


For CITIZEN CREDIT™
CO-OP BANK LTD


Authorized Signatory

(Rupees Twenty Lakhs Only)

CITIZEN CREDIT CO-OP BANK LTD.

E-320, RUA DE OUREM

PANAJI, GOA 403 001

भारत 51896



156292

NON JUDICIAL गेवा
SEP 30 2020

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D-5/STP(V)/C.R./35/8/2006-RD(PART-III)

R. 2000000/- PB6818

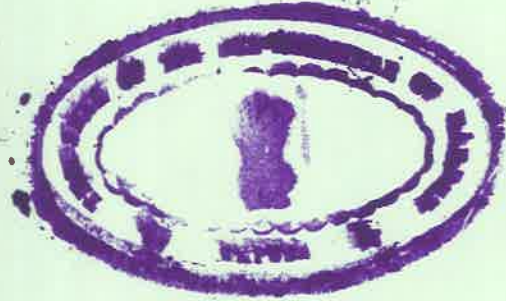
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INDIA

STAMP DUTY

GOA

Name of Purchaser MVR SEAVIEW HOMES PVT LTD

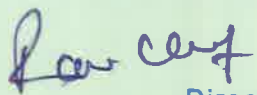


Sr. No. 2020-13R2-2453

06/10/2020

DEED OF SALE

For PARAIISO HOMES PVT. LTD.


Director

MVR SEAVIEW HOMES PVT. LTD.


DIRECTOR

For CITIZEN CREDIT™ (Rupay Five lakhs Eighty Eight Thousand Five Hundred Only)
CO-OP BANK LTD

CITIZEN CREDIT CO-OP BANK LTD
E-320, RUA DE OUREM
PANAJI, GOA 403 001

भारत 51097 NON JUDICIAL गोवा
116294 SEP 30 2020


Authorized Signatory

D-5/STP(V)/C.R./35/8/2006-RD(PART-III)



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Rs.0588500/-PB6818

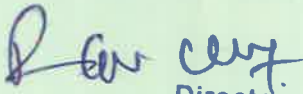
INDIA STAMP DUTY GOA

Name of Purchaser MVR SEAVIEW HOMES PVT LTD



THIS DEED OF SALE, is executed at Mapusa, Goa on this
30th day of September, 2020 (30/09/2020);

For PARAISSO HOMES PVT. LTD.


Director

MVR SEAVIEW HOMES PVT. LTD.


DIRECTOR

BETWEEN

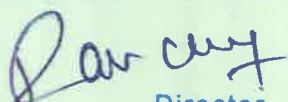
M/s PARAIISO HOMES PVT. LTD., a Company duly incorporated under the Companies Act, 1956, having Income Tax PAN [REDACTED], their registered Office at 1, Ring Road, Lajpat Nagar IV, New Delhi 110 024, represented herein in terms of board resolution dated 21/09/2020 by their authorized signatory and Director, **Mr. RAVI CHOPRA**, aged 54 years, son of Balraj Rai Chopra, married, businessman, having Aadhar Card No. [REDACTED] and Income Tax PAN [REDACTED], Indian National, residing at Chopra Farm No. 1, Sultanpur, Mehrauli, South Delhi, 110 030, hereinafter referred to as "**the VENDOR**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their Directors, heirs, executors, administrators and/or assigns) of the **FIRST PART**.



AND

MVR SEAVIEW HOMES PVT. LTD., a Company duly incorporated under the Indian Companies Act, 1956, having Income Tax PAN [REDACTED] and their Registered Office at 10-1-39/B & C, M V R Plaza, Waltair Uplands, CBM

For PARAIISO HOMES PVT. LTD.


Director

MVR SEAVIEW HOMES PVT. LTD.


DIRECTOR

Compound, Vishakapatnam, 530 003 and office at H. No. 15/153/A-2, 1st floor, Above Audi Goa showroom, Caranzalem, Panaji, Goa , 403 002, represented in terms of board resolution dated 25/09/2020, by its Director and authorized signatory, **Mr. VENKAT MUPPANA**, aged 32 years, son of Mr. Rama Krishna Prasada Rao Muppana, married, businessman, Indian National, having Income Tax PAN [REDACTED], and Aadhaar card no. [REDACTED], residing at PROPERTIES No. 93, Alto Nagali, Dona Paula, Goa 403 004, hereinafter referred to as "**the PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their Directors, executors, administrators and/or assigns), of the **SECOND PART.**



WHEREAS, the VENDOR have specifically represented to the PURCHASER that :

1. Within the limits of the Village of Siolim at Marna, in the Taluka of Bardez in the State of Goa, there exist properties known as MAINA MANGAR or MAINA bearing Survey Nos.

For PARAIISO HOMES PVT. LTD.


Director

MVR SEAVIEW HOMES PVT. LTD.

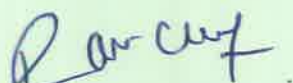

DIRECTOR

242/2 to 242/4, 242/7 to 242/10, 242/15 to 242/18, 242/20 to 242/21, 242/23, 242/25, 242/29, 244/1, 244/5 to 244/10, 244/12, 244/15, 244/17 and 244/18, admeasuring totally about 42,592.50 square meters, hereinafter jointly referred to as the **SAID LARGER PROPERTY** and described more particularly in the Schedule I hereunder written;

2. The SAID LARGER PROPERTY originally belonged to one Gonoxama Sinay Danaito s/o Purxotoma Sinay Danaito, the same being $\frac{1}{2}$ of the property bearing Description No. 1213, $\frac{1}{2}$ of $\frac{1}{3}$ of $\frac{1}{5}$ of the property bearing Land Description No. 8365 , 8366 and 8367 and the entire properties bearing Land Description Nos. 8352 , 8354 , 8355 , 8356 , 8357 , 8358 , 8359 and 8360 ;

3. Vide Order dated 01.08.1938, made by the First Office of Civil Court of Judicial Division of Bardez in Inventario Orfanologico, Monoroma alias Moturabai Ganoxama Pursotoma Danaito widow of Gonoxama Purxotoma Sinay Danaito was allotted on account of her half share the

For PARAISO HOMES PVT. LTD.

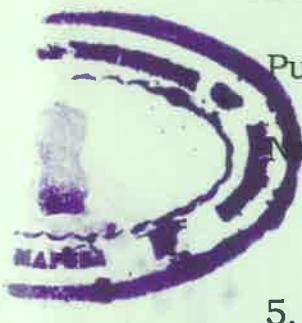

Director

MVR SEAVIEW HOMES PVT. LTD.


DIRECTOR

properties bearing Description Nos. 8352 to 8360 all described at Book B-22 New in the Land Registration Office of Bardez;

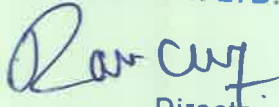
4. Vide Deed of Sale and Discharge dated 08.09.1938 recorded in the Notarial Office before the Notary Guilherme Diogo Jose Conceicao das Dires Lobo recorded at folio 4 onwards in the Notarial Book No. 119, halves of the properties bearing Description Nos. 8354, 8355, 8356, 8357, 8358, 8359 and 8360 were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



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

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

For PARAISO HOMES PVT. LTD.


Director

MVR SEAVIEW HOMES PVT. LTD.


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

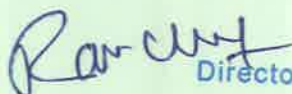
8. Shri Padmanabh Atmarama Nagvencar had his name recorded in the Record of Rights prepared under the provisions of the Goa , Daman & Diu Land Revenue Code 1968 in Form III and which later came to be promulgated in the Survey Records Form No. I & XIV , prepared under the provisions of the Goa , Daman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



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

10. In terms of the Judgement and Order dated 04.09.2001, the SAID LARGER PROPERTY came to be allotted unto the

For PARAIISO HOMES PVT. LTD.


Director

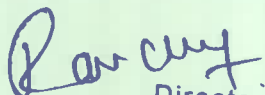
MVR SEAVIEW HOMES PVT. LTD.


DIRECTOR

heirs of Late Padmanabh Atmaram Nagvencar and the Mutation was then sought for by the allottees in the Survey records and the name of Shri. Padmanabh Atmaram Nagvenkar was then deleted and the names of the heirs of Late Padmanabh to whom the properties were allotted, came to be recorded in the Survey records.

11. In the SAID LARGER PROPERTY, there was a Mundkarial House and the Mundkar Vassudev Krishna Pednekar initiated proceedings being Case No. MUND/PUR/SIO/64/88 against Shri Atmaram Padmanabh Nagvenkar & others under the Goa, Daman & Diu Mundkars (Protection from Eviction) Control Act, 1975, since Shri Padmanabh Atmaram Nagvenkar expired on 7.6.1984, the proceedings filed being for the purchase of the Mundkarial dwelling house and vide Judgement dated 28.2.1990 made in the said Case No. MUND/PUR/SIO/64/88 (Vassudev Krishna Pednekar v/s Atmaram Padmanabh Nagvenkar & others), the Joint Mamlatdar of Bardez at Mapusa finalised the purchase of the Mundkarial rights to an area of 430.25 square metres under the provisions of the Goa, Daman & Diu Mundkars (Protection from Eviction) Control Act , 1975 ;

For PARAISO HOMES PVT. LTD.


Director

MVR SEAVIEW HOMES PVT. LTD.


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12. This Mundkarial area of 430.25 square metres purchased in terms of the Judgement dated 28.02.1990 made in Case No. MUND/PUR/SIO/64/88 was later re-purchased by Shri Dattaprakash Padmanabha Nagvenkar vide Deed of Sale dated 15.10.2012 registered in the Office of the Sub-Registrar of Bardez under No. BRZ-BK1-04458-2012 CD No. BRZD386 on 15.12.2012;

13. Vide Deed of Sale dated 8.6.2006 registered in the Office of the Sub-Registrar of Bardez under No. 3109 at Pages 136 to 152 Book No I Volume No. 1688 on 12.6.2006, Shri Dattaprakash P. Nagvenkar purchased from Mrs. Vitorin Fernandes portions of properties forming part of Survey No. 242/8, Survey No. 242/15, Sy. No. 244/6 and Sy. No. 246/6 all of Siolim Village in Bardez Taluka;

14. Vide Deed of Rectification dated 10.8.2011 registered in the Office of the Sub-Registrar of Bardez at Mapusa under No. BRZ-BK1-0389-2011 CD No. BRZD211 on 11.08.2011, the Deed of Sale dated 8.6.2006 registered in the Office of the Sub-Registrar of Bardez under No. 3109 at Pages 136 to 152 Book

For PARAIISO HOMES PVT. LTD.


Director

MVR SEAVIEW HOMES PVT. LTD.



DIRECTOR

No I Volume No. 1688 on 12.6.2006 was rectified by Shri Dattaprakash P. Nagvenkar and Mrs. Vitorin Fernandes & others mentioning that an area of 825 square meters forming Survey No. 244/7 of Siolim Village was purchased along with properties bearing Survey Nos. 242/8, 242/15, 244/6 and 246/6 of Siolim Village;

15. Vide Deed of Sale dated 5th February, 2013, registered before the Sub-Registrar of Bardez under registration no. BRZ-BK1-01048-2013, Book-1, CD No. BRZD450 on 21/02/2013, the VENDOR purchased from Smt. Pramila Vishnu Chodankar & Shri Vishnu Rayoo Chodankar a portion of the SAID LARGER PROPERTY, an area admeasuring 475 square meters bearing Survey No. 242/7 of Siolim Village, Bardez Taluka .

16. Vide Deed of Sale dated 6th February, 2013, registered before the Sub-Registrar of Bardez under registration no. BRZ-BK1-01051-2013, Book-1, CD No. BRZD450 on 21/02/2013, the VENDOR purchased from Shri Dattaprakash Nagwekar and his wife Smt. Smita Dattaprakash Nagwekar a portion of the SAID LARGER PROPERTY, an area admeasuring 1190 square meters , bearing Survey no. 242/8 (part) of Siolim

For PARAIISO HOMES PVT. LTD.


Director

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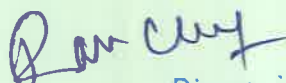

DIRECTOR

Village, Bardez Taluka and an area admeasuring 275 square meters, bearing Survey No. 242/23 of Siolim Village , Bardez Taluka.

17. Vide Deed of Sale dated 6th February, 2013, duly registered before the Sub-Registrar of Bardez under registration no. BRZ-BK1-01054-2013, Book-1, CD No. BRZD450 on 21/02/2013, the VENDOR purchased from Mr. Dattaprakash Nagwekar and his wife Smt. Smita Dattaprakash Nagwekar a portion of the SAID LARGER PROPERTY, admeasuring an area of 110 square meters , bearing Survey No. 242/8 (part) of Siolim Village, Bardez Taluka , an area of 175 square meters , bearing Survey No. 242/18 of Siolim Village, Bardez Taluka comprising of a house structure and an area of 325 square meters bearing Survey No. 242/21 of Siolim Village, Bardez Taluka.

18. Vide Deed of Sale dated 4th February, 2013, registered before the Sub-Registrar of Bardez under Registration no. BRZ-BK1-01095-2013, Book-1, CD No. BRZD452 on 25/02/2013, the VENDOR purchased from Shri Manohar Padmanabh Nagwekar and his wife Smt. Vinaya Manohar Nagwekar a

For PARAISO HOMES PVT. LTD.


Director

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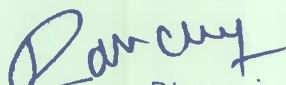

DIRECTOR

portion of the SAID LARGER PROPERTY , admeasuring an area of 455 square meters bearing Survey No. 242/10 (part) of Siolim Village in Bardez Taluka .

19. Vide Deed of Sale dated 4th February, 2013, registered before the Sub-Registrar of Bardez under Registration no. BRZ-BK1-01093-2013, Book-1, CD No. BRZD451 on 22/02/2013 , the VENDOR purchased from Shri Manohar Padmanabh Nagwekar and his wife Smt. Vinaya Manohar Nagwekar a portion of the SAID LARGER PROPERTY, an area admeasuring 1,465 square meters bearing Survey no. 242/10 (part) of Siolim Village in Bardez Taluka .

20. Vide Deed of Sale dated 4th February, 2013, registered before the Sub-Registrar of Bardez under Registration no. BRZ-BK1-01094-2013, Book-1, CD No. BRZD452 on 25/02/2013, the VENDOR purchased from Shri Manohar Padmanabh Nagwekar and his wife Smt. Vinaya Manohar Nagwekar a portion of the SAID LARGER PROPERTY, an area admeasuring 1,465 square meters , bearing Survey No. 242/10 (part) of Siolim Village in Bardez Taluka .

For PARAIISO HOMES PVT. LTD.


Director

MVR SEAVIEW HOMES PVT. LTD.


DIRECTOR

21. Vide Deed of Sale dated 4th February, 2013, registered before the Sub-Registrar of Bardez under Registration no. BRZ-BK1-01092-2013, Book-1, CD No. BRZD451 on 22/02/2013, the VENDOR purchased from Shri Manohar Padmanabh Nagwekar and his wife Smt. Vinaya Manohar Nagwekar a portion of the SAID LARGER PROPERTY, admeasuring an area of 1465 square meters bearing Survey No. 242/10 (part) of Siolim Village in Bardez Taluka .

22. Vide Deed of Sale dated 6th February, 2013, registered before the Sub-Registrar of Bardez under Registration no. BRZ-BK1-01050-2013, Book-1, CD No. BRZD450 on 21/02/2013, the VENDOR purchased from Shri Dattaprakash Nagwekar and his wife Smt. Smita Dattaprakash Nagwekar a portion of the SAID LARGER PROPERTY, admeasuring an area of 750 square meters bearing Survey No. 242/15 of Siolim Village in Bardez Taluka and an area of 600 square meters bearing Survey No. 242/16 of Siolim Village in Bardez Taluka.

23. Vide Deed of Sale dated 5th February, 2013, registered before the Sub-Registrar of Bardez under Registration no. BRZ-BK1-01047-2013, Book-1, CD No. BRZD450 on 21/02/2013,

For PARAISO HOMES PVT. LTD.


Director

MVR SEAVIEW HOMES PVT. LTD.


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the VENDOR purchased from Smt. Pramila Vishnu Chodankar and her husband Shri Vishnu Rayoo Chodankar a portion of the SAID LARGER PROPERTY, admeasuring an area of 1,450 square meters bearing Survey No. 242/17 (part) of Siolim Village in Bardez Taluka .

24. Vide Deed of Sale dated 5th February, 2013, registered before the Sub-Registrar of Bardez under Registration no. BRZ-BK1-01049-2013, Book-1, CD No. BRZD450 on 21/02/2013, the VENDOR purchased from Smt. Pramila Vishnu Chodankar and her husband Shri Vishnu Rayoo Chodankar a portion of the SAID LARGER PROPERTY, admeasuring an area of 525 square meters bearing Survey No. 242/17 (part) of Siolim Village in Bardez Taluka , an area of 500 square meters bearing Survey No. 242/20 of Siolim Village in Bardez Taluka, an area of 150 square meters bearing Survey No. 242/25 of Siolim Village in Bardez Taluka and an area of 125 square meters bearing Survey No. 242/29 of Siolim Village in Bardez Taluka .

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

For PARAIISO HOMES PVT. LTD.


Director

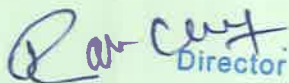
MVR SEAVIEW HOMES PVT. LTD.


DIRECTOR

metres bearing Survey No. 242/7 of Siolim Village in Bardez Taluka, an area of **1,300** square metres bearing Survey No. 242/8 of Siolim Village in Bardez Taluka ,an area of **4,850** square metres bearing Survey No. 242/10 of Siolim Village in Bardez Taluka , an area of **750** square metres bearing Survey No. 242/15 of Siolim Village in Bardez Taluka, **600** square metres bearing Survey No. 242/16 of Siolim Village in Bardez Taluka, **an** area of **1,975** square metres bearing Survey No. 242/17 of Siolim Village in Bardez Taluka an area of **175** square metres bearing Survey No. 242/18 of Siolim Village in Bardez Taluka, an area of **500** square metres bearing Survey No. 242/20 of Siolim Village in Bardez Taluka , an area of **325** square metres bearing Survey No. 242/21 of Siolim Village in Bardez Taluka , an area of **275** square metres bearing Survey No. 242/23 of Siolim Village in Bardez Taluka , an area of **150** square metres bearing Survey No. 242/25 of Siolim Village in Bardez Taluka , an area of **125** square metres bearing Survey No. 242/29 of Siolim Village in Bardez Taluka i.e. in all an area of 11,500 square metres .

AND WHEREAS the VENDOR has represented that

For PARAIISO HOMES PVT. LTD.


Director

MVR SEAVIEW HOMES PVT. LTD.


DIRECTOR

1. The property bearing Survey No. 242/7 of Siolim Village, admeasuring an area of 475 square metres is more particularly described in the SCHEDULE II hereunder written and hereinafter referred to as the " SAID PROPERTY I" ;

2. The property bearing Survey No. 242/8 of Siolim Village, admeasuring an area of 1,300 square metres is more particularly described in the SCHEDULE III hereunder written and hereinafter referred to as the " SAID PROPERTY II" ;

3. The property bearing Survey No. 242/10 of Siolim Village, admeasuring an area of 4,850 square metres is more particularly described in the SCHEDULE IV hereunder written and hereinafter referred to as the " SAID PROPERTY III" ;

4. The property bearing Survey No. 242/15 of Siolim Village, admeasuring an area of 750 square metres is more particularly described in the SCHEDULE V hereunder written and hereinafter referred to as the " SAID PROPERTY IV" ;

For PARAIISO HOMES PVT. LTD.


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DIRECTOR

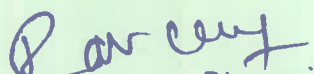
5. The property bearing Survey No. 242/16 of Siolim Village, admeasuring an area of 600 square metres is more particularly described in the SCHEDULE VI hereunder written and hereinafter referred to as the " SAID PROPERTY V" ;

6. The property bearing Survey No. 242/17 of Siolim Village, admeasuring an area of 1,975 square metres is more particularly described in the SCHEDULE VII hereunder written and hereinafter referred to as the " SAID PROPERTY VI" ;

7. The property bearing Survey No. 242/18 of Siolim Village, admeasuring an area of 175 square metres is more particularly described in the SCHEDULE VIII hereunder written and hereinafter referred to as the " SAID PROPERTY VII" ;

8. The property bearing Survey No. 242/20 of Siolim Village, admeasuring an area of 500 square metres is more particularly described in the SCHEDULE IX hereunder written and hereinafter referred to as the " SAID PROPERTY VIII" ;

For PARAIISO HOMES PVT. LTD.


Director

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DIRECTOR

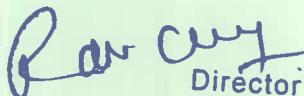
9. The property bearing Survey No. 242/21 of Siolim Village, admeasuring an area of 325 square metres is more particularly described in the SCHEDULE X hereunder written and hereinafter referred to as the " SAID PROPERTY IX" ;

10. The property bearing Survey No. 242/23 of Siolim Village, admeasuring an area of 275 square metres is more particularly described in the SCHEDULE XI hereunder written and hereinafter referred to as the "SAID PROPERTY X" ;


11. The property bearing Survey No. 242/25 of Siolim Village, admeasuring an area of 150 square metres is more particularly described in the SCHEDULE XII hereunder written and hereinafter referred to as the " SAID PROPERTY XI" ;

12. The property bearing Survey No. 242/29 of Siolim Village, admeasuring an area of 125 square metres is more particularly described in the SCHEDULE XIII hereunder written and hereinafter referred to as the " SAID PROPERTY IX" ;

For PARAIISO HOMES PVT. LTD.


Director

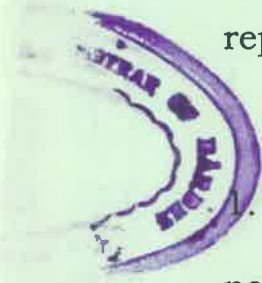
MVR SEAVIEW HOMES PVT. LTD.


DIRECTOR

12. The SAID PROPERTY I , SAID PROPERTY II , SAID PROPERTY III , SAID PROPERTY IV , SAID PROPERTY V , SAID PROPERTY VI , SAID PROPERTY VII, the SAID PROPERTY VIII, and SAID PROPERTY IX , SAID PROPERTY X, the SAID PROPERTY XI, the SAID PROPERTY XII and SAID PROPERTY XIII admeasuring in all an area of 11,500 square metres are hereinafter referred to jointly as the SAID PROPERTIES.

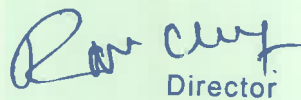
13. The VENDOR have obtained the Conversion Sanad under the Goa Land Revenue Code , 1968 for use of the property for non-agricultural purposes, for the SAID PROPERTIES;

AND WHEREAS the VENDOR has further specifically represented to the PURCHASER:



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

For PARAISO HOMES PVT. LTD.


Director

MVR SEAVIEW HOMES PVT. LTD.


DIRECTOR

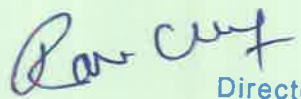
2. That the VENDOR has all the rights to deal with or dispose the SAID PROPERTIES and that the VENDOR do not require any consent, permission or No Objection Certificate from any third Party.

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

4. That the SAID PROPERTIES are not subject to any lien , mortgage , charge , encumbrances , liability , litigation , adverse claim or lis-pendens , prior to the execution hereof and that the VENDOR has not entered into any Contract, Agreement or any other arrangement creating right, title, interest or otherwise in respect of the SAID PROPERTIES and/or any one of them or any part of them.

5. That the SAID PROPERTIES is not the subject matter of any pending litigation nor of any attachment, either before or

For PARAIISO HOMES PVT. LTD.


Director

MVR SEAVIEW HOMES PVT. LTD.


DIRECTOR

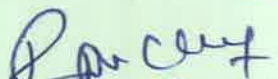
after Judgment, and that there is no subsisting Order under any of the applicable laws which prohibits or prevents the VENDOR from dealing with or disposing off the SAID PROPERTIES.

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

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

8. That no Notification is issued under any Ordinance Act, Statute/Rules or regulations affecting the SAID PROPERTIES

For PARAIISO HOMES PVT. LTD.


Director

MVR SEAVIEW HOMES PVT. LTD.



DIRECTOR

or acquiring the SAID PROPERTIES whereby the VENDOR are prevented from selling the SAID PROPERTIES.

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

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

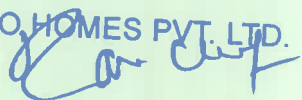
AND WHEREAS , the PURCHASER have made it explicit and clear :



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

2. That in case at any point of time there arises any dispute as regards the title to the SAID PROPERTIES or any one of them, it shall be the sole responsibility and liability of the VENDOR to resolve the same and/or to perfect the same, and

For PARAIISO HOMES PVT. LTD.



Director

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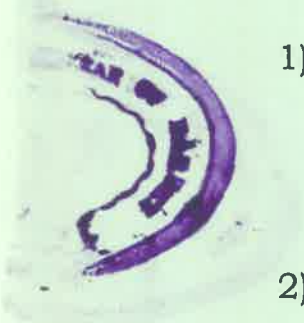


DIRECTOR

that no liability whatsoever as regards this aspect of title shall rest on the PURCHASER .

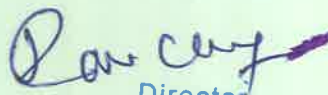
AND WHEREAS, taking into full consideration the basis as aforesaid, the VENDOR have agreed to sell and the PURCHASER have agreed to purchase the SAID PROPERTIES, free from all encumbrances and/or defect in title at or for a total consideration of Rs.5,75,00,000/- (Rupees Five Crore Seventy Five Lakh Only) and the parties are desirous of recording the terms and conditions as agreed upon.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:-

- 
- 1) That, the aforesaid recitals are made an integral part of this sale deed.
 - 2) That in consideration of the payment of total sum of Rs.5,75,00,000/- (Rupees Five Crore Seventy Five Lakh Only) paid by the Purchaser to the Vendor in the following manner:-

A sum of Rs.5,70,68,750/- (Rupees Five Crore Seventy Lakh Sixty Eight Thousand Seven Hundred

For PARAIISO HOMES PVT. LTD.


Director

MVR SEAVIEW HOMES PVT. LTD.


DIRECTOR

and Fifty Only) vide RTGS transfer through Union Bank Of India to the account of the VENDOR.

A sum of Rs.4,31,250/- (Rupees Four Lakh Thirty One Thousand Two Hundred and Fifty Only) deducted as TDS.

which amount is received by the Vendor from the Purchaser; which amount the Vendor hereto do hereby admit and acknowledge and release and discharge the Purchaser of the same in full and the Vendor as absolute Owners do hereby convey by way of sale unto the Purchaser the SAID PROPERTIES comprising totally an area of 11,500 square metres more particularly described in Schedule II to XIII below , along with access, ingress and egress on the access road, as well as all the easements, paths, right of way, privileges and appurtenant, belonging thereto, TOGETHER WITH all trees, fences, Compound, hedges, lights, liberties, privileges, easements and Appurtenances whatsoever of and belonging to or in any way appurtenant or usually

For PARAIISO HOMES PVT. LTD.


Director

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held or occupied therewith or reputed to belong or be appurtenant thereto, AND ALL the estate, right, title, interest, use, trust, inheritance, possession, benefit, claim and demand whatsoever, both at law and equity, whatsoever of the said Vendor in or to the SAID PROPERTIES, is hereby conveyed and every part thereof TO HAVE AND TO HOLD the same unto the Purchaser forever absolutely uninterruptedly together with all the title, deeds, writings, and other evidence of title as ordinarily pass on to such sale.

3) The Vendor have simultaneously put the Purchaser in unconditional exclusive peaceful vacant physical possession of the SAID PROPERTIES to be held by the Purchaser forever without any harm or hindrance from the Vendor and or any other person claiming through the Vendor.

4) The Vendor hereby covenant with the Purchaser as under:-

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

For PARAIISO HOMES PVT. LTD.


Director

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DIRECTOR

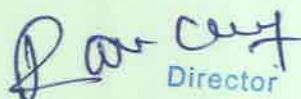
(b) That the Title of the Vendor to the SAID PROPERTIES is clear, legal, valid and marketable and is subsisting and the Vendor is lawfully entitled to sell and alienate the same.

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

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

(e) That the SAID PROPERTIES hereby conveyed shall at all times hereafter be possessed and

For PARAIISO HOMES PVT. LTD.


Director

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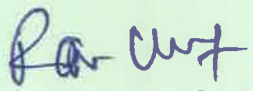

DIRECTOR

enjoyed by the Purchaser peacefully and quietly without any claim or demand whatsoever from the Vendor or any other person whomsoever.

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

- 5) The Vendor does hereby give their explicit and express consent to the Purchaser to get the name of the Purchaser recorded in the Survey Record, Form I and XIV in respect of the SAID PROPERTIES and for that purpose to conduct Mutation and Partition Proceedings before the Appropriate Authority. The Vendor do hereby further agree and assure the Purchaser to sign and execute all such other documents and give NOC for the above purpose as and when required by the Purchaser or any other government body/ authority.
- 6) That the Vendor shall at all times hereinafter indemnify and keep indemnified the Purchaser and his/her

For PARAIISO HOMES PVT. LTD.


Director

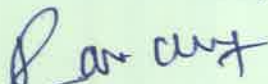
MVR SEAVIEW HOMES PVT. LTD.


DIRECTOR

transferees against any loss, damages, costs, charges, expenses, if any suffered by reason of defect of title of the SAID PROPERTIES, in respect of any claim being made by anybody to the SAID PROPERTIES or any breach of the covenants or claim by any other heirs in respect of the SAID PROPERTIES and get the same cleared at the cost of the Vendor.

- 7) That, the Vendor covenant with the Purchaser that if for any defect in title to the SAID PROPERTIES or any defect in title to any part thereof, the Purchaser is deprived of the enjoyment of the same or any part thereof, the Vendor shall make good the loss.
- 8) The Vendor their heirs, administrators or assigns shall, at all times hereafter, whenever called upon by the Purchaser, do execute or cause to be done and executed all such further lawful and reasonable acts, deeds, matters, things and assurances whatsoever for further and more perfectly and absolutely granting and assuring the SAID PROPERTIES in the manner aforesaid as may be reasonably required.

For PARAIISO HOMES PVT. LTD.

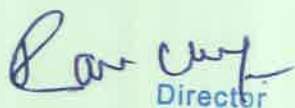

Director

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- 9) The Vendor hereby covenants with the Purchaser that the Purchaser may at all times hereafter quietly and peaceably continue to possess, enjoy, and receive the rents, issues, and profits thereof and every part thereof for his own use and benefit of the SAID PROPERTIES without interruption or objection of whatsoever nature by the Vendor or their predecessors in title or any other person claiming through or under the Vendor or any person whomsoever.
- 10) The Vendor agrees and render themselves liable to pay all the outgoings in respect of local and panchayat taxes, and any other claims/dues in respect of the SAID PROPERTIES, if any, prior to the date of execution of these presents and shall keep the interest of the Purchaser duly indemnified, held harmless, safe and unaffected in respect of the same.
- 11) That the Schedules, and the plan annexed hereto and hereunder written be treated as being integral part of this Deed of Sale.

For PARAIISO HOMES PVT. LTD.


Director

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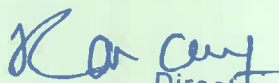

DIRECTOR

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

13) The Vendor and the Purchaser hereby declare that the SAID PROPERTIES in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the notification No. RD/LAND/LRC/18/77 dated 21/08/1978.

14) The present fair Market value of the **SAID PROPERTY** is Rs.5,75,00,000/- (Rupees Five Crore Seventy Five Lakh Only) and therefore the Stamp duty of Rs.25,87,500/- (Rupees Twenty Five Lakh Eighty Seven Thousand Five Hundred only) has been paid and affixed hereto which is borne by the Purchaser.

For PARAISO HOMES PVT. LTD.


Director

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SCHEDULE -I

ALL THAT there exist properties known as MAINA MANGAR or MAINA or PADAMANABH FARM bearing Survey Nos. 242/2 to 242/4, 242/7 to 242/10, 242/15 to 242/18, 242/20 to 242/21, 242/23, 242/25, 242/29, 244/1, 244/5 to 244/10, 244/12, 244/15, 244/17 and 244/18, admeasuring totally about 42,592.50 square meters, referred to as the SAID LARGER PROPERTY

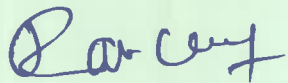
SCHEDULE -II

ALL THAT property admeasuring 475 square meters, known as "PADAMANABH FARM" or "MAINA", situated at Siolim, within the limits of Village Panchayat of Siolim, Taluka and Registration Sub-District of Bardez, District North Goa, State of Goa, neither found described in Land Registration Office nor enrolled in the Taluka Revenue Office, surveyed under Survey No. 242/7 of Siolim Village, Bardez Taluka and bounded as under:-

North : By road.

South : By rain water drain

For PARAIISO HOMES PVT. LTD.


Director

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DIRECTOR

East : By the property bearing survey no. 242/8 of Siolim Village

West : By the property bearing survey no. 242/6, 22 and 24 of Siolim Village.

SCHEDULE -III

ALL THAT portion of the property admeasuring 1300 square meters, known as "MAINA MANGAR" or "MAINA", situated at Siolim, within the limits of Village Panchayat of Siolim, Taluka and Registration Sub-District of Bardez, District North Goa, State of Goa, neither found described in Land Registration Office nor enrolled in the Taluka Revenue Office, surveyed under Survey No. 242/8 of Siolim Village, Bardez Taluka and bounded as under:-

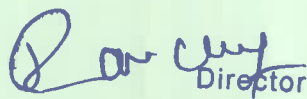
North : By road

South : By rain water drain

East : By the property bearing survey no. 242/9 of Siolim Village

West : By the property bearing survey no. 242/7 of Siolim Village.

For PARAIISO HOMES PVT. LTD.


Director

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SCHEDULE -IV

ALL THAT portion of the property admeasuring 4850 square meters, known as "PADAMANABH FARMA" or "MAINA", situated at Siolim, within the limits of Village Panchayat of Siolim, Taluka and Registration Sub-District of Bardez, District North Goa, State of Goa, neither found described in Land Registration Office nor enrolled in the Taluka Revenue Office, surveyed under survey no. 242/10 of Siolim Village, Bardez Taluka and is bounded as under:-

North : By road

South : By the property bearing survey no. 246/8
Of Siolim Village

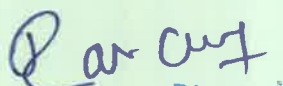
East : By the property bearing survey no. 242/15
of Siolim Village

West : By the property bearing survey no. 242/9 of
Siolim Village.

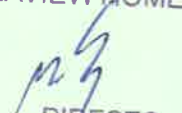
SCHEDULE - V

ALL THAT portion of the property admeasuring 750 square meters, known as "MAINA MANGAR" or "MAINA", situated at Siolim, within the limits of Village Panchayat of Siolim, Taluka and Registration Sub-District of Bardez,

For PARAIISO HOMES PVT. LTD.


Director

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District North Goa, State of Goa, neither found described in Land Registration Office nor enrolled in the Taluka Revenue Office, surveyed under survey no. 242/15 of Siolim Village, Bardez Taluka and forming part of the larger property described in SCHEDULE I above and is bounded as under:-

North : By road

South : By rain water drain

East : By the property bearing survey no. 242/16 of Siolim Village

West : By the property bearing survey no. 242/10 of Siolim Village

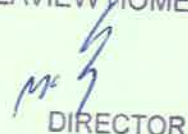
SCHEDULE - VI

ALL THAT portion of the property admeasuring 600 square meters, known as "MAINA MANGAR" or "MAINA", situated at Siolim, within the limits of Village Panchayat of Siolim, Taluka and Registration Sub-District of Bardez, District North Goa, State of Goa, neither found described in Land Registration Office nor enrolled in the Taluka Revenue Office, surveyed under survey no. 242/16 of Siolim Village, Bardez Taluka and forming part of the

For PARADISO HOMES PVT. LTD.


Director

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DIRECTOR

larger property described in SCHEDULE I above and is bounded as under:-

North : By road

South : By rain water drain

East : By the property bearing survey no. 242/17 of Siolim Village

West : By the property bearing survey no. 242/15 of Siolim Village

SCHEDULE -VII

ALL THAT portion of the property admeasuring 1975 square meters, known as "MAINA MANGAR" or "MAINA", situated at Siolim, within the limits of Village Panchayat of Siolim, Taluka and Registration Sub-District of Bardez, District North Goa, State of Goa, neither found described in Land Registration Office nor enrolled in the Taluka Revenue Office, surveyed under survey no. 242/17 of Siolim Village, Bardez Taluka and forming part of the larger property described in SCHEDULE I above and is bounded as under:-

North : By road

South : By the property bearing survey no. 246/8 of Siolim Village

For PARAISSO HOMES PVT. LTD.


Director

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DIRECTOR

East : By the property bearing survey no. 242/20
of Siolim Village

West : By the property bearing survey no. 242/16
of Siolim Village

SCHEDULE -VIII

ALL THAT portion of the property admeasuring 175 square meters, known as "MAINA MANGAR" or "MAINA", situated at Siolim, within the limits of Village Panchayat of Siolim, Taluka and Registration Sub-District of Bardez, District North Goa, State of Goa, neither found described in Land Registration Office nor enrolled in the Taluka Revenue Office, surveyed under survey no. 242/18 of Siolim Village, Bardez Taluka and forming part of the larger property described in SCHEDULE I above and is bounded as under:-

North : By the property bearing survey no. 242/4
of Siolim Village

South : By the property bearing survey no. 242/4
of Siolim Village

East : By the property bearing survey no. 242/4 of
Siolim Village

West : By the property bearing survey no. 244/3
and 4 of Siolim Village.

For PARAISO HOMES PVT. LTD.


Director

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DIRECTOR

SCHEDULE - IX

ALL THAT property admeasuring 500 square meters, known as "MAINA MANGAR" or "MAINA", situated at Siolim, within the limits of Village Panchayat of Siolim, Taluka and Registration Sub-District of Bardez, District North Goa, State of Goa, neither found described in Land Registration Office nor enrolled in the Taluka Revenue Office, surveyed under survey no. 242/20 of Siolim Village, Bardez Taluka and forming part of the larger property described in SCHEDULE I above and is bounded as under:-

North : By village road

South : By rain water drain

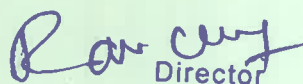
East : By the property bearing survey no. 242/21 of Siolim Village

West : By the property bearing survey no. 242/17 of Siolim Village

SCHEDULE -X

ALL THAT portion of the property admeasuring 325 square meters, known as "MAINA MANGAR" or "MAINA", situated at Siolim, within the limits of Village Panchayat

For PARAIISO HOMES PVT. LTD.


Director

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DIRECTOR

of Siolim, Taluka and Registration Sub-District of Bardez, District North Goa, State of Goa, neither found described in Land Registration Office nor enrolled in the Taluka Revenue Office, surveyed under survey no. 242/21 of Siolim Village, Bardez Taluka and forming part of the larger property described in SCHEDULE I above and is bounded as under:-

North : By village road

South : By rain water drain

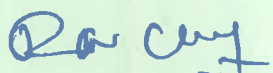
East : By the property bearing survey no. 242/23 of Siolim Village

West : By the property bearing survey no. 242/20 of Siolim Village

SCHEDULE - XI

ALL THAT portion of the property admeasuring 275 square meters, known as "MAINA MANGAR" or "MAINA", situated at Siolim, within the limits of Village Panchayat of Siolim, Taluka and Registration Sub-District of Bardez, District North Goa, State of Goa, neither found described in Land Registration Office nor enrolled in the Taluka Revenue Office, surveyed under survey no. 242/23 of

For PARAIISO HOMES PVT. LTD.


Director

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DIRECTOR

Siolim Village, Bardez Taluka and forming part of the larger property described in SCHEDULE I above and is bounded as under:-

North : By village road

South : By rain water drain

East : By the property bearing survey no. 242/25 of Siolim Village

West : By the property bearing survey no. 242/21 of Siolim Village

SCHEDULE -XII

ALL THAT portion of the property admeasuring 150 square meters, known as "MAINA MANGAR" or "MAINA", situated at Siolim, within the limits of Village Panchayat of Siolim, Taluka and Registration Sub-District of Bardez, District North Goa, State of Goa, neither found described in Land Registration Office nor enrolled in the Taluka Revenue Office, surveyed under survey no. 242/25 of Siolim Village, Bardez Taluka and forming part of the larger property described in SCHEDULE I above and is bounded as under:-

For PARAIISO HOMES PVT. LTD.


Director

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DIRECTOR


North : By village road

South : By rain water drain

East : By the property bearing survey no. 242/29
of Siolim Village

West : By the property bearing survey no. 242/23
of Siolim Village

SCHEDULE -XIII



ALL THAT portion of the property admeasuring 125 square meters, known as "MAINA MANGAR" or "MAINA", situated at Siolim, within the limits of Village Panchayat of Siolim, Taluka and Registration Sub-District of Bardez, District North Goa, State of Goa, neither found described in Land Registration Office nor enrolled in the Taluka Revenue Office, surveyed under survey no. 242/29 of Siolim Village, Bardez Taluka and forming part of the larger property described in SCHEDULE I above and is bounded as under:-

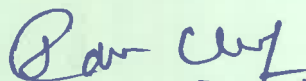
North : By village road

South : By rain water drain

East : By the property bearing survey no. 242/26
of Siolim Village

West : By the property bearing survey no. 242/25
of Siolim Village

For PARAIISO HOMES PVT. LTD.


Director

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DIRECTOR

All delineated on the plan annexed at Annexure A and L in red outline which all constitutes the SAID PROPERTIES described above and hereby sold.

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

For PARADISE HOMES PVT. LTD.

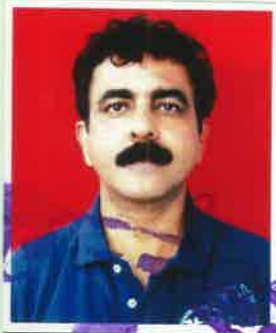

Director

MVR SEAVIEW HOMES PVT. LTD.


DIRECTOR

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

)
)
) Ravi Chopra
)



L.H.F .Print

R.H.F.Print

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- 1.
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For PARAISO HOMES PVT. LTD.

Ravi Chopra
Director

MVR SEAVIEW HOMES PVT. LTD.

M. G.
DIRECTOR

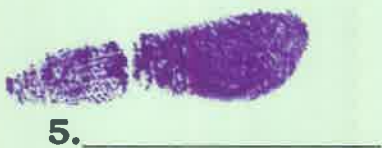
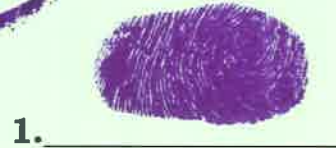
BY THE WITHIN NAMED PURCHASER
MVR SEA VIEW HOMES PVT. LTD. THROUGH
ITS DIRECTOR Mr. VENKAT MUPPANA

)
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L.H.F .Print

R.H.F.Print



For PARAIISO HOMES PVT. LTD.

Ra curf
Director

MVR SEAVIEW HOMES PVT. LTD.

ms
DIRECTOR

In the presence of following witnesses:

1. KHASHROO MINDO MISTRY *K. Mistry*
2. GAURISH SALGAONKAR *G. Salgaonkar*

For PARAIISO HOMES PVT. LTD.

Ranveer
Director

MVR SEAVIEW HOMES PVT. LTD.

M. S.
DIRECTOR





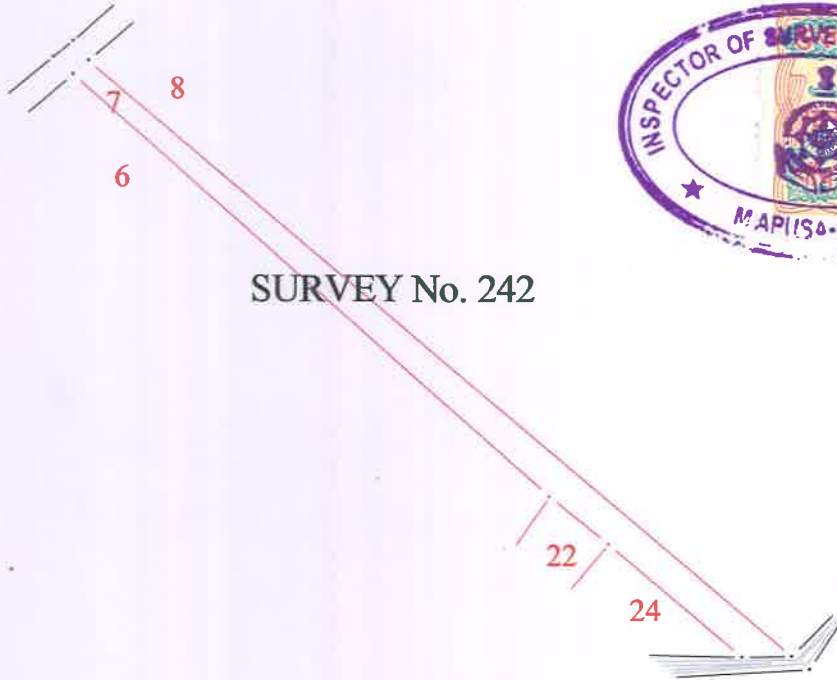
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

Inward No: 6058



Plan Showing plots situated at
 Village : SIOLIM
 Taluka : BARDEZ
 Survey No./Subdivision No. : 242/ 7
 Scale : 1 :1000

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



For PARAIISO HOMES PVT. LTD.

(Signature)
 Director

MVR SEAVIEW HOMES PVT. LTD.

(Signature)
 DIRECTOR

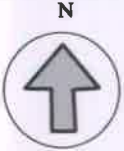
Generated By : Pratap Moulekar (D'Man Gr. II)
 On : 01-10-2020

Compared By: *(Signature)*
 01/10/2020
 (Hk)



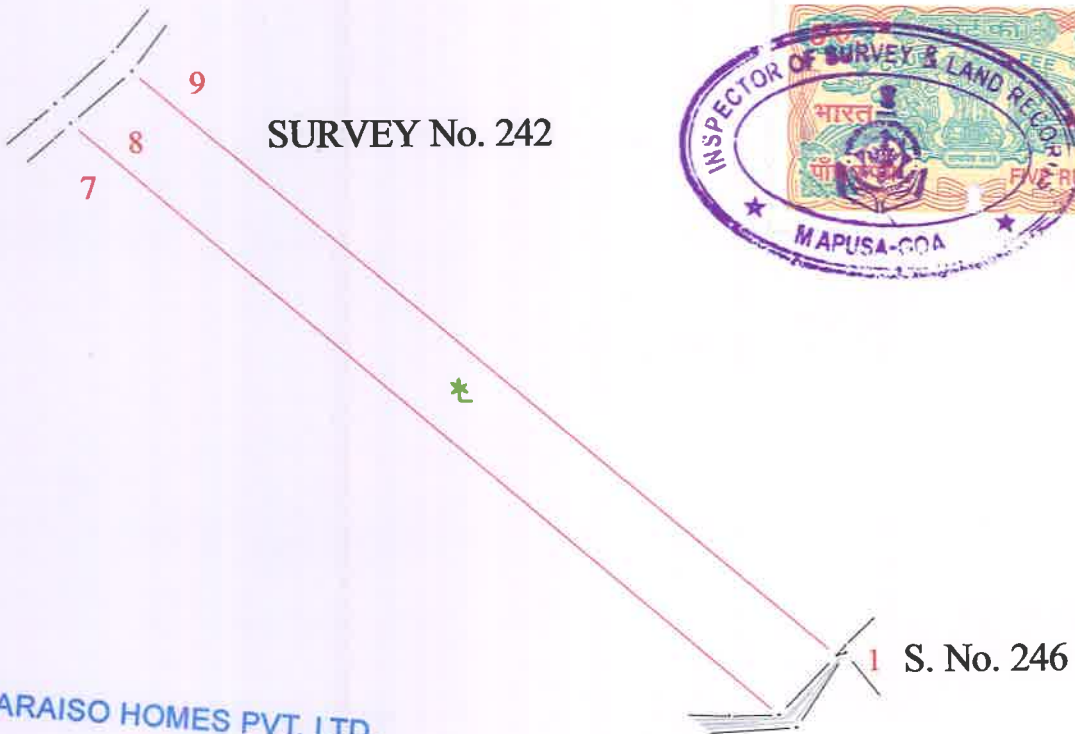
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

Inward No: 6058



Plan Showing plots situated at
 Village : SIOLIM
 Taluka : BARDEZ
 Survey No./Subdivision No. : 242/ 8
 Scale : 1 :1000

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



For PARAIISO HOMES PVT. LTD.

Sanjay
 Director

MVR SEAVIEW HOMES PVT. LTD.

M. J.
 DIRECTOR

Generated By : Pratap Moulekar (D'Man Gr. II)
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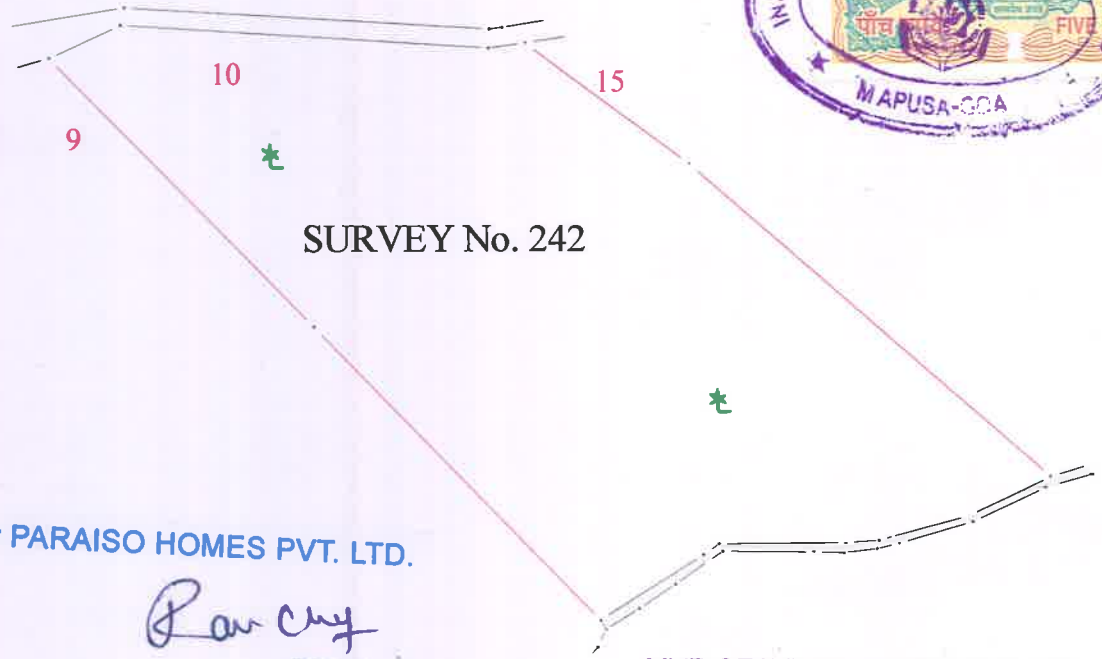
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA-GOA

Inward No: 6058



Plan Showing plots situated at
 Village : SIOLIM
 Taluka : BARDEZ
 Survey No./Subdivision No. : 242/ 10
 Scale :1:1000

Rajesh R. Pai Kuchelkar
 (Rajesh R. Pai Kuchelkar)
 Inspector of Survey &
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For PARAIISO HOMES PVT. LTD.

Ran Chy
 Director

MVR SEAVIEW HOMES PVT. LTD.

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 DIRECTOR

Generated By : Pratap Moulekar (D'Man Gr. II)
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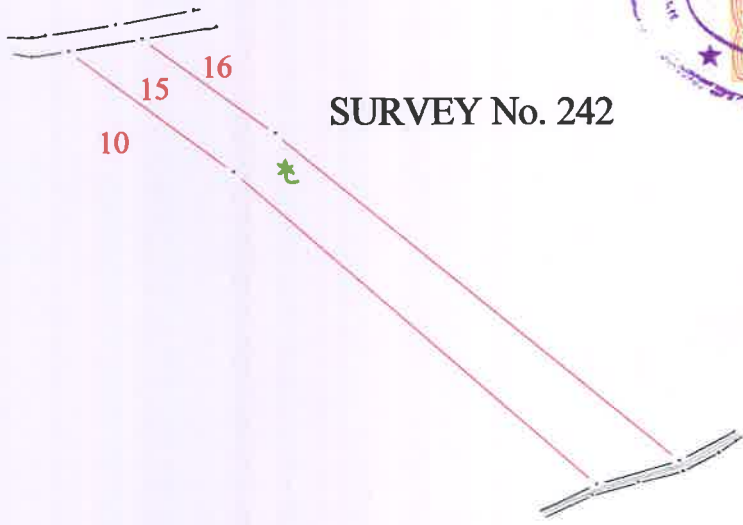
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

Inward No: 6058



Plan Showing plots situated at
 Village : SIOLIM
 Taluka : BARDEZ
 Survey No./Subdivision No. : 242/ 15
 Scale : 1 :1000

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



For PARAIISO HOMES PVT. LTD.

Pratap Moulekar
 Director

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Rajesh R. Pai
 01/10/2020
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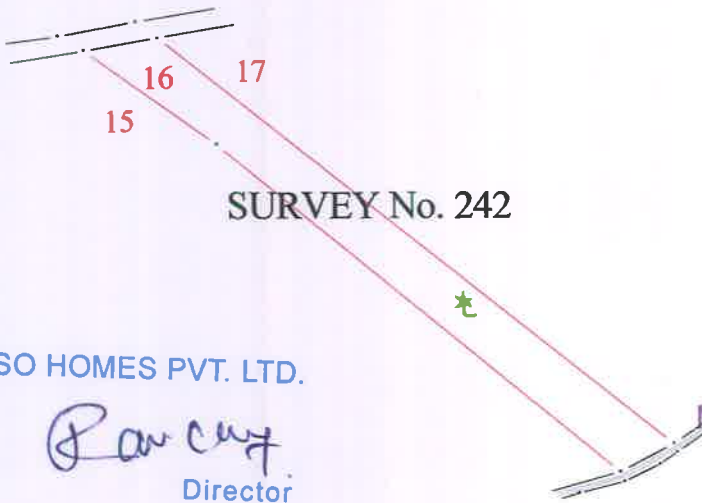
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

Inward No: 6058



Plan Showing plots situated at
 Village : SIOLIM
 Taluka : BARDEZ
 Survey No./Subdivision No. : 242/ 16
 Scale : 1 :1000

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



For PARAISSO HOMES PVT. LTD.

Pratap Moulekar
 Director

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M. G.
 DIRECTOR

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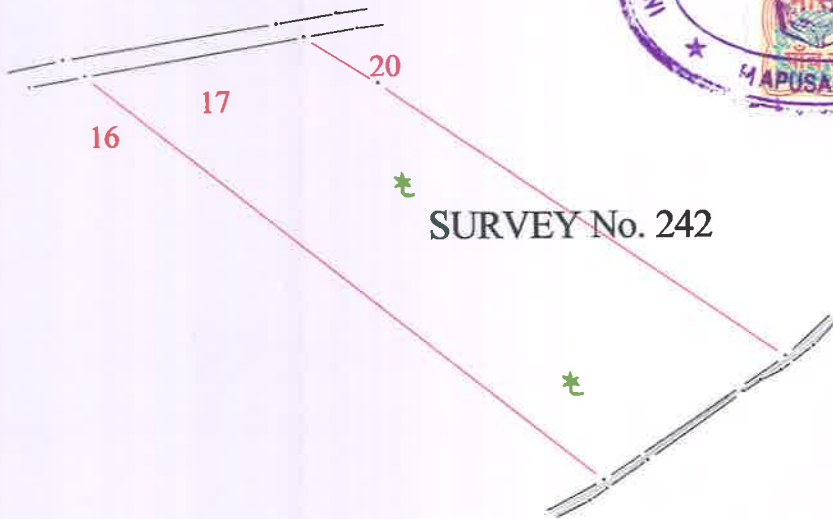
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

Inward No: 6058



Plan Showing plots situated at
Village : SIOLIM
Taluka : BARDEZ
Survey No./Subdivision No. : 242/ 17
Scale : 1 :1000

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



For PARAIISO HOMES PVT. LTD.

Ranney
Director

DL

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M S
DIRECTOR

Generated By : Pratap Moulekar (D'Man Gr. II)
On : 01-10-2020

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Pratap
01/10/2020
(Pratap)



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Office of Inspector of Survey and Land Records
MAPUSA- GOA

Inward No: 6058



Plan Showing plots situated at
Village : SIOLIM
Taluka : BARDEZ
Survey No./Subdivision No. : 242/ 18
Scale : 1 :1000

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



SURVEY No. 242

For PARAIISO HOMES PVT. LTD.

Pratap Moulekar
Director

Pratap

MVR SEAVIEW HOMES PVT. LTD.

Mh
DIRECTOR

Generated By : Pratap Moulekar (D'Man Gr. II)
On : 01-10-2020

Compared By:

Pratap
01/10/2020
(HS)



GOVERNMENT OF GOA

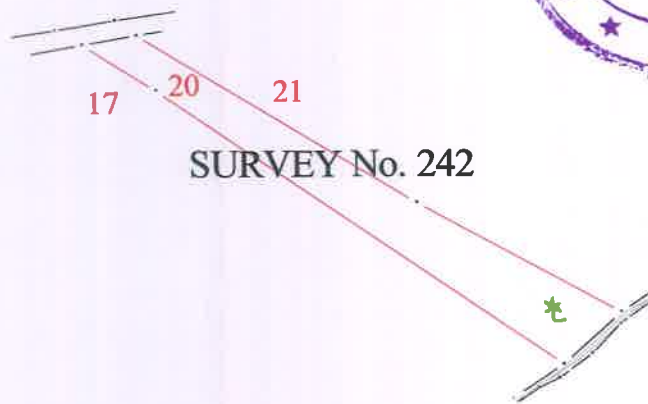
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA- GOA

Inward No: 6058



Plan Showing plots situated at
Village : SIOLIM
Taluka : BARDEZ
Survey No./Subdivision No. : 242/ 20
Scale : 1 :1000

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



For PARAISO HOMES PVT. LTD.

Ravi
Director

MVR SEAVIEW HOMES PVT. LTD.

M/S
DIRECTOR

Generated By : Pratap Moulekar (D'Man Gr. II)
On : 01-10-2020

Compared By:

Pratap
01/10/2020
(HS)



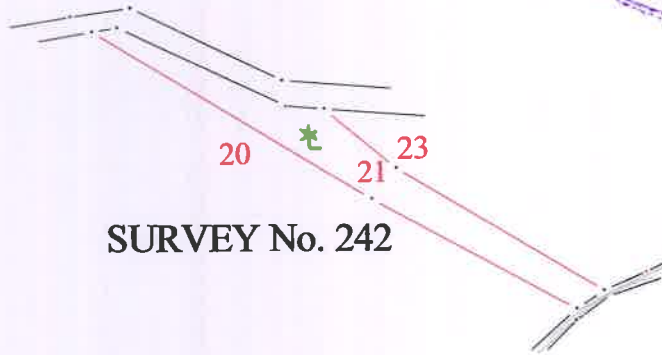
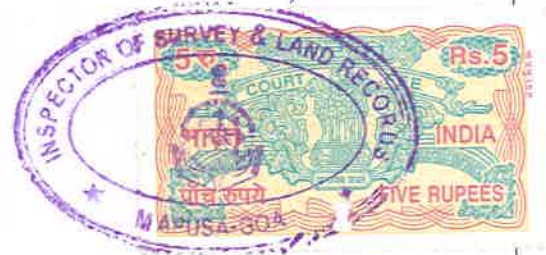
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

Inward No: 6058



Plan Showing plots situated at
 Village : SIOLIM
 Taluka : BARDEZ
 Survey No./Subdivision No. : 242/ 21
 Scale : 1 :1000

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



SURVEY No. 242

For PARAIISO HOMES PVT. LTD.

(Signature)
 Director

(Signature)

MVR SEAVIEW HOMES PVT. LTD.

(Signature)
 DIRECTOR

Generated By : Pratap Moulekar (D'Man Gr. II)
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GOVERNMENT OF GOA

Directorate of Settlement and Land Records

Office of Inspector of Survey and Land Records

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Plan Showing plots situated at

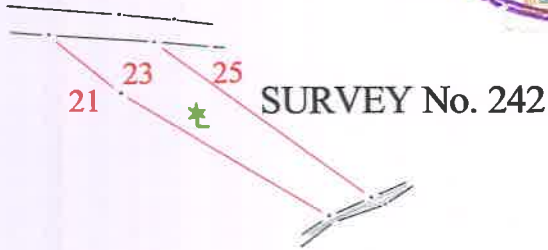
Village : SIOLIM

Taluka : BARDEZ

Survey No./Subdivision No. : 242/ 23

Scale : 1 :1000

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



For PARAIISO HOMES PVT. LTD.

Director
Director

MVR SEAVIEW HOMES PVT. LTD.

Director
DIRECTOR

Generated By : Pratap Moulekar (D'Man Gr. II)

On : 01-10-2020

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Pratap
01/10/2020
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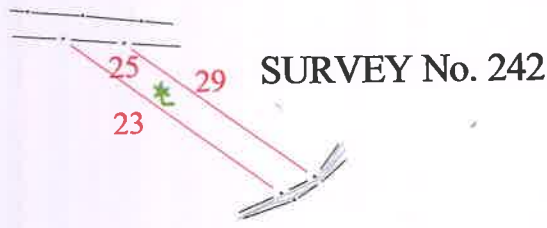
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

Inward No: 6058



Plan Showing plots situated at
 Village : SIOLIM
 Taluka : BARDEZ
 Survey No./Subdivision No. : 242/ 25
 Scale : 1 :1000

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



For PARAIISO HOMES PVT. LTD.
(Signature)
 Director

MVR SEAVIEW HOMES PVT. LTD.
(Signature)
 DIRECTOR

Generated By : Pratap Moulekar (D'Man Gr. II)
 On : 01-10-2020

Compared By: *(Signature)*
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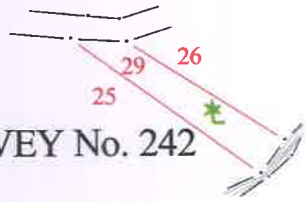
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

Inward No: 6058



Plan Showing plots situated at
 Village : SIOLIM
 Taluka : BARDEZ
 Survey No./Subdivision No. : 242/ 29
 Scale :1:1000

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



For PARAIISO HOMES PVT. LTD.

Pourey
 Director

Pratap

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M/S
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Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 06-Oct-2020 01:10:34 pm

Document Serial Number :- 2020-BRZ-2453

Presented at 01:10:54 pm on 06-Oct-2020 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	2587500
2	Registration Fee	2012500
3	Mutation Fees.	10000
4	Processing Fee	1120
Total		4611120

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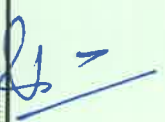









Stamp Duty Paid : 2587500






















Presenter















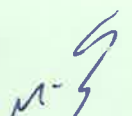



Sr.No	Party Name and Address	Photo	Thumb	Signature
1	KENKAT MUPPANA ,S/o - D/o Rama Krishna Prasada Rao Muppana Age: 32, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Properties no. 93, Alto Nagali, Dona Paula, Goa 403004, Address2 - , PAN No.: <input type="text"/>			












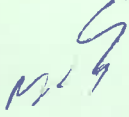



Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Ravi Chopra ,S/o - D/o Balraj Rai Chopra Age: 54, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Chopra Farm No.1, Sultanpur, Mehrauli, South Delhi 110030, Address2 - , PAN No.: <input type="text"/>			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	VENKAT MUPPANA ,S/o - D/o Rama Krishna Prasada Rao Muppana Age: 32, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Properties no. 93, Alto Nagali, Dona Paula, Goa 403004, Address2 - , PAN No.: [REDACTED]			
3	Ravi Chopra ,S/o - D/o Balraj Rai Chopra Age: 54, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Chopra Farm No.1, Sultanpur, Mehrauli, South Delhi 110030, Address2 - , PAN No.: [REDACTED]			
4	Ravi Chopra ,S/o - D/o Balraj Rai Chopra Age: 54, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Chopra Farm No.1, Sultanpur, Mehrauli, South Delhi 110030, Address2 - , PAN No.: [REDACTED]			
5	Ravi Chopra ,S/o - D/o Balraj Rai Chopra Age: 54, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Chopra Farm No.1, Sultanpur, Mehrauli, South Delhi 110030, Address2 - , PAN No.: [REDACTED]			
6	Ravi Chopra ,S/o - D/o Balraj Rai Chopra Age: 54, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Chopra Farm No.1, Sultanpur, Mehrauli, South Delhi 110030, Address2 - , PAN No.: [REDACTED]			
7	Ravi Chopra ,S/o - D/o Balraj Rai Chopra Age: 54, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Chopra Farm No.1, Sultanpur, Mehrauli, South Delhi 110030, Address2 - , PAN No.: [REDACTED]			
8	Ravi Chopra ,S/o - D/o Balraj Rai Chopra Age: 54, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Chopra Farm No.1, Sultanpur, Mehrauli, South Delhi 110030, Address2 - , PAN No.: [REDACTED]			



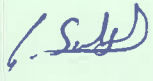
Sr.NO	Party Name and Address	Photo	Thumb	Signature
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10	Ravi Chopra ,S/o - D/o Balraj Rai Chopra Age: 54, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Chopra Farm No.1, Sultanpur, Mehrauli, South Delhi 110030, Address2 - , PAN No.: [REDACTED]			
11	Ravi Chopra ,S/o - D/o Balraj Rai Chopra Age: 54, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Chopra Farm No.1, Sultanpur, Mehrauli, South Delhi 110030, Address2 - , PAN No.: [REDACTED]			
12	Ravi Chopra ,S/o - D/o Balraj Rai Chopra Age: 54, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Chopra Farm No.1, Sultanpur, Mehrauli, South Delhi 110030, Address2 - , PAN No.: [REDACTED]			
	Ravi Chopra ,S/o - D/o Balraj Rai Chopra Age: 54, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Chopra Farm No.1, Sultanpur, Mehrauli, South Delhi 110030, Address2 - , PAN No.: [REDACTED]			
14	Ravi Chopra ,S/o - D/o Balraj Rai Chopra Age: 54, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Chopra Farm No.1, Sultanpur, Mehrauli, South Delhi 110030, Address2 - , PAN No.: [REDACTED]			
15	VENKAT MUPPANA ,S/o - D/o Rama Krishna Prasada Rao Muppna Age: 32, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Properties no. 93, Alto Nagali, Dona Paula, Goa 403004, Address2 - , PAN No.: [REDACTED]			




Sr.NO	Party Name and Address	Photo	Thumb	Signature
16	VENKAT MUPPANA ,S/o - D/o Rama Krishna Prasada Rao Muppana Age: 32, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Properties no. 93, Alto Nagali, Dona Paula, Goa 403004, Address2 - , PAN No.: [REDACTED]			
17	VENKAT MUPPANA ,S/o - D/o Rama Krishna Prasada Rao Muppana Age: 32, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Properties no. 93, Alto Nagali, Dona Paula, Goa 403004, Address2 - , PAN No.: [REDACTED]			
18	VENKAT MUPPANA ,S/o - D/o Rama Krishna Prasada Rao Muppana Age: 32, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Properties no. 93, Alto Nagali, Dona Paula, Goa 403004, Address2 - , PAN No.: [REDACTED]			
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20	VENKAT MUPPANA ,S/o - D/o Rama Krishna Prasada Rao Muppana Age: 32, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Properties no. 93, Alto Nagali, Dona Paula, Goa 403004, Address2 - , PAN No.: [REDACTED]			
21	VENKAT MUPPANA ,S/o - D/o Rama Krishna Prasada Rao Muppana Age: 32, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Properties no. 93, Alto Nagali, Dona Paula, Goa 403004, Address2 - , PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
22	VENKAT MUPPANA ,S/o - D/o Rama Krishna Prasada Rao Muppana Age: 32, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Properties no. 93, Alto Nagali, Dona Paula, Goa 403004, Address2 - , PAN No.: [REDACTED]			
23	VENKAT MUPPANA ,S/o - D/o Rama Krishna Prasada Rao Muppana Age: 32, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Properties no. 93, Alto Nagali, Dona Paula, Goa 403004, Address2 - , PAN No.: [REDACTED]			
24	VENKAT MUPPANA ,S/o - D/o Rama Krishna Prasada Rao Muppana Age: 32, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Properties no. 93, Alto Nagali, Dona Paula, Goa 403004, Address2 - , PAN No.: [REDACTED]			
25	VENKAT MUPPANA ,S/o - D/o Rama Krishna Prasada Rao Muppana Age: 32, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Properties no. 93, Alto Nagali, Dona Paula, Goa 403004, Address2 - , PAN No.: [REDACTED]			
26	VENKAT MUPPANA ,S/o - D/o Rama Krishna Prasada Rao Muppana Age: 32, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Properties no. 93, Alto Nagali, Dona Paula, Goa 403004, Address2 - , PAN No.: [REDACTED]			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb.	Signature
1	Gaurish Salgaonkar, 33 , ,8390556776 , ,Service , Marital status : Unmarried 403002, H.No. E389 near Real Soda Factory Caranzalim Tiswadi Goa , H.No. E389 near Real Soda Factory Caranzalim Tiswadi Goa Taleigao, Tiswadi, NorthGoa, Goa			

Sr.NO	Party Name and Address	Photo	Thumb.	Signature
2	Khushroo Mino Mistry, 69 , ,9860772831 , ,Business , Marital status : Unmarried 403114, H.No. 346 Priti Chambers Marra Pilerne Bardez Goa, H.No. 346 Priti Chambers Marra Pilerne Bardez Goa Marra, Bardez, NorthGoa, Goa			


Sub RegistrarSUB-REGISTRAR
BARDEZ

Book :- 1 Document
Registration Number :- **BRZ-1-2427-2020**
Date : 09-Oct-2020



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

