

Handwritten signature and number 24110 over a circular stamp of UTI Technology Services Limited, Panaji, Goa.

UTI TECHNOLOGY SERVICES LIMITED
EDC HOUSE, WING 'C' SHOP NO.30
GROUND FLOOR, DADA VAIDYAROAD
PANAJI, GOA-403001

D-5/STP(V)/C.R./35/10/2010-RD(1466903)

भारत 15618 NON JUDICIAL गोवा
145684 OCT 24 2017



five one five nine two nine five 13:38

Rs. 5159295/- PB7072

INDIA

STAMP DUTY

GOA

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five one five nine two nine five 13:39

Rs. 5159295/- PB7072

INDIA

STAMP DUTY

GOA

NAME: MVR SEAVIEW HOMES
ADDRESS: PANAJI. PVT. LTD
THROUGH: GAURESH SALGAONKAR
SIGNATURE: G. Salgaonkar
RECEIPT NO: 15618 to 15619



DEED OF SALE

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THIS DEED OF SALE is made and executed at Vasco da Gama ,
Goa , on this 24th day of October in the year Two Thousand and
seventeen (24.10.2017)

BETWEEN

M/S UMIYA HOLDING PVT. LTD., a Private Limited Company,
registered under the Indian Companies Act, having its registered office at
237 Sir P. M. Road , Union Co-operative Insurance Building , 3rd Floor ,
Fort , Mumbai-400 001 and having PAN [REDACTED] represented
herein by their Director **SHRI ANIRUDDHA MEHTA** , son of Shri
Banuprasad C. Mehta, aged 56 years, businessman, Indian National,
having PAN [REDACTED] duly authorized vide Board Resolution of the
Company dated 25.9.2017 adopted by the Board of Directors, hereinafter
referred to as the "**VENDORS**" (which expression shall, unless it be
repugnant to the context or meaning thereof, mean and include the said
Company for the time being, heirs, successors-in-title, legal
representatives and assigns) **OF THE FIRST PART;**

AND

MVR SEAVIEW HOMES PVT. LTD , a Company incorporated under the
Indian Companies Act, 1956 , having their registered office at 10-1-39/B
& C , M V R Plaza , Waltair Uplands , CBM Compound , Vishakapatnam
530 003 and office at Goa H.no 15/153/A-2 1st floor Above Audi
showroom Carazanlem, Panaji, Goa 403002 and having PAN Card bearing
No. [REDACTED] , represented herein by their Director **SHRI VENKAT
MUPPANA** , son of Shri M. R. K. Prasad Rao , aged 29 years , Indian

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National, having PAN Card bearing No. [REDACTED] residing at Nagali Hills , Dona Paula , Goa , duly authorized vide Board Resolution of the Company dated 3.10.2017 adopted by the Board of Directors , hereinafter referred to as the "**PURCHASERS**" (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include the said Company for the time being, heirs, successors-in-title, legal representatives and assigns) of the SECOND PART.



WHEREAS within the limits of the Village of Sancoale in the Taluka and Registration Sub District of Mormugao , District South Goa in the State of Goa , there exists a property known as MUTTOY or MUTHOY or MUTTOY DE CASA or AFORAMENTO , situated at Village Sancoale which property is described in the Land Registration Office of Salcete at Margao , under Description No. 20631 of folio 25 reverse of Book B-53(New) and Inscribed under No. 51188 at folio 95 reverse of Book G-62 and enrolled in the Taluka Revenue Office under Matriz Nos. 610 , 611 , 612 , 613 , 614 and 615 and bearing Survey Nos. 208/1 , 206/4 and 211/1 of the Village of Sancoale, admeasuring a total area of 38,400 square meters , this property being hereinafter referred to as the "**SAID PROPERTY**" and being described more particularly in the **SCHEDULE I** , hereinafter written.

AND WHEREAS The SAID PROPERTY originally belonged to one Casmiro Tamancinho D'Souza , who died leaving behind him his wife, Mario Aurora Pereira . Mrs. Maria Aurora Pereira subsequently expired on or about 30 August 1938 , leaving behind four daughters and two sons , being

- (i) Deocalia De Souza (expired)

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Aurora

- (ii) Purificacao De Souza;
- (iii) Joana Maria Teofilina De Souza;
- (iv) Antonieta Fabiola De Sousa, viz.
- (v) Domingos Donato Joao Dacio Bernardo Souza and
- (vi) Jose Nolasco Pio Ludgerio Purificacao.

AND WHEREAS on account of the demise of the said Casmiro Tamancinho D'Souza , his heirs and legal representatives instituted Inventory Proceedings No.111/1938 in the Court of Civil Judge Senior Division , Salcete at Margao for the division of the properties, including the SAID PROPERTY.



AND WHEREAS the Civil Judge Senior Division , Margao was pleased to issue a Certificate dated 28.7.1941 in the Inventory among minors No. 111/1938, wherein the various properties including the SAID PROPERTY was partitioned and appropriate shares were allotted to the heirs and legal representatives of the said Casmiro Tamancinho D'Souza .

AND WHEREAS , subsequently , a Deed/document named and styled as "Justificacao Notorial - notorial justification" dated 20.2.1969 was executed by (a) Maria Inez Josefina (wife of Son-2), (b) Maria Aurora (daughter of Son-2), (c) Donaldo Jacinto Fregnado (son of Son-2) and (d) Maxima Dorina Bela De Souza(daughter of Son-2), before the Sub Registrar Salcete in his capacity as Notary Ex officio , wherein they inter alia claimed exclusive ownership and possession of the SAID PROPERTY. The said notorial justification dated 20.2.1969 was rectified by another Deed dated 7.11.1970.

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AND WHEREAS on the strength of the said Notorial justification dated 20.2.1969 varied by another Deed dated 7.11.1970 , the SAID PROPERTY was inscribed under No. 51188 at folio 95v of Book G-62 in the name of Maria Ines Josefina Afonso e Souza, Maria Aurora Dolorosa Rosa Afonso e Souza , Donaldo Jacinto Fregnado de Souza and Maxima Dorina Bela de Souza .

AND WHEREAS vide Deed of Sale dated 12.6.2006 registered in the Office of the Sub Registrar of Mormugao at Vasco-da-Gama under No. 814 at pages 482 to 511 Book No. I Volume No. 576 dated 15.6.2006 , executed by Maria Aurora Dolorosa Rosa Afonso e Souza and her husband Joaquim Antonio Lazarus Pereira , Donaldo Jacinto Fregado de Souza and his wife Suelcirina De Souza and Maxima Dorina Bela de Souza and her husband Vincent Richard Athaide as the Vendors therein of the First Part , the northern portion of the SAID PROPERTY being the Plot B admeasuring 23,400 square meters was sold to Mr. Anand Chandra Bose as the Purchaser therein of the Second Part. This Plot admeasuring an area of 23,400 square meters , and which has been partitioned into an independent Plot bearing Survey No. 211/1-A of the Village of Sancoale in Mormugao Taluka , shall hereinafter be referred to as the "**SAID PLOT**" and is described more particularly in the **SCHEDULE II** , hereinafter written.

AND WHEREAS vide another Deed of Sale dated 30.5.2007 registered in the Office of the Sub Registrar of Murmugao at Vasco-da-Gama under No. 761 at pages 272 to 359 Book No. I Volume No. 694 dated 15.6.2006, Shri Anand Chandra Bose , sold the SAID PLOT unto the VENDORS herein.



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AND WHEREAS the VENDORS are not willing to develop the SAID PLOT by themselves and the PURCHASER, has approached the VENDORS with a desire to purchase the SAID PLOT.

AND WHEREAS in pursuance to the negotiations between the VENDORS and the PURCHASERS and after independently satisfying himself about the title of the VENDORS to the SAID PLOT, the PURCHASER has agreed to purchase the SAID PLOT from the VENDOR for a total consideration of Rs.22,93,00,000 being an amount of Rs. 11,06,00,000 being the money component and an amount of Rs. 11,87,00,000 being the kind component by the deliver unto the VENDORS the constructed 6346.05 square meters Super Built up area as indicated in the **SCHEDULE III** appended hereto.



NOW THIS DEED WITNESSETH AS UNDER :

1. That in consideration of an amount of Rs. 22,93,00,000 (Rupees twenty crore ninety three lakhs only) paid by the PURCHASERS to the VENDORS , being an amount of Rs. 11,06,00,000 (Rupees Eleven crore six lakhs only) out of which an amount of Rs. 22,93,000/- (Rupees Twenty two lakhs ninety three thousand only) being deducted as TDS and the balance amount of Rs. 10,83,07,000/- (Rupees Ten crore eighty three lakhs seven thousand only) paid by the PURCHASERS to the VENDORS , the receipt and payment of which the VENDORS do hereby admit and acknowledge and an amount of Rs. 11,87,00,000 being the kind component by the deliver unto the VENDORS the constructed

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6346.05 square meters Super Built up area, which shall be paid by the PURCHASER to the VENDOR by allotting an area of 6346.05 sq.mtrs of the Super Built up Area in form of 59 no. of flats along with covered car parking for each apartment, with proportionate undivided share of the land (the same is subject to change as per revise plan submitted, however the Super Built up Area quoted will remain the same) equivalent to 11,87,00,000/-(Rupees Eleven crore eighty seven lakhs Only). The 6346.05 sq.mtrs of the Super Built up Area in form of 59 no. of flats are more particularly described in the Schedule -III herein under.



2. That in consideration of an amount of Rs. 22,93,00,000/- (Rupees twenty crore ninety three lakhs only) paid by the PURCHASERS to the VENDORS, the VENDORS do hereby GRANT, CONVEY, SELL, TRANSFER AND ASSURE unto the PURCHASER the SAID DEVELOPED PLOT more clearly described in Schedule II along with all the undivided rights and share in all ways, paths, passages, easements, privileges, trees, appurtenances whatsoever to the SAID PLOT or in any way appertaining to the same and/or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed to be so held, used, occupied or enjoyed and all the estate, right, title, interest, claim and demands whatsoever both at law or in equity of the VENDORS into or out of the SAID DEVELOPED PLOT.
3. The VENDORS does hereby assure the PURCHASER about their marketability of title to the SAID PLOT described in Schedule II hereunder.

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4. For right of way

AND TOGETHER ALSO WITH full and free right and liberty for the PURCHASER, their heirs, executors, administrators and assigns and their tenants, agents and servants authorized by them at all times hereafter at their will and pleasure by day and/or by night and for all purposes to go, pass and re-pass in, along, over and upon the common road and areas within the boundaries of the SAID PLOT.



AND ALL THE ESTATE right, title, interest, claim and demand whatsoever at law and in equity of the OWNERS into, out of or upon the SAID PLOT or any part thereof TO HAVE AND TO HOLD the SAID PLOT hereby granted, conveyed, sold, transferred and assured or intended or expressed so to be with the benefit of the PURCHASERS, their heirs, executors, administrators and assigns forever SUBJECT TO the payment of all future rates, assessments, taxes and dues now chargeable upon the same or hereafter to become payable to the Government or to the Municipality, Village Panchayat or any other public body or local authority in respect thereof AND the VENDORS doth hereby for itself and its successors and assigns covenant with the PURCHASERS THAT notwithstanding any act, deed, matter or thing whatsoever by the VENDORS or any person or persons lawfully or equitably claiming by, from, through, under or in trust for them made, done, committed, omitted or knowingly or willingly suffered to the contrary.

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5. For Title

The VENDORS now have in themselves good right, full power and absolute authority to grant, convey, transfer and assure the SAID PLOT hereby granted, conveyed, transferred and assured or intended so to be unto and to the use of the PURCHASERS in the manner aforesaid.



6. For peaceful possession and quiet enjoyment

AND THAT it shall be lawful for the PURCHASERS from time to time and at all times hereafter peaceably and quietly to hold, enter upon, use, occupy, possess and enjoy the SAID PLOT hereby granted, conveyed, transferred and assured with profits thereof and of every part thereof to and for their own use and benefit without any suit or lawful eviction, interruption, claim and demand whatsoever from or by the VENDORS or its successors and assigns or any of them, from or by any person lawfully or equitably claiming or to claim by, from, under or in trust for them.

7. Against encumbrances

AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the OWNERS well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, title, charge and encumbrances whatsoever either already or hereafter had made, executed, occasioned or suffered by the VENDORS or by any other person or persons lawfully or

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equitably claiming or to claim by, from, under or in trust for them.

8. For further Assurance

AND FURTHER that the VENDORS, CONFIRMING PARTY and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the SAID PLOT hereby granted, conveyed, transferred and assured or any part thereof by, from, under or in trust for them, the VENDORS their successors shall and will from time to time and at all times hereafter at the request and cost of the PURCHASERS do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters and things, conveyances and assurances in law whatsoever for the better, further and more perfectly and absolutely granting unto and to the use of the PURCHASERS in the manner aforesaid as shall or may be reasonably required by the PURCHASERS, their heirs, executors, administrators or assigns or their Counsel in law for assuring the SAID PLOT and every part thereof hereby granted, conveyed, transferred and assured unto and to the use of the PURCHASERS in the manner aforesaid. The VENDOR has assured the PURCHASER to physically resurvey the said developed plots and ensure that the said plots are actually admeasuring as per the area mentioned in the present Deed of Sale.

9. That the VENDORS declare that the PURCHASERS shall be entitled to the benefits of all licenses and permissions obtained by the VENDORS without the requirement of any further payment.



10. The flat agreed to be allotted to the VENDOR, shall be allotted within a stipulated time frame as mentioned in clause no. 19 as time being the essence of the contract. In case the VENDOR wish to allot/sale the allotted flat to Third Party prior to the handing over of the possession of the flat to the VENDOR in such circumstances the PURCHASER shall confirm such agreement and shall be solely liable to the Third Party for the completion of the said flat within stipulated time frame as per RERA acts.



11. That the VENDORS prior to the taking possession of the constructed areas allotted to the **VENDORS** or any of their allottees, as the case may be, shall pay to the Government or to the PURCHASERS , the amounts as applicable towards, GST and any new levies that may be imposed by the Government , and when such payment or taxes as specified above is paid to the Government , a challan or receipt of the same shall be made available to the **PURCHASERS**.

12. The VENDORS have specifically represented unto the PURCHASERS that the title of the VENDORS to the SAID PLOT is clear, marketable and free from any encumbrances whatsoever.

13. That the VENDORS are in exclusive use, occupation and possession of the SAID PLOT and have not parted with the possession of the SAID PLOT to any other person.

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14. Neither the VENDORS nor any person/s claiming by, through or under them have created any adverse rights and/or entered into any Agreement for Sale or otherwise created any adverse rights in respect of his right, title and interest in the SAID PLOT or any part thereof or executed any Power of Attorney authorizing sale of his right, title, interest and share in the SAID PLOT or taken any deposit in the form of earnest money deposit other than from the PURCHASERS , and the VENDORS have not committed any acts whereby the VENDORS are prevented from entering into these presents with the PURCHASERS .



15. That the SAID PLOT has an access road of a minimum width of 10 meters.

16. That there are no legal impediments whatsoever for the PURCHASERS entering into a Deed of sale in respect to the SAID PLOT with the VENDORS.

17. That the SAID PLOT is zoned as par present O.D.P with Permissible F.A.R. for construction being 200 % on the SAID PLOT as per the Goa (Regulation of Land Development and Building Construction) Act, 2008. The said FAR of 200% is available on the entire SAID PLOT , which includes an area of 1500 square meters surrendered for the above mentioned access road.

18. That the VENDORS had earlier been issued the Conversion Sanad with Permission to use the SAID PLOT for Residential purpose and at the instance of the VENDORS ,the PURCHASERS

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have obtained a fresh Conversion Sanad indicating the permissible use of the SAID PLOT for Commercial purposes.

19. The PURCHASERS undertakes that the area of 6346.05 square meters of the Super Built up Area in form of 59 nos. of flat along with covered car parking for each apartment more particularly described in the schedule-III comprising of Block "A" shall be delivered within a period of 24 months, Block "B" shall be delivered within a period of 30 months, Block "G" & Block "H" shall be delivered within a period of 36 month , with an extension of 6 months in case of unforeseen situations only from the date of execution of this present. In case the PURCHASERS fail to construct the SAID PROJECT on the SAID PLOT within the time frame agreed hereinabove including extension, the VENDORS shall have an option to claim from the PURCHASERS the amount of Rs 11,87,00,000(Rupees eleven crore eighty seven lacs only) which was payable and in lieu of the constructed area. It has however also been agreed upon that in case part constructed area is delivered this amount shall be proportionately reduced and be applicable only to the extent of the undelivered area. It has been agreed upon by the PURCHASER that the said amount after the due date given for the handing over of the constructed area shall bear an interest calculated at balance amount payable thereon @18% per annum from the date the claim for the amount is made by the VENDOR till actual payments. It is specifically agreed upon that in case of the PURCHASER are unable to comply with the stipulated time period of delivery of the said flat, the PURCHASER

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will pay an amount of Rs. 9,00,00,000/- (Rupees Nine Crore Only) as compensation to the VENDORS without any further disputes.

20. The VENDORS shall be at liberty to enter into Agreement for Sale with the prospective purchasers for the flats allotted to the VENDORS in lieu of the consideration and more specifically mentioned in Schedule III and the PURCHASER shall sign all such agreements confirming the sale.

21. The PURCHASER undertakes to execute an irrevocable Power of Attorney in favor of the VENDORS, simultaneous to the execution of the present Deed, which will enable the VENDORS to sign the agreement for sale with the prospective purchasers for the flats allotted in lieu of the consideration and more specifically mentioned in Schedule III, on behalf of the PURCHASER.

22. The PURCHASER shall be free to sell, all the built up area which the PURCHASER shall construct in the **SAID PLOT** (except the Super built up area to be allotted to the VENDORS as per Schedule-III).

23. Parties entering into agreements for purchase/construction of premises in the Building scheme/project to be constructed on the **SAID PLOT** shall be entitled, for such purchase/construction, to raise loans from any Bank or Financial Institution without encumbering the **SAID PLOT** or creating any charge or lien upon the PURCHASE.



24. The VENDORS hereby declares that the VENDORS have not received any notice from Government, Village Panchayat of Sancoale or any other public authorities or body whereby development of the said property and the construction work of the building or buildings thereon in any manner affected.

25. Both the parties to this Deed are entitled for specific performance of each and every clause of this Deed.

26. The PURCHASER on the completion of the project shall transfer the SAID PLOT with or without the Building in favour of any Society / Entity that may be formed.

27. Both the Parties to this agreement shall be entitled for specific performance of this Contract and Court at Vasco Da Gama shall have the jurisdictions to try and entertain the disputes between the parties.

28. The VENDORS are a Company having no applicability of any Scheduled Caste/ Schedule Tribe category and the PURCHASERS too are not a member of any Scheduled Caste or Scheduled Tribe in terms of the Notification bearing No. RD/LAND/LRC/318/77 dated 21/08/1978.

29. The Specifications of the Vendors and Purchasers Flats Shall be the same.



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30. That the total consideration amount of Rs. 22,93,00,000/- is the fair and reasonable price of the SAID PLOT and the total Stamp duty payable is Rs. 1,03,18,500/- .

SCHEDULE I ABOVE REFERRED TO
DESCRIPTION OF THE SAID PROPERTY



ALL that property known as MUTTOY or MUTHOY or MUTTOY DE CASA or AFORAMENTO located within the limits of the Village of Sancoale , in the Taluka of Marmagoa in the State of Goa , admeasuring an area of 38,400 square meters , this property being described in the Land Registration Office of Salcete at Margao , under Description No. 20631 of folio 25 reverse of Book 53 New and Inscribed under No. 51188 at folio 95 reverse of Book G-62 and enrolled in the Taluka Revenue Office under Matriz Nos. 610 , 611 , 612 , 613 , 614 and 615 and bearing Survey Nos. 208/1 , 206/4 and 211/1 of the Village of Sancoale ., the same being bounded on or towards the

EAST : By Survey No.s 210/1 , 210/3 , 212/1 , 212/3 , 213/1 , 213/2 and 214/1

WEST : By Survey No.s 198 and 206/4 ;

NORTH : By Survey No.s 206/6 and 210/1 ;

SOUTH : By Survey No. 198 .

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SCHEDULE II ABOVE REFERRED TO
DESCRIPTION OF THE SAID PLOT

ALL THAT Plot B admeasuring an area of 23,400 square meters forming the Northern portion of the property described in Schedule I hereinabove written , and which has been allotted the Survey No. 211/1-A of the Village of Sancoale in Mormugao Taluka described more particularly in the Schedule I , the same being bounded

EAST : By Survey No.s 210/1 , 210/3 , 212/1 , 212/3 , 213/1 , 213/2 and 214/1

WEST : By Survey No.s 198 and 206/4 ;

NORTH : By Survey No.s 206/6 and 210/1 ;

SOUTH : By remaining part of Survey No. 211/1 Part A admeasuring 15,000 square meters .



SCHEDULE III
DETAILS OF THE AREA ALLOTTED IN
LIEU OF THE CONSIDERATION

1. ALL THAT DOUBLE BEDROOM FLAT bearing flat No: A-202 admeasuring 118.30 square meters of super built up area, 2nd floor, Block "A" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:
On the North by flat No. 201 of the said Block
On the South by 5mtr wide road of the said Property
On the East by open space / Landscape of the said Property
On the West by staircase and Flat no 203 of said Block.

2. ALL THAT DOUBLE BEDROOM FLAT bearing flat No: A-402 admeasuring 118.30 square meters of super built up area, 4th floor, Block "A" in MVR Seaview Homes, along with covered car parking

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being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by flat No. 401 of the said Block
On the South by 5mtr wide road of the said Property
On the East by open space / Landscape of the said Property
On the West by staircase and Flat no 403 of said Block.

3. ALL THAT DOUBLE BEDROOM FLAT bearing flat No: A-602 admeasuring 118.30 square meters of super built up area, 6th floor, Block "A" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by flat No. 601 of the said Block
On the South by 5mtr wide road of the said Property
On the East by open space / Landscape of the said Property
On the West by staircase and Flat no 603 of said Block.

4. ALL THAT THREE BEDROOM FLAT bearing flat No: A-303 admeasuring 167.70 square meters of super built up area, 3rd floor, Block "A" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by flat No. 304 of the said Block
On the South by 5mtr wide road of the said Property
On the East by Flat no.302 of the said Block
On the West by 10mtrs wide road of the said Property

5. ALL THAT THREE BEDROOM FLAT bearing flat No: A-503 admeasuring 167.70 square meters of super built up area, 5th floor, Block "A" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by flat No. 504 of the said Block
On the South by 5mtr wide road of the said Property
On the East by Flat no.502 of the said Block
On the West by 10mtrs wide road of the said Property



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6. ALL THAT THREE BEDROOM FLAT bearing flat No: A-703 admeasuring 167.70 square meters of super built up area, 7th floor, Block "A" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by flat No. 704 of the said Block
On the South by 5mtr wide road of the said Property
On the East by Flat no.702 of the said Block
On the West by 10mtrs wide road of the said Property



7. ALL THAT DOUBLE BEDROOM FLAT bearing flat No: B-207 admeasuring 110.50 square meters of super built up area, 2nd floor, Block "B" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by set Back of the said Property
On the South by lobby and the corridor of the said Block
On the East by staircase and Flat no.209 of the said Block
On the West by staircase and Flat no.203 of the said Block.

8. ALL THAT DOUBLE BEDROOM FLAT bearing flat No: B-303 admeasuring 107.90 square meters of super built up area, 3rd floor, Block "B" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by set Back of the said Property
On the South by Flat no.304 of the said Block
On the East by staircase and Lobby of the said Block
On the West by staircase and Lobby of the said Block.

9. ALL THAT DOUBLE BEDROOM FLAT bearing flat No: B-410 admeasuring 107.90 square meters of super built up area, 4th floor, Block "B" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by set Back of the said Property

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On the South by staircase and Lobby of the said Block
On the East by flat No. 411 of the said Block
On the West by set Back of the said Property.

10. ALL THAT DOUBLE BEDROOM FLAT bearing flat No: B-509 admeasuring 107.90 square meters of super built up area, 5th floor, Block "B" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by set Back of the said Property
On the South by flat No. 514 of the said Block
On the East by staircase and Lobby of the said Block
On the West by staircase and Lobby of the said Block

11. ALL THAT DOUBLE BEDROOM FLAT bearing flat No: B-602 admeasuring 107.90 square meters of super built up area, 6th floor, Block "B" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by set Back of the said Property
On the South by staircase and Lobby of the said Block
On the East by set Back of the said Property
On the West by Flat No. 601 of the said Block

12. ALL THAT DOUBLE BEDROOM FLAT bearing flat No: B-707 admeasuring 110.50 square meters of super built up area, 7th floor, Block "B" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by set Back of the said Property
On the South by staircase and Lobby of the said Block
On the East by staircase and Flat No. 709 of the said Block
On the West by staircase and Lobby of the said Block

13. ALL THAT DOUBLE BEDROOM FLAT bearing flat No: B-802 admeasuring 107.90 square meters of super built up area, 8th floor, Block "B" in MVR Seaview Homes, along with covered car parking

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being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by set Back of the said Property
On the South by staircase and Lobby of the said Block
On the East by set Back of the said Property
On the West by Flat No. 801 of the said Block

14. ALL THAT DOUBLE BEDROOM FLAT bearing flat No: B-510 admeasuring 107.90 square meters of super built up area, 5th floor, Block "B" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by set Back of the said Property
On the South by staircase and Lobby of the said Block
On the East by Flat No. 511 of the said Block
On the West by set Back of the said Property

15. ALL THAT DOUBLE BEDROOM FLAT bearing flat No: B-209 admeasuring 107.90 square meters of super built up area, 2nd floor, Block "B" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by set Back of the said Property
On the South by Flat No. 214 of the said Block
On the East by staircase and Lobby of the said Block
On the West by set Back of the said Property

16. ALL THAT THREE BEDROOM FLAT bearing flat No: B-201 admeasuring 158.60 square meters of super built up area, 2nd floor, Block "B" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by set back of the said Property
On the South by Flat No. 206 of the said Block
On the East by Flat No. 202 of the said Block
On the West by 10 mtr wide road of the said property.



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17. ALL THAT THREE BEDROOM FLAT bearing flat No: B-312 admeasuring 161.20 square meters of super built up area, 3rd floor, Block "B" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by Flat No. 311 of the said Block
On the South by Flat No. 313 of the said Block
On the East by set back of the said Property
On the West by Lobby of the said Block And flat No. 313.

18. ALL THAT THREE BEDROOM FLAT bearing flat No: B-413 admeasuring 165.10 square meters of super built up area, 4th floor, Block "B" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by Flat No. 412 And Lobby of the said Block
On the South by Block "C" of the said Property
On the East by Set back of the said Property
On the West by Lobby of the set Block And flat No. 414.

19. ALL THAT THREE BEDROOM FLAT bearing flat No: B-504 admeasuring 166.40 square meters of super built up area, 5th floor, Block "B" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by Flat No. 503 And Lobby of the said Block
On the South by Block "A" of the said Property
On the East by Flat No. 508 of the said Block
On the West by And flat No. 505 said Block.

20. ALL THAT THREE BEDROOM FLAT bearing flat No: B-601 admeasuring 158.60 square meters of super built up area, 6th floor, Block "B" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by set back of the said Property



On the South by Flat No. 606 of the said Block
On the East by Lobby And Flat No. 602 of the said Block
On the West by 10mtr wide road of the said Property

21. ALL THAT THREE BEDROOM FLAT bearing flat No: B-714 admeasuring 162.50 square meters of super built up area, 7th floor, Block "B" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by Lobby And Flat No. 709 of the said Block
On the South by Block "C" of the said Property
On the East by Flat No. 713 of the said Block
On the West by Flat No. 708 of the said Block

22. ALL THAT THREE BEDROOM FLAT bearing flat No: B-812 admeasuring 161.20 square meters of super built up area, 8th floor, Block "B" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North Flat No. 811 of the said Block
On the South by Flat No. 813 of the said Block
On the East by Set Back of the Said Property
On the West by Lobby And Flat No. 813 of the said Block

23. ALL THAT THREE BEDROOM FLAT bearing flat No: B-311 admeasuring 158.60 square meters of super built up area, 3rd floor, Block "B" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by Set Back of the Said Property
On the South by Flat No. 312 of the said Block
On the East by Set Back of the Said Property
On the West by Flat No. 310 of the said Block

24. ALL THAT THREE BEDROOM FLAT bearing flat No: B-508 admeasuring 172.90 square meters of super built up area, 5th floor,

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Block "B" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by Lobby And the corridor of the said Block
On the South by Open space and the landscape garden of the said property
On the East by Flat No. 514 of the said Block
On the West by Flat No. 504 of the said Block

25. ALL THAT THREE BEDROOM FLAT bearing flat No: B-711 admeasuring 158.60 square meters of super built up area, 7th floor, Block "B" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by set Back of the said Property
On the South by Flat No. 712 of the said Block
On the East by set Back of the said Property
On the West by Flat No. 710 and The Lobby of the said Block

26. ALL THAT THREE BEDROOM FLAT bearing flat No: B-406 admeasuring 161.20 square meters of super built up area, 4th floor, Block "B" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by Flat No. 401 of the said Block
On the South by Flat No. 405 of the said Block
On the East by the Lobby and staircase of the said Block
On the West by 10mtr wide road of the said property

27. ALL THAT THREE BEDROOM FLAT bearing flat No: B-605 admeasuring 165.10 square meters of super built up area, 6th floor, Block "B" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by the Lobby and Flat No. 606 of the said Block

On the South by Block "A" of the said Property
On the East by Flat No. 604 of the said Block
On the West by 10mtr wide road of the said property

28. ALL THAT DOUBLE BEDROOM FLAT bearing flat No: F-201 admeasuring 109.20 square meters of super built up area, 2nd floor, Block "F" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by 5mtr wide road of the said property
On the South by staircase and Flat No. 204 of the said Block
On the East by Open space and landscape garden of the said Property
On the West by The Lobby and Flat No. 202 of the said Block

29. ALL THAT DOUBLE BEDROOM FLAT bearing flat No: F-402 admeasuring 118.30 square meters of super built up area, 4th floor, Block "F" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by 5mtr wide road of the said property
On the South by staircase and Flat No. 403 of the said Block
On the East by The Lobby and Flat No. 401 of the said Block
On the West by 10mtr wide road of the said property

30. ALL THAT DOUBLE BEDROOM FLAT bearing Flat No: F-601 admeasuring 109.20 square meters of super built up area, 6th floor, Block "F" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by 5mtr wide road of the said property
On the South by staircase and Flat No. 604 of the said Block
On the East by Open space and landscape garden of the said Property
On the West by The Lobby and Flat No. 602 of the said Block



31. ALL THAT THREE BEDROOM FLAT bearing flat No: F-304 admeasuring 157.30 square meters of super built up area, 3rd floor, Block "F" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by the Lobby/ staircase and Flat No. 301 of the said Block
On the South by Open space and the Block 'G' of the Property landscape garden of the said Property
On the East by Open space and landscape garden of the said Property
On the West by Flat No. 303 of the said Block

32. ALL THAT THREE BEDROOM FLAT bearing flat No: F-503 admeasuring 167.70 square meters of super built up area, 5th floor, Block "F" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by the Lobby/ staircase and Flat No. 502 of the said Block
On the South by the Block 'G' of the said Property
On the East by Flat No. 504 of the said Block
On the West by 10mtr wide road of the Property

33. ALL THAT THREE BEDROOM FLAT bearing flat No: F-704 admeasuring 157.30 square meters of super built up area, 7th floor, Block "F" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by the Lobby/ staircase and Flat No. 701 of the said Block
On the South by Open space and the Block 'G' of the said Property



On the East by Open space and landscape garden of the said Property

On the West by Flat No. 703 of the said Block

34. ALL THAT One BEDROOM FLAT bearing flat No: G-201 admeasuring 67.03 square meters of super built up area, 2nd floor, Block "G" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by Open space and the Block 'F' of the said Property

On the South by Flat No. 202 of the said Block

On the East by Open space and landscape garden of the said Property

On the West by corridor of the said Block And Flat No. 209 of said Block

35. ALL THAT One BEDROOM FLAT bearing flat No: G-302 admeasuring 67.03 square meters of super built up area, 3rd floor, Block "G" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by Flat No. 301 of the said Block

On the South by corridor and the staircase of the said Block

On the East by Open space and landscape garden of the said Property

On the West by corridor and Flat No. 310 of the said Block

36. ALL THAT One BEDROOM FLAT bearing flat No: G-403 admeasuring 67.03 square meters of super built up area, 4th floor, Block "G" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by Staircase and Lift of the said Block

On the South by Flat No. 404 of the said Block

On the East by Open space and landscape garden of the said Property

On the West by corridor and Flat No. 411 of the said Block

37. ALL THAT One BEDROOM FLAT bearing flat No: G-504 admeasuring 67.03 square meters of super built up area, 5th floor, Block "G" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by Flat No. 503 of the said Block

On the South by Flat No. 505 of the said Block

On the East by Open space and landscape garden of the said Property

On the West by corridor and Flat No. 512 of the said Block

38. ALL THAT One BEDROOM FLAT bearing flat No: G-606 admeasuring 67.03 square meters of super built up area, 6th floor, Block "G" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by Flat No. 605 of the said Block

On the South by Staircase and Corridor of the said Block

On the East by Open space and landscape garden of the said Property

On the West by corridor and Flat No. 614 of the said Block

39. ALL THAT One BEDROOM FLAT bearing flat No: G-707 admeasuring 67.03 square meters of super built up area, 7th floor, Block "G" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by Staircase and the Lift of the said Block

On the South by Flat No. 708 of the said Block

On the East by Open space and landscape garden of the said Property

On the West by corridor and Flat No. 715 of the said Block



40. ALL THAT One BEDROOM FLAT bearing flat No: G-808 admeasuring 67.03 square meters of super built up area, 8th floor, Block "G" in MVR Seaview Homes, along with covered car parking, being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by Flat No. 807 of the said Block

On the South by Set Back of the said Property

On the East by Open space and landscape garden of the said Property

On the West by corridor and Flat No. 816 of the said Block

41. ALL THAT One BEDROOM FLAT bearing flat No: G-303 admeasuring 67.03 square meters of super built up area, 3rd floor, Block "G" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by Staircase and Lift of the said Block

On the South by Flat No. 304 of the said Block

On the East by Open space and landscape garden of the said Property

On the West by corridor and Flat No. 311 of the said Block

42. ALL THAT One BEDROOM FLAT bearing flat No: G-404 admeasuring 67.03 square meters of super built up area, 4th floor, Block "G" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by Flat No. 403 of the said Block

On the South by Flat No. 405 of the said Block

On the East by Open space and landscape garden of the said Property

On the West by corridor and Flat No. 412 of the said Block

43. ALL THAT One BEDROOM FLAT bearing flat No: G-505 admeasuring 67.03 square meters of super built up area, 5th floor, Block "G" in MVR Seaview Homes, along with covered car parking



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being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

- On the North by Flat No. 504 of the said Block
- On the South by Flat No. 506 of the said Block
- On the East by Open space and landscape garden of the said Property
- On the West by corridor and Flat No. 513 of the said Block

44. ALL THAT One BEDROOM FLAT bearing flat No: G-706 admeasuring 67.03 square meters of super built up area, 7th floor, Block "G" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

- On the North by Flat No. 705 of the said Block
- On the South by Staircase and Corridor of the said Block
- On the East by Open space and landscape garden of the said Property
- On the West by corridor and Flat No. 714 of the said Block

45. ALL THAT One BEDROOM FLAT bearing flat No: G-708 admeasuring 67.03 square meters of super built up area, 7th floor, Block "G" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

- On the North by Flat No. 707 of the said Block
- On the South by Set Back of the said Property
- On the East by Open space and landscape garden of the said Property
- On the West by corridor and Flat No. 716 of the said Block

46. ALL THAT One BEDROOM FLAT bearing flat No: G-209 admeasuring 67.03 square meters of super built up area, 2nd floor, Block "G" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

- On the North by Block "F" of the said Property
- On the South by Flat No.210 of the said Block

On the East by Corridor and Flat No.201 of the said Block
On the West by 10mtrs wide road of the said Property

47. ALL THAT One BEDROOM FLAT bearing flat No: G-310 admeasuring 67.03 square meters of super built up area, 3rd floor, Block "G" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by Flat No. 309 of the said Block
On the South by fire staircase of the said Block
On the East by corridor and Flat No. 302 of the said Block
On the West by 10mtrs wide road of the said Property

48. ALL THAT One BEDROOM FLAT bearing flat No: G-411 admeasuring 67.03 square meters of super built up area, 4th floor, Block "G" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by fire staircase of the said Block
On the South by Flat No. 412 of the said Block
On the East by corridor and Flat No. 403 of the said Block
On the West by 10mtrs wide road of the said Property

49. ALL THAT One BEDROOM FLAT bearing flat No: G-512 admeasuring 67.03 square meters of super built up area, 5th floor, Block "G" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by Flat No. 511 of the said Block
On the South by Flat No. 513 of the said Block
On the East by corridor and Flat No. 504 of the said Block
On the West by 10mtrs wide road of the said Property

50. ALL THAT One BEDROOM FLAT bearing flat No: G-613 admeasuring 67.03 square meters of super built up area, 6th floor,



Block "G" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by Flat No. 612 of the said Block
On the South by Flat No. 614 of the said Block
On the East by corridor and Flat No. 605 of the said Block
On the West by 10mtrs wide road of the said Property

51. ALL THAT One BEDROOM FLAT bearing flat No: G-714 admeasuring 67.03 square meters of super built up area, 7th floor, Block "G" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

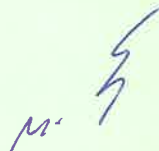
On the North by Flat No. 713 of the said Block
On the South by fire staircase of the said Block
On the East by corridor and Flat No. 706 of the said Block
On the West by 10mtrs wide road of the said Property

52. ALL THAT One BEDROOM FLAT bearing flat No: G-815 admeasuring 67.03 square meters of super built up area, 8th floor, Block "G" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by fire staircase of the said Block
On the South by Flat No. 816 of the said Block
On the East by corridor and Flat No. 807 of the said Block
On the West by 10mtrs wide road of the said Property

53. ALL THAT One BEDROOM FLAT bearing flat No: G-416 admeasuring 67.03 square meters of super built up area, 4th floor, Block "G" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by Flat No. 415 of the said Block
On the South by set back of the said property



On the East by corridor and Flat No. 408 of the said Block
On the West by 10mtrs wide road of the said Property

54. ALL THAT One BEDROOM FLAT bearing flat No: G-511 admeasuring 67.03 square meters of super built up area, 5th floor, Block "G" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by fire staircase of the said Block
On the South by Flat No. 512 of the said Block
On the East by corridor and Flat No. 503 of the said Block
On the West by 10mtrs wide road of the said Property

55. ALL THAT One BEDROOM FLAT bearing flat No: G-612 admeasuring 67.03 square meters of super built up area, 6th floor, Block "G" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by Flat No. 611 of the said Block
On the South by Flat No. 613 of the said Block
On the East by corridor and Flat No. 604 of the said Block
On the West by 10mtrs wide road of the said Property

56. ALL THAT One BEDROOM FLAT bearing flat No: G-713 admeasuring 67.03 square meters of super built up area, 7th floor, Block "G" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by Flat No. 712 of the said Block
On the South by Flat No. 714 of the said Block
On the East by corridor and Flat No. 705 of the said Block
On the West by 10mtrs wide road of the said Property

57. ALL THAT One BEDROOM FLAT bearing flat No: G-814 admeasuring 67.03 square meters of super built up area, 8th floor,



Block "G" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by Flat No. 813 of the said Block
On the South by fire staircase of the said Block
On the East by corridor and Flat No. 806 of the said Block
On the West by 10mtrs wide road of the said Property

58. ALL THAT One BEDROOM FLAT bearing flat No: G-507 admeasuring 67.03 square meters of super built up area, 5th floor, Block "G" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by Staircase and the Lift of the said Block
On the South by Flat No. 508 of the said Block
On the East by Open space and landscape garden of the said Property
On the West by corridor and Flat No. 515 of the said Block

59. ALL THAT One BEDROOM FLAT bearing flat No: G-316 admeasuring 67.03 square meters of super built up area , 3rd floor, Block "G" in MVR Seaview Homes, along with covered car parking being constructed in the property described in schedule- II hereinabove. The said flat is bounded as under:

On the North by Flat No. 315 of the said Block
On the South by set back of the said property
On the East by corridor and Flat No. 308 of the said Block
On the West by 10mtrs wide road of the said Property

SPECIFICATIONS

1. **RCC** framed structure to withstand wind & seismic loads. Wall with fly Ash Bricks/Cement concrete blocks.

2. **Windows** UPVC / Bronze Aluminum alloy windows system with clear float glass and mosquito mesh track.
3. **Bathrooms** Counter top washbasin with single lever mixer. EWC with flushing valve of premium brand. Provision of geyser in all bathrooms.
4. **Electrical** concealed copper wiring of premium brand, three phase supply for each unit with miniature circuit breakers, modular switches of reputed make.
5. **Doors** Wood frame with veneer / laminate Flush shutters with branded hardware for main and internal doors. Granite frame with laminate Shutters with reputed hardware for Toilet & utility doors.
6. **Flooring** Drawing, Living, Dining and bedroom fitted with double charged vitrified tiles of reputed brand. Bathrooms with anti skid vitrified tiles of reputed brand. Corridors with vitrified double charges tiles of reputed brand. Staircase with Natural stone.
7. **Kitchen** Power plugs for cooking range and appliances such as refrigerator, microwave and dish washers.
8. **Telecom** Telephone points for drawing and master bedroom.
9. **Cable TV** Provision for cable TV connections in drawing, living and all bedrooms.
10. **Internet** WI-FI Internet provisioning for all apartments.
11. **Lifts** High speed Automatic Passenger, with rescue device. Entrance to lift having Granite / marble cladding.
12. **WTP / BSTP** Treated water made available through water softening and purification plant. Sewage plant provided.
13. **Security** Round the clock Security with comprehensive security systems with cameras at necessary locations.
14. **Parking Management** Intelligently designed car parks with Signage boards at strategic locations tor ease of driving.
15. **Fire & Safety** Fire Hydrant system on all floors and in the basements.

IN WITNESS WHEREOF the parties hereto have on this day set their hands in the presence of the undersigned witnesses.



SIGNED AND DELIVERED by the)
VENDORS **M/S UMIYA HOLDING**)
PVT. LTD. represented by their)
Director & Authorised Signatory)
SHRI ANIRUDDHA MEHTA of)
the FIRST PART .)



Left



Right:



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Aniruddha

SIGNED AND DELIVERED by the)
PURCHASERS **M/s. MVR SEAVIEW**)
HOMES PVT. LTD)
through their Director **SHRI VENKAT**)
MUPPANA of the SECOND PART)



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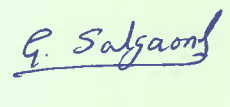


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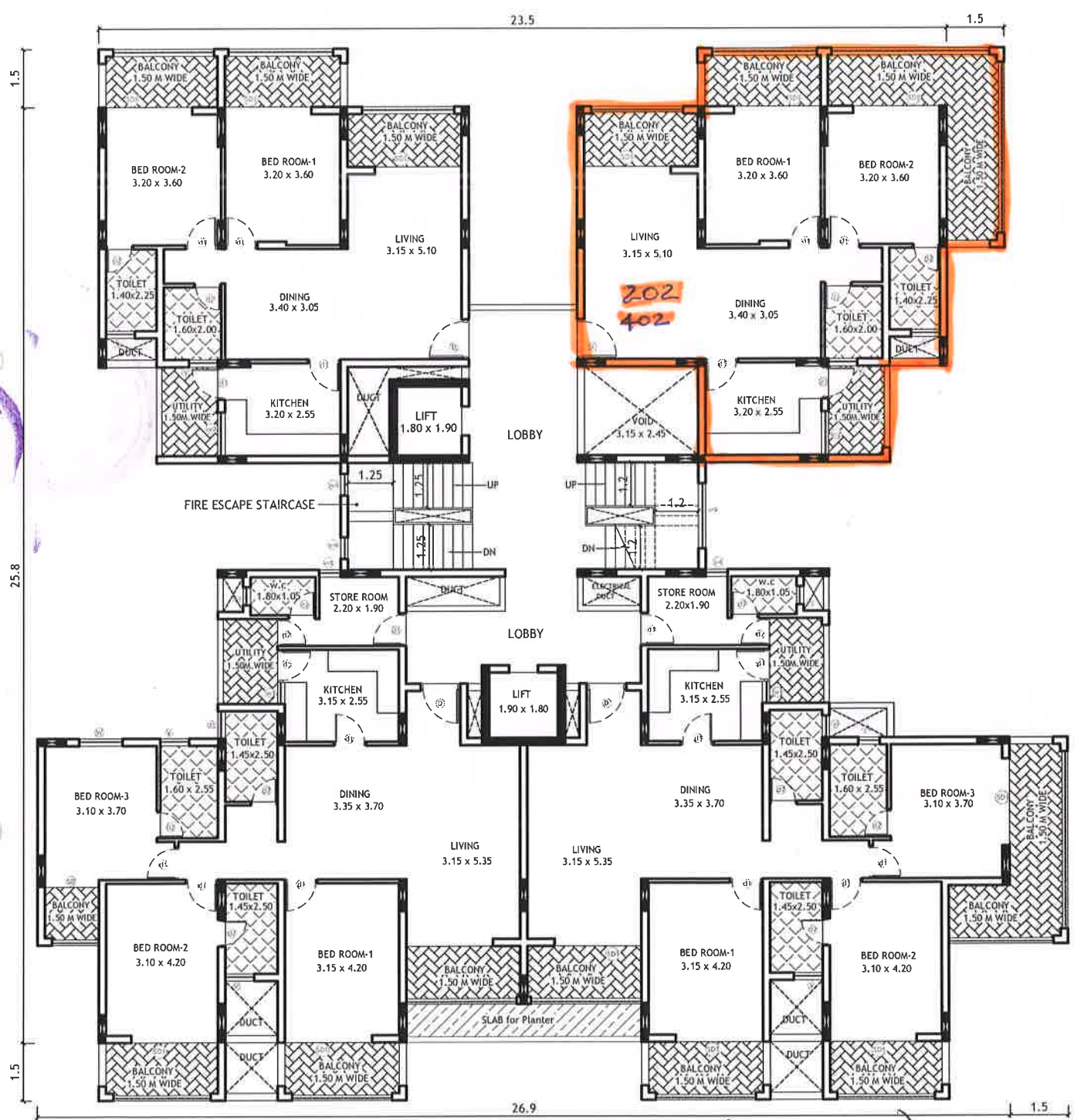
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2. *Ganish Salgaonkar* 

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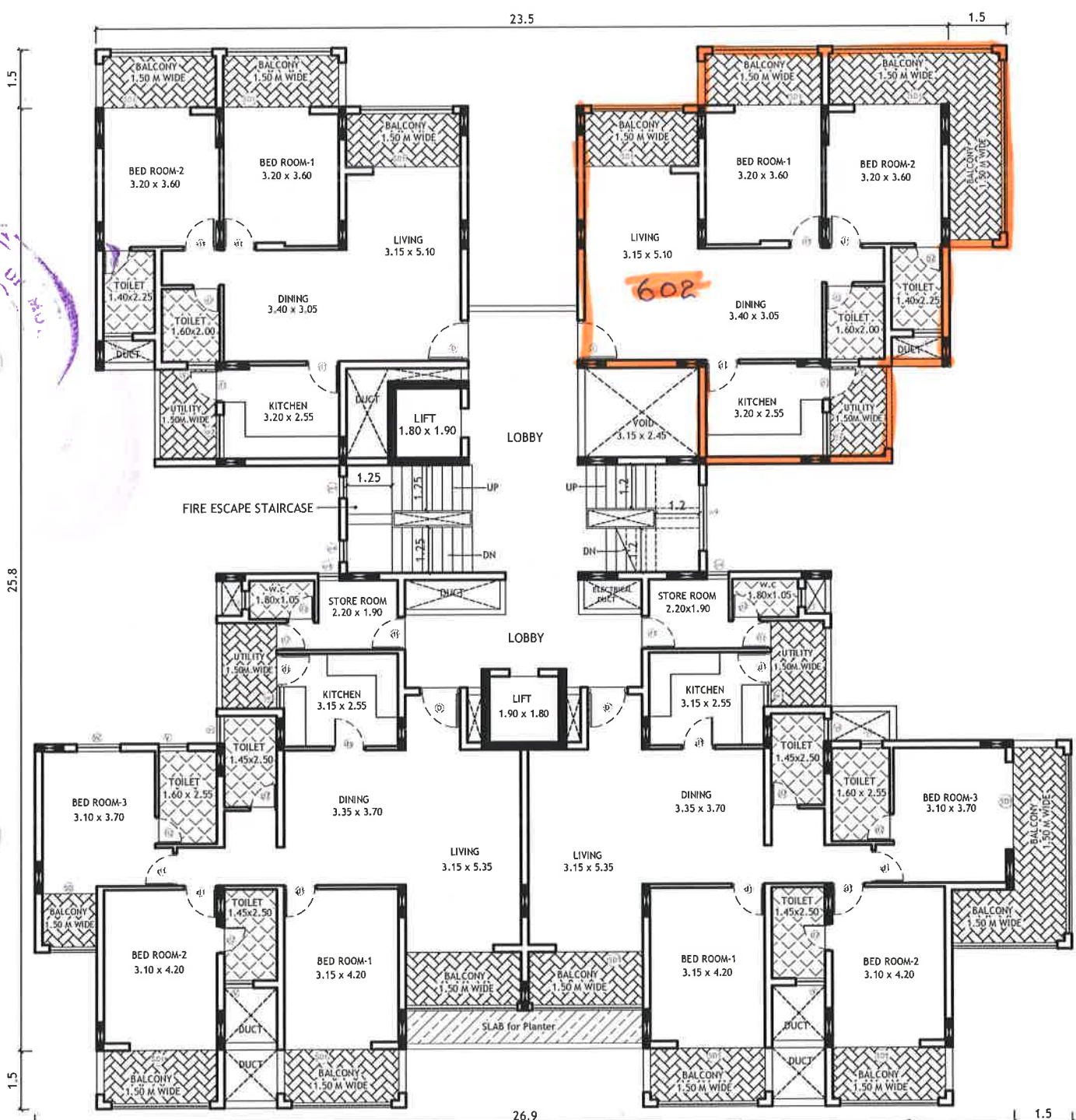
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TYPICAL 2ND FLOOR TO 7TH FLOOR PLAN (BLOCK - "A")
SCALE - 1:100

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Amrullah



TYPICAL 2ND FLOOR TO 7TH FLOOR PLAN (BLOCK 'A'),
SCALE - 1:100

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TYPICAL 2ND FLOOR TO 7TH FLOOR PLAN (BLOCK 'A')
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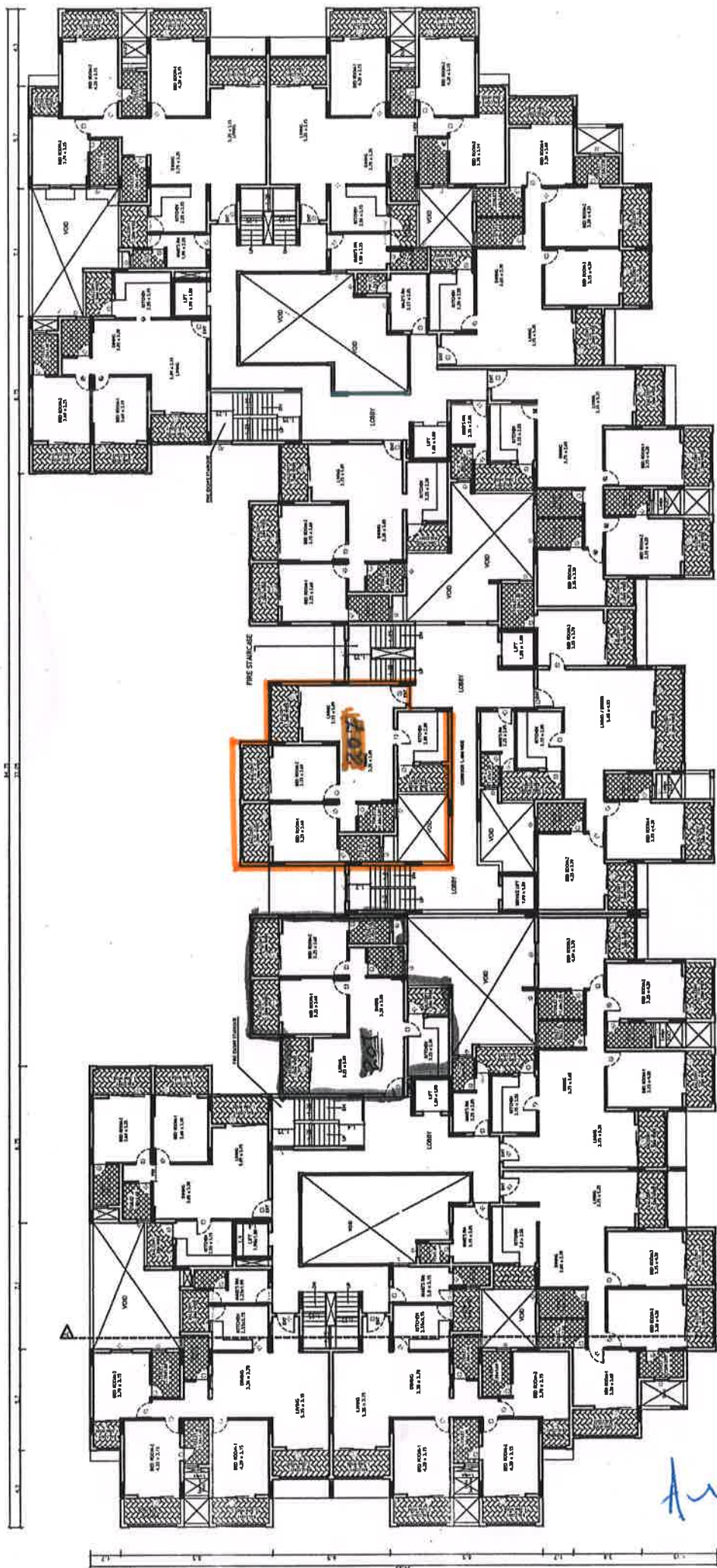


TYPICAL 2ND FLOOR TO 7TH FLOOR PLAN (BLOCK - "A")
SCALE - 1:100

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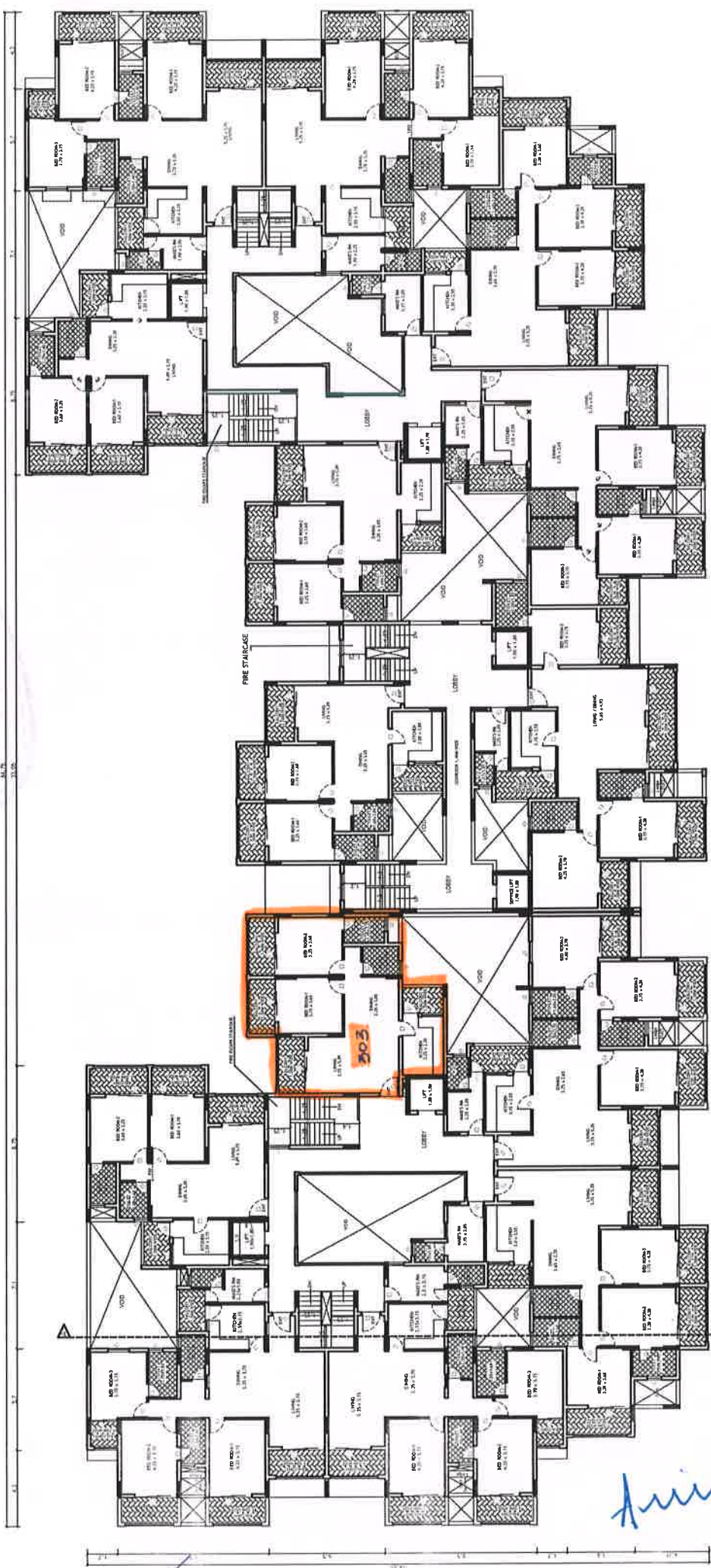


TYPICAL FLOOR PLAN
2ND FLOOR TO 7TH FLOOR
SCALE: 1/8" = 1'-0"
BLOCK - B

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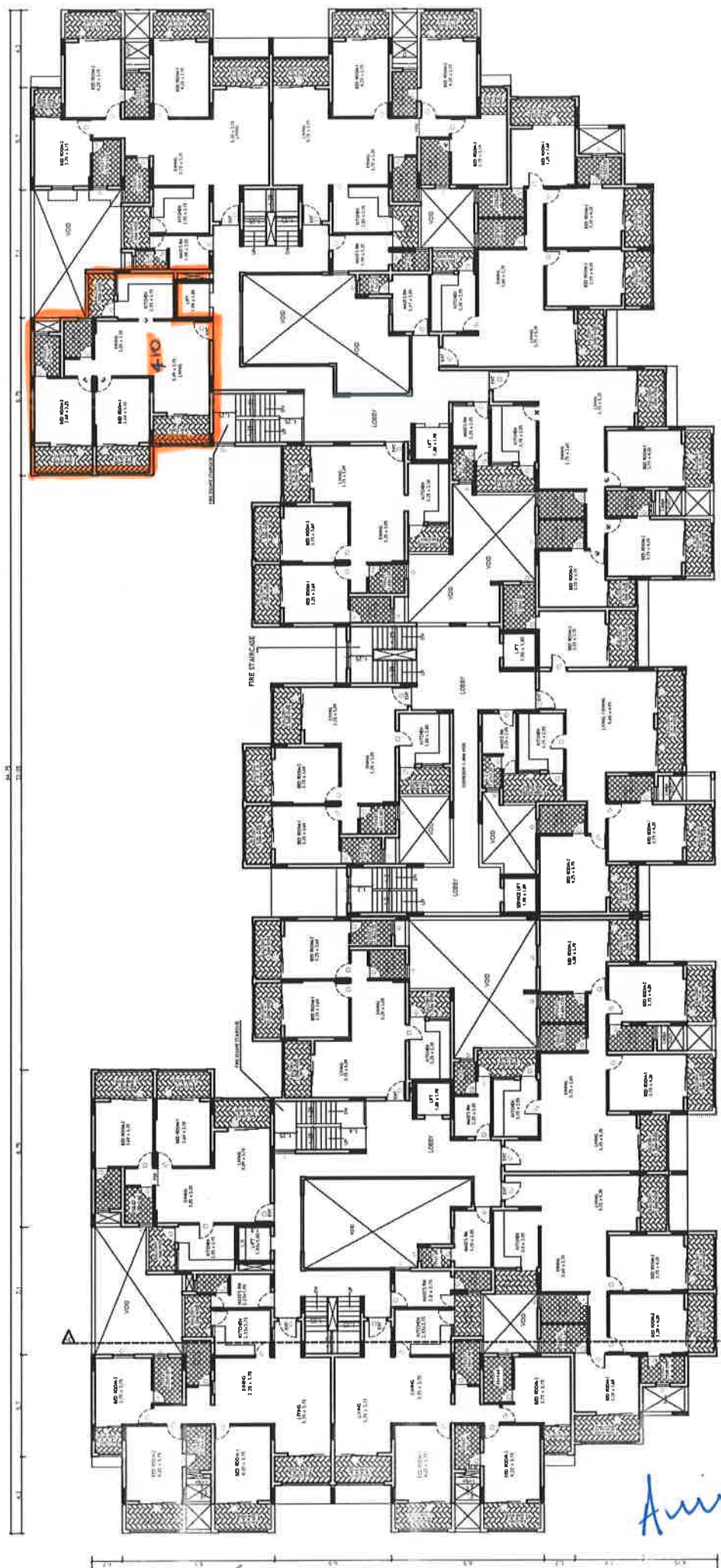
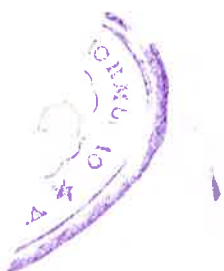


TYPICAL FLOOR PLAN
2ND FLOOR TO 7TH FLOOR
Block - B

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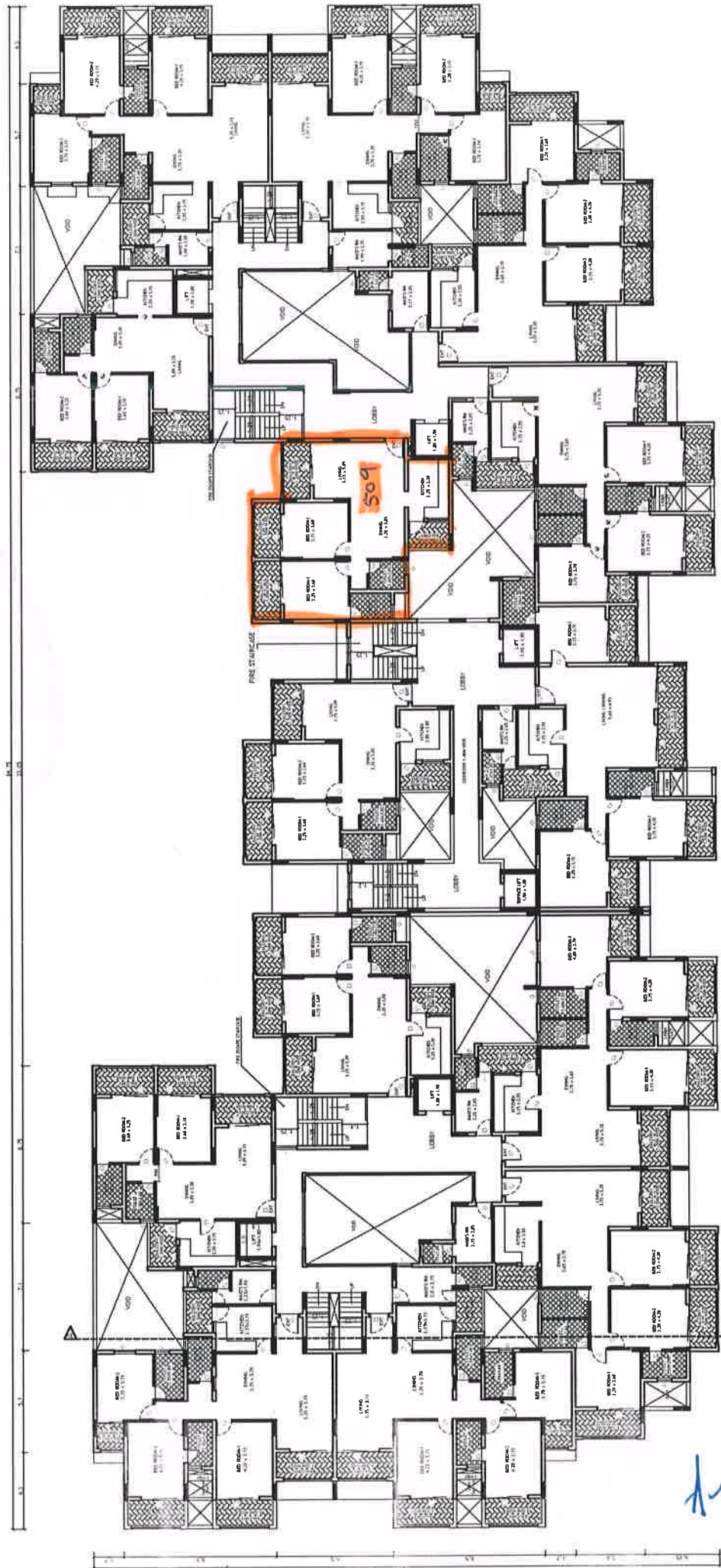
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TYPICAL FLOOR PLAN
2ND FLOOR TO 7TH FLOOR
SCALE - 1/8" = 1'-0"
BLOCK - B

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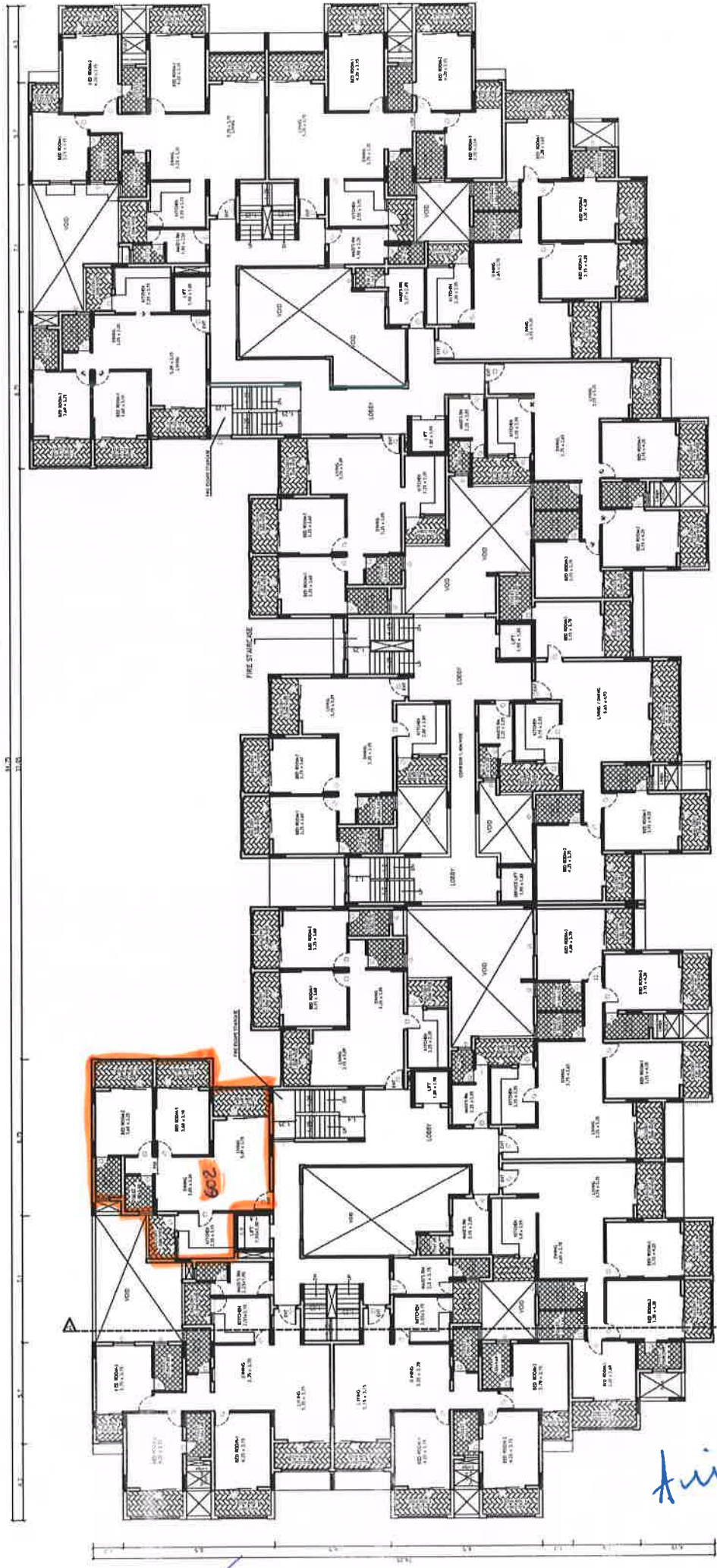


TYPICAL FLOOR PLAN
2nd FLOOR TO 7TH FLOOR
BLOCK - B

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Handwritten initials 'MS' in blue ink.

FT

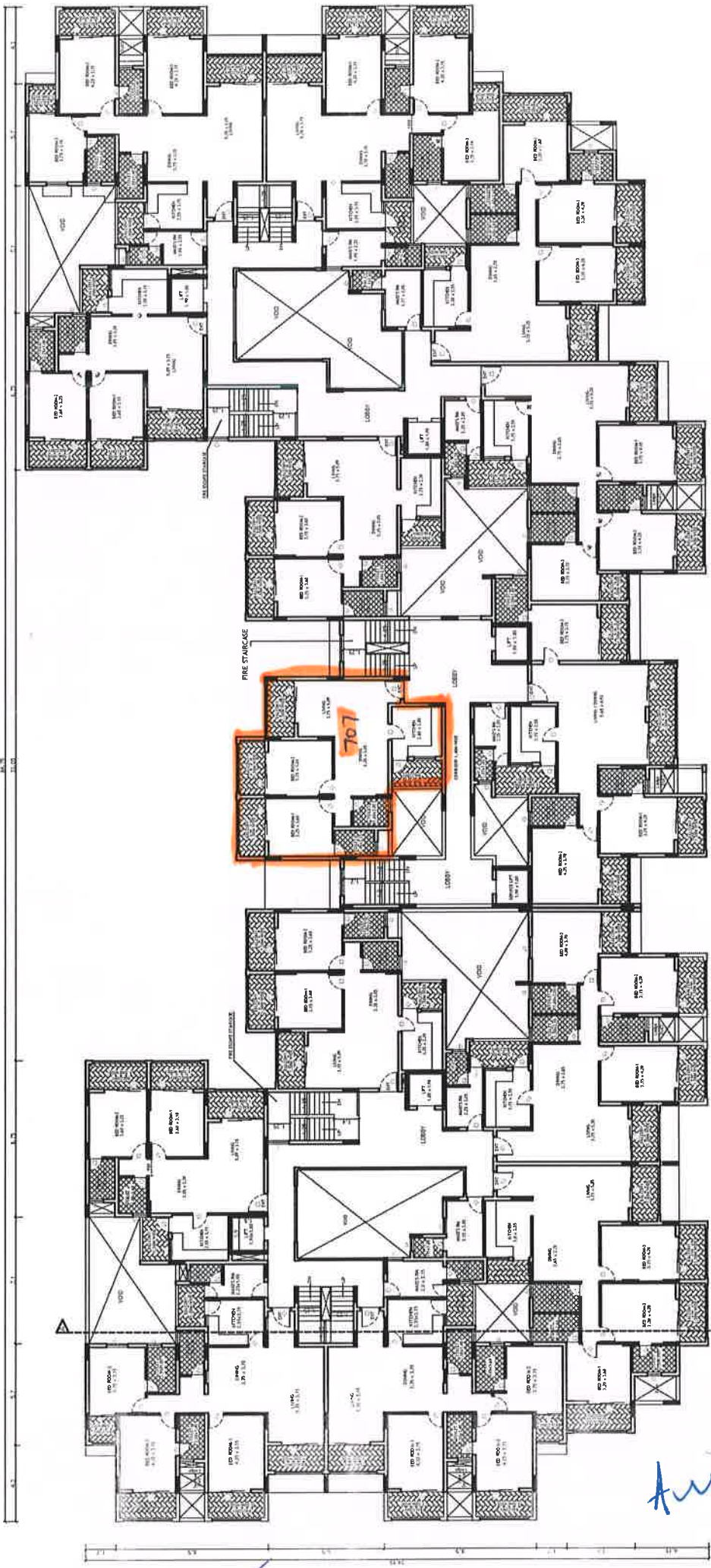


TYPICAL FLOOR PLAN
2ND FLOOR TO 7TH FLOOR
SCALE - 1/100
BLOCK - B

Amundal

A-5

12



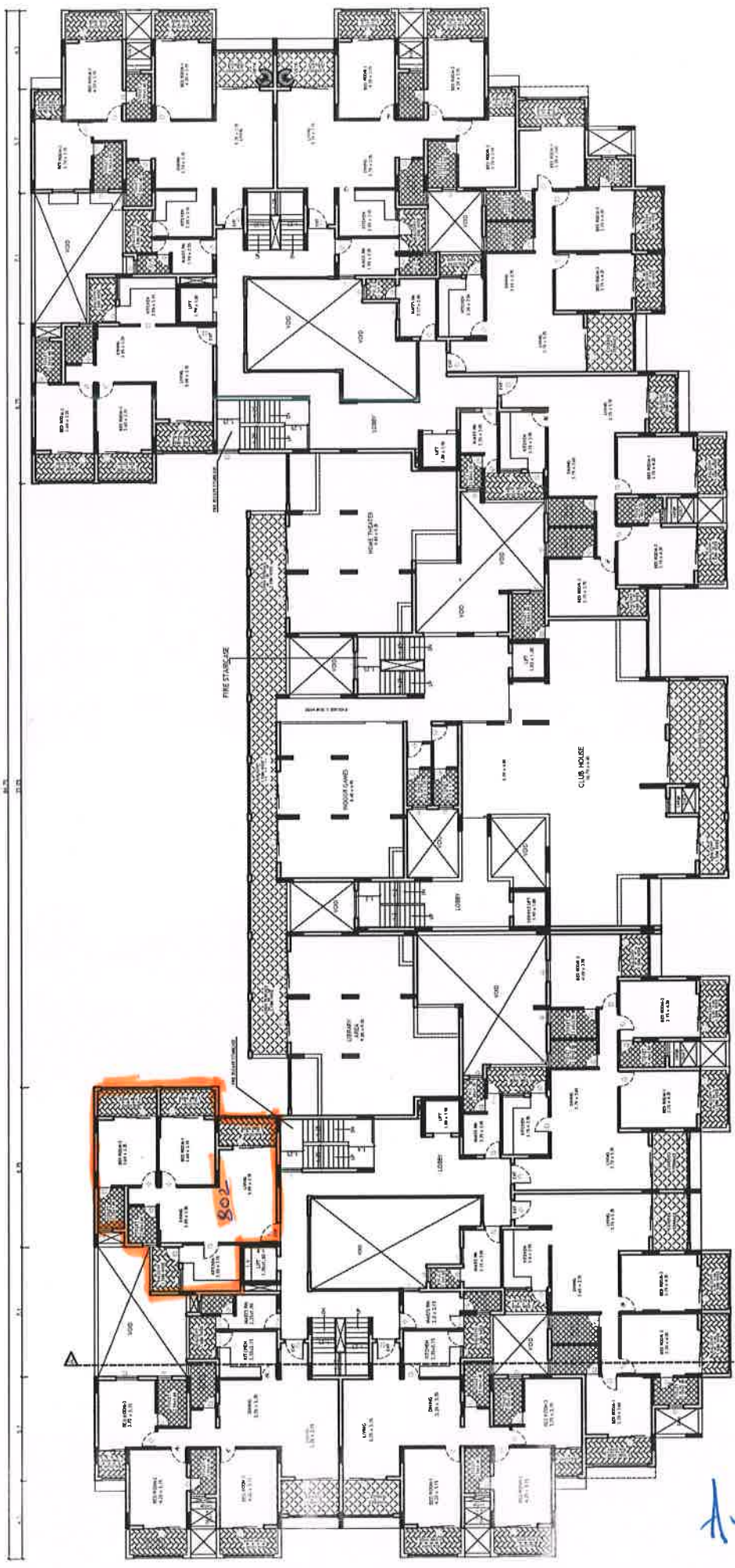
TYPICAL FLOOR PLAN
2ND FLOOR TO 7TH FLOOR
SCALE 1/16"

Block - B

Amund

M. S.

13

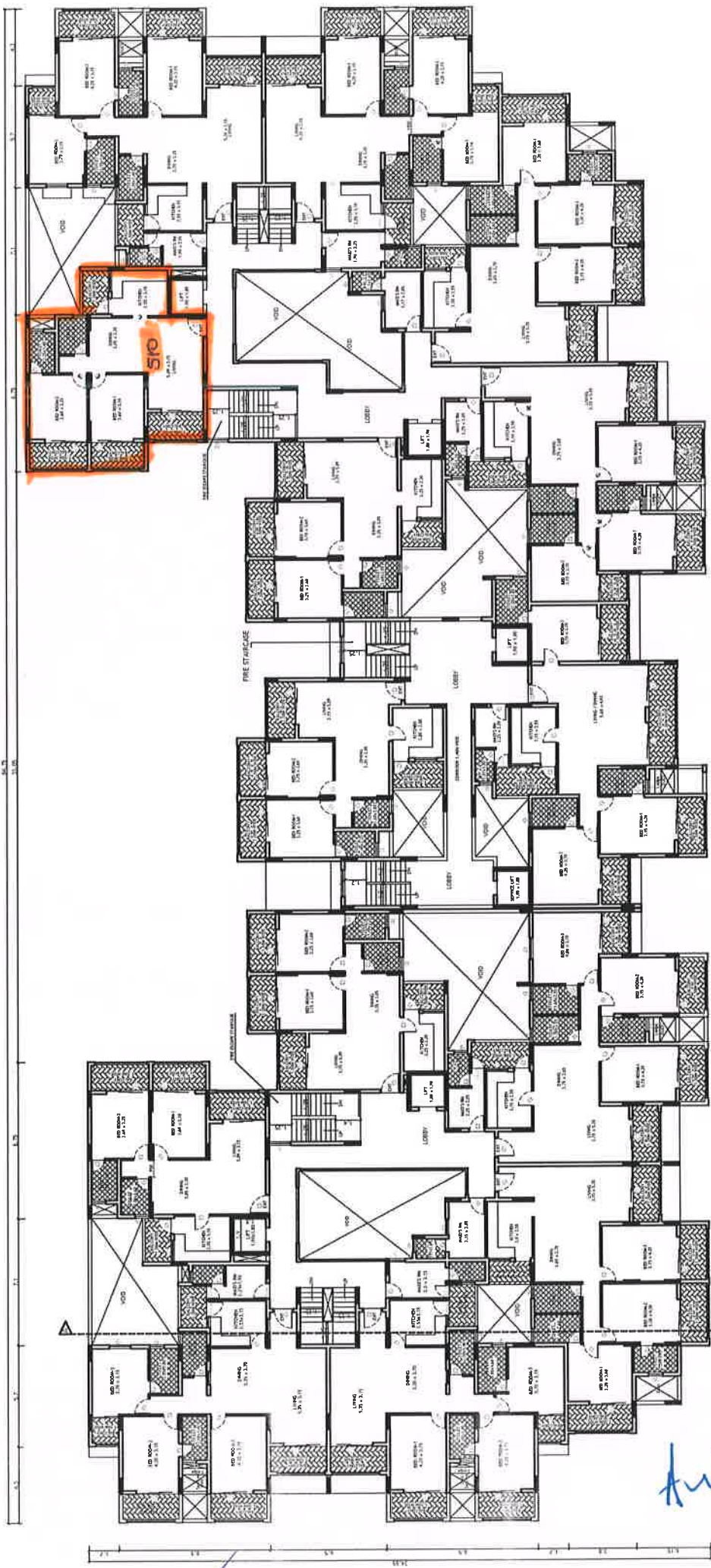


8TH FLOOR PLAN
SCALE 1/8" = 1'-0"
BLOCK-B

Handwritten signature

Handwritten initials

14

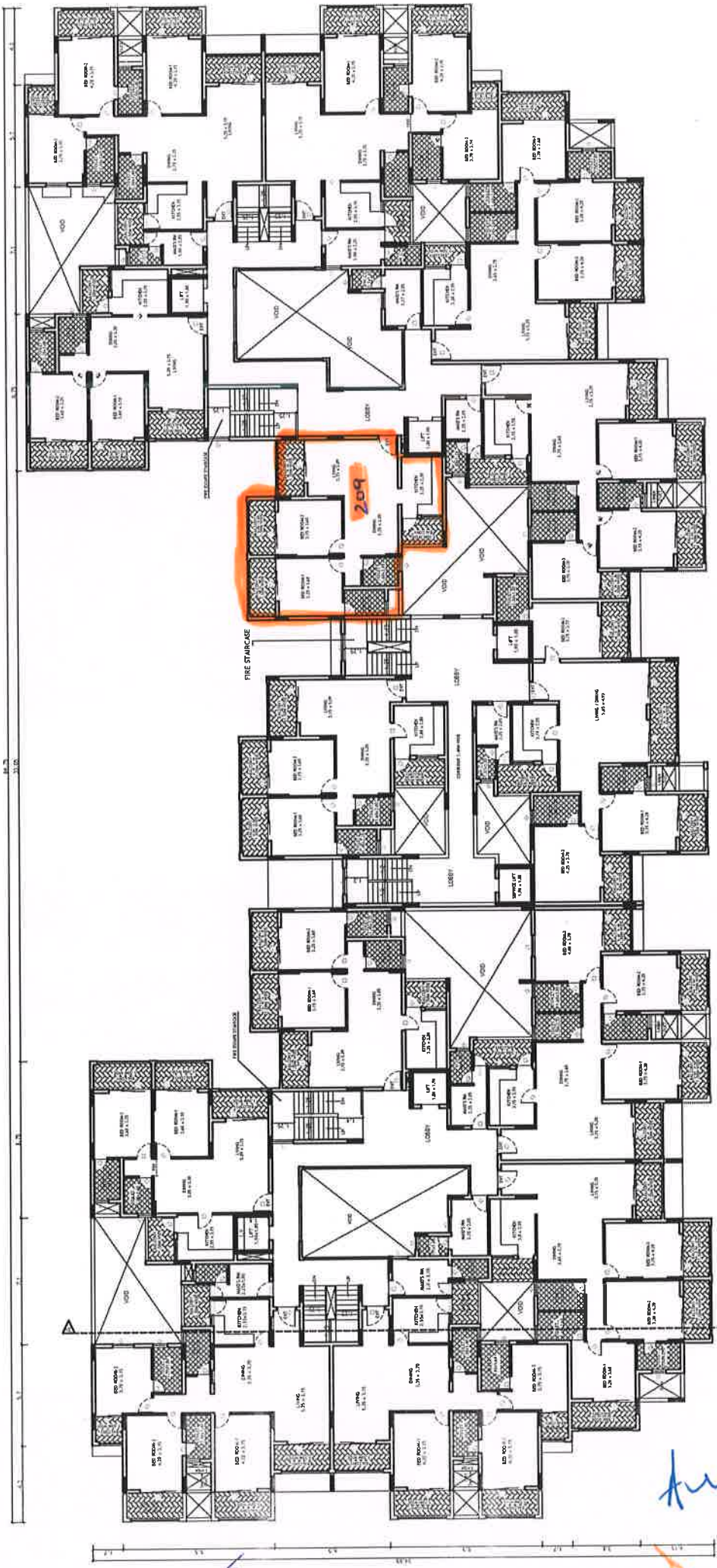
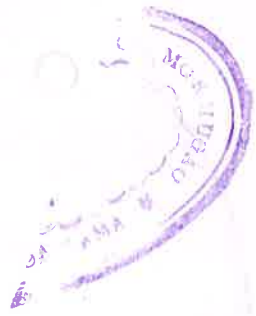


TYPICAL FLOOR PLAN
2ND FLOOR TO 7TH FLOOR
SCALE - 1/16"
Block - B

Handwritten signature

Handwritten mark

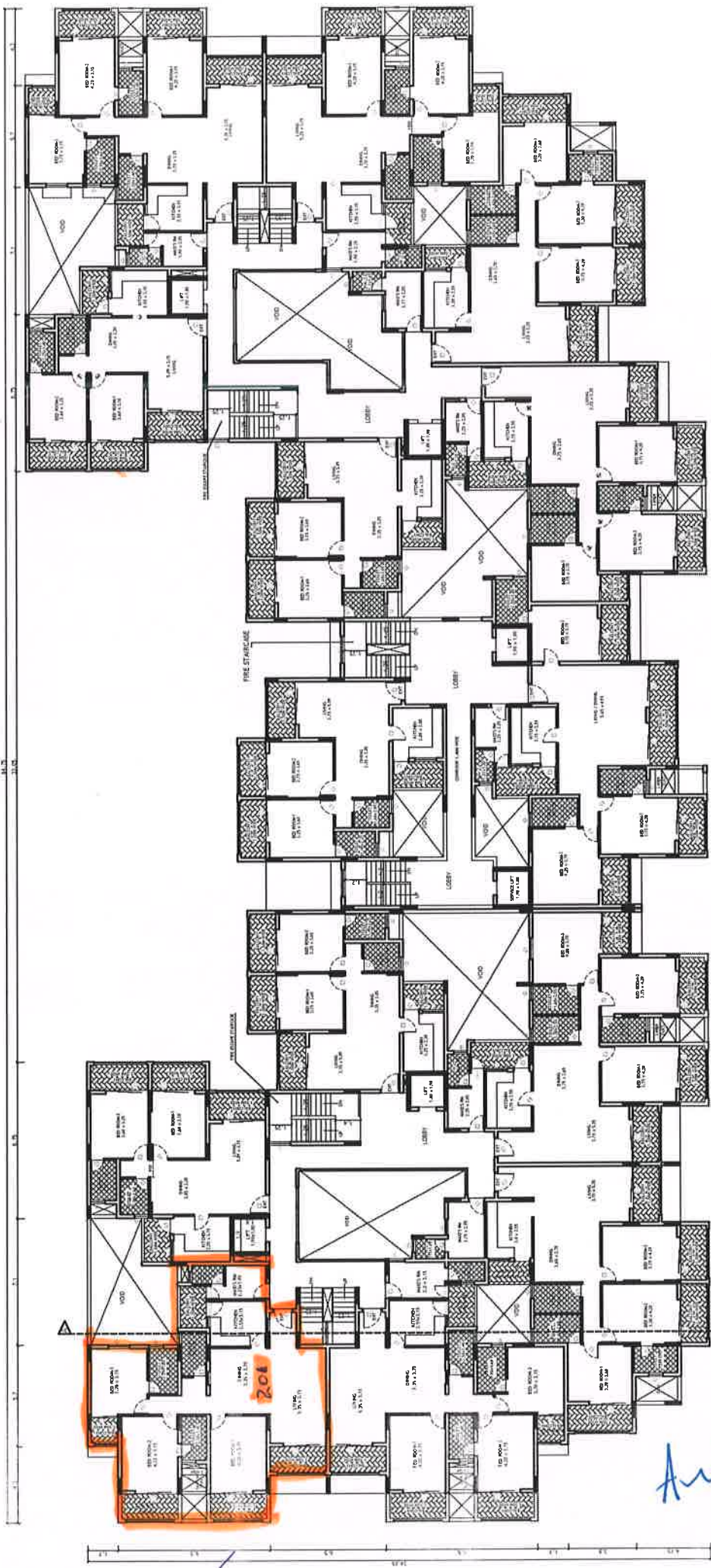
15



TYPICAL FLOOR PLAN
2nd FLOOR TO 7TH FLOOR
SCALE: 1/100
Block - B

Arquitecto

n.s.

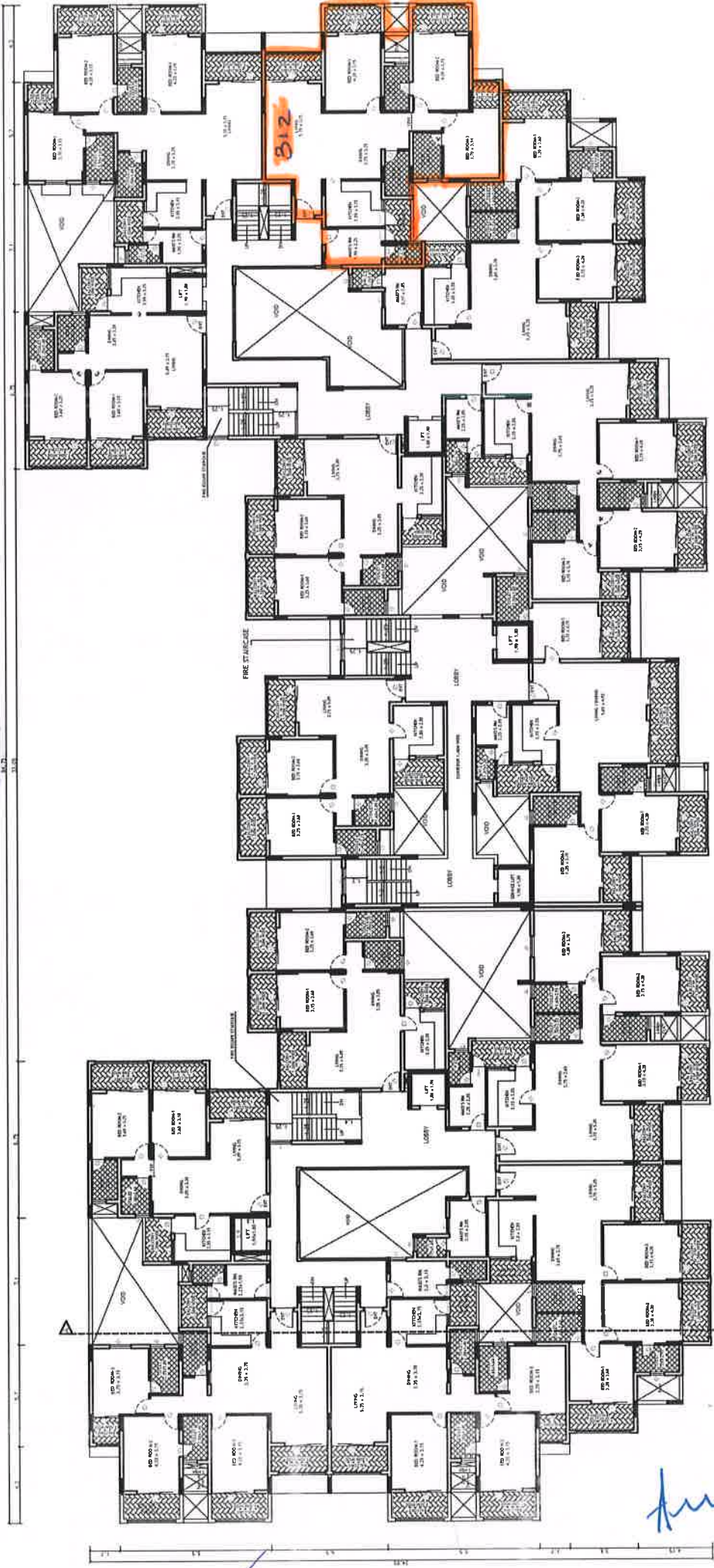


TYPICAL FLOOR PLAN
2nd FLOOR TO 7TH FLOOR
SCALE - 1/100

Handwritten signature in blue ink.

Handwritten initials 'M.S.' in blue ink.

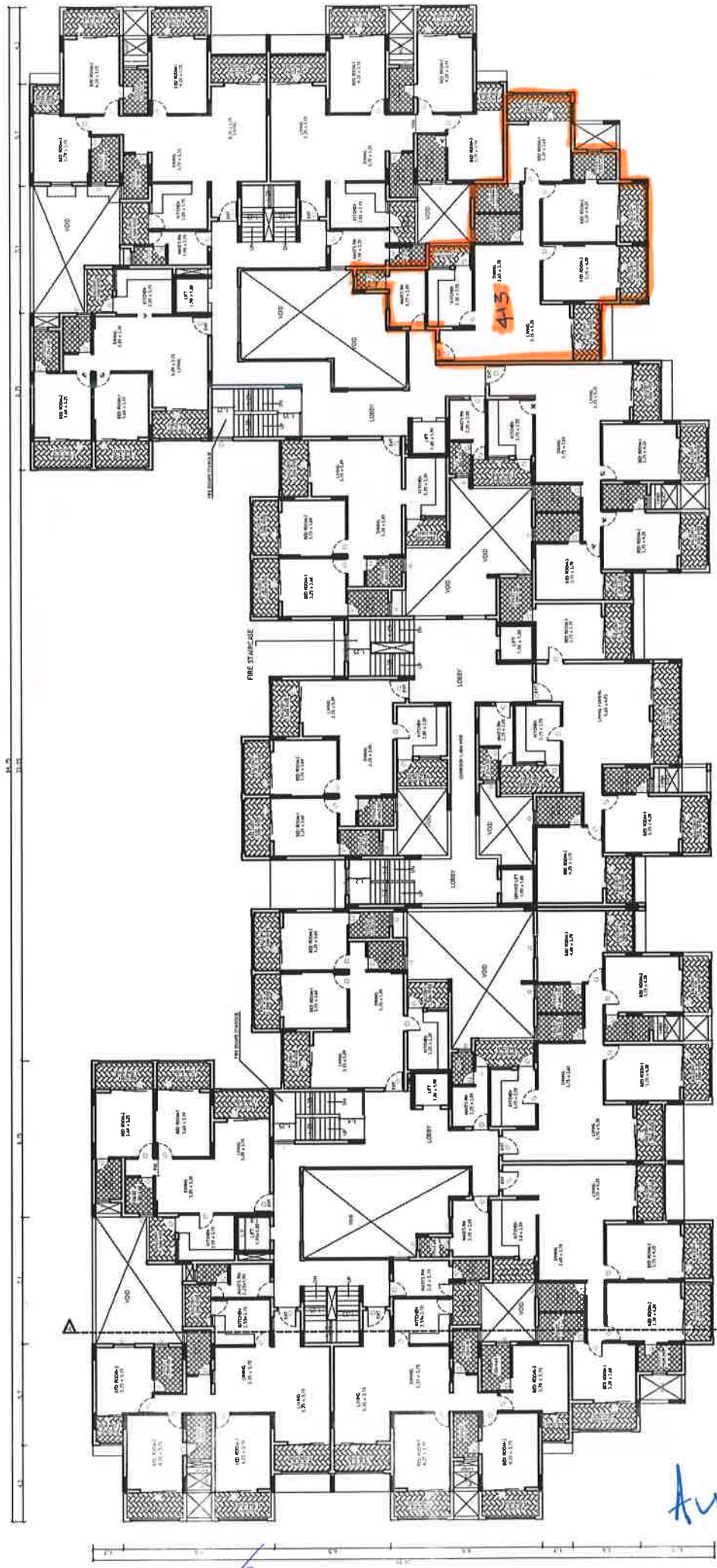
17



TYPICAL FLOOR PLAN
2nd FLOOR TO 7TH FLOOR
SCALE: 1/8" = 1'-0"
BLOCK-B

Amindal

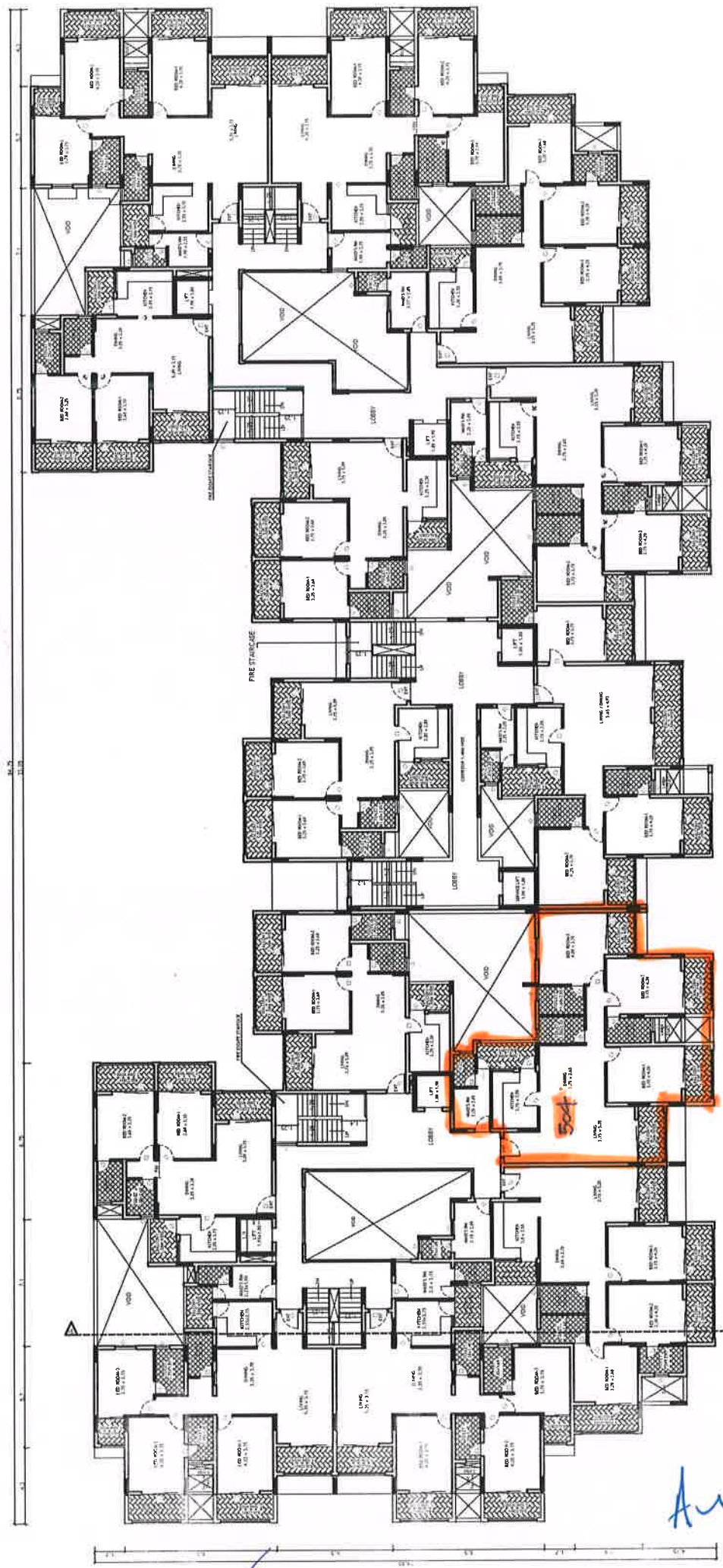
181



TYPICAL FLOOR PLAN
2nd FLOOR TO 7TH FLOOR
SCALE: 1/8" = 1'-0"
BLOCK - "B"

Amundal

19

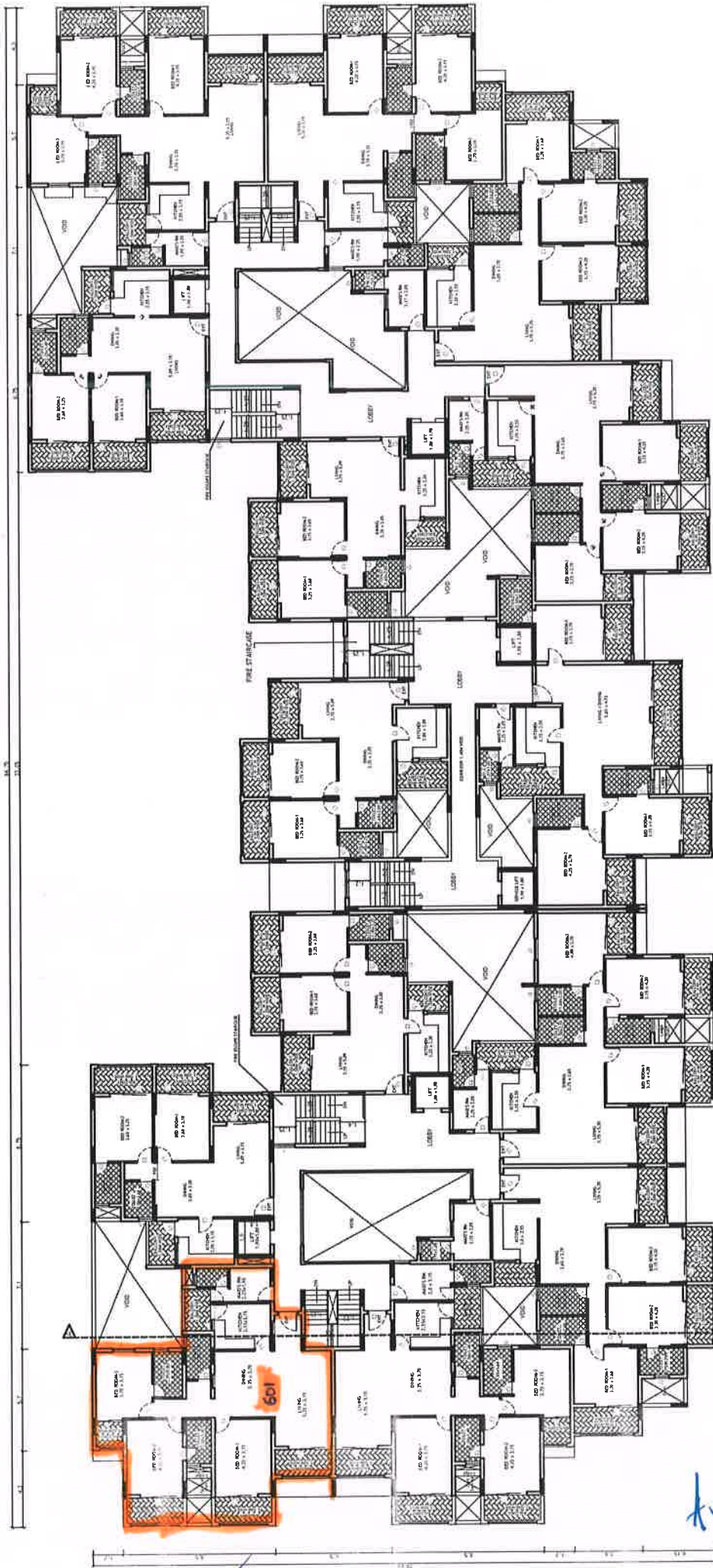


TYPICAL FLOOR PLAN
2nd FLOOR TO 7TH FLOOR
SCALE - 1/100
Block - B

Aminda

m 3

20

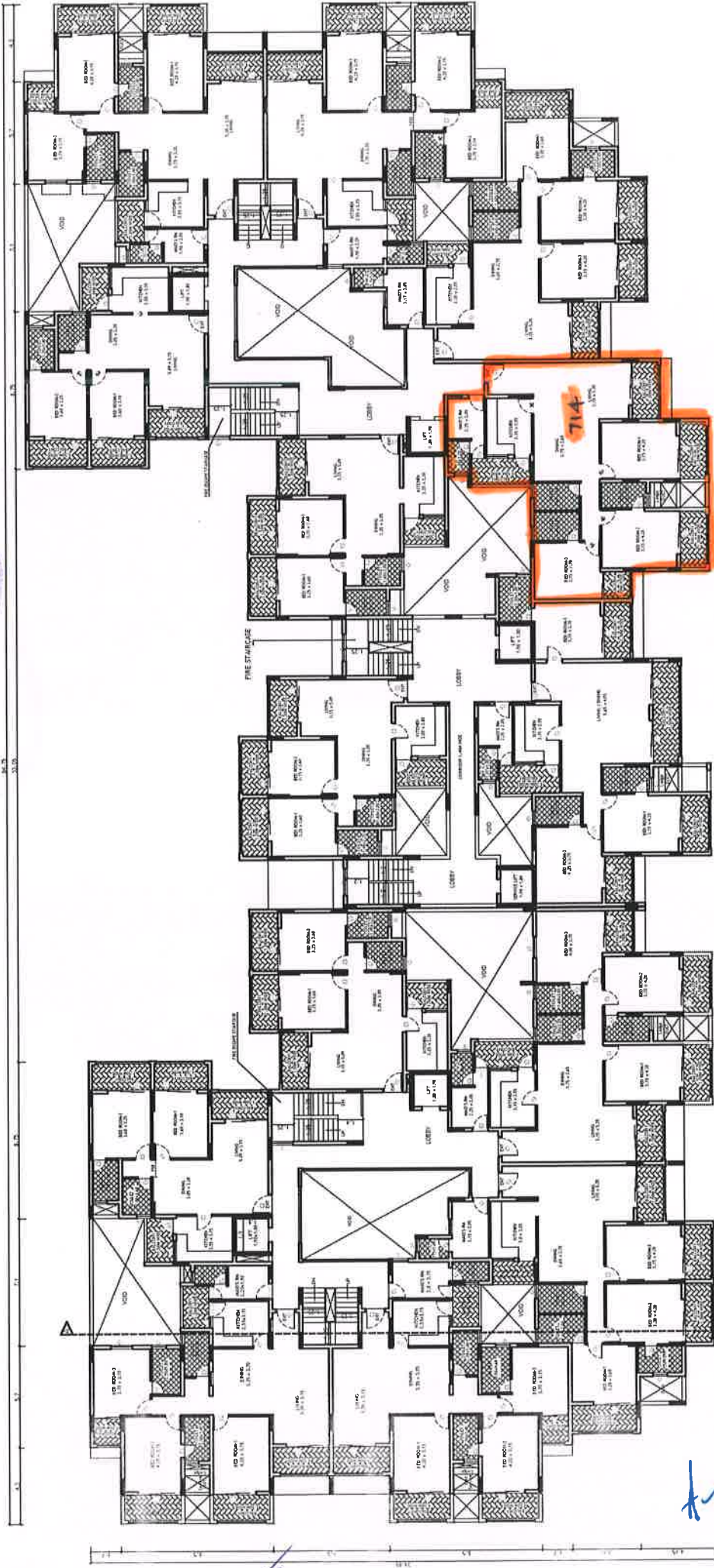


TYPICAL FLOOR PLAN
2nd FLOOR TO 7TH FLOOR
BLOCK - B

Handwritten signature

n.s.

18



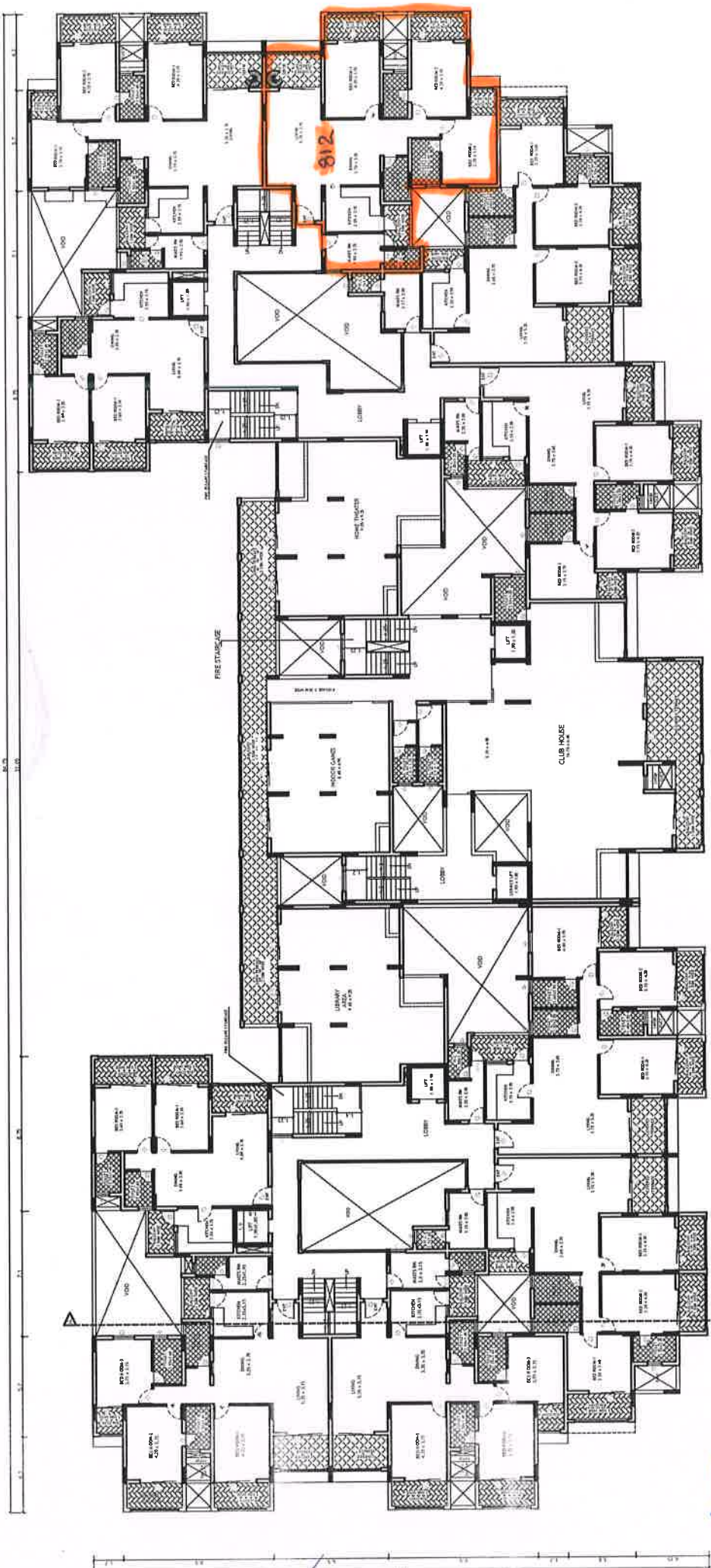
TYPICAL FLOOR PLAN
2ND FLOOR TO 7TH FLOOR
SCALE: 1:100

Block - B

Handwritten signature

Handwritten initials

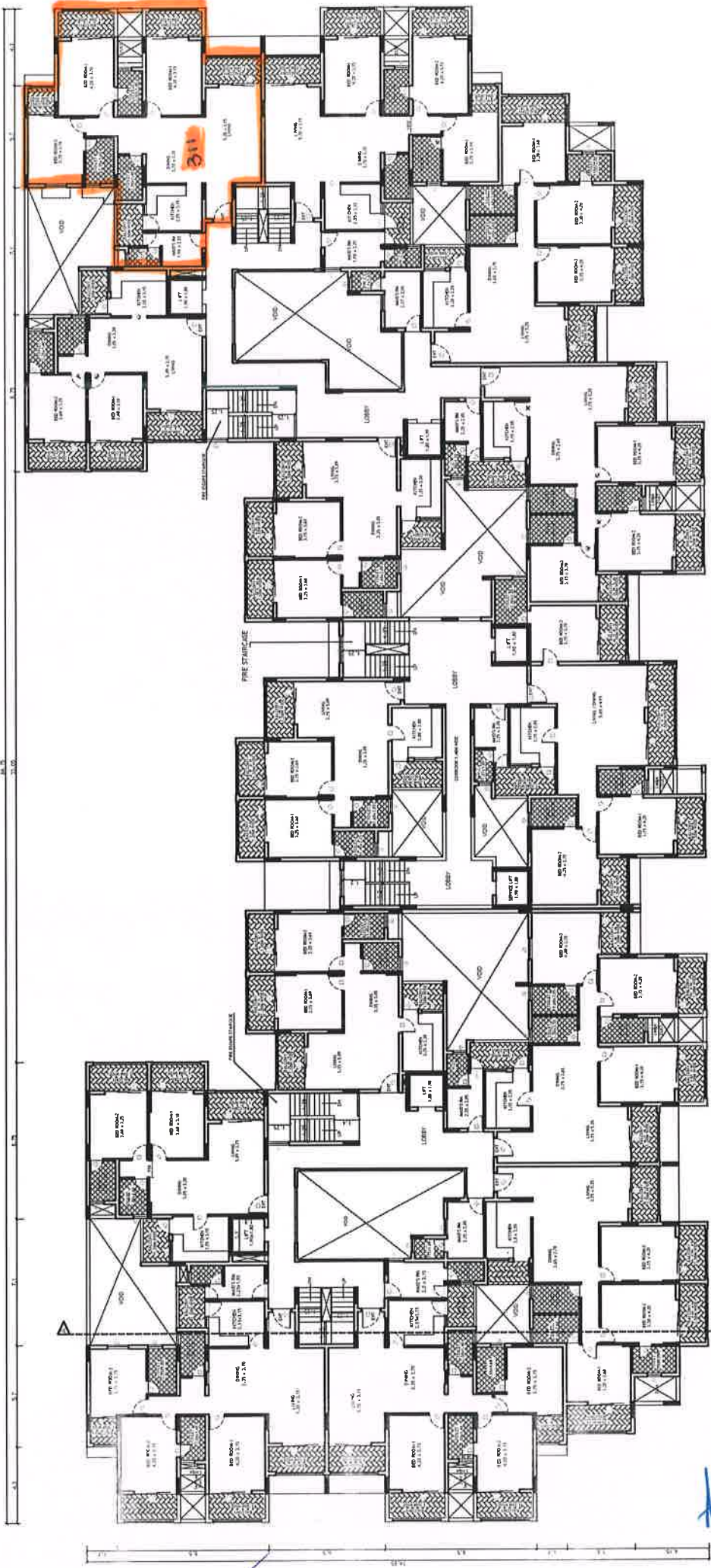
22



8TH FLOOR PLAN
SCALE: 1/8" = 1'-0"
BLOCK - "B"

Handwritten signature

23

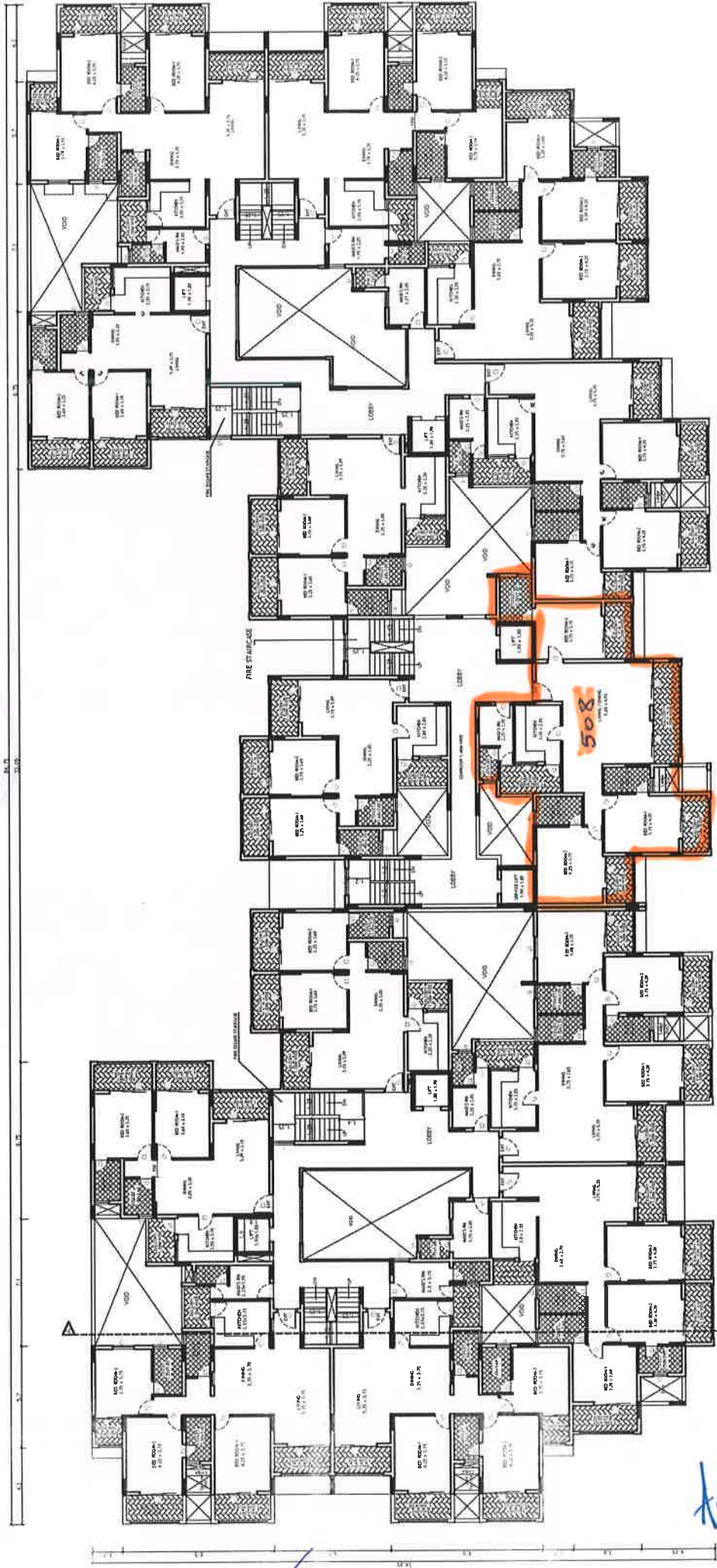


TYPICAL FLOOR PLAN
2ND FLOOR TO 27TH FLOOR
SCALE 1/8" = 1'-0"

Block - 13

Handwritten signature

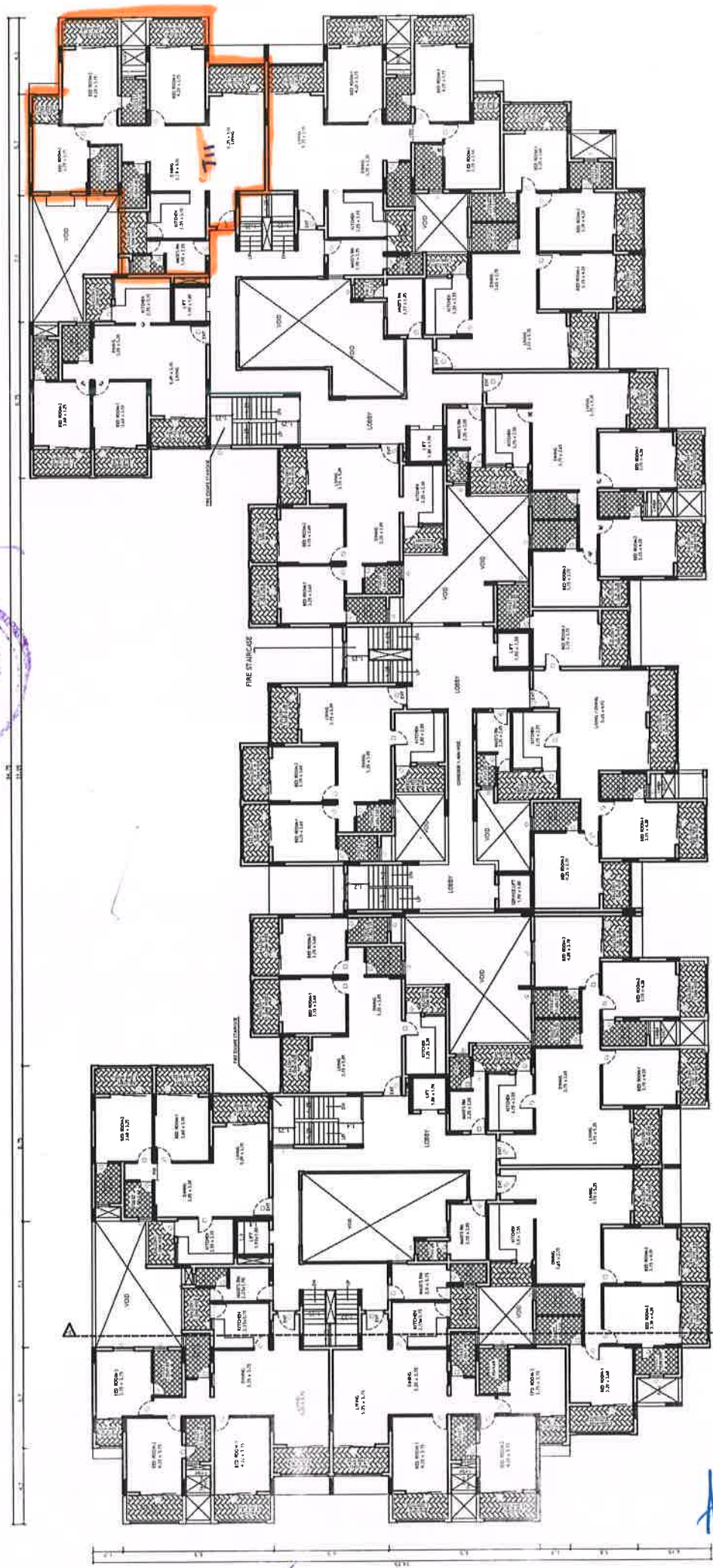
24



TYPICAL FLOOR PLAN
2ND FLOOR TO 7TH FLOOR
SCALE: 1/16"
BLOCK - B

Handwritten signature

25

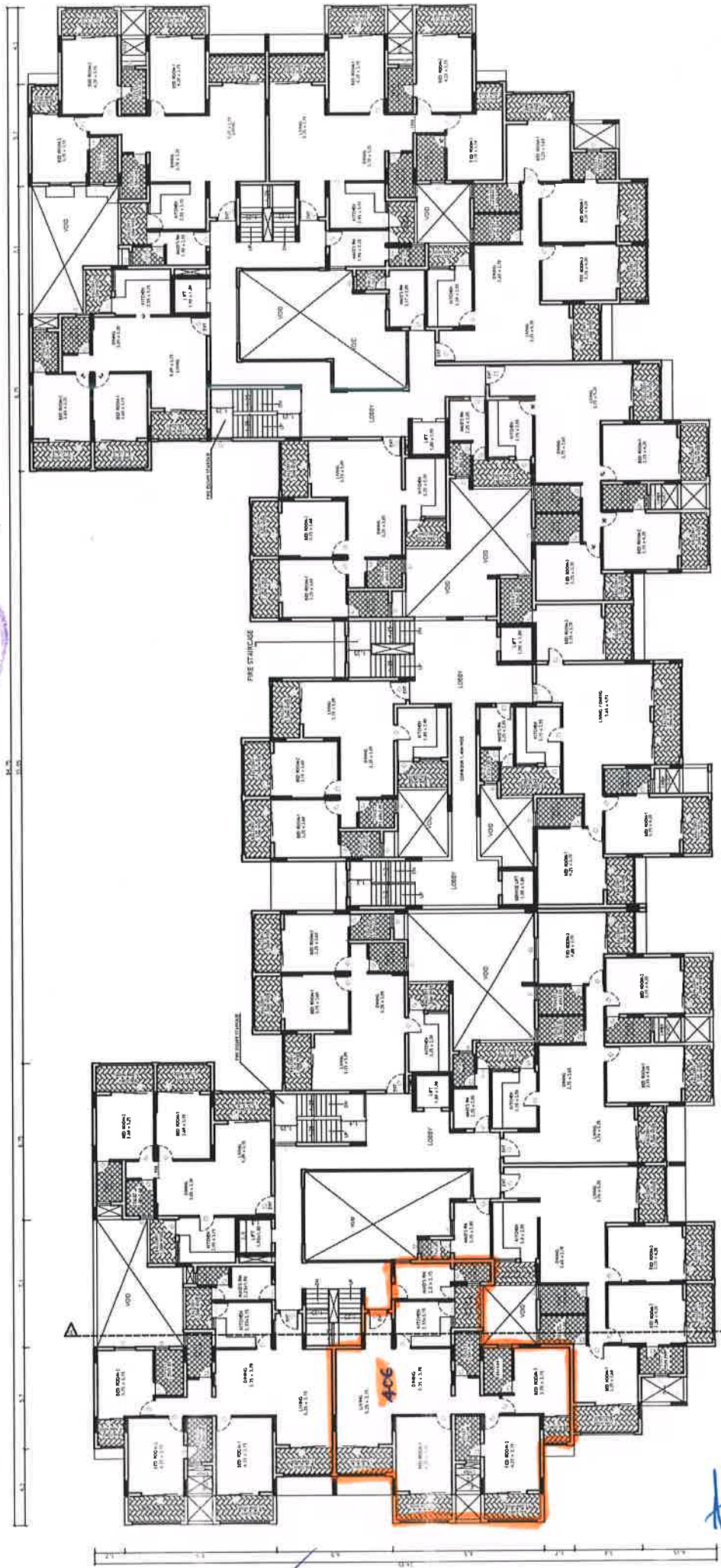


TYPICAL FLOOR PLAN
2nd FLOOR TO 7TH FLOOR
SCALE: 1:100

Block-B

Handwritten signature

26

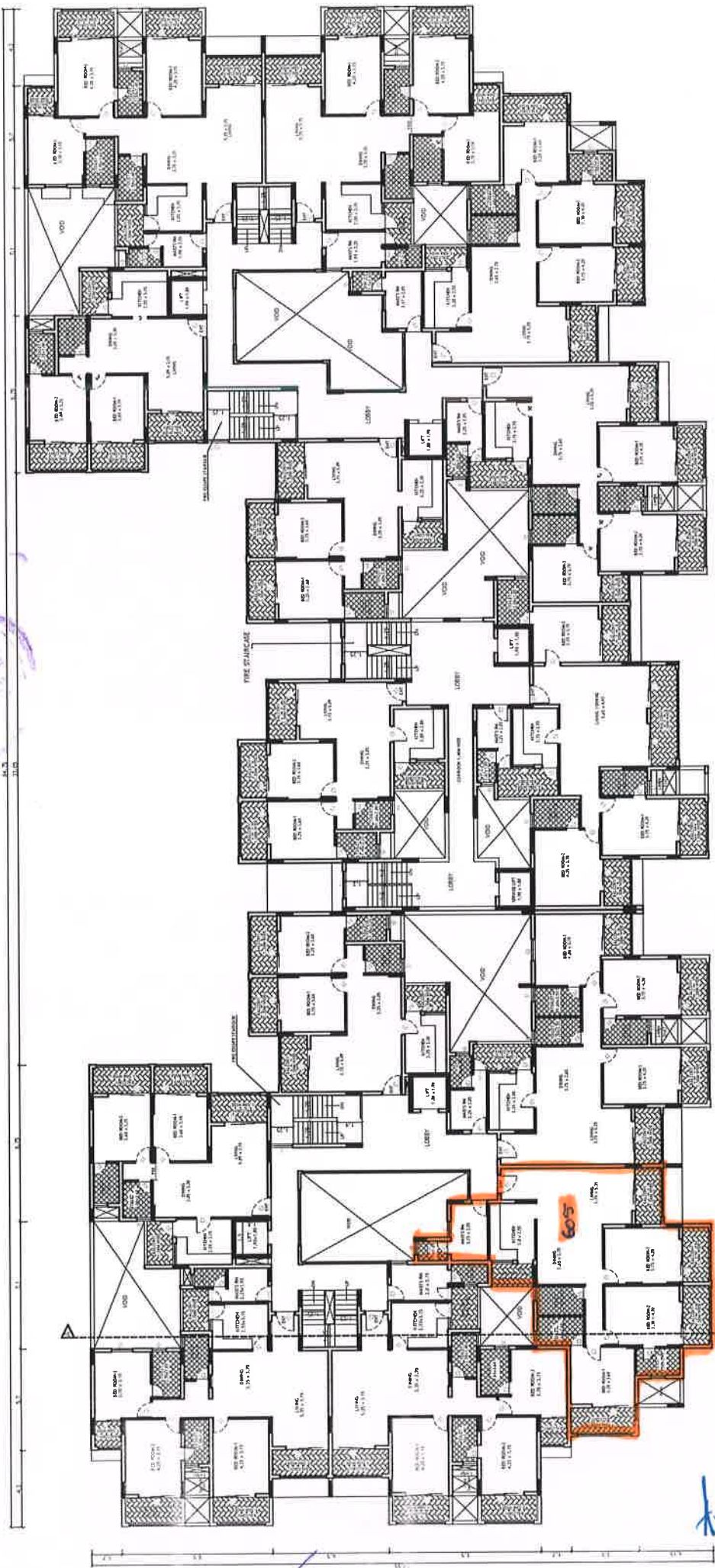
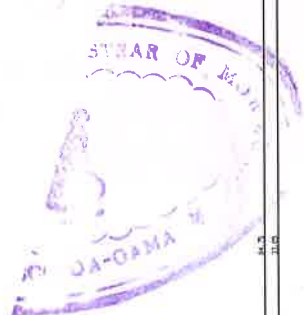


TYPICAL FLOOR PLAN
2nd FLOOR TO 7TH FLOOR
SCALE - 1/100
Block 'B'

Handwritten signature

m.g. -61-

72

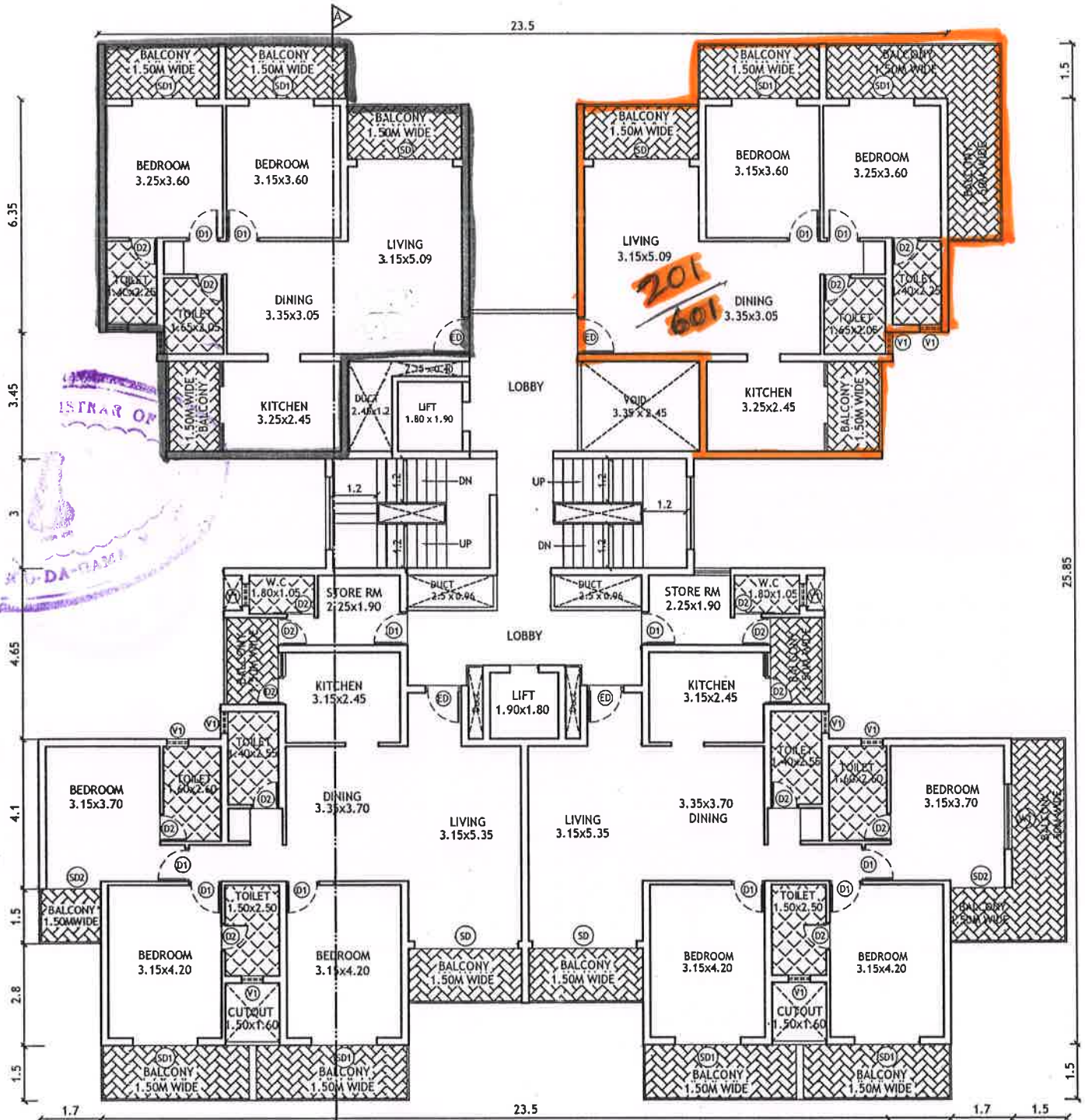


TYPICAL FLOOR PLAN
2ND FLOOR TO 7TH FLOOR
SCALE: 1/8" = 1'-0"

Block-B

kinda

29
30

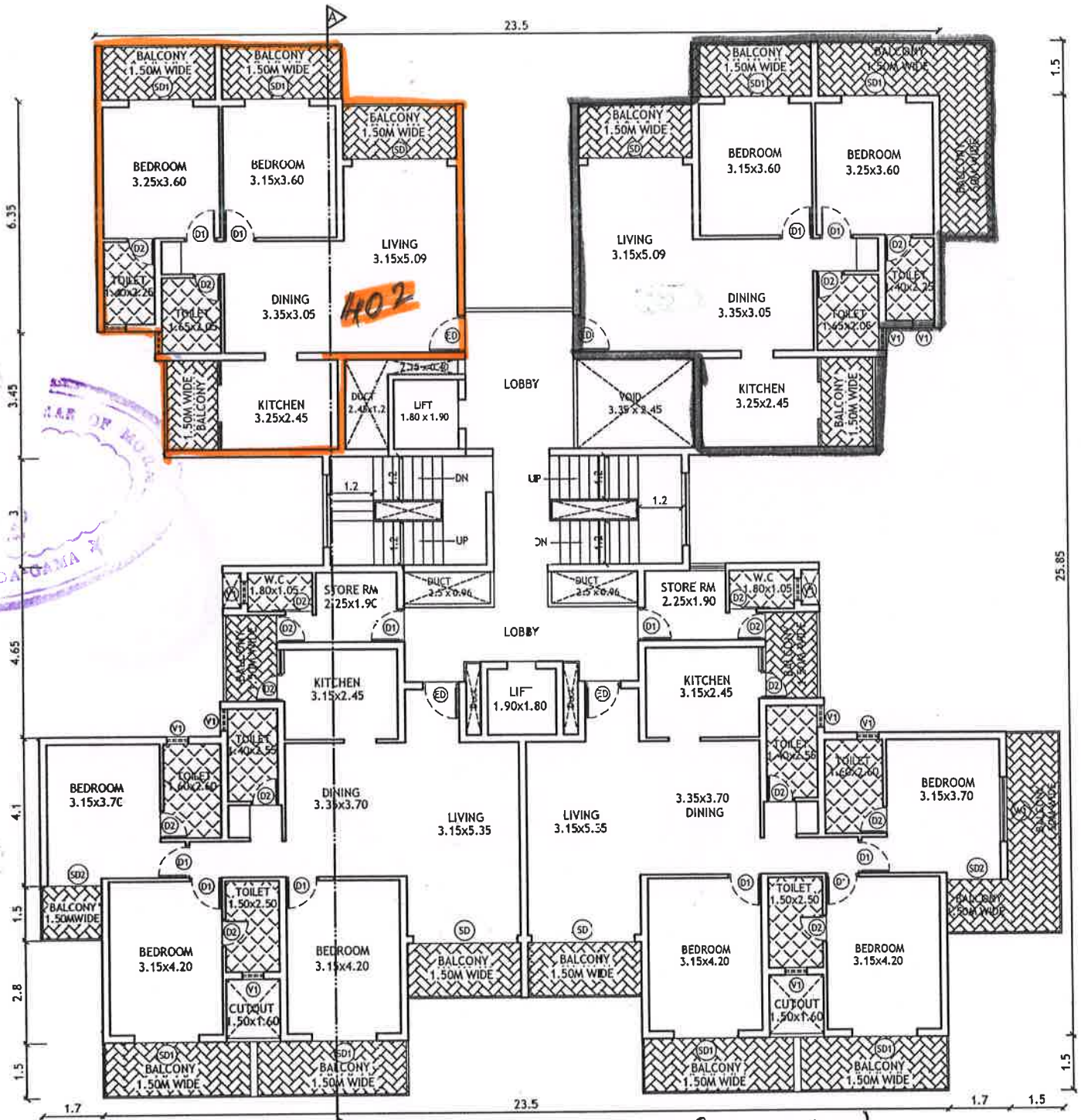


TYPICAL 2ND TO 8TH FLOOR PLAN (BLOCK - "F")

SCALE - 1:100

m

Aminda

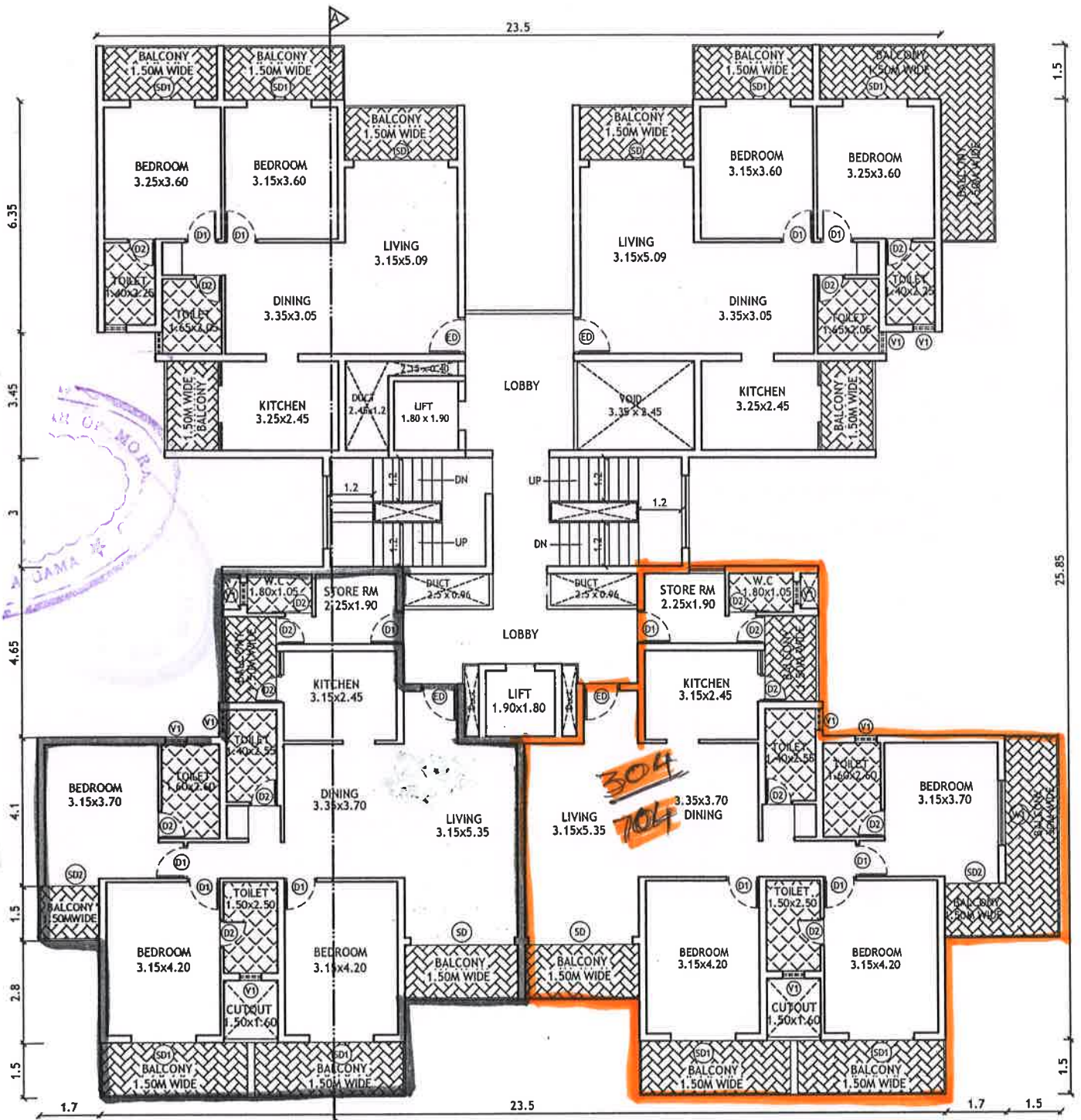


TYPICAL 2ND TO 8TH FLOOR PLAN (BLOCK-"F")
SCALE - 1:100

ms

Amirul

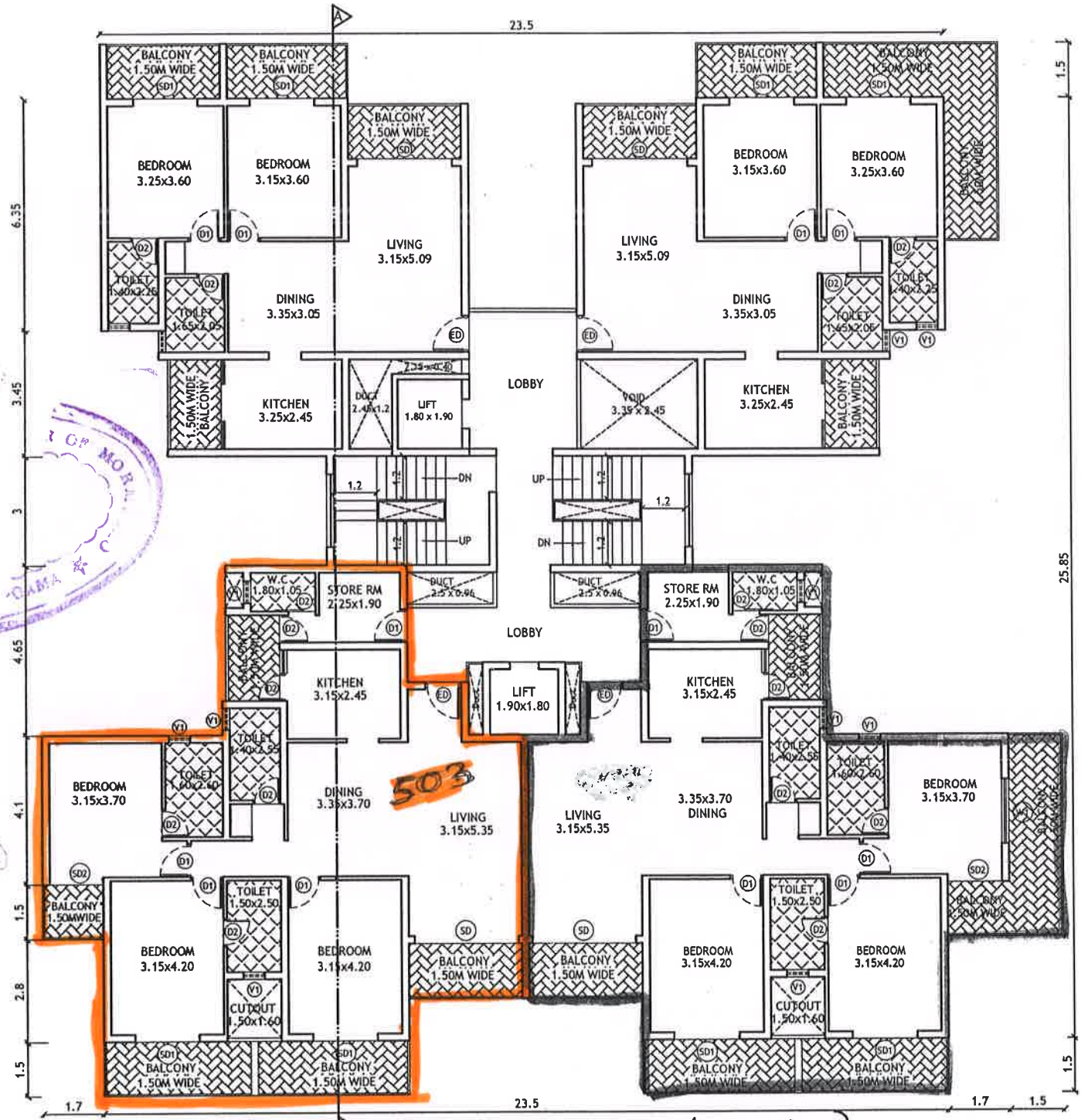
31
 ✕
 33



TYPICAL 2ND TO 8TH FLOOR PLAN
 SCALE - 1:100

m. S

Amindal



TYPICAL 2ND TO 8TH FLOOR PLAN (BLOCK "F")
SCALE - 1:100

M. S.

Amindal

24 35 236

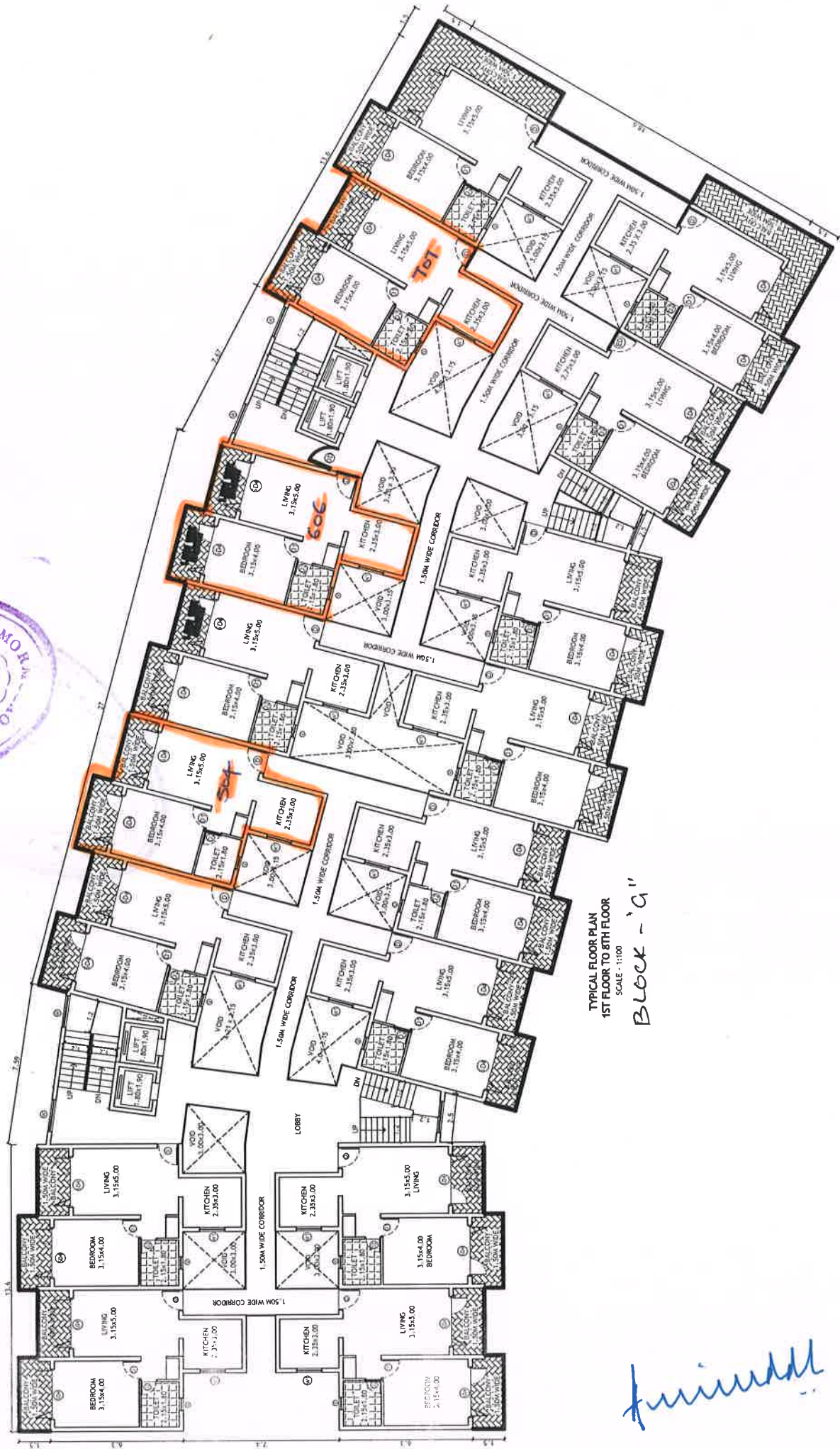


TYPICAL FLOOR PLAN
1ST FLOOR TO 8TH FLOOR
SCALE - 1:100
BLOCK - G

Handwritten signature

Handwritten initials

37, 38 & 39



TYPICAL FLOOR PLAN
1ST FLOOR TO 8TH FLOOR
SCALE - 1:100
BLOCK - 'A'

Handwritten signature

m. [signature]

NO A1 A2 & A3

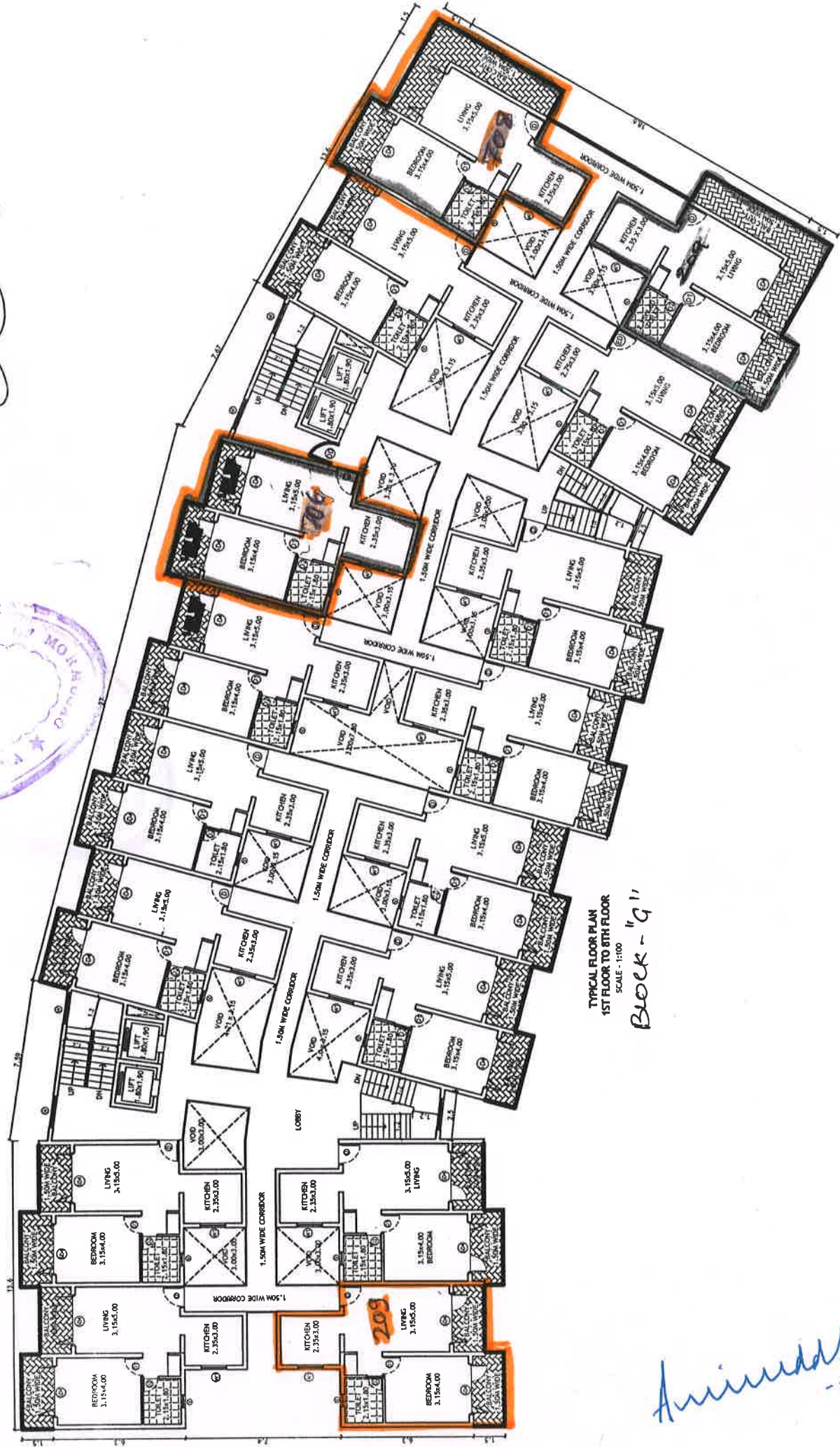


TYPICAL FLOOR PLAN
1ST FLOOR TO 8TH FLOOR
SCALE - 1:100
BLOCK - 'a'

Amindal

m. S

44 AS & 46



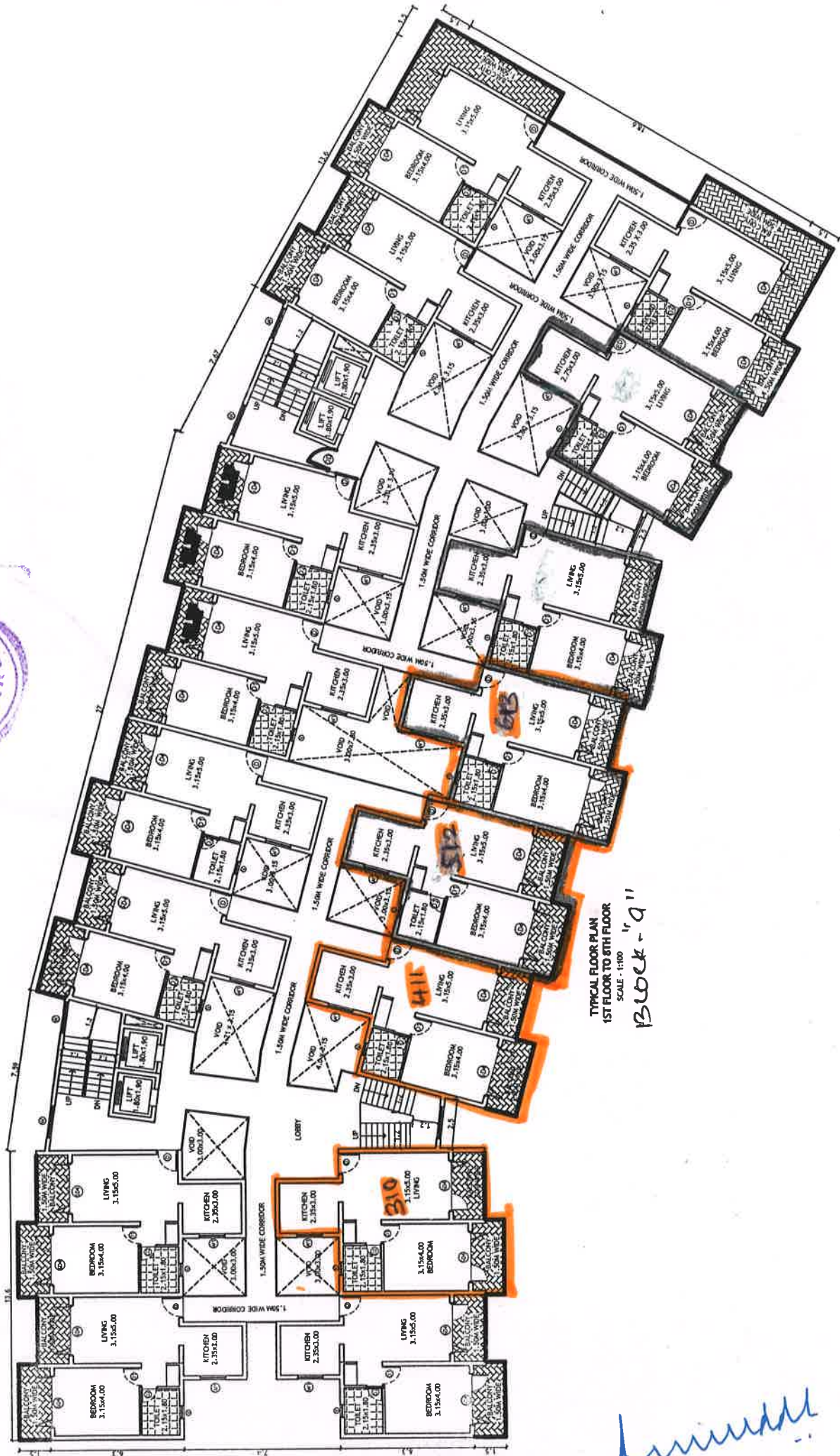
TYPICAL FLOOR PLAN
1ST FLOOR TO 8TH FLOOR
SCALE - 1:100

Block - "G"

Amindal

m 9

50 & 49 48 47

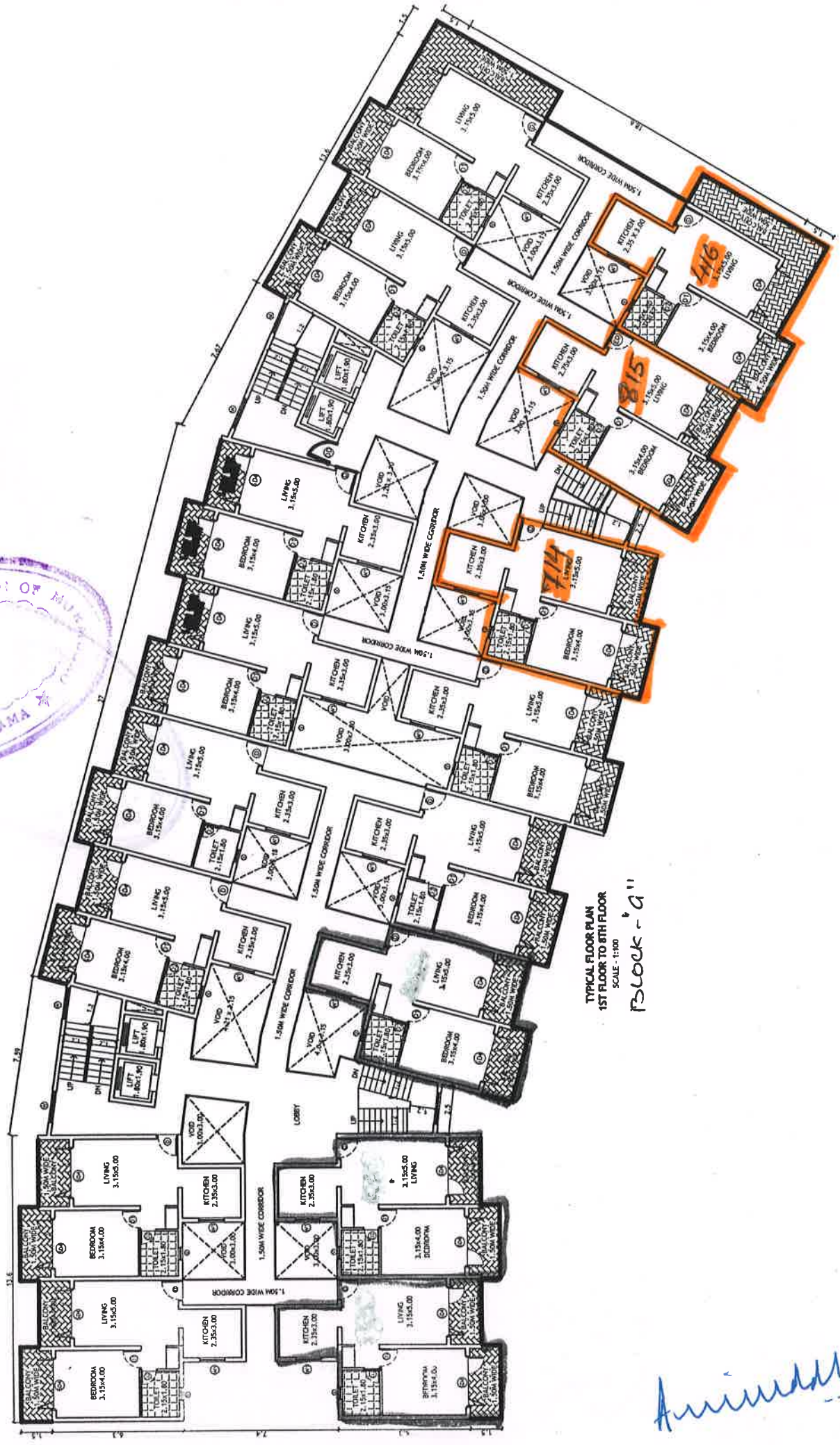


TYPICAL FLOOR PLAN
1ST FLOOR TO 8TH FLOOR
SCALE: 1:100
BLOCK - 'A'

Handwritten signature

Handwritten scribble

51 52 & 53

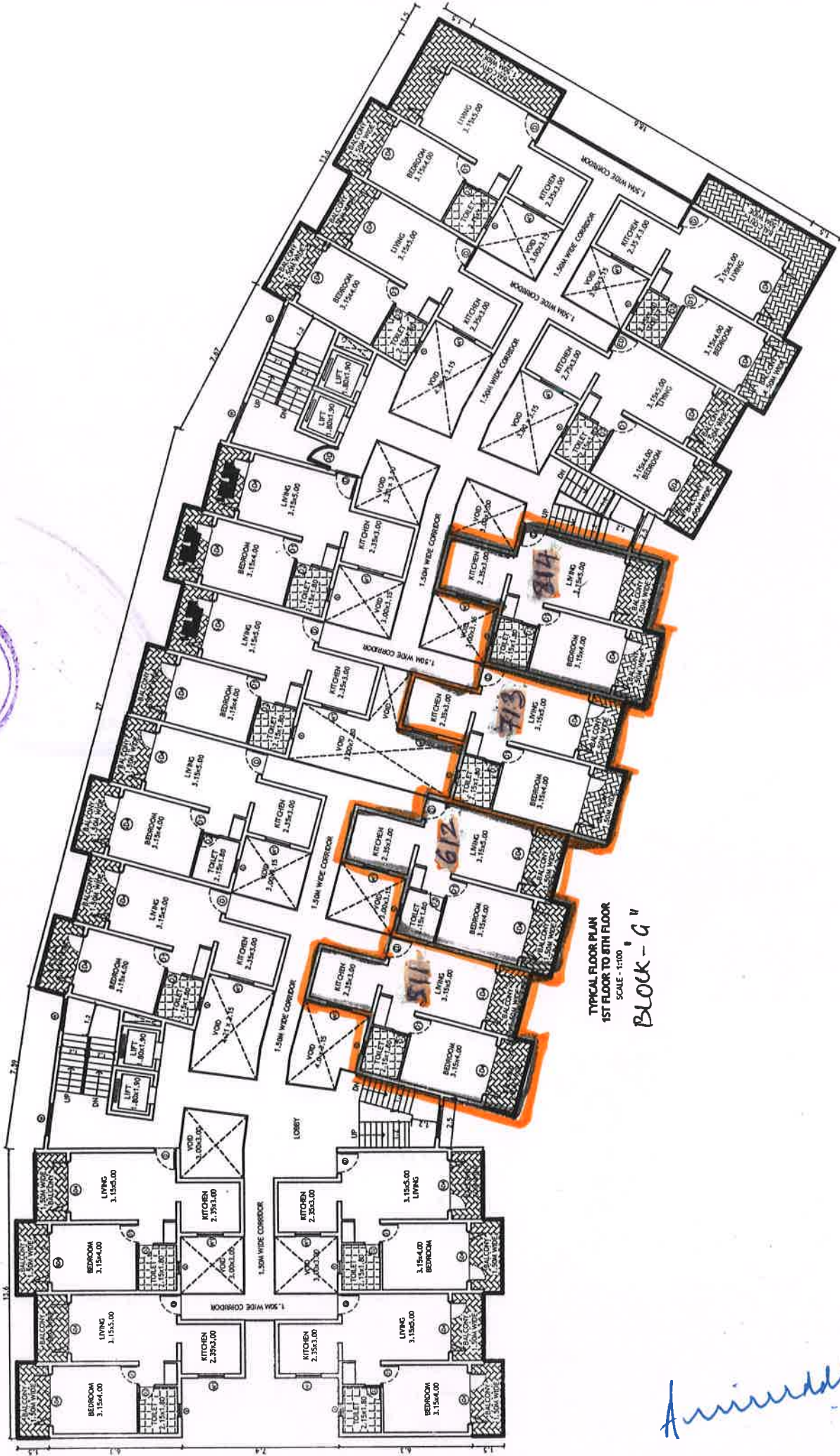


TYPICAL FLOOR PLAN
1ST FLOOR TO 8TH FLOOR
SCALE - 1:100

Block - 'g'

Arindam

75-1955575

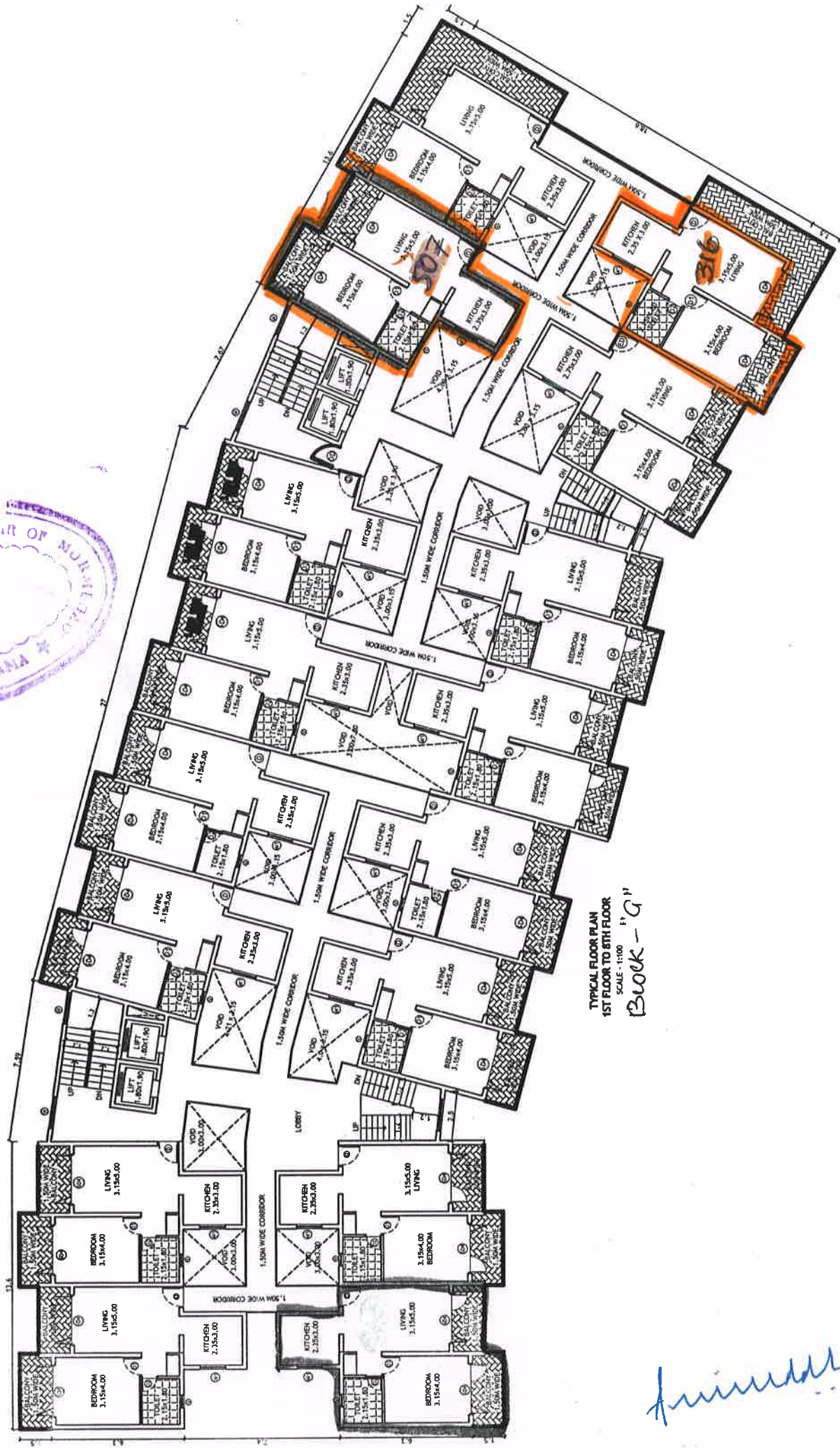


TYPICAL FLOOR PLAN
1ST FLOOR TO 8TH FLOOR
SCALE - 1:100
BLOCK - G

Amundall

m. g.

584 (5)



TYPICAL FLOOR PLAN
1ST FLOOR TO 8TH FLOOR
SCALE - 1:100
Block - G

Handwritten signature

m. S

CERTIFIED COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF MVR SEAVIEW HOMES PVT. LTD., HELD ON TUESDAY, THE 3RD DAY OF OCTOBER 2017, AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT H.NO 15/153/A-2 1ST FLOOR ABOVE AUDI SHOWROOM CARAZANLEM, PANAJI, GOA 403002, INDIA

RESOLVED THAT consent of the Board is hereby accorded to appoint **Mr. Venkat Muppana**, Director of MVR Seaview Homes Private Limited, resident of Dona Paula, Goa , who is holding the position of DIRECTOR of the Company as **Authorised Signatory** to do in the name and on behalf of the Company to sign and execute Deed of Sale/any other document with M/S Umiya Holding Pvt. Ltd. with respect to property admeasuring approximately 23,400 sq.mts bearing Survey No. 211/1-A of village Sancoale located at Mormugao Taluka and admit the execution of the said Deed/document before the Sub Registrar.

Further resolved that **Mr. Venkat Muppana** is authorized to do all such acts, deeds and things including any/or all other documents and/or correspondence in connection with and relating to and/or in connection with or incidental to be entered into including but not limited to signing and submission of all applications, and other documents and writings, and other correspondence/s and providing information/ responses in connection with the Deed of sale and/or any other document and in all matters in connection with and/or relating to and/or arising out of the Said deed to statutory or local Authority, representing the company in all matters before statutory or local Authority, including concerned Sub Registrar, Public Notary.

Specimen Signature of:



(VENKAT MUPPANA)

Director & Authorized Signatory



Attested by



M.R.K. PRASAD RAO

Director

CERTIFIED TRUE COPY OF THE RELEVANT EXTRACT FROM THE MINUTES OF THE MEETING OF BOARD OF DIRECTORS OF COMPANY HELD ON 25th SEPTEMBER 2017 AT ITS HEAD OFFICE AT 23, SIR P. M. ROAD , UNION CO-OPERATIVE INSURANCE BUILDING , 3RD FLOOR , FORT , MUMBAI-400 001 AT 11.30 AM

AFTER A BRIEF DISCUSSION THE BOARD RESOLVED AS FOLLOWS:

RESOLVED THAT board agreed to authorize Mr. ANIRUDDHA MEHTA, a Director of the Company to take appropriate decisions in lieu with execution of Deed of Sale of the property Survey No. 211/1-A of the Village of Sancoale in Mormugao Taluka-Goa.

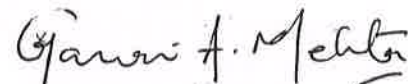
Further it is resolved that Mr. ANIRUDDHA MEHTA, a Director of the Company is hereby authorized to sign, execute, register, enter into a DEED OF SALE with MVR SEAVIEW HOMES PVT. LTD, represented by its Director Mr. VENKAT MUPPANA, having their office at 10-1-39/B & C , M V R Plaza , Waltair Uplands , CBM Compound , Vishakapatnam 530 003 and do all such acts, deeds, things as may be necessary to give effect to this Resolution.

**"CERTIFIED TRUE COPY"
UMIYA HOLDING PVT. LTD.**

* 
(Mr. Aniruddha Mehta)
Director



**"CERTIFIED TRUE COPY"
UMIYA HOLDING PVT. LTD.**


(Mrs. Gauri Mehta)
Director



Office of Sub-Registrar Mormugao

Government of Goa

Print Date & Time : 25-10-2017 01:09:21 PM




Document Serial Number : 1786

Presented at 11:27:00 AM on 25-10-2017 in the office of the Sub-Registrar(Mormugao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	8025500.00
	Processing Fees	1000.00
	Total :	8026500.00

Stamp Duty Required: 10318500.00 Stamp Duty Paid: 10318590.00

Shri Venkat Muppana presenter

Name	Photo	Thumb Impression	Signature
Shri Venkat Muppana, S/o Shri M. R.K. Prasad Rao , Married, Indian, age 29 Years, Business, r/o Nagali Hills, Dona Paula, Goa. As a Director of MVR Seaview Homes Pvt. Ltd having its office at Panaji vide resolution dated 03.10.2017			

Endorsements

Executant



1 . Shri. Aniruddha Mehta, S/o Shri Banuprasad C Mehta, Married, Indian, age 56 Years, Business, r/o off at 23, Sir P.M. Road, Union Co-operative Insurance Building, 3rd Floor, Fort, Mumbai 400 001 As a Director of M/s Umiya Holding Pvt. Ltd having its office at Mumbai vide resolution dated 25.09.2017

Photo	Thumb Impression	Signature
		

2 . Shri Venkat Muppana, S/o Shri M. R.K. Prasad Rao, Married, Indian, age 29 Years, Business, r/o Nagali Hills, Dona Paula, Goa. As a Director of MVR Seaview Homes Pvt. Ltd having its office at Panaji vide resolution dated 03.10.2017

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Gaurish Salgaonkar , S/o Gurudas Salgaonkar, UnMarried, Indian, age 30 Years, Service, r/o Panaji Goa.	
2	Gowru Naidu Golivi , S/o Dalappadu Golivi, Married, Indian, age 44 Years, Service, r/o Vodlem Bhatt, Taleigao Goa 403 001	


Sub-Registrar

Sub-REGISTRAR
MORMUGAO

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Certified that the mutation fees of Rs 12,500/-
has been paid vide challan no 261700769502
dated 25/10/2017



Sub-REGISTRAR
MORMUGAO

Book-1 Document
Registration Number MOR-BK1-01738-2017
CD Number MORD24 on
Date 27-10-2017



Sub-Registrar (Mormugao)

**MOR - REGISTRAR
MORMUGAO**

Scanned By:-

Keshav Raut

Signature:-



Designed and Developed by C-DAC, ACTS, Pune

