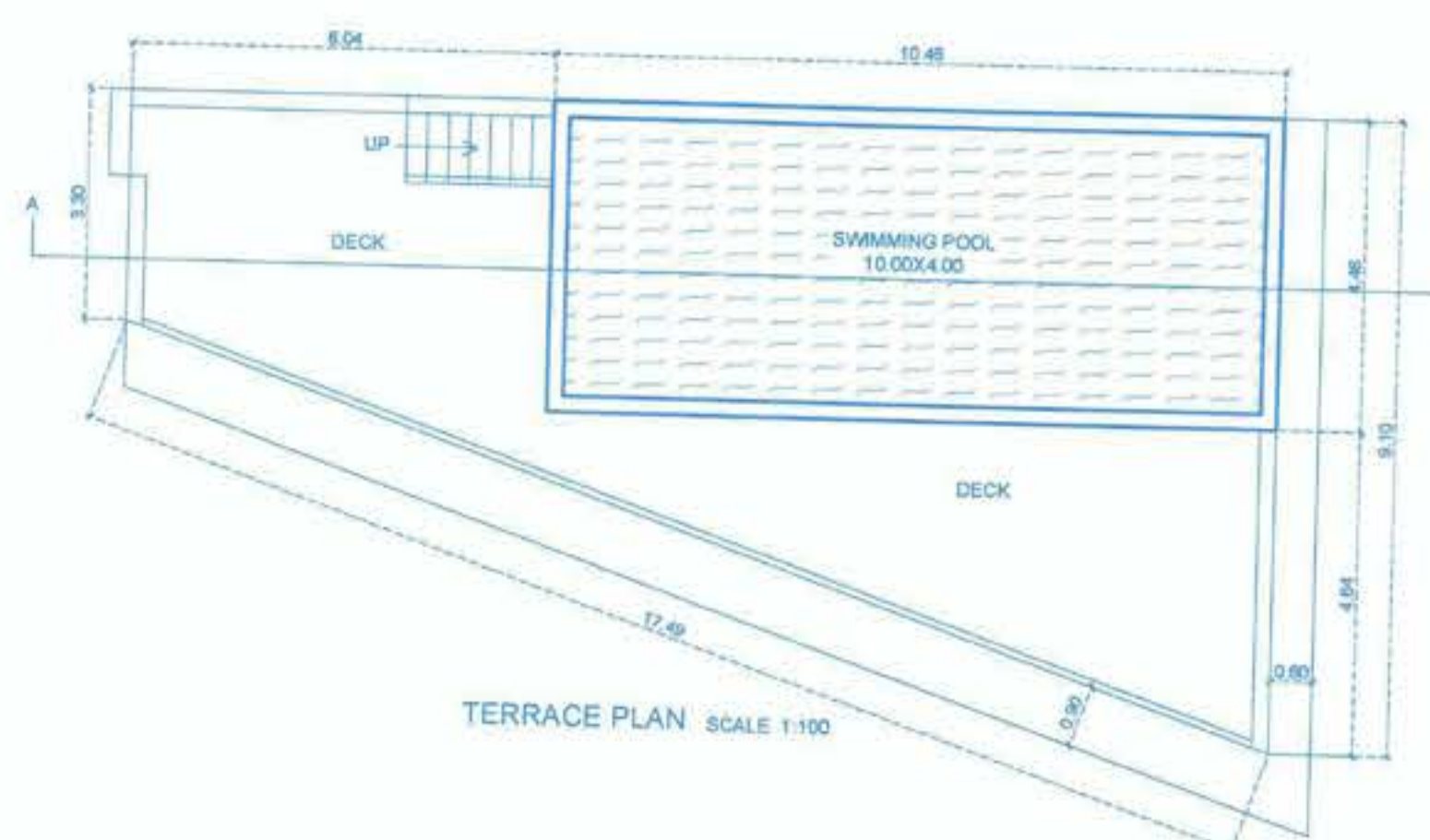


LOWER STILT FLOOR PLAN
Block - C



SECTION AA
Block - B

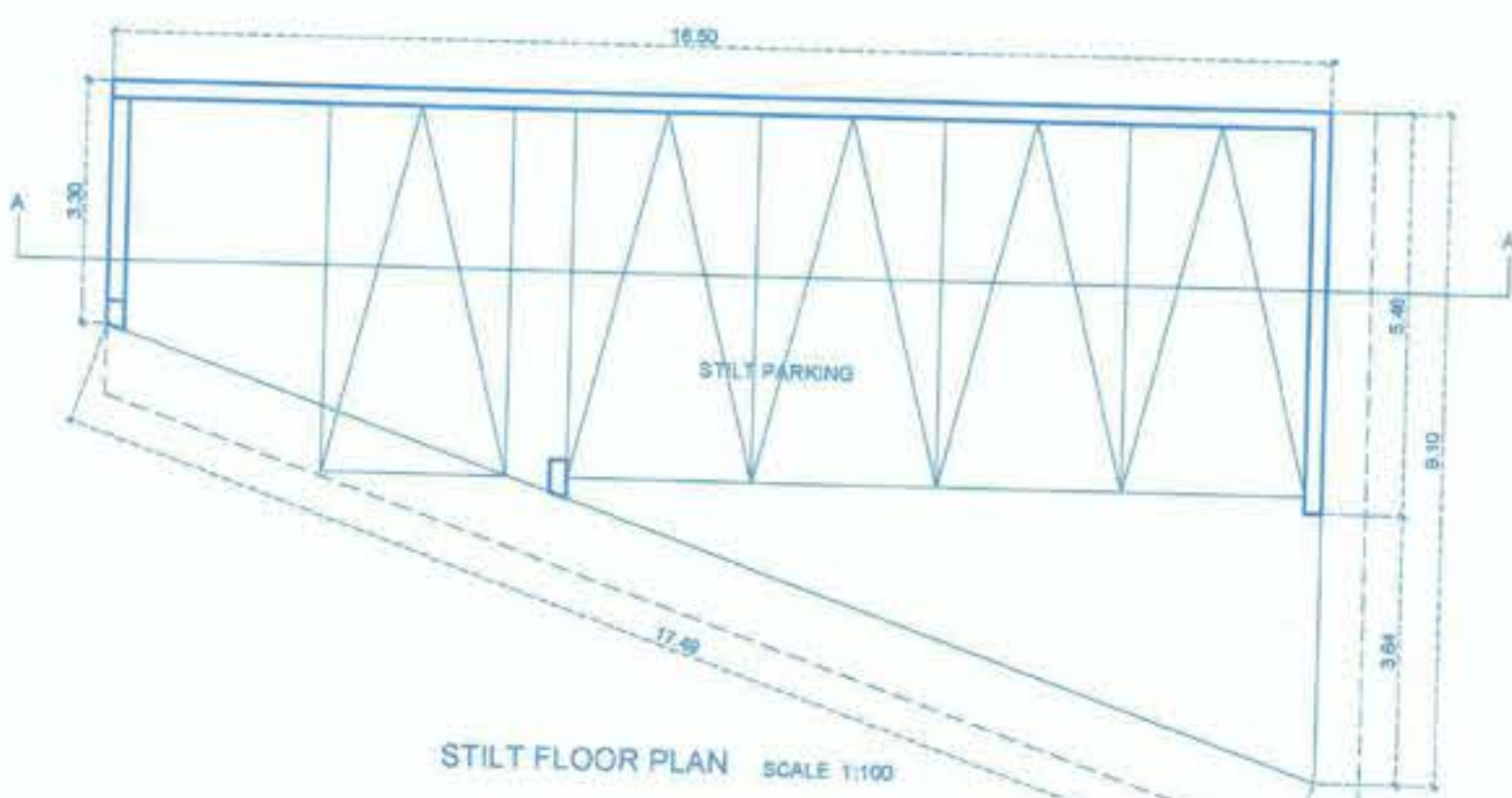
SWIMMING POOL



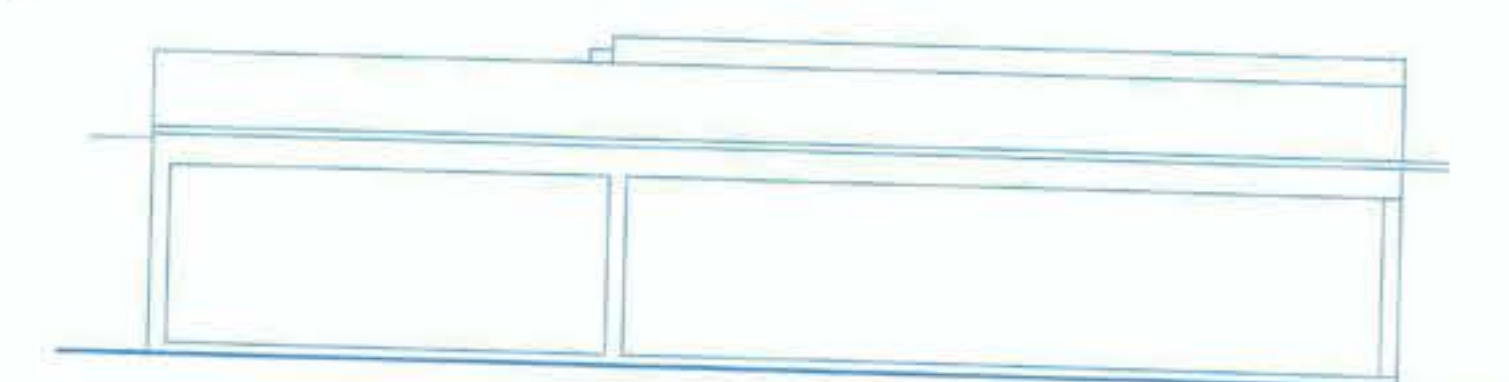
TERRACE PLAN



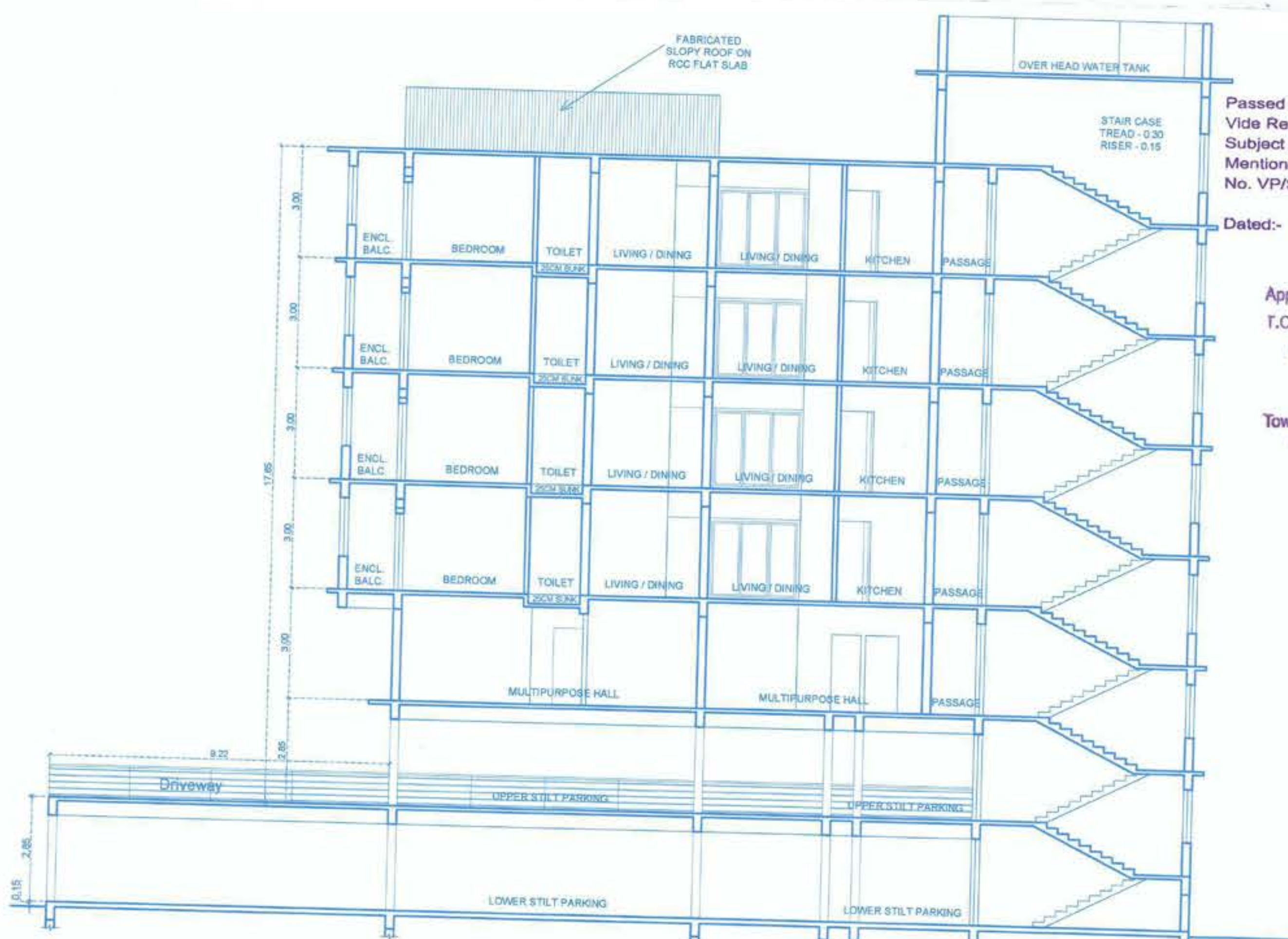
SECTION AA



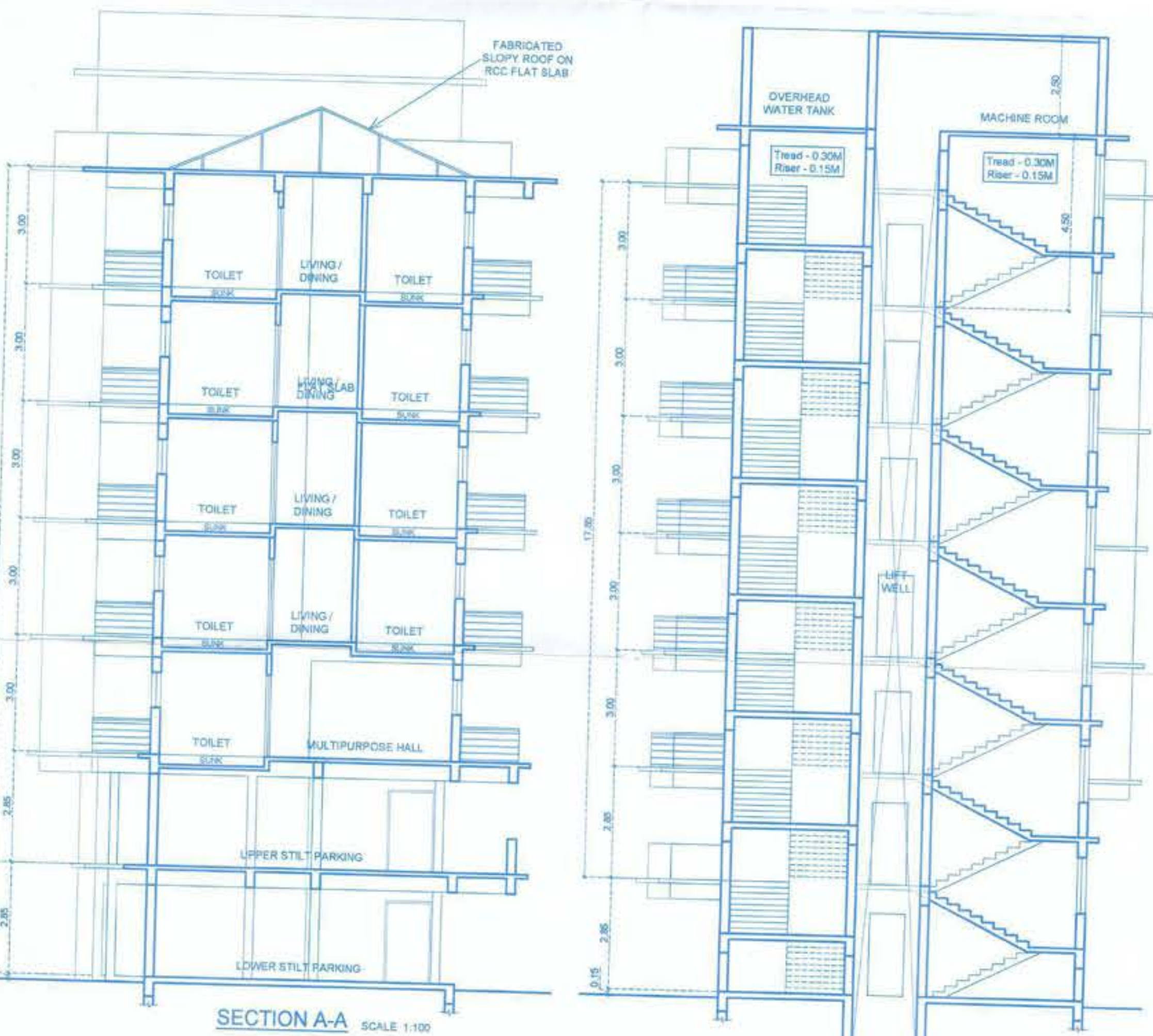
STILT FLOOR PLAN



ELEVATION



SECTION C-C
Block - C



SECTION A-A
Block - C

SECTION B-B
Block - C

Passed and Approved
Vide Res. No. 1142/2021 dt. 27/5/2026
Subject to the Conditions
Mentioned on the Permission
No. VP/500/-/1520/2026-2027

Dated: 14/11/2026
Secretary
V. P. Socorro

Approved With Condition Vide
T.O. No. 986/956/2006/2026-2027
dt. 20/05/2026

Dy. Town Planning
Town & Country Planning Dept
Govt. of Goa, Mapusa



NOTE: ALL DIMENSIONS ARE IN MTS. AND CMS.

OWNER M/S. C.V. CONSTRUCTION

ARCHITECT

AR. SIDDHART D. NAIK
201 - A, MATHIAS PLAZA
PANAJI - GOA 403 001
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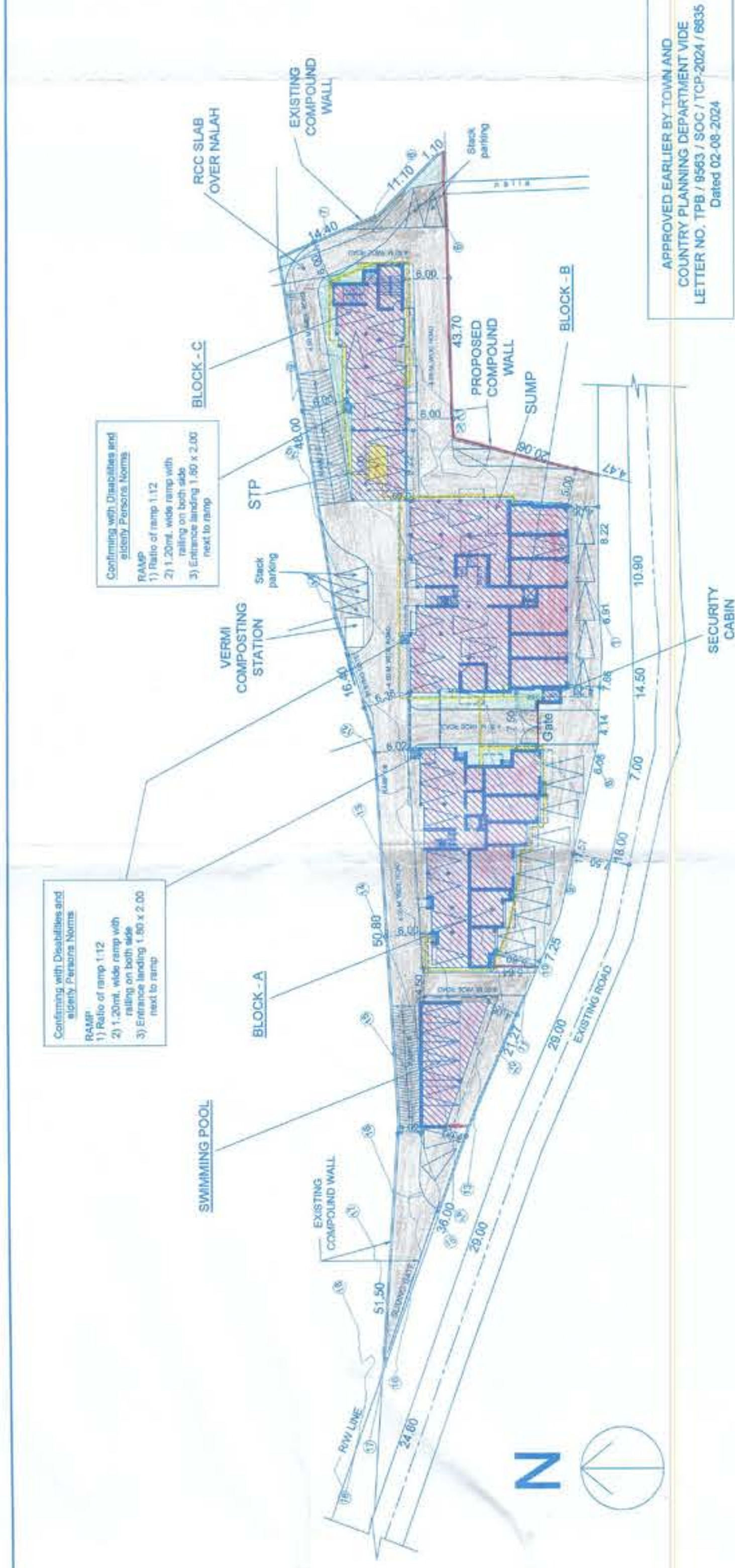
REVISED PLANS OF PROPOSED BLOCK - A, B, C,
SWIMMING POOL, SECURITY CABIN AND
COMPOUND WALL ON AMALGAMATED PLOT
BEARING SURVEY No. 405 / 15 & 405 / 15 Part (PLOT A)
AT SOCORRO VILLAGE, BARDEZ TALUKA, GOA.

SCALE 1:100, 1:200, 1:500

DRG. NO. 04 / 04

M/S ULYSIS

#201 - A, SECOND FLOOR, MATHIAS PLAZA,
PANAJI - GOA 403001
PH. - 91 832 6455050

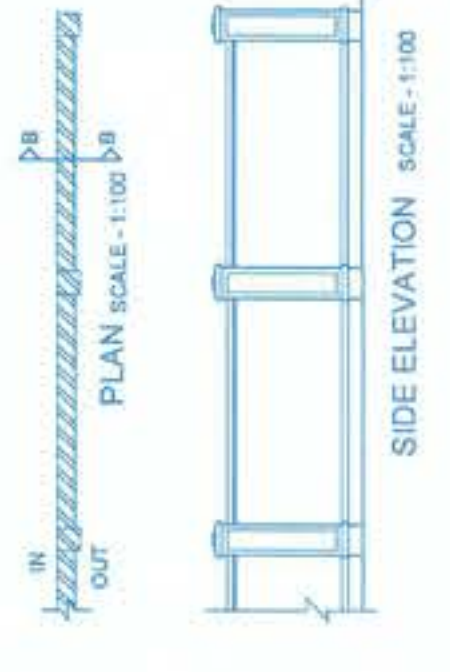
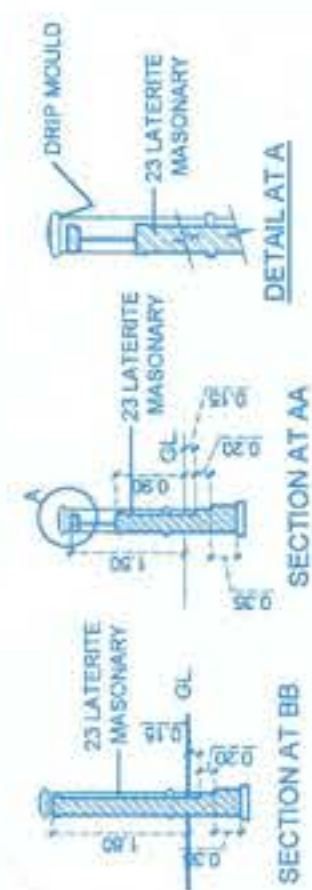
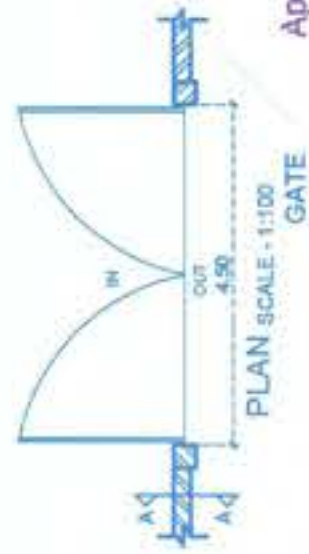


SITE PLAN

SCALE 1:300

AREA DETAILS FLOOR-WISE											
FLOOR REFERENCE	USE	TOTAL B.U.A (M²)	AREAS FREE FROM FAR (M²)						NET FLOOR AREA (M²)	FAR (%)	
			BALCONY VERANDAH	STILT / BASEMENT FLOORS	STAIRCASE / LIFT	OPEN TERRACE	SECURITY CABIN	SWIMMING POOL			DECK
BLOCK A											
GROUND FLOOR	COMMERCIAL	162.12	39.72	137.77	24.64					162.12	4.22
UPPER GROUND / STILT FLOOR	Residential / Parking	375.34	79.69						15.24	157.97	4.11
FIRST FLOOR	RESIDENTIAL	409.25	79.69		19.49					310.07	8.07
SECOND FLOOR	RESIDENTIAL	409.25	79.69		19.49					310.07	8.07
THIRD FLOOR	RESIDENTIAL	409.25	79.69							310.07	8.07
FOURTH FLOOR	RESIDENTIAL	393.08	49.35		20.26	139.10				184.37	4.80
BLOCK B											
GROUND FLOOR	COMMERCIAL	191.77								191.77	4.99
UPPER GROUND / STILT FLOOR	Residential / Parking	531.85	46.23	176.71	41.56				25.04	242.31	6.30
FIRST FLOOR	RESIDENTIAL	567.55	90.27		32.18					432.53	11.26
SECOND FLOOR	RESIDENTIAL	596.29	90.27		32.18	28.74			12.57	432.53	11.26
THIRD FLOOR	RESIDENTIAL	567.55	90.27		32.18				12.57	432.53	11.26
FOURTH FLOOR	RESIDENTIAL	567.55	90.27		32.18					432.53	11.26
FIFTH FLOOR	RESIDENTIAL	567.55	79.58		32.18	174.29			12.57	268.93	6.99
BLOCK C											
LOWER STILT FLOOR	PARKING	234.22		193.46	39.08					1.68	0.04
UPPER STILT FLOOR	PARKING	257.47		219.27	36.52					1.68	0.04
FIRST FLOOR	RESIDENTIAL	210.61			36.32				172.61	3.66	0.04
SECOND FLOOR	RESIDENTIAL	221.49	37.50		36.32				5.82	141.85	3.69
THIRD FLOOR	RESIDENTIAL	221.49	37.50		36.32				5.82	141.85	3.69
FOURTH FLOOR	RESIDENTIAL	221.49	37.50		36.32				5.82	141.85	3.69
FIFTH FLOOR	RESIDENTIAL	221.49	37.50		36.32				5.82	141.85	3.69
SWIMMING POOL											
STILT FLOOR	PARKING	102.29									
TERRACE FLOOR	RESIDENTIAL	102.29		102.29							
SECURITY CABIN											
GROUND FLOOR	RESIDENTIAL	5.00						5.00			
TOTAL		7546.24	965.03	829.50	563.03	342.13		5.00	46.65	299.02	115.54

CALCULATION FOR SEWAGE TREATMENT PLANT AND WASTE MANAGEMENT		
S No.	BLDG.	No. OF PERSONS
1)	BLOCK - A	1684 = 64 Nos.
2)	BLOCK - B	1565 = 75 Nos.
3)	BLOCK - C	464 = 16 Nos.
TOTAL	183 Nos.	
SEWAGE TREATMENT PLANT	TOTAL REQUIREMENT	PROVISION PROPOSED
	183X135 Litres/ Person = 24705 Litres = 25 M ³ volume	5.00M X 5.0M X 4.0M D 100.00 m ³ VOLUME
SOLID WASTE VERMI COMPOSTING UNIT	183X300 Gram/ Person = 54990 Gram = 55 Kgs/Day	3.0M X 1.0M X 2.0M D 6.00 m ³ volume
	Total volume = 0.027x55x183days= 278.1 m ³	



Built Up Area - Silt area 7546.24 - 829.50 = 6716.74m ²	Shop area
Built Up Area For Infrastructure Tax = 353.89M ² + 9392.85M ² = 6716.74 M ²	Commercial
	Residential

PERMISSIBLE SHOP AREA
@ 50% of Covered Area = 1148.09 X 50% = 574.54 sqm
AREA UTILISED
Shop Area consumed = 353.89 sqm (30.79%)

BUILDING (A)	FLOOR AREA	USE	UNIT	PARKING PROV.	PARKING PROV.
50 SQ.M	SHOP	18.12 X 50	18.12 X 50	18.12 X 50	18.12 X 50
UP TO 75 SQ.M	RESIDENTIAL	20M X 10M	20M X 10M	20M X 10M	20M X 10M
75 SQ.M - 100 SQ.M	RESIDENTIAL	12M X 10M	12M X 10M	12M X 10M	12M X 10M
100 SQ.M - 150 SQ.M	RESIDENTIAL	12M X 10M	12M X 10M	12M X 10M	12M X 10M
150 SQ.M - 200 SQ.M	RESIDENTIAL	12M X 10M	12M X 10M	12M X 10M	12M X 10M
200 SQ.M - 250 SQ.M	RESIDENTIAL	12M X 10M	12M X 10M	12M X 10M	12M X 10M
250 SQ.M - 300 SQ.M	RESIDENTIAL	12M X 10M	12M X 10M	12M X 10M	12M X 10M
300 SQ.M - 350 SQ.M	RESIDENTIAL	12M X 10M	12M X 10M	12M X 10M	12M X 10M
350 SQ.M - 400 SQ.M	RESIDENTIAL	12M X 10M	12M X 10M	12M X 10M	12M X 10M
400 SQ.M - 450 SQ.M	RESIDENTIAL	12M X 10M	12M X 10M	12M X 10M	12M X 10M
450 SQ.M - 500 SQ.M	RESIDENTIAL	12M X 10M	12M X 10M	12M X 10M	12M X 10M
500 SQ.M - 550 SQ.M	RESIDENTIAL	12M X 10M	12M X 10M	12M X 10M	12M X 10M
550 SQ.M - 600 SQ.M	RESIDENTIAL	12M X 10M	12M X 10M	12M X 10M	12M X 10M
600 SQ.M - 650 SQ.M	RESIDENTIAL	12M X 10M	12M X 10M	12M X 10M	12M X 10M
650 SQ.M - 700 SQ.M	RESIDENTIAL	12M X 10M	12M X 10M	12M X 10M	12M X 10M
700 SQ.M - 750 SQ.M	RESIDENTIAL	12M X 10M	12M X 10M	12M X 10M	12M X 10M
750 SQ.M - 800 SQ.M	RESIDENTIAL	12M X 10M	12M X 10M	12M X 10M	12M X 10M
800 SQ.M - 850 SQ.M	RESIDENTIAL	12M X 10M	12M X 10M	12M X 10M	12M X 10M
850 SQ.M - 900 SQ.M	RESIDENTIAL	12M X 10M	12M X 10M	12M X 10M	12M X 10M
900 SQ.M - 950 SQ.M	RESIDENTIAL	12M X 10M	12M X 10M	12M X 10M	12M X 10M
950 SQ.M - 1000 SQ.M	RESIDENTIAL	12M X 10M	12M X 10M	12M X 10M	12M X 10M
TOTAL				84.97 NOS.	84.97 NOS.

ADDITIONAL FLOOR AREAS FREE OF FAR Add @ 7.5% of FL Area = 4440.24 X 7.5% = 333.01 sqm	
USED IN 7.5% AREA Lobby / society office / Telecom Room 299.02 sqm	
299.02 sqm (6.73%)	

1bhk	04 Nos.
2bhk	25 Nos.
3bhk	15 Nos.
TOTAL	44 Nos.
shop	12 Nos.

Passed and Approved
Vide Reg. No. 12145
at 27/15/2026
Subject to the Conditions
Mentioned on the Permittance
No. V/Socd - 11520 F 2026 - 2027
Dated: 14/7/2026



Approved With Condition vide
I.C.O. No. TPB/9503/SOC/1924 - 2024/5408
at 20/05/2026
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa

AREA STATEMENT

AREA OF THE AMALGAMATED PLOT	3843.00	Sqm
AREA DEDUCTED IN ROAD WIDENING	603.00	Sqm
NET EFFECTIVE PLOT AREA	3240.00	Sqm
PERMISSIBLE COVERED AREA 40 %	1296.00	Sqm
COVERED AREA		
BLOCK A	329.52	Sqm
BLOCK B	483.06	Sqm
BLOCK C	234.22	Sqm
SWIMMING POOL	102.29	Sqm
TOTAL COVERED AREA	1149.09	Sqm
COVERAGE CONSUMED	35.46 %	
BUILT UP AREA		
BLOCK A	162.12	Sqm
UPPER GROUND / STILT FLOOR	375.34	Sqm
FIRST FLOOR	409.25	Sqm
SECOND FLOOR	409.25	Sqm
THIRD FLOOR	409.25	Sqm
FOURTH FLOOR	393.08	Sqm
BLOCK B	191.77	Sqm
UPPER GROUND / STILT FLOOR	531.85	Sqm
FIRST FLOOR	567.55	Sqm
SECOND FLOOR	567.55	Sqm
THIRD FLOOR	567.55	Sqm
FOURTH FLOOR	567.55	Sqm
FIFTH FLOOR	567.55	Sqm
BLOCK C	234.22	Sqm
UPPER STILT FLOOR	257.47	Sqm
FIRST FLOOR	210.61	Sqm
SECOND FLOOR	221.49	Sqm
THIRD FLOOR	221.49	Sqm
FOURTH FLOOR	221.49	Sqm
FIFTH FLOOR	221.49	Sqm
SWIMMING POOL	102.29	Sqm
STILT FLOOR	102.29	Sqm
TERRACE FLOOR	102.29	Sqm
SECURITY CABIN	5.00	Sqm
GROUND FLOOR	7546.24	Sqm
TOTAL BUILT UP AREA	7546.24	Sqm
FLOOR AREA		
BLOCK A	162.12	Sqm
UPPER GROUND / STILT FLOOR	157.97	Sqm
FIRST FLOOR	310.07	Sqm
SECOND FLOOR	310.07	Sqm
THIRD FLOOR	310.07	Sqm
FOURTH FLOOR	184.37	Sqm
BLOCK B	191.77	Sqm
UPPER GROUND / STILT FLOOR	242.31	Sqm
FIRST FLOOR	432.53	Sqm
SECOND FLOOR	432.53	Sqm
THIRD FLOOR	432.53	Sqm
FOURTH FLOOR	432.53	Sqm
FIFTH FLOOR	268.93	Sqm
BLOCK C	1.68	Sqm
LOWER STILT FLOOR	1.68	Sqm
UPPER STILT FLOOR	1.68	Sqm
FIRST FLOOR	1.68	Sqm
SECOND FLOOR	1.68	Sqm
THIRD FLOOR	1.68	Sqm
FOURTH FLOOR	1.68	Sqm
FIFTH FLOOR	1.68	Sqm
TOTAL FLOOR AREA	4440.24	Sqm
F.A.R. PERMISSIBLE @ 60%	2305.80	Sqm
ADDITIONAL F.A.R. @ 60%	2305.80	Sqm
TOTAL F.A.R. 120.00%	4611.60	Sqm
F.A.R. CONSUMED (60.00%)	2305.80	Sqm
ADDITIONAL F.A.R. CONSUMED (65.54%)	2134.44	Sqm
TOTAL F.A.R. CONSUMED (115.54%)	4440.24	Sqm
SHOP AREA	353.89	Sqm
LENGTH OF COMPOUND WALL	78.41 Rmt.	

NOTE: ALL DIMENSIONS ARE IN MTS. AND CMS.

OWNER M/S. C.V. CONSTRUCTION

ARCHITECT

Ar. SIDHARTH D. NAIK
201 - A, MATHIAS PLAZA
PANAJIM - GOA 403 001
Reg. No. : AR/0027/2010

REVISED PLANS OF PROPOSED BLOCK - A, B, C,
SWIMMING POOL, SECURITY CABIN AND
COMPOUND WALL ON AMALGAMATED PLOT
BEARING SURVEY No. 405 / 13 & 405 / 15 Part (PLOT A)
AT SOCORRO VILLAGE, BARDEZ TALUKA, GOA.

SCALE 1:100, 1:200, 1:500

DRG. NO. 01 / 04

M/S ULYSIS
201 - A, SECOND FLOOR, MATHIAS PLAZA,
PANAJIM - GOA 403001
PH. - 91 832 6455050

ULYSIS



OFFICE OF THE VILLAGE PANCHAYAT

S O C O R R O

P. O. PORVORIM
BARDEZ - GOA 403501



Ref. No. VP/SOC/1520/2026-2027

Date: 14/7/2026

CONSTRUCTION LICENSE

License is hereby granted to you in pursuance of Resolution No.12(2) Duly approved by the Village Panchayat Socorro in its meeting held on date 27/05/2026 for carrying out the Revised plans of Proposed Construction of Residential Building Block A, B & C, swimming pool, Security Cabin and Compound wall on amalgamated plot bearing Sy.No.405/13 & 405/15 part [plot A] at Socorro Village.

Subject to the following conditions: -

1. The applicant shall notify the Panchayat for giving the alignment of the building.
2. The construction should maintain the minimum prescribed horizontal and vertical clearances from any overhead electrical line passing adjacent to the construction.
3. All RCC/Structural works shall be designed and supervised by the Engineer who has signed the structural Liability Certificate submitted to the Panchayat.
4. NO material for construction or earth from excavation or any other construction material shall be stacked on the public roads.
5. The Building should not be occupied unless the occupancy certificate is obtained from the Panchayat.
6. The construction license shall be revoked if the construction work is not executed as per the approved plans and the statements therein and whenever there is any false statement or misrepresentation of any material passed, approved or shown in the application on which the permit was based.
7. The applicant should construct a separate soak pit in order to derivate in the sullage water.
8. Any soak pit should be constructed at a minimum distance of 15 meters away from any well.
9. The ventilation pipe of the septic tank should be provided with a mosquito net.
10. The Applicant should connect the pipelines from their latrines/WCs to the sewerage line at their own cost, when the sewerage line is commissioned.
11. The applicant should fix a board at a prominent place whenever the construction is started, indicating the number, the date and the authority for which the license for development work has been granted.
12. All the building material and other rubbish should be cleared from the construction site before applying for the occupancy certificate.

-1-





OFFICE OF THE VILLAGE PANCHAYAT

S O C O R R O

P. O. PORVORIM
BARDEZ - GOA 403501



Ref. No. VP/SOC/ 1520/2026-2027

Date : 14/07/2026

13. Water storage tanks shall be provided with mosquito proof lids and overflow pipes. The tanks should be provided with access ladders wherever necessary.
14. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
15. The applicant should gift the road widening area to the Village Panchayat before applying for the Occupancy certificate, if the applicant has utilized the extra FAR in lieu of the road widening affecting the plot.
16. The applicant should plaster and paint the building internally as well as externally before applying for Occupancy Certificate. Exposed brick/laterite/concrete/stone/ashlars masonry finish to building will also be permitted.
17. The applicant should provide a dustbin at a convenient place accessible for the Panchayat vehicle for collection of garbage.
18. Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.
19. Garages and Parking areas shown in the approved plan shall be strictly used for parking purpose only and should be easily accessible to vehicles. No commercial activities shall be allowed in these areas.
20. Access up to the entrance of the building is to be paved and is provided with drainage facilities.
21. Space for parking of vehicles is clearly demarcated on the ground.
22. No Restaurant/Bars will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force.
23. No commercial activities will be permitted in the shops unless a separate permission is obtained from this Panchayat.
24. All Temporary sheds/Existing buildings shown to be demolished in the plan are demolished before applying for Occupancy certificate.
25. Fire Escape staircases, if applicable shall be constructed as indicated in the approved plans.
26. All internal courtyards should be provided with drainage outlet.
27. The applicant should maintain all existing natural drains in the plot should not block them at any stage.
28. No soak pit other structures should come in the road widening area.
29. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.





OFFICE OF THE VILLAGE PANCHAYAT SOCORRO

P. O. PORVORIM
BARDEZ - GOA 403501



Ref. No. VP/SOC/

Date :

30. The construction of compound wall should not obstruct any pathway or any public access. The applicant shall make necessary arrangement for smooth flow of rain water by keeping adequate openings in the compound wall for the purpose.
31. Storage of water should be done in such a way that mosquito breeding doesn't take place either by introducing fish in the tanks/wells or properly covering the iron drums/ plastic tanks etc. or by observing dry day once a week.
32. Over tanks/sumps are provided with mosquito proof lids and other pipe fittings without any hole for the entry of mosquitoes. Outlet is to be covered by muslin/wire mesh. Ladder for inspection of the tank to be installed if required.
33. Curing water collections should be treated with anti- Larval chemicals by the builders/ contractors.
34. Not to engage Labourers for any construction/building work unless they are screened for malaria and possess health cards. These cards are to be renewed regularly every 3 months. Also, arrangement should be done to get blood tested immediately in case of fever and ensure that full treatment is taken in consultation with NVBDCP programme.
35. Labourers to be provided with basic amenities like proper shelter, water for drinking and domestic proposes, proper sanitary conditions including toilet facilities.
36. To fill the pits, ditches water pools etc to avoid stagnation and to ensure no mosquito breeding sites in and around specially in unused items like types, bottles, tins etc.
37. Drains/ Nallahs to be maintained clean around the site so that there is no blockade to flow of water. The gradient should be proper for drainage/flow and also proper cleaning of water should be done.
38. The Health units at the respective levels should be involved in the planning process.
39. No gates shall open outwards on to the road.
40. The construction of the compound wall, if any should be as per the approved plan. The applicant shall inform this Panchayat after completion of the compound wall.
41. Drinking water well should be 15 meters away from any soak pit.
42. All the conditions stipulated in the technical clearance order bearing No.TPB/9563/SOC/TCP-2026/5408 dated 20/05/2026 & Corrigendum Ref.No.TPB/9563/SOC/TCP-26/7156 dated 13/07/2026 from TCP should be strictly followed.
43. All the conditions stipulated in the NOC bearing No.NIL dated NIL from Primary Health Centre, Porvorim should be strictly followed.





OFFICE OF THE VILLAGE PANCHAYAT SOCORRO

P. O. PORVORIM
BARDEZ - GOA 403501



Ref. No. VP/SOC/

Date :

44. The Waste generated during the Course Construction/repair renovation etc. shall be disposed of by the applicant/s in a scientific manner without harming the environment in its own property.

45. The information furnished by the applicant for obtaining the permission for Revised Plans of Proposed Construction of Residential building Block A, B & C, Swimming Pool, Security Cabin and Compound wall on amalgamated plot bearing Sy.No.405/13 & 15 Part (Plot A) at Socorro Village. if found to be, false at later stage, or if the conditions Stated herein above are not complied with, the Permission issued shall be liable to be withdrawn without pre-judice to the legal action that may be taken against the applicant.

46. The applicant shall obtain valid conversion Sanad under the Goa Land Revenue code, 1968, before issuing completion order if not submitted.

47. 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 at his own expenses.

48. Applicant shall produce the certificate issued by the concerned PWD Officials of designated sites as mentioned in the said Notification dated 7/3/2018

49. Failing to comply clause (47) and (48) the penalty shall be imposed to the applicant at the rate of 0.5% on the total cost of the project and also the construction licence issued to the applicant shall be withdrawn/cancelled.

50. The necessary approvals shall be taken from competent authorities such as Health Officer, Department of Forest, The Goa Coastal Zone Management Authority, Department of Fire & Emergency Services and Administrator of Comunidade.

51. Traditional access passes through the plot of the property should not be blocked by this Development and verify before issue of construction licence.

THIS LICENCE IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF ISSUE OF THIS LICENCE. RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENCE. HE/SHE HAS PAID THE LICENCE FEES TO THE TUNE OF **Rs.2,08,000/-** VIDE RECEIPT NO. 97/1923 DATED 14/07/2026

This carries the embossed seal of the Panchayat Office of Village Panchayat Socorro.

To,
M/s.C.V. Constructions,
Mr.Chacko Varghese,
Shop No.3, 4 & 5, Models Riviera
Caranzalem, Panaji Goa.




SATISH R. GAUNS
Village Panchayat Secretary
Village Panchayat Socorro



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

Ref No.: TPB/9563/SOC/TCP-2026/ 5408

Dated: 20/12/2026

Inward no. 2077

Dtd. 18/02/2026

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the **Proposed construction of Residential building Block A, B & C and compound wall** as per the enclosed approved plans in the property Zoned as "Settlement Zone" in **Regional Plan for Goa 2021** situated at property bearing **Survey No.405/13 & 15 Part (Plot A)** of Village Socorro of Bardez Taluka with the following conditions:-

1. Construction shall be strictly as per the approved plans. No changes 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 Mts. 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 development/construction as per the permission granted by this order.
6. The 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 order has to be obtained from this 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 9.00 mts 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 5.00 mts 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.
19. The Ownership and tenancy position as on 2.11.1990 & thereafter of the plot/property under reference shall be verified by the licensing body before the issuing of the license.
20. The village Panchayat shall ensure about the availability of Power and Water Supply and any other required infrastructure before issuing the license.

Conts..2/-

21. The said building should be used for residential purpose only as per the Technical Clearance Order.
22. The adequate arrangement for collection and disposal of solid waste generated within the plot shall arrange to satisfaction of Village Panchayat.
23. Open parking area should be should be effectively developed.
24. Stilt parking area proposed in the building shall be used for the parking of vehicles only and it shall not be changed for any purpose at any point of time.
25. Gradient of the ramps to the stilt floor parking should not be exceed 1:6
26. The Village Panchayat shall take cognizance of any issue in case of any complaints/ court orders before issue of construction license.
27. Traditional access, if any passing through the property shall not be blocked and the same shall be verified by the Village Panchayat before issuing construction license.
28. 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.
29. 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.
30. 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.
31. The area under road widening shall be deemed to be Public road and shall not be enclosed/ encroached. Affidavit/undertaking in this regards shall be sworn before the Village Panchayat/P.W.D as the case may be on stamp paper of Rs.100/-.
32. This Technical Clearance order is issued relying on survey plan submitted to this office. In case of any boundary disputes/encroachment if any shall be resolve by the applicant with clear demarcation of boundary stones from Directorate of Settlement and Land Records. This office shall not be held responsible at any point of time, as this Technical Clearance order issued is only from planning point of view.
33. Technical Clearance/development Permission shall be subject to the outcome of PIL WP no.1387/2025 and PIL WP no.2439/2025, as the validity of the Regulation 6.1.1(a) (Note 2) is presently under judicial consideration before the Hon'ble High Court of Bombay at Goa. This conditional approval shall remain operative until further directions are issued by the Hon'ble High Court of Bombay at Goa.
34. This Technical Clearance Order issued as a partial modification to the earlier approval issued by this office vide Technical Clearance Order no.TPB/9563/SOC/TCP-2025/4223 dated 08/05/2025. And all the conditions imposed in the above referred should be strictly adhered to.
35. This Technical Clearance Order is issued based on the grant of additional FAR under amendment of Regulation 6.1.1(2) of GLDBCR-2010 vide order No.TPB/9563/SOC/TCP-2026/3848 dated 06/04/2026.

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 Prathamesh Bhat dt. 18/03/2025 TCP Reg. No. SE/0020/2022.
- c) This Technical Clearance Order is issued with the approval of Government vide note moved on vide no.TPB/9563/SOC/TCP/26/4608 dt. 27/04/2026.
- d) This Order is issued with reference to the application dated 18/02/2026 from M/s. C. V. Constructions.
- e) Applicant has paid additional infrastructure tax of Rs.1,59,378/- (Rupees One Lakh Fifty Nine Thousand Three Hundred Seventy Eight Only) vide challan no.ITAX/73 dt. 18/05/2026.

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

Encl:- Copy of PIL WP No.1387/2025 & PIL WP No.2439/2025 dtd. 15/4/2026

To,
M/s. C. V. Constructions
Mr. Chacko Varghese
Shop No.3, 4 & 5, Models Riviers
Caranzalem, Panaji- Goa.

Copy to:
The Sarpanch/Secretary,
Village Panchayat of Socorro, Bardez - Goa.

The permission is granted subject to the provision of Town & Country Planning Act 1974 and the rules & Regulation framed there under.

RT



OFFICE OF THE CHIEF TOWN PLANNER
TOWN AND COUNTRY PLANNING DEPARTMENT
Dempo Tower, 2nd floor, Patto Plaza, Panaji - Goa
Ph: 0832-2437352, E-mail: ctp-tcp.goa@nic.in
Website: https://tcp.goa.gov.in

Ref No.: CTP/Court matter-Comp/TCP/2026/1303

Date: 20/04/2026

OFFICE NOTE

It is directed that the following clause shall be mandatorily incorporated in all Technical Clearances / Development Permissions granted w.e.f 15.04.2026 onwards until further directions are issued in connection with PIL WP No. 1387/2025 and PIL WP No. 2439/2025, pending before the Hon'ble High Court of Bombay at Goa:

The Clause shall read as follows:-

"This grant of Technical Clearance/Development Permission shall be subject to the outcome of PIL WP No. 1387/2025 and PIL WP No. 2439/2025, pending before the Hon'ble High Court of Bombay at Goa. No equities, vested rights, or special protection shall accrue to the Applicant by virtue of this grant, as the validity of the Regulation 6.1.1 (a) (Note 2) is presently under judicial consideration before the Hon'ble High Court of Bombay at Goa. A copy of the Hon'ble High Court's order dated 15.04.2026 is appended hereto for the Applicant's information and compliance. This conditional approval shall remain operative only until further directions are issued by the Hon'ble High Court of Bombay at Goa."

All concerned officers shall ensure that copies of the relevant Court Orders are enclosed with each Development Permission / Technical Clearance issued during the above period.

This is for strict compliance by all concerned Taluka Offices/PDAs.

(Vertika Dagur)
Chief Town Planner
(Admn./Planning/Landuse)/HoD

Encl.

Order dated 15/04/2026 in PIL WP No. 1387/2025 and PIL WP No. 2439/2025, by the Hon'ble High Court of Bombay at Goa.

To

1. All District/Taluka Offices of TCP Dept.
2. All PDAs

IN THE HIGH COURT OF BOMBAY AT GOA
PUBLIC INTEREST LITIGATION WP NO.2439 OF 2025 (F)

WITH
MISC.CIVIL APPLICATION NO.2965 OF 2025 (F)

PUBLIC INTEREST LITIGATION WP NO.2439 OF 2025 (F)
THE GOA FOUNDATION THR ITS
SECRETARY AND 2 ORS .. PETITIONERS

Versus

THE STATE OF GOA THR ITS
CHIEF SECRETARY AND 3 ORS ... RESPONDENTS

WITH

MISC.CIVIL APPLICATION NO.2965 OF 2025 (F)

IN

PUBLIC INTEREST LITIGATION WP NO.2439 OF 2025 (F)

CONFERDERATION OF REAL
ESTATE DEVELOPERS APPLICANTS
ASSOCIATION OF INDIA (CREDAI)
GOA CHAPTER

Versus

THE STATE OF GOA THR ITS
CHIEF SECRETARY AND 3 ORS ... RESPONDENTS

Development and Building Construction Regulations 2010 and the Goa Town Country Planning Act 1974. Pending disposal of the petition, the Petitioners have sought the following interim reliefs:

h) Pending final hearing and disposal of this petition, for an order restraining the government from granting any further relaxations of FAR and height restrictions in the state of Goa as per amended section 5(1) of the (Regulation of Land Development and Building Construction) Act, 2008;

i) Pending final hearing and disposal of this petition, for an order directing that no further constructions be permitted on the basis of such permissions, if they have not been initiated or completed;

j) Pending final hearing and disposal of this petition, for an order directing that no completion certificate or occupancy license be granted for cases of enhanced FAR and height, if the structure has been completed, for the floors of the structure that would be beyond the permissible zone set out in the RP and/or ODP;

k) Pending final hearing and disposal of this petition, for an order directing that in cases of constructions initiated based on enhanced FAR and height permissions, the constructions will not exceed the floors of the structure that would be beyond the permissible zone set out in the RP and / or ODP.

2. Heard.

Ms Norma Alvares, Senior Advocate with Mr Om D'Costa, Ms Malisa Simoes and Mr Sherwyn Filipe Francisco Correia, Advocates for the Petitioner.

Mr. Devidas Pangam, Advocate General with Mr. Prashil Arolkar, Additional Government Advocate for Respondent No.1.

Mr Mustafa Doctor, Senior Advocate with Mr Jahangir Jeejeebhoy, Ms Nandini Singh Modi (Through V.C.) M/s JRD Legal, Ms Sujai Joshi, Mr. Joao Dias, Advocates with Mr Prashil Arolkar, Additional Government Advocate for Respondent Nos. 2, 3 and 4.

Mr Shivan Desai with Ms Tahira Menezes, Advocates for the Applicant in MCA No.2965/2025(F)

**CORAM:- VALMIKI MENEZES &
AMIT S. JAMSANDEKAR, JJ.**

DATED :- 15th April, 2026

P.C.:

1. The main challenge in this petition is to the vires of the amendment carried out to Regulation 6.1.1(a) (Note-2) of the Goa Land Development and Building Construction Regulations, 2010 as notified on 09.08.2023; the Petitioners have sought a declaration that the aforementioned amended regulation is ultra vires to the Goa Land

5
c/20

3. The grant of the interim relief as claimed in these petitions, in our opinion, at this stage, would literally result in granting the final relief sought by the Petitioners or at least would result in suspension of legislation. Such a relief would obviously not be granted at this stage, much less when the affected parties are not parties to the petition and are not heard.

4. The learned Advocate General has placed before us, under the signature of the Chief Town Planner, a statement that reveals that 255 applications are presently pending before the Town and Country Planning Board (the authority charged with the grant of higher FAR/height) in terms of Regulation 6.1.1(a) (Note-2) as amended, and as challenged in this petition.

5. Considering that there are large number of applications which are pending before the Board which are yet to be decided, we deem it appropriate, for the moment to direct the Town and Country Planning Board to notify all applicants i.e. 255 applicants whose applications are pending, and in all future applications to be made, of the pendency of this petition and subject matter in challenge therein;

4258

further we deem it appropriate that the Town and Country Planning Board, in the event, if it grants an application, shall incorporate in such orders granting the application, a clause that would make these orders subject to the outcome of this petition. We further deem it appropriate that the Applicants whose applications are granted shall not claim any equities in their favour, considering that the challenge to the provision is yet to be decided by us. In every order granting the application, the Board shall also append a copy of this order, to notify the party of the pendency of this petition.

6. The petition shall be listed on 15.06.2026 for final hearing. If any of the Respondents desire to file affidavits in this petition, the same shall be filed within a period of four weeks from today with advance copy to the Petitioners. Rejoinder, if any, to be filed within a week thereafter.

AMIT S. JAMSANDEKAR, J.

VALMIKI MENEZES, J.

ARCHITECT'S CERTIFICATE

Date: 02-09-2026

To
M/s C.V. Construction
Chacko Varghese (Sole Proprietor),
Models Riviera, Shop No.3,4,5
Caranzalem, Goa.

Subject: Certificate of Percentage of Completion of Construction Work of 03 No.Of Revised Residential Buildings (A, B &C) and Swimming pool situated on the Plot bearing Survey no. 405/13 & 405/15 part (Plot A) demarcated by its boundaries By Adjoining Plot to the North, By 15.00 mt. wide Road to the South, By Rainwater Water drainage to the East and By 15.00 mt. Wide Road to the West of Socorro Village, Panchayat Socorro Taluka Bardez District North PIN 403521 admeasuring 3,843. Sq.Mtr. area being developed by M/s C.V. Construction.

Sir,

We M/S ULYSIS have undertaken assignment as Architect certifying Percentage of Completion of Construction Work of 03 No.Of Revised Residential Buildings (A, B &C) and Swimming pool situated on the Plot bearing Survey no. 405/13 & 405/15 part (Plot A) demarcated by its boundaries By Adjoining Plot to the North, By 15.00 mt. wide Road to the South, By Rainwater Water drainage to the East and By 15.00 mt. Wide Road to the West of Socorro Village, Panchayat Socorro Taluka Bardez District North PIN 403521 admeasuring 3,843. Sq.Mtr. area being developed by M/s C.V. Construction.

1. Following technical professionals are appointed by Owner / Promoter:-

- (i) M/s ULYSIS (Sidharth Naik) as Architect ;
- (ii) M/s Paresh Gaitonde as Structural Consultant
- (iii) M/s /Shri / Smt _____ as MEP Consultant
- (iv) M/s _____ as Quantity Surveyor *

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number PRGO12242353 under Goa RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

2/9/26

Table A**Building A**

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	<u>Zero</u> number of Basement(s) and Plinth	100%
3	<u>Zero</u> number of Podiums	-----
4	<u>One</u> Stilt Floor	60%
5	<u>Five</u> number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	60%
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing,	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0%

2/5/26

Table A**Building B**

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	<u>Zero</u> number of Basement(s) and Plinth	100%
3	<u>Zero</u> number of Podiums	----
4	<u>One</u> Stilt Floor	75%
5	<u>Six</u> number of Slabs of Super Structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	60%
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises	0%
8	Staireases, Lifts Wells and Lobbies at each Floor level connecting Staireases and Lifts, Overhead and Underground Water Tanks	10%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing,	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0%

2/9/26

Table A**Building C**

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	0%
2	<u>Zero</u> number of Basement(s) and Plinth	0%
3	<u>Zero</u> number of Podiums	0%
4	<u>One</u> Stilt Floor	0%
5	<u>Seven</u> number of Slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing,	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0%



TABLE-B**Internal & External Development Works in Respect of the entire Registered Phase**

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1.	Internal Roads & Footpaths	YES	0%	
2.	Water Supply	YES	0 %	
3.	Sewerage (chamber, lines, Septic Tank , STP)	YES	0 %	
4.	Storm Water Drains	YES	0 %	
5.	Landscaping & Tree Planting	YES	0 %	
6.	Street Lighting	YES	0 %	
7.	Community Buildings	No	---	
8.	Treatment and disposal of sewage and sullage water	No	---	
9	Solid Waste management & Disposal	YES	0 %	
10	Water conservation, Rain water harvesting	No	---	
11	Energy management	No	---	
12	Fire protection and fire safety requirements	YES	0%	
13	Electrical meter room, sub-station, receiving station	YES	0%	
14	Swimming pool	YES	0%	

Yours Faithfully


SIDDHARTH D. NAIK

201-A, MATHIAS PLAZA

PANAJI - GOA 403 001

REG. NO : AR/0027/2010

COA NO : CA/97 / 21749

FOR M/S ULYSIS (PROPRIETOR)

PRATHAMESH BHAT

B.E. (Civil)

BT-9, 3rd Floor, Campal Trade Centre,

Behind Military Hospital, Campal, Panaji, Goa.

ENGINEER'S CERTIFICATE

Date:04/09/2026

To,

M/s C.V. Construction

Chacko Varghese,

R/o, Flat No. 1/ f-1, Models Riviera,

Caranzalem, Panaji-Goa

Subject: Certificate of Cost Incurred for Development of Darius Paradise for Construction of Residential building Block A, B & C of the Phase-II situated on the plot bearing Survey no. 405/13 & 15 part (Plot A) Demarcated by its boundaries adjoining Plot to the North, by 15.00 Mt wide road to the South, by Rainwater drainage to the East, And by 15.00 Mt wide road to the West of Socorro Village, Panchayat Socorro Taluka Bardez District North PIN 403521 admeasuring 3,843 Sq. mtr. area being developed by M/s C.V. Construction.

Ref: Goa RERA Registration Number PRG012242353

Sir,

I, Mr. Prathamesh Bhat, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, situated on the Property bearing Survey nos. 405 OF Division 13&15 part (Plot



A) of Socorro Village, Taluka Bardez, District North Goa. PIN 403521, totally admeasuring 3,843 sq.mts. area being developed by **M/s C.V. Construction**.

1. Following technical professionals are appointed by Owner / Promoter :-

(i) M/s Ulysis as an Architect ;

(ii) Mr. Prathamesh Bhat as Structural Consultant

(iii) _____ as MEP Consultant and;

(iv) _____ as Quantity Surveyor.

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by _____, Quantity Surveyor, appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 18,05,05,385/-** (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate/completion certificate for the building(s) from the **Town and Country Department**, being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Cost Incurred till date is calculated at **Rs. 12,00,00,000/-** (Total of Table A and B). The amount of Cost Incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate **Town and Country Department**, (planning Authority) is estimated at **Rs. 6,05,05,385/-** (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :



TABLE A

Building /Wing bearing Number Block A, B & C of the Phase-II

(To be prepared separately for each Building /Wing of the Real Estate Project)

Sr.No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on _____ date of Registration is	Rs. 18,05,05,385/-
2	Cost incurred as on 31/08/2026 (based on the Estimated cost)	Rs. 12,00,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	70%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 6,05,05,385/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NIL

TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	NIL
2	Cost incurred as on _____ (based on the Estimated cost)	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	NIL
4	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NIL

PRATHAMESH BHAT
BE
T.C.P. Reg. No. ER/0020/2022

Yours Faithfully



Signature of Engineer

(License No. _____)

Note

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real estate Project will result in amendment of the cost incurred/to be incurred.
5. All components of work with specifications are indicative and not exhaustive.

Annexure A

List of Extra / Additional Items executed with Cost

(which were not part of the original Estimate of Total Cost)

CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project State RERA Registration Number PRG012242353

Project Name **DARIUS PARADISE PHASE - II**

Sr. No	Particulars		Amount (in Rs.)	
			Estimated	Incurred & Paid
			(Column - A)	(Column - B)
1	i	Land Cost:		
	a	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	10062670	10062670
	b	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	---	---
	c	Acquisition cost of TDR (if any)	---	---
	d	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc.	---	---
	e	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities.	---	---
	f	Under Rehabilitation Scheme:		
	(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer (in Column-A)	---	---
	(ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA (in Column-B) Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	---	---
	(iii)	Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in	---	---

SATISH DHUME & CO.

CHARTERED ACCOUNTANTS

SATISH R. DHUME B. Com (Hons.) LL.B. (Gen.) F.C.A.

203/206/207, Mahalaxmi Chambers,

18th June Road,

PANAJI - GOA 403 001.

Tel. : 2226309/2227775

Fax : (0832) 2227775

E-mail : sdhume@hotmail.com

		lieu of Transit Accommodation, overhead cost.	---	---
	(iv)	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	---	---
		Sub-Total of Land Cost	10062670	10062670
	ii	Development Cost/Cost of Construction:		
	a (i)	Estimated Cost of Construction as certified by Engineer (Column - A)	180505385	---
	a (ii)	Actual Cost of Construction incurred as per the books of accounts as verified by the CA (Column - B) Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	---	101129624
	a (iii)	On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	---	10538296
	b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	---	10930769
	c	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction:	---	---
		Sub-Total of Development Cost	180505385	122598689



SATISH DHUME & CO.

CHARTERED ACCOUNTANTS

203/206/207, Mahalaxmi Chambers,
18th June Road,
PANAJI - GOA 403 001.
Tel : 2226309/2227775
Fax : (0832) 2227775
E-mail : sdhume@hotmail.com

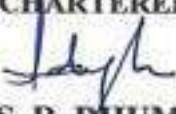
SATISH R. DHUME B. Com (Hons.) LL.B. (Gen.) F.C.A.

2		Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii) of Estimated Column - A	190568055
3		Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Incurred Column - B	132661359
4		Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)	<u>122598689</u> 180505385 67.92%
5		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.(3/2)	69.61%
6		Amount which can be withdrawn from the Designated Account Total Estimated Cost *Proportion of cost incurred and paid (Sr. number 2 *Sr. number 5)	92345572
7	Less:	Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	83975000
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	8370572 (6-7)

This certificate is being issued for RERA compliance for the Company (M/s. C. V. Constructions for DARIUS PARADISE PHASE - II) and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

For SATISH DHUME & CO.
CHARTERED ACCOUNTANTS


S. R. DHUME

Proprietor

(Membership Number 030498)

UDIN : 26030498HZRLFP7300



Date: 28th September, 2026
Place: Panaji - Goa

SATISH DHUME & CO.

CHARTERED ACCOUNTANTS

203/206/207, Mahalaxmi Chambers,
18th June Road,
PANAJI - GOA 403 001.
Tel. : 2226309/2227775
Fax : (0832) 2227775
E-mail : sdhume@hotmail.com

SATISH R. DHUME B. Com (Hons.) LL.B. (Gen.) F.C.A.

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS) (N.A.)

1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	57906696
2		Balance amount of receivables from sold apartments as per Annexure-A to this certificate (as certified by Chartered Accountant as verified from the records And books of Accounts)	18152585
3	(i)	Balance Unsold area to be certified by Management and to be verified by CA from the records and books of accounts)	3336.15 sq. mtr.
	(ii)	Estimated amount of sales proceeds in respect of unsold apartments as per Annexure-A to this certificate.	344727500
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	362880085
5		Amount to be deposited in Designated Account – 70% or 100% If 4 is greater than 1, then 70% of the balance receivables of Ongoing project will be deposited in designated Account. If 4 is lesser than 1, then 100% of the balance receivables of Ongoing project will be deposited in designated Account.	-

This certificate is being issued for RERA compliance for the Company (M/s. C. V. Constructions for DARIUS PARADISE PHASE - II) and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

For SATISH DHUME & CO.
CHARTERED ACCOUNTANTS


S. R. DHUME

Proprietor

(Membership Number 030498)

UDIN : 26030498HZRLFP7300



Date: 28th September, 2026

Place: Panaji – Goa

Annexure – A

**Statement for calculation of Receivables from the Sales of the Ongoing Real Estate
Project
Sold Inventory (N.A.)**

(Amount in Rs)					
Sr. No	Flat/ Bungalow/ Office No	Carpet Area (in Sq. Mts.)	Total Amount to be Received	Received Amount	Balance Amount
1	A-102	87.11	78,00,000.00	62,40,000.00	15,60,000.00
2	A-201	91.41	1,03,36,279.20	79,69,024.17	23,67,255.03
3	A-202	87.11	85,80,000.00	68,64,001.00	17,15,999.00
4	B-002	140.36	1,47,04,092.00	1,17,63,273.60	29,40,818.40
5	B-203	118.3	1,15,67,213.84	1,02,53,794.72	13,13,419.12
6	B-301	140.36	1,41,07,210.00	1,24,42,106.52	16,65,103.48
7	B-302	126.38	1,03,48,000.00	79,04,000.00	24,44,000.00
8	Shop-3 Block B	38.07	78,00,000.00	62,60,000.00	15,40,000.00
9	Shop-4 Block B	27.09	51,97,500.00	41,58,000.00	10,39,500.00
10	Shop-5 Block B	23.57	40,60,350.00	24,93,850.00	15,66,500.00
Total		879.76	9,45,00,645.04	7,63,48,050.01	1,81,52,595.03

(Unsold Inventory Valuation)

**Of the Residential/commercial premises Rs. 1 Lakh per sm. for Residential / 1.50 Lakh per sm. for Commercial Premises
(N.A.)**

(Amount in Rs.)			
Sr. No	Flat/ Bungalow/ Office No	Carpet Area (in Sq. Mts.)	Unit Consideration as per Agreement/Letter of Allotment
1	Shop-1 Block A	15.05	22,57,500.00
2	Shop-2 Block A	21.81	32,71,500.00
3	Shop-3 Block A	31.98	47,97,000.00
4	Shop-4 Block A	15.5	23,25,000.00
5	Shop-5 Block A	23.23	34,84,500.00
6	Shop-6 Block A	33.87	50,80,500.00

SATISH DHUME & CO.
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7	A-001	91.41	91,41,000.00
8	A-002	87.11	87,11,000.00
9	A-101	91.41	91,41,000.00
10	A-103	93.7	93,70,000.00
11	A-104	86.42	86,42,000.00
12	A-203	93.7	93,70,000.00
13	A-204	86.42	86,42,000.00
14	A-301	91.41	91,41,000.00
15	A-302	87.11	87,11,000.00
16	A-303	93.7	93,70,000.00
17	A-401	96.02	96,02,000.00
18	A-402	115.65	1,15,65,000.00
19	Shop-1 Block B	28.62	42,93,000.00
20	Shop-2 Block B	23.57	35,35,500.00
21	Shop-6 Block B	28.62	42,93,000.00
22	B-001	126.38	1,26,38,000.00
23	B-101	126.38	1,26,38,000.00
24	B-102	140.36	1,40,36,000.00
25	B-103	118.3	1,18,30,000.00
26	B-104	101.07	1,01,07,000.00
27	B-201	126.38	1,26,38,000.00
28	B-202	140.36	1,40,36,000.00
29	B-204	101.07	1,01,07,000.00
30	B-303	118.3	1,18,30,000.00
31	B-304	101.07	1,01,07,000.00
32	B-401	126.38	1,26,38,000.00
33	B-402	140.36	1,40,36,000.00
34	B-403	118.3	1,18,30,000.00
35	B-404	101.07	1,01,07,000.00
36	B-501	148.33	1,48,33,000.00
37	B-502	165.73	1,65,73,000.00
Total		3336.15	34,47,27,500.00

For SATISH DHUME & CO.
CHARTERED ACCOUNTANTS


S. R. DHUME
Proprietor
(Membership Number 030498)
UDIN : 26030498HZRLFP7300



Date: 28th September, 2026
Place: Panaji - Goa



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

Ref No.: TPB/956/MOC/TCP-2024/3/56/2

Date: 14/05/2024

ASSESSMENT ORDER FOR FEE FOR ADDITIONAL FAR/HEIGHT UNDER
REGULATION 6.1.1 (2) OF GOA LAND DEVELOPMENT AND BUILDING
CONSTRUCTION REGULATIONS, 2018.

Read: 1) Application from M/s. C.V. Construction dated No.9866 dated
23/10/2023 for grant of additional FAR/Height for property bearing Fr. No. 405/13 & 406/13
(Part) (Plot A) of Socorro Village, Bardez, Taluka-Goa.

2) Govt. approval no. 36/1/TCP/563/(Missing-31)/14012026/328 dated 29/01/2025.

3) Order No. 36/1/TCP/563/2024/Rates/(Part B) dated 25/07/2025 read with
Corrigendum Ref. No. 36/1/TCP/563/2024/Rates/(Part B)/1552 dated
25/07/2025.

This has reference to the application referred (1) above, the fee as per Orders referred at
(3) above for grant of additional FAR/Height has been assessed as under:

Total Area of property	= 3843.00m ²
Area under Settlement/Commercial/ Institutional Zone	= 3843.00m ²
Permissible FAR	= 99.01
Permissible Height	= 14.95 mts.
Additional FAR granted	= 20.99
Additional height granted	= 4.05 mts.
Total built up area	= 7550.87m ² Less: 6156.96m ² = 1402.87m ²
Built up area for assessment of fee	= 1402.87m ²
Height area for assessment of fee	= --
Built-up-area fee calculation	= 1402.87m ² x Rs.1000/- = Rs. 14,02,870/-
Additional Height fee calculation	= N.A.
Total fee Payable	= Rs. 14,02,870/-

The amount shall be deposited by way of challan.


Zaidev R. Ahlenkar
(Dy. Town Planner)


M/s. C.V. Construction,
Mr. Chacko Varghese,
Shop no. 3, 4 & 5, Mod's Revilla,
Casualim-Goa.

Consent letter

Date: 29/08/2026

I, **MRS. AMBICA PHALKE**, wife of Mr. Rajendra Phalke, 54 years of age, Residing at House 509-2, Carem, Arrarim, Porvorim Bardez, 403501. I am the allottee of Unit No. B-002, Block B, vide Agreement for Sale dated 02/ 07/2025 which is duly registered before the Sub Registrar of Bardez at Mapusa, Goa under BRZ-1-3708-2025 dated 11-July-2025, in respect of the Project "DARIUS PARADISE PHASE-II", registered under RERA Registration ID PRGO12242353 dated 11/12/2024.

I have seen and understood the proposed revision of plan and I hereby give my consent to the Developer for the proposed revised plan whereby the sanctioned layout/floor plan in respect of the Project "DARIUS PARADISE PHASE-II", is revised in accordance with the proposed revised plan.

Mrs. Ambica Phalke



Signature of Allottee

Name: Mrs. Ambica Phalke
Unit No.: B-002 BLOCK B

Consent letter

Date: 29/08/2026

I, **MR.DEBHA CHAUHAN**, son of Mr.Balynath Chauhan, 26 years of age, Residing at GK/329, Kirie Bhat, Near Military Camp, Chimbhel, Tiswadi, North Goa.403006 , I am the allottee of Shop No.5, Block B , vide Agreement for Sale dated 31/03/2026 which is duly registered before the Sub Registrar of Bardez at Mapusa, Goa under BRZ-1-1918-2026 dated 22-April-2026, in respect of the Project "DARIUS PARADISE PHASE-II", registered under RERA Registration ID PRGO12242353 dated 11/12/2024.

I have seen and understood the proposed revision of plan and I hereby give my consent to the Developer for the proposed revised plan whereby the sanctioned layout/floor plan in respect of the Project "DARIUS PARADISE PHASE-II", is revised in accordance with the proposed revised plan.

MR.DEBHA CHAUHAN

Debha Chauhan

Signature of Allottee

Name: Mr. Debha Chahuan

Shop No.: 5, Block B

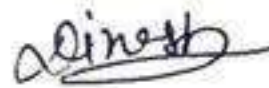
Consent letter

Date: 29/08/2026

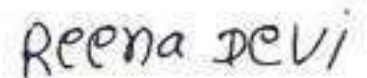
I, **MR. DINESH DAS**, Husband of Mrs. Reena Devi, son of Mr. Rajadev Das, 36 years of age, & his wife MRS.REENA DEVI, daughter of Mr. Ram Das, 29 years of age, residing at 923/178, Nr. VP Socorro, Alto Porvorim, North Goa, 403521. I am the allottee of Shop No. B-3, Block B, vide Agreement for Sale dated 05/09/2025 which is duly registered before the Sub Registrar of Bardez at Mapusa, Goa under BRZ-1-4723-2025 dated 11-Sep-2025, in respect of the Project "DARIUS PARADISE PHASE-II", registered under RERA Registration ID PRGO12242353 dated 11/12/2024.

I have seen and understood the proposed revision of plan and I hereby give my consent to the Developer for the proposed revised plan whereby the sanctioned layout/floor plan in respect of the Project "DARIUS PARADISE PHASE-II", is revised in accordance with the proposed revised plan.

Mr. Dinesh Das & Mrs. Reena Devi



Signature 1



Signature 2

Allottee

Name: Mr. Dinesh Das & Mrs. Reena Devi

Shop No.: B-3, BLOCK B

Consent letter

Date: 29/08/2026

I, **DR. ROHIT CHOUDHARY**, husband of Mrs. Priya Mehta, son of Mr. Vilayte Ram Choudhary, 37 years of age, and his wife **MRS. PRIYA MEHTA**, wife of Dr. Rohit Choudhary, daughter of Mr. Devanand, 30 years of age, both are Residing at Survey No. 75/3 K-1, Block-4, Alto Torda, Near Diamond Hardware, Salvador Do Mundo, Porvorim, Bardez, Goa -403521. We are the allottee of Unit No. A-202, Block A, vide Agreement for Sale dated 29/04/2025 which is duly registered before the Sub Registrar of Bardez at Mapusa, Goa under BRZ-1-2486-2025, dated 8-May-2025, in respect of the Project "DARIUS PARADISE PHASE-II", registered under RERA Registration ID PRGO12242353 dated 11/12/2024.

I have seen and understood the proposed revision of plan and I hereby give my consent to the Developer for the proposed revised plan whereby the sanctioned layout/floor plan in respect of the Project "DARIUS PARADISE PHASE-II", is revised in accordance with the proposed revised plan.

DR. ROHIT CHOUDHARY & MRS. PRIYA MEHTA



Signature 1

Allottee



Signature 2

Name: Dr. Rohit Choudhary & Mrs. Priya Mehta
Unit No.: A-202, BLOCK A

Consent letter

Date: 29/08/2026

I, **MRS. LULWA ABDEALI KAPADIA**, wife of Mr. Abdeali Kapadia, daughter of Mr. Saifuddin Bohra, 40 years of age, residing at 202, Alps Valley, Near Socorro Panchayat, Alto Porvorim, Bardez, Goa -403521, am the allottee of Unit No. B-302, Block B, vide Agreement for Sale dated 25/02/2026 which is duly registered before the Sub Registrar of Bardez at Mapusa, Goa under BRZ-1-990-2026 dated 04-March-2026, in respect of the Project "DARIUS PARADISE PHASE-II", registered under RERA Registration ID PRGO12242353 dated 11/12/2024.

I have seen and understood the proposed revision of plan and I hereby give my consent to the Developer for the proposed revised plan whereby the sanctioned layout/floor plan in respect of the Project "DARIUS PARADISE PHASE-II", is revised in accordance with the proposed revised plan.

Mrs. LULWA ABDEALI KAPADIA



Signature of Allottee

Name: Mrs. Lulwa Abdeali Kapadia
Unit No.: B-302 BLOCK B

Consent letter

Date: 29/08/2026

I, **MRS. PRACHI SRIRAM TORNEY**, daughter of Mr. Shriram Gurudas Torney, 43 years of age, Residing at L-3, Housing Board Colony Alto-Porvorim Bardez-403521, I am the allottee of Unit No. A-201, Block A, vide Agreement for Sale dated 07/07/2025 which is duly registered before the Sub Registrar of Bardez at Mapusa, Goa under BRZ-1-3805-2025 dated 17-July-2025, in respect of the Project "DARIUS PARADISE PHASE-II", registered under RERA Registration ID PRGO12242353 dated 11/12/2024.

I have seen and understood the proposed revision of plan and I hereby give my consent to the Developer for the proposed revised plan whereby the sanctioned layout/floor plan in respect of the Project "DARIUS PARADISE PHASE-II", is revised in accordance with the proposed revised plan.

MRS.PRACHI SRIRAM TORNEY



Signature of Allottee

Name: Mrs. Prachi Sriram Torney
Unit No.: A-201 BLOCK A

Consent letter

Date: 29/08/2026

I, **MRS.RISHA SANJAY TANEJA**, wife of Mr. Sanjay Kumar, daughter of Mr. Ramesh Kapoor, 46 years of age, Residing at Flat No.C2-S-1, Prudential Paradise, Near Peddem Sports Complex, Mapusa Bardez, Goa-40 3507. I am the allottee of Unit No. B-301, Block B, vide Agreement for Sale dated 02/06/2025 which is duly registered before the Sub Registrar of Bardez at Mapusa, Goa under BRZ-1-3687-2025 dated 11-July-2025, in respect of the Project "DARIUS PARADISE PHASE-II", registered under RERA Registration ID PRGO12242353 dated 11/12/2024.

I have seen and understood the proposed revision of plan and I hereby give my consent to the Developer for the proposed revised plan whereby the sanctioned layout/floor plan in respect of the Project "DARIUS PARADISE PHASE-II", is revised in accordance with the proposed revised plan.

Mrs. Risha Sanjay Taneja


Signature of Allottee

Name: Mrs. Risha Sanjay Taneja

Unit No.: B-301, BLOCK B

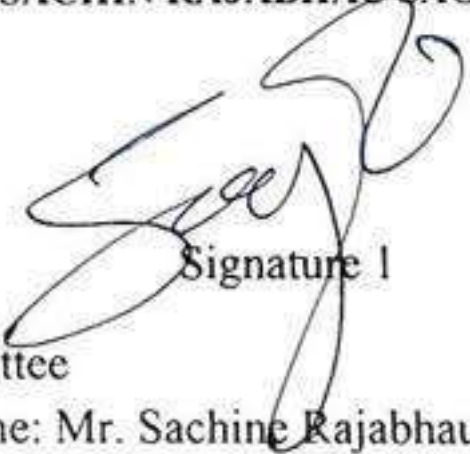
Consent letter

Date: 29/08/2026

I, **MR. SACHIN RAJABHAU SAGARE**, husband of Mrs. Natty Sachin Sagare, son of Mr. Rajabhau Sagare, 44 years of age, and his wife **MRS. NATTY SACHIN SAGARE**, wife of Mr. Sachin Rajabhau Sagare, daughter of Mr. Elias Rodrigues, 49 years of age, both are Residing at 2127, Malawadi, Nancge stop, Mangaon, Kudal, Sindhudurg, Maharashtra, 416519. We are the allottee of Unit No. B-203, Block B, vide Agreement for Sale dated 17/10/2025 which is duly registered before the Sub Registrar of Bardez at Mapusa, Goa under BRZ-1-5299-2025, dated 22-OCT-2025, in respect of the Project "DARIUS PARADISE PHASE-II", registered under RERA Registration ID PRGO12242353 dated 11/12/2024.

I have seen and understood the proposed revision of plan and I hereby give my consent to the Developer for the proposed revised plan whereby the sanctioned layout/floor plan in respect of the Project "DARIUS PARADISE PHASE-II", is revised in accordance with the proposed revised plan.

MR. SACHIN RAJABHAU SAGARE & MRS. NATTY SACHIN SAGARE


Signature 1
Allottee


Signature 2

Name: Mr. Sachin Rajabhau Sagare & Mrs. Natty Sachin Sagare
Unit No.: B-203, BLOCK B

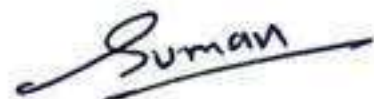
Consent letter

Date: 29/08/2026

I, **MRS. SUMAN ANIL PATHANIA**, wife of Mr. Anil Kumar Pathania, 42 years of age, Residing at Flat No.F-2, Shetye Plaza, Varsha Colony, Near Wadakade, Alto Porvorim, Bardez-Goa, 403521. I am the allottee of Unit No. A-102, Block A, vide Agreement for Sale dated 03/11/2025 which is duly registered before the Sub Registrar of Bardez at Mapusa, Goa under BRZ-1-5599-2025 dated 12-Nov-2025, in respect of the Project "DARIUS PARADISE PHASE-II", registered under RERA Registration ID PRGO12242353 dated 11/12/2024.

I have seen and understood the proposed revision of plan and I hereby give my consent to the Developer for the proposed revised plan whereby the sanctioned layout/floor plan in respect of the Project "DARIUS PARADISE PHASE-II", is revised in accordance with the proposed revised plan.

Mrs. Suman Anil Pathania


Signature of Allottee

Name: Mrs. Suman Anil Pathania
Unit No.: A-102, Block A



गोवा GOA

Serial No. 1242 Place of Vendor, Panaji Date 5/10/26
Name of Vendor 100001 -
Name of Vendor Chacko Varghese
Name of Vendor
Name of Vendor

C 559911



AFFIDAVIT

I, Mr. CHACKO VARGHESE, son of late Mr. John Varghese, 69 years of age, married, businessman, Indian National, having Mobile No. 9822644081, E-Mail id : chacko1957@yahoo.com, residing at Flat No. 1/F1, Models Riviera, Near Hotel Miramar, Caranzalem, Tiswadi, Goa,

Sole Proprietor of **M/s. C. V. CONSTRUCTIONS**, having its registered office at House No. 14/223/A12 & A13 (Shop Nos. 3, 4 & 5), Models Riviera, Near Hotel Libdoran, Caranzalem, Tiswadi, Goa, the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I am the Promoter/Developer/Builder of the real estate project known as "**DARIUS PARADISE PHASE II**" situated at Ambirna, Socorro, Porvorim-Goa registered with Goa Real Estate Regulatory Authority under under Registration No.PRG012242353 dated 30.12.2024.
2. That I am developing the aforesaid project on the property bearing **Survey No.405-13 & 405-15 part (Plot A)** situated at Village Ambirna, Socorro, Taluka of Bardez, District of North Goa.
3. That **there is no litigation, dispute, claim, attachment, injunction, stay order, or court proceeding pending** before any court, tribunal, authority, or other judicial/quasi-judicial forum in respect of the said Property and/or the title thereto, which would adversely affect the development or construction of the said project.
4. That the Promoter proposes to add one additional floor on the Block A,B, C and also a Swimming Pool to the existing project, subject to obtaining all requisite approvals, permissions, sanctions and clearances from the competent authorities.
5. That in connection with the proposed addition of one additional floor on Block A, B, C and a Swimming Pool. The Promoter has made an application before the Goa Real Estate Regulatory Authority for the requisite approval/permission and for carrying out the necessary modification/update in respect of the registered project as applicable.



6. That this Affidavit is being executed to submit before the Goa Real Estate Regulatory Authority.

7. That the statements made herein are true and correct to the best of my knowledge and belief, and nothing material has been concealed therefrom.



Solemnly affirmed at Panaji-Goa

Deponent

On this 6th day of October 2026.



Solemnly affirmed before me by
Shri/Smt. CHACKO VARGHESE
R/o. CARANZALEM, TISWADI GWA

who has been identified by ANDHAR
CHRO. No: 3044 3306 5435

personally known to me.

Reg No. 1112/2026

Dated 6 OCT 2026

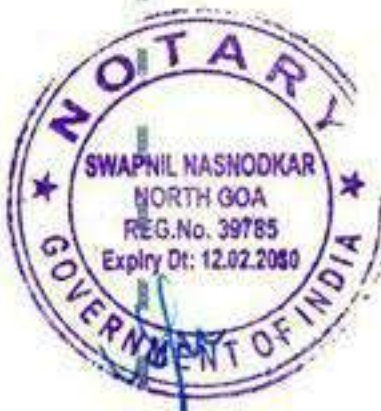
SWAPNIL HASMUDKAR, HASNODKAR
ADVOCATE & NOTARY
NORTH GOA
GOVERNMENT OF INDIA



गोवा GOA

Serial No. 244 Place of Vendor, Postal Code 5/10/26
Value of Stamp Paper 100/-
Name of Vendor Chacko Varghese
Name of Father
Date of Issue
Place of Issue

C 559913



AFFIDAVIT CUM DECLARATION

I, Mr. CHACKO VARGHESE, son of late Mr. John Varghese, 69 years of age, married, Businessman, Indian National, having Mobile No. 9822644081, E-Mail id : chacko1957@yahoo.com, residing at Flat No. 1/F1, Models Riviera, Near Hotel Miramar, Caranzalem, Tiswadi, Goa,

Sole Proprietor of **M/s. C. V. CONSTRUCTIONS**, having its registered office at House No. 14/223/A12 & A13 (Shop Nos. 3, 4 & 5), Models Riviera, Near Hotel Libdoran, Caranzalem, Tiswadi, Goa, the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:



1. That I am the Promoter/Developer/Builder of the real estate project known as "**DARIUS PARADISE PHASE II**" situated at Ambirna, Socorro, Porvorim-Goa registered with Goa Real Estate Regulatory Authority under Registration No. PRG012242353 dated 30.12.2024.
2. That the said project was sanctioned/approved for construction as per the plans and permissions granted by the competent authorities.
3. That subsequent to the original approval/sanction, I have proposed to construct one additional floor, i.e. Block A,B ,C and a Swimming Pool as an amenity/common facility to the said project, subject to obtaining/revising all requisite permissions, sanctions and approvals from the competent authorities.
4. That the above proposed construction of additional floor i.e. Block A,B, C and a Swimming Pool shall be carried out strictly in accordance with the revised/sanctioned plans and all applicable laws, rules, regulations, development permissions and directions of the competent authorities, including the provisions applicable under the Real Estate (Regulation and Development) Act, 2016 and the rules/regulations made there under.
5. That I out of the total 39 (Thirty-Nine) units/flats and 6 (Six) Shops in the said existing project, 7 (Seven) units/flats and 3 (three) shops have already been sold to the concerned purchasers/allottees.

6. That I obtained the **consent/no-objection of the above purchasers/allottees of the said project**, whose units are relevant to the proposed change, for carrying out the proposed addition of one additional floor i.e. Block A,B,C and a swimming pool in the said project.

7. That the consent of the allottees has been obtained voluntarily and in writing copies of the respective consent letters/no-objection declarations signed by the concerned purchasers/allottees are being maintained by the Promoter and are being produced/submitted before the Authority as and when required.

8. That I have duly informed the concerned purchasers/allottees about the proposed addition of one additional floor, including the nature and extent of the proposed modification, and the allottees have consented to the same after being apprised of the proposed change.

9. That the proposed addition of one additional floor i.e. Block A,B C and a Swimming Pool shall not adversely affect the rights, title, interest or entitlements of the existing purchasers/allottees, and the Promoter undertakes to comply with all contractual obligations towards the existing allottees.

10. That I further undertake that no alteration, addition or modification shall be carried out in contravention of the sanctioned/revised plans or without obtaining such approvals and permissions as may be required under applicable law.

11. That I shall comply with all directions, conditions and requirements imposed by the Goa RERA Authority and/or any other competent authority in relation to the proposed addition of the additional floor.

12. That the consent letters/no-objection declarations of the concerned allottees are annexed hereto.



13. That this Affidavit-cum-Declaration is being executed and to submit before the **Goa Real Estate Regulatory Authority** for the purpose of recording the consent of the allottees and for seeking/regularising the necessary approval/permission in respect of the proposed addition of one additional floor i.e Block A, B, C and a Swimming Pool in the said project.

14. That the contents of this Affidavit cum Declaration are true and correct to the best of my/our knowledge and belief. Nothing material has been concealed therefrom.

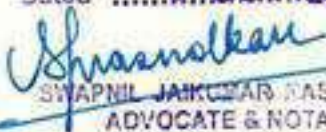


Solemnly affirmed at Panaji-Goa


Deponent

On this 6th day of October 2026



Solemnly affirmed before me by
Shri/Smt CHACKO VARGHESE
R/O: CHANZALEM, TISWADI, GOA
who has been identified by ADITHYAN
CARD No. 3077 3306 5635
personally known to me.
Reg No 1111 / 2026
Dated 6 OCT 2026

SWAPNIL JAIKUMAR NASHODKAR
ADVOCATE & NOTARY
NORTH GOA
GOVERNMENT OF INDIA



FORM 'II'

[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Mr. CHACKO VARGHESE**, a Sole Proprietor of **M/s. C. V. CONSTRUCTIONS**, the Promoter of the proposed project named "**DARIUS PARADISE - PHASE - II**".

I, **Mr. CHACKO VARGHESE**, son of late Mr. John Varghese, 66 years of age, married, businessman, Indian National, having Mobile No. 9822644081, E-Mail id : chacko1957@yahoo.com, residing at Flat No. 1/F1, Models Riviera, Near Hotel Miramar, Caranzalem, Tiswadi, Goa, being Sole Proprietor of **M/s. C. V. CONSTRUCTIONS**, having its registered office at House No. 14/223/A12 & A13 (Shop Nos. 3, 4 & 5), Models Riviera, Near Hotel Libdoran, Caranzalem, Tiswadi, Goa, the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. I say that I have a legal title Report to the land on which the development of the proposed project is to be carried out in the Said Property. A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. I say that the Property on which the Said project is to be constructed is free from all encumbrances.
3. I say that the time period within which the project shall be completed by me as a Promoter from the date of issuance of Construction License from the Office of Village Panchayat, i.e. on or before 30/09/2027.
4. I say that the seventy per cent of the amounts realized by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. I say that entire amounts to be realized here in after by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
6. I say that the amounts from the separate account shall be withdrawn in accordance with section 4 (2)(1) (D) read with rule 5 of the Goa



A handwritten signature in blue ink, appearing to be 'L. K. S.'.

Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.

- 
7. I say that the Promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
 8. I say that the Promoter shall take all the pending approvals on time, from the competent authorities.
 9. I say that the Promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under subsection (2) of section 4 of the Act and under rule 3 of the said Rules, within seven days of the said changes occurring.
 10. I say that the Promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
 11. I say that the Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.
 12. I say that I have sworn this Affidavit cum Declaration in order to submit that the same before the Real Estate (Regulation and



Development) Authority.

Solemnly affirmed and declared on this 8th day of October, 2024.

Deponent



Mr. CHACKO VARGHESE,
Sole Proprietor of
M/s. C.V.CONSTRUCTIONS



Verification

The Contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Panaji on this 8th day of October 2024.

Deponent



MR. CHACKO VARGHESE
Sole Proprietor of
M/s. C.V.CONSTRUCTIONS



NOT VERIFIED
BY ME BY
I KNOW
SR. N. 3468/2024
DATED: 08/10/2024

Emmanuel
Advocate & Notary
Tiswadi Taluka
Reg. No. 379/14