

Arch. KAUSTUBH SANZGIRI
Architect & Govt. Approved Valuer
B.ARCH, M.VAL(R.E.)
M.Sc. (P&M), A.I.I.A., F.I.V, I.B.B.I
REGISTERED VALUER UNDER COMPANIES ACT
F.No. CCIT/PNJ/34AB/T(15) 2016-17/03
Office:108,Ramchandra Building,Mapusa Goa

OFF.NO. 8956456878

MOBILE: 9890032670

E-MAIL.:- valuationks@gmail.com

Date: 25.07.2025

To,
The Chief Executive Officer,
M/s. Devashri Real Estate Developers,
(Division of M/s. Devashri Nirman LLP),
7th floor, Patto Plaza,
Panaji Goa.

Sir,

Please find enclosed herewith Report of the Construction of Residential Villas Nos. A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T with Swimming Pool, Club House, care taker room, security room & Compound wall at Socorro Taluka Bardez- Goa. Belonging to M/s. Devashri Nirman LLP (Developer).

Kindly Acknowledge,

Yours faithfully,


(KAUSTUBH SANZGIRI)

Encl.:

- Bill
- Certificate
- Plan of the property
- Photographs

VALUATION REPORT

OF

OF RESIDENTIAL VILLA NOS. A, B, C, D, E, F, G, H, I, J, K, L,
M, N, O, P, Q, R, S, T WITH SWIMMING POOL, CLUB
HOUSE, CARE TAKER ROOM, SECURITY ROOM &
COMPOUND WALL AT SOCORRO TALUKA BARDEZ- GOA

(DEVELOPER)

M/S. DEVASHRI NIRMAN LLP

(A DIVISION OF M/S DEVASHRI NIRMAN LIMITED

LIABILITY PARTNERSHIP

KAUSTUBH SANZGIRI

Architect & Govt. Approved Valuer

Registered Valuer under Companies Act

Office 108, Ramchandra Building, Mapusa, Bardez - Goa

Ph: 8956456878 Email.: valuationks@gmail.com

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ANNEXURE

Name of the Project Construction of Residential Villas A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T with Swimming Pool, Club House, Care taker room, Security room & Compound wall at Socorro Bardez- Goa.

Survey No : 168/10-A-1

Name of the Builder M/S Devashri Real Estate Developers (a division of M/S Devashri Nirman Limited Liability Partnership)

Conversion sanad Issued by Additional Collector Mapusa Vide No.CAD3BAR09-22-308/438 dtd 16.03.2023

Technical Clearance order : Development permission issued by Town & Country Planning Development Authority Vide Order No. TPB/10687/SOC/TCP-2025/5284 dtd 09.06.2025

Construction Licence No : Issued by the Village Panchayat of Socorro vide No. VP/SOC/981/2025-26 dtd 09.07.2025 Valid for a period of three years from date of issue

Project Name Project "La Calida" By Devashri at Socorro Goa

Type of Units: Villa No.A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T (Ground + Two Storied R.C.C. Structure)

Sale Reference For reference pertaining to villa at socorro vide Reg.No.BRZ-1-2529-2023 dtd. 31.05.2023 at Sub-Registrar Bardez, admeasuring about 178.18 sq.mts for ₹. 20,000,000.00 i.e ₹ 1,12,246.00/- per sq.mts.

Rate per sq.mts.: Considering prevailing market condition, location, demand and availability of similar type of villas, it is my considered opinion that rate per sq.mts. for completed villas with proportionate share of land is around ₹ 1,50,000.00 per sq.mts.

PROJECT : "La Calida" By Devashri at Socorro Goa.

Sr.No.	Floor	Villa No.	Type	Carpet Area As Per RERA	Area of Exclusivel y allotted Balconies /Extended Balconies/ External walls/Entrance lobby	Pro Rata Area of Common Amenities	Rate per Sqmt	Value of Villa after Completion
				m2	m2	m2	m2	Rs.
1	GROUND+2	Villa A	4BHK	163.130	82.95	7.01	1,50,000.00	3,79,63,669.66
2	GROUND+2	Villa B	4BHK	163.130	82.95	7.01	1,50,000.00	3,79,63,669.66
3	GROUND+2	Villa C	4BHK	163.130	82.95	7.01	1,50,000.00	3,79,63,669.66



4	GROUND+2	Villa D	4BHK	163.130	82.95	7.01	1,50,000.00	3,79,63,669.66
5	GROUND+2	Villa E	4BHK	163.130	82.95	7.01	1,50,000.00	3,79,63,669.66
6	GROUND+2	Villa F	4BHK	163.130	82.95	7.01	1,50,000.00	3,79,63,669.66
7	GROUND+2	Villa G	4BHK	163.130	80.10	6.93	1,50,000.00	3,75,23,987.88
8	GROUND+2	Villa H	4BHK	163.130	80.10	6.93	1,50,000.00	3,75,23,987.88
9	GROUND+2	Villa I	4BHK	163.130	82.95	7.01	1,50,000.00	3,79,63,669.66
10	GROUND+2	Villa J	4BHK	163.130	82.95	7.01	1,50,000.00	3,79,63,669.66
11	GROUND+2	Villa K	4BHK	163.130	82.95	7.01	1,50,000.00	3,79,63,669.66
12	GROUND+2	Villa L	4BHK	163.130	82.95	7.01	1,50,000.00	3,79,63,669.66
13	GROUND+2	Villa M	4BHK	163.130	82.95	7.01	1,50,000.00	3,79,63,669.66
14	GROUND+2	Villa N	4BHK	163.130	82.95	7.01	1,50,000.00	3,79,63,669.66
15	GROUND+2	Villa O	4BHK	163.130	82.95	7.01	1,50,000.00	3,79,63,669.66
16	GROUND+2	Villa P	4BHK	163.130	82.95	7.01	1,50,000.00	3,79,63,669.66
17	GROUND+2	Villa Q	4BHK	163.130	82.95	7.01	1,50,000.00	3,79,63,669.66
18	GROUND+2	Villa R	4BHK	163.130	80.49	6.94	1,50,000.00	3,75,84,154.86
19	GROUND+2	Villa S	4BHK	163.130	80.49	6.94	1,50,000.00	3,75,84,154.86
20	GROUND+2	Villa T	4BHK	163.130	82.95	7.01	1,50,000.00	3,79,63,669.66
TOTAL				3262.60	1648.36	139.94		75,76,35,000.00

(RUPEES SEVENTY FIVE CRORES SEVENTY SIX LAKHS THIRTY FIVE THOUSAND ONLY)

Note: The above area statement is provided to us by the developer. If there are any changes in the area statement than the value of the villas will differ.



25.07.2025

CERTIFICATE

To whom so ever it may concern

This is to certify that value of the unsold Villas Nos. A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S & T (upon completion) in the Project known as "La Calida" to be constructed on property bearing Survey No 168 Sub. Div. 10-A-1 at Socorro, Taluka Bardez- Goa, shall be ₹. 75,76,35,000.00 (RUPEES SEVENTY FIVE CRORES SEVENTY SIX LAKHS THIRTY FIVE THOUSAND ONLY)



KAUSTUBH SANZGIRI



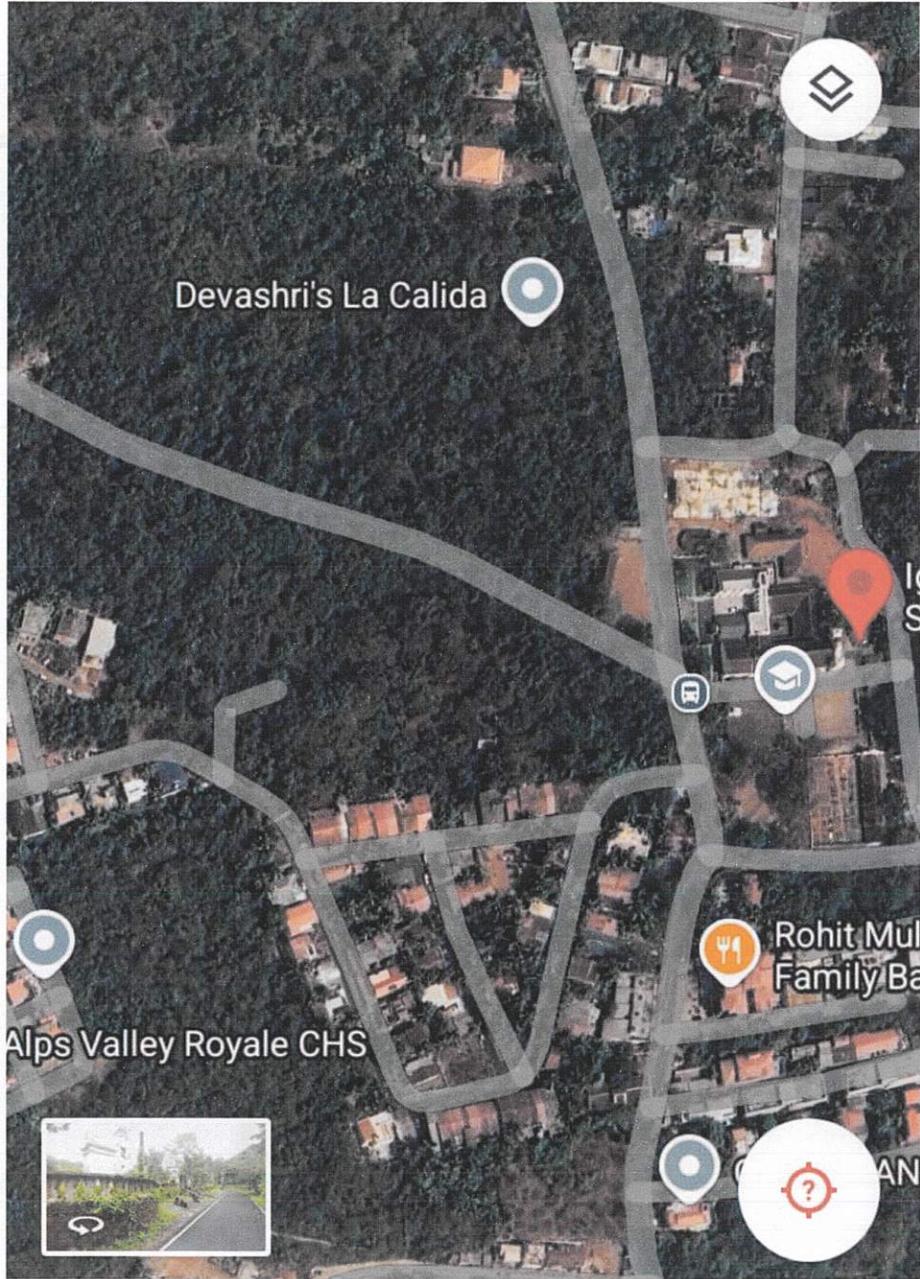
Photographs of property bearing Survey No. 168/10-A-1 situated at Village Socorro, Taluka Bardez- Goa





Photographs of property bearing Survey No. 168/10-A-1 situated at Village Socorro, Taluka Bardez- Goa





Location Plan





OFFICE OF THE ADDITIONAL COLLECTOR-III, NORTH GOA DISTRICT,
MAPUSA GOA.

No. CAD3BAR09-22-308/438

Date: -16/03/2023

Read:- Application dated 08/09/2022 received from Nanu Estates Private Limited, Office at H. No. 15/1448, Nanu House, Behind Grace Church, Varde Valaulicar Road, Margao Goa, 403601 received u/s 32 of LRC 1968.

SANAD

SCHEDULE-II

(See Rule 7 of the Goa Land Revenue (Conversion of use of land and non-agricultural Assessment) Rules, 1969).

Whereas an application has been made to the Collector of North Goa (Hereinafter referred to as "the Collector" which expression shall include any officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under section 32 of the Goa Land Revenue Code, 1968 (hereinafter referred to as 'the said code which expression shall, where the context so admits include the rules and orders thereunder by Nanu Estates Private Limited, Office at H. No. 15/1448, Nanu House, Behind Grace Church, Varde Valaulicar Road, Margao Goa, 403601, being the occupant of the plot registered under Survey No. 168/10-A-1 situated at Socorro village, Bardez Taluka (hereinafter referred to as "the applicant, which expression shall, where the context so admits include his/her heirs, executors, administrators and assigns) for the permission to use the plots of land (hereinafter referred to as the "said plot") described in the Appendix I hereto, forming a part Survey No. 168/10-A-1 of village Socorro admeasuring 5817 Sq. mtrs be the same a little more or less for the purpose of **Residential with 50 FAR.**

Now, this is to certify that the permission to use for the said plots is hereby granted, subject to the provisions of the said Code, and rules thereunder, and on the following conditions, namely:-

1. Levelling and clearing of the land-The applicant shall be bound to level and clear the land sufficiently to render suitable for the particular non-agricultural purpose for which the permission is granted, to prevent insanitary conditions.

2. Assessment - The applicant shall pay the non-agricultural assessment when fixed by the Collector under the said Code and rules thereunder with effect from the date of this Sanad.

3. Use - The applicant shall not use the said land and building erected or to be erected thereon for any purpose other than **Residential** without the previous sanction of the Collector.

4. Liability for rates - The applicant shall pay all taxes, rates and cesses liable on the said land.

5. Penalty clause - (a) If the applicant contravenes any of the foregoing conditions, the Collector may, without prejudice to any other penalty to which the applicant may be liable under the provisions of the said Code, continue the said plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

(b) Notwithstanding anything contained in sub-clause (a) it shall be lawful for the Collector to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant within such time as specified in that behalf by the Collector, and on such removal or alteration not being carried out, recover the cost of carrying out the same from the applicants as arrears of land revenue.

6. a) If any information furnished by the applicant for obtaining the Sanad is found to be false at a later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.

b) If any dispute arises with respect to the ownership of the land, than the office of the Additional Collector-III, Bardez shall not be held responsible for the same and the applicant shall be solely responsible for the same. Further, if any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction/development carried out shall be removed at the cost and risk of the applicant.

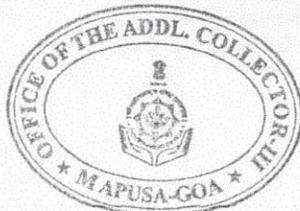
c) The necessary road widening set-back is to be maintained before any development in the land.

d) Traditional access passing through the plot, if any, shall be maintained.

e) No trees shall be cut except with prior permission of the competent authority.

f) The Competent Authorities/Local Bodies shall verify the ownership documents before issuing the construction license.

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





OFFICE OF THE VILLAGE PANCHAYAT

S O C O R R O

P. O. PORVORIM

BARDEZ - GOA 403501



Ref. No. VP/SOC/981/2025-2026

Date: 09/07/2025

CONSTRUCTION LICENSE

License is hereby granted to you in pursuance of Resolution **No.12(17)** Duly approved by the Village Panchayat Socorro in its meeting held on date **28/06/2025** for carrying out the **Proposed Construction of Residential Villas A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T (20 Nos), Swimming Pools, Club House, care taker Room, Security room & Compound wall in Sy.No.168/10-A-1 Plot No.- 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/

Date :

45. 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.

46. The information furnished by the applicant for obtaining the permission for **Proposed Construction of Residential Villas A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T (20 nos.), Swimming Pools, Club house, Care taker room, Security room & Compound wall in Sy.No.168/10-A-1 Plot No.- 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.

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

48. 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.

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

50. 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.

51. 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 Communitade.

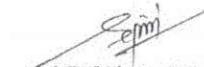
52. Traditional access passes through the plot on the northern side of the property should not be blocked by this Development and verify before issue of construction licence.

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.6,83,000/-** VIDE RECEIPT NO. **07/1851** DATED **09/07/2025**.

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

To,
M/S.Devashri Nirman LLP,
POA Holder Dattaprasad P. Priolkar,
7th Floor Dempo Towers, Patto Plaza,
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/10687/SOC/TCP-2025/5284

Dated: 9 / 06 / 2025

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the **proposed construction of Residential villas A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T (20 nos.), Swimming pools, Club house, Care taker room, Security room & Compound wall** as per the enclosed approved plans in the property Zoned as "**Settlement (VP-2) Zone**" as per **Regional Plan for Goa 2021** situated at bearing Survey No.168/10-A-1 of **Socorro** village of Bardez Taluka with the following conditions:-

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

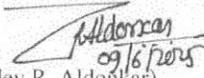


20. Panchayat shall ensure the infrastructure requirements such as water supply, power and garbage before issuing license.
21. The adequate arrangement for collection and disposal of solid waste generated within the plot shall arrange to satisfaction of Village Panchayat.
22. The area under road widening shall not be encroached/enclosed.
23. Adequate storm water network shall be developed up to the satisfaction of Village Panchayat and same to be connected to the existing drain in the locality.
24. Traditional access, easementary rights, mundkarial rights, if any shall be safeguarded and Panchayat shall ensure about the same before issuing of license.
25. Applicant shall plant one tree for every 100.00m² of area developed, land scaping on open spaces/tree plantation along roads and in developed plots.
26. Adequate avenue greenery should be developed.
27. 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.
28. 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.
29. Stilt parking area proposed in the villas shall be used for the parking of vehicles only and it shall not be changed for any purpose at any point of time.
30. Gradient of the ramps to the stilt parking should not be exceed 1:6.
31. Existing trees should not be cut without prior permission from competent authority.
32. Applicant shall make his own arrangement of water requirements for swimming pools.
33. The provision for the Common Telecom Infrastructure & ECS Charging point shall be provided.
34. Internal 6.00mtrs wide roads shall be effectively developed as shown in the site plan.
35. The Village Panchayat shall take cognizance of any issue in case of any complaints / court orders before issue of construction license.
36. 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

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 Prakash P. Lawande dt. 02/04/2025 TCP Reg. No. SE/0006/2010.**
- c) This Order is issued with reference to the application dated 23/04/2025 from M/s. **Devashri Nirman LLP, POA Holder Dattaprasad P. Priolkar.**
- d) Applicant has paid infrastructure tax of Rs.19,30,146/- (**Rupees Nineteen Lakhs Thirty Thousand One Hundred Forty Six Only**) vide challan no.174 dated 05/06/2025
- e) This Technical Clearance Order is issued with the approval of Government vide note moved on vide no. TPB/10687/SOC/TCP-25/4466 dt. 15/05/2025.

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


(Zaidev R. Aldonkar)
Dy. Town Planner

To,
M/s. Devashri Nirman LLP,
POA Holder Dattaprasad P. Priolkar,
7th floor Dempo Towers, Patto Plaza,
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.