

20.2.2021

To

M/s M V R Sea View Homes Pvt. Ltd. ,
Above Audi Show Room ,
Caranzalem , Goa . 403002.

Dear Sir ,

This has reference to your request for my Legal Opinion / Title Verification in respect to the properties bearing Survey Nos. . 242/15 to 242/17 , 242/20 to 242/21 , 242/23 , 242/25 and 242/29 of the Village of Siolim in Bardez Taluka .

In this connection , I have perused the documents enclosed , comprising of

1. Survey Form No. I & XIV of the property bearing Survey No. 242/15 adm. 750 sq, mts., 242/16 adm. 600 sq. Mts., 242/17 adm. 1975 sq. Mts., 242/20 adm. 500 sq. Mts., 242/21 adm. 325 sq. Mts., 242/25 adm. 150 sq. Mts. and 242/29 adm. 125 sq. Mts. all of Village Siolim in Bardez Taluka .
2. Survey Form No. III of the properties aforesaid prepared under the provisions of the Land Revenue Code , 1968 .
3. Judgement & Order dated 4.9.2001 made in Inventory Proceedings No. 115/97 by the Civil Judge Senior Division at Mapusa conducted on the death of Shri Padmanabha A. Nagvekar .

Ajit Kantak

4. Deed of Sale dated 8.6.2006 registered in the Office of the Sub-Registrar of Bardez at Mapusa under No. 3109 at Pages 136 to 152 in Book No. I Volume No. 1688 on 12.6.2006 .
5. Deed of Rectification dated 10.8.2011 registered in the Office of the Sub-Registrar of Bardez under No. BRZ-BK1-0389-2011 CD No. BRZD211 on 11.8.2011 regarding Sy. 242/8 , 242/15 and 246/6 of Siolim Village .
9. Deed of Sale dated 7.5.1999 registered in the Office of the Sub-Registrar of Bardez under No. 686 in Book No. I Vol. No. 652 on 8.6.1999 .
10. Deed of Sale dated 6.2.2013 registered in the Office of the Sub-Registrar of Bardez under No. BRZ-BK1-01054-2013 CD No. BRZD450 on 21.2.2013 regarding Sy. 242/8 , 242/18 and 242/21 of Siolim Village .
11. Deed of Sale dated 6.2.2013 registered in the Office of the Sub-Registrar of Bardez under No. BRZ-BK1-01050-2013 CD No. BRZD450 on 21.2.2013 regarding Sy. 242/15 and 242/16 of Siolim Village .
12. Deed of Sale dated 5.2.2013 registered in the Office of the Sub-Registrar of Bardez under No. BRZ-BK1-01047-2013 CD No. BRZD450 on 21.2.2013 regarding Sy. 242/17 of Siolim Village .
13. Deed of Sale dated 5.2.2013 registered in the Office of the Sub-Registrar of Bardez under No. BRZ-BK1-01049-2013 CD No. BRZD450 on 21.2.2013 regarding Sy. 242/17 , 242/20 , 242/25 and 242/29 of Siolim Village .

Signature

14. Deed of Sale dated 30.9.2020 registered in the Office of the Sub-Registrar of Bardez under No. BRZ-1-2427-2020 dated 9.10.2020 .

DESCRIPTION OF THE PROPERTY & FLOW OF TITLE :

On going through the documents as aforesaid , it is evident that within the limits of the Village of Siolim in the Taluka of Bardez in the State of Goa , there exists different parcels of land comprising property known as PADMANABH FARM or MAINA.

The Survey Form III prepared under the provisions of the Land Revenue Code , 1968 , indicates the name in the Occupant column as that of Mr. Padmanabh Atmaram Nagvenkar .

The subsequent Form No. I & XIV of the Survey numbers depict as the Occupant , the names of Shri Padmanabh Atmaram Nagvenkar , which is the promulgated Survey record prepared and finalised in terms of the provisions of the Goa , Daman & Diu Land Revenue Code , 1968 .

It therefore follows that the name of Shri Padmanabh Atmaram Nagvenkar stood recorded in the Record of rights prepared under the provisions of the Goa , Daman & Diu Land revenue Code , 1968 till his death in the year 1984 , without any objection from any person whomsoever .

In this property there was a Mundkarial House and the Mundkar then initiated proceedings against Shri Atmaram

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 were for the purchase of the Mundkarial dwelling house . Vide Judgement dated 28.2.1990 made in 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 Mundkar rights to an area of 430.25 square metres under the provision of the Goa , Daman & Diu Mundkars (Protection from Eviction) Control Act , 1975 .

Pursuant to the demise of Shri Padmanabh Atmaram Nagvenkar on 7.6.1984 , Inventory proceedings were filed by his son Shri Dattaprakash Padmanabh Nagvenkar in the Court of the Civil Judge , Senior Division at Mapusa , the same being Inventory Proceedings No. 115/97 .These Inventory Proceedings were finally disposed off by the Civil Judge Senior Division at Panaji vide Order dated 4.9.2001 .

In terms of the Judgement and Order dated 4.9.2001 , Mutation was then sought by the allottees in the Survey records and the name of Shri Padmanabh Atmaram Nagvenkar was then bracketed and the names of the heirs of Late Padmanabh to whom the properties were allotted , came to be recorded in the Survey records.

The title to the properties allotted in terms of the Judgement & Order made in the Inventory Proceedings consequently came to vest unto the allottees and the possession confirmed in view of the recording of the names in the Survey records .

Atmaram

It is further evident that this Mundkarial area of 430.25 square metres purchased in terms of the Judgement dated 28.2.1990 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 .

It is also evident that vide Deed of Sale dated 7.5.1999 registered in the Office of the Sub-Registrar of Bardez under No. 686 in Book No. I Vol. No. 652 on 8.6.1999 Shri Dattaprakash Padmanabh Nagvenkar purchased from Mrs. Artimisia Dalgado and others an area of 3,075 square metres bearing Survey No. 244/15 (Northern portion of 2.800 sq. Mts.) and Survey No. 242/23 (Southern portion of 275 sq. Mts.) of Siolim Village .

It is further evident that 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 followed by a 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 11.8.2011 , Shri Dattaprakash P. Nagvenkar purchased from Mrs. Vitorin Fernandes & others an area of 825 square metres forming Survey No. 244/7 of Siolim Village along with properties bearing Survey Nos. 242/8 , 242/15 , 244/6 and 246/6 of Siolim Village .

It is further evident that vide Deed of Sale dated 12.5.2010 registered in the Office of the Sub-Registrar of Bardez under No. BRZ-BK1-02296-2010 CD No. 23.6.2010 Shri Dattaprakash P.

Arjun

Nagvenkar purchased from Smt. Laxmi Laxman Naik & others an area of 600 square metres forming Survey No. 242/16 of Siolim Village

The Deeds of sale of the year 2013 indicate the purchase made by Paraiso Homes Pvt. Ltd. of the properties bearing Survey Nos. . 242/15 to 242/17 , 242/20 to 242/21 , 242/23 , 242/25 and 242/29 of the Village of Siolim in Bardez Taluka . On the registration of the Deed of sale , the title to the properties sold came to vest unto Paraiso Homes Pvt. Ltd.

The Deeds of Sale were made by virtue of the ownership rights that came to vest unto Shri Padmanabh Atmaram Nagvenkar as evident from the Survey records viz . Form No. III and Form, No I & XIV prepared and finalised under the provisions of the Goa , Daman & Diu Land revenue Code , 1968 . With the Deeds of Sale being of the year 2013 , the possession which continued with Padmanabh Atmaram Nagvenkar and later his heirs was for more than 40 years since the year 1970 .

From the above , it is clear that the properties were owned by Shri Padmanabh Atmarama Nagvenkar pursuant to the Deed of Sale in the year 1938 and any areas from the Survey numbers which did not form a part of the Deed came to vest unto Shri Padmanabh Atmaram Nagvenkar by virtue of his possession of the properties and got perfected by recording in the Form III and the promulgated Survey records prepared under the provisions of the Goa , Daman & Diu Land Revenue Code , 1968 .

Signature

Vide Deed of Sale dated 30.9.2020 registered in the Office of the Sub-Registrar of Bardez under No. BRZ-1-2427-2020 dated 9.10.2020 , M/s Paraiso Homes Pvt. Ltd. sold unto M/s MVR Sea View Homes Pvt. Ltd. an area of 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 **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 4,700 square metres . On the registration of the Deed of sale , the title to the properties sold came to vest unto M/s M V R Sea View Homes Pvt. Ltd.

In my opinion the title to the properties aforementioned which vest in M V R Sea View Homes Pvt. Ltd. could be said to be clear and marketable .

Thanking you ,

Yours faithfully,


Ajit R. Kantak
Advocate



FORM I & XIV

Page 1 of 1

Date: 03/03/2021

नमूना नं 1 व 14

Taluka BARDEZ

Survey No. 242

तालुका

सर्वे नंबर

Village Siolim

Sub Div. No. 15

गांव

हिस्सा नंबर

Name of the Field Maina

Tenure

शेताचे नांव

सत्ता प्रकार

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

Total Cultivable Area

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.07.50	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.07.50

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

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.07.50

Assessment: Rs. 0.00 Foro Rs. 0.00 Predial Rs. 0.00 Rent Rs. 0.00
आकार फोर प्रेदियाल रेंट

S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	MVR SEAVIEW HOMES PVT. LTD.		74135	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Nil			

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

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irigated बागायत	Unirigated जिरायत	Land not Available for cultivation नापिक जमीन		Source of irrigation सिंचनाचा प्रारि	Remarks शेरा
					Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.		
	Nil									

End of Report

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





FORM I & XIV

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Date: 03/03/2021

नमूना नं 1 व 14

Taluka BARDEZ

Survey No. 242

तालुका

सर्वे नंबर

Village Siolim

Sub Div. No. 16

गांव

हिस्सा नंबर

Name of the Field Maina

Tenure

शेताचें नांव

सत्ता प्रकार

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

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.06.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.06.00

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

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.06.00

Assessment : आकार	Rs. 0.00	Fore फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	MVR SEAVIEW HOMES PVT. LTD.		74136	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Nil			

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

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रित	Season मौसम	Name of Crop पिकाचे नांव	Irrigated नागायत	Unirrigated जिरायत	Land not Available for cultivation नापिक जमीन		Source of irrigation सिंचनांचा प्रारि	Remarks शेरा
					Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.		
	Nil									

End of Report

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





FORM I & XIV

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Date: 03/03/2021

नमूना नं 1 व 14

Taluka BARDEZ

Survey No. 242

तालुका
Village Siolimसर्वे नंबर
Sub Div. No. 17गांव
Name of the Field Mainaहिस्सा नंबर
Tenure

शेताचें नांव

सत्ता प्रकार

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

Total Cultivable Area
एकूण लागण क्षेत्र

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.19.75	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.19.75

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

Remarks शेरा

Pot-Kharab पोट खराब

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जामीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.19.75

Assessment : आकार	Rs. 0.00	Fore फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	MVR SEAVIEW HOMES PVT. LTD.		74137	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Nil			

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

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irigated वागायत	Unirigated जिरायत	Land not Available for cultivation नापिक जमीन		Source of irrigation सिंचनाचा प्रारि	Remarks शेरा
					Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.		
	Nil									

End of Report

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





Date : 03/03/2021

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Taluka BARDEZ

नमूना नं 1 व 14

Survey No. 242

तालुका

सर्वे नंबर

Village Siolim

Sub Div. No. 20

गांव

हिस्सा नंबर

Name of the Field Maina

Tenure

शेताचें नांव

सत्ता प्रकार

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

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.05.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.05.00

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

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.05.00

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	MVR SEAVIEW HOMES PVT. LTD.		74139	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Nil			

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

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year अर्थ	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated वागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन		Source of irrigation सिंचनांचा प्राप्ति	Remarks शेरा
							Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.		
	Nil									

End of Report

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





FORM I & XIV

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Date : 03/03/2021

नमूना नं 1 व 14

Taluka BARDEZ

Survey No. 242
सर्वे नंबर

Village Siolim

Sub Div. No. 21

Name of the Field Maina

हिस्सा नंबर

शेताचें नांव

Tenure

सत्ता प्रकार

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

Total Cultivable Area

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.03.25	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.03.25

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

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.03.25

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	MVR SEAVIEW HOMES PVT. LTD.		74140	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Nil			

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

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irigated बागायत	Unirigated जिरायत	Land not Available for cultivation नापिक जमीन		Source of irrigation सिंचनाचा प्रारि	Remarks शेरा
					Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.		
	Nil									

End of Report

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





FORM I & XIV

Page 1 of 1

Date : 03/03/2021

नमूना नं 1 व 14

Taluka BARDEZ

Survey No. 242

तालुका
Village Siolimसर्वे नंबर
Sub Div. No. 23गांव
Name of the Field Mainaद्विष्ठा नंबर
Tenure

शेताचे नांव

मत्ता प्रकार

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

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.02.75	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.02.75

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

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जामीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.02.75

Remarks शेरा

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	MVR SEAVIEW HOMES PVT. LTD.		74141	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Nil			

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारण करणाऱ्याचे नांव व हक्क प्रकार Nil		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणाऱ्याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated त्रागायत	Unirrigated जिरायत	Land not Available for cultivation नापिक जमीन		Source of irrigation सिंचनाचा सारि	Remarks शेरा
					Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Nature प्रकार	Area क्षेत्र		
	Nil									

End of Report

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





नमूना नं 1 व 14

Page 1 of 1

Date : 03/03/2021

Taluka BARDEZ

तालुका

Village Siolim

गांव

Name of the Field Maina

शेताचें नांव

Survey No. 242
मर्वे नंबर

Sub Div. No. 25

द्विम्मा नंबर

Tenure

मत्ता प्रकार

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

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोराड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.01.50	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.01.50

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

Pot-Kharab पोट खराब

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जामीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.01.50

Remarks शेरा

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	MVR SEAVIEW HOMES PVT. LTD.		74142	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Nil			

Other Rights इतर हक्क

Name of Person holding rights and nature of rights:

इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार

Nil

Mutation No.

फेरफार नं

Remarks

शेरा

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated	Unirrigated	Land not Available for cultivation नापिक जमीन		Source of irrigation सिंचनाचा प्राप्ति	Remarks शेरा
					Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.		
	Nil									

End of Report

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





FORM I & XIV

नमूना नं 1 व 14

Date : 03/03/2021

Page 1 of 1

Taluka BARDEZ

तालुका

Village Siolim

गांव

Name of the Field Mairea

शेताने नांव

Survey No. 242

सर्वे नंबर

Sub Div. No. 29

हिस्सा नंबर

Tenure

सत्ता प्रकार

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

Dry Crop खिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.01.25	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.01.25

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

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.01.25

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant बळजेदाराचे नाव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	MVR SEAVIEW HOMES PVT. LTD.		74143	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Nil			

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारण करणाऱ्याचे नाव व हक्क प्रकार Nil		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणाऱ्याचे नाव	Mode रित	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत	Unirrigated खिरायत	Land not Available for cultivation नापिक जमीन		Source of irrigation सिंचनाचा प्राप्ति	Remarks शेरा
					Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.		
	Nil									

End of Report

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



Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 06-Oct-2020 13:25:07

Date of Receipt: 06-Oct-2020

Receipt No : 2020-21/9/1219

Serial No. of the Document : 2020-BRZ-2453

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

Received the following amounts from **VENKAT MUPPANA** for Registration of above Document in Book-1 for the year 2020

Registration Fee	2012500	E-Challan	• Challan Number : 202000777216 • CIN Number : CKN9858068	2012500
Processing Fee	1120	E-Challan	• Challan Number : 202000777216 • CIN Number : CKN9858068	1500
Total Paid	2014000 (Rupees Twenty Lakhs Fourteen Thousands only)			

Probable date of issue of Registered Document: / /



TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL
Please handover the Registered Document to the person named below

Name of the Person Authorized :

Mr. Gaurish Naik

Specimen: Signature of the Person Authorized

TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT
The Registered Document has been handed over to on Dated **06-Oct-2020**


Signature of the person receiving the Document

Signature of the Registrar

06/10/2020

Signature of the Sub-Registrar

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

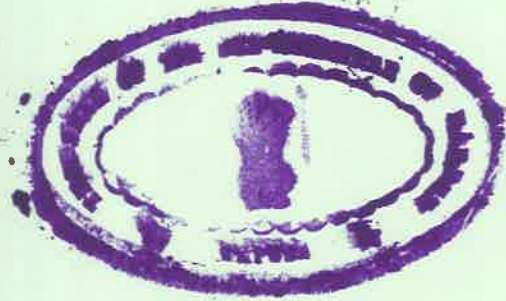
सत्यमेव जयते

INDIA

STAMP DUTY

GOA

Name of Purchaser MVR SEAVIEW HOMES PVT LTD

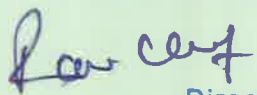


Sr. No. 2020- BR2- 2453


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 Only
116294 SEP 30 2020
zero five eight eight five zero zero 17:02
R.0588500/-PB6818
D-5/STP(V)/C.R./35/8/2006-RD(PART-III)
INDIA STAMP DUTY GOA

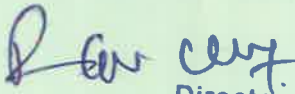

Authorized Signatory

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

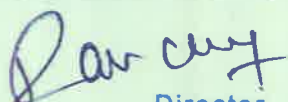
M/s PARAIISO HOMES PVT. LTD., a Company duly incorporated under the Companies Act, 1956, having Income Tax PAN [REDACTED], their registered Office at 1, Ring Road, Lajpat Nagar IV, New Delhi 110 024, represented herein in terms of board resolution dated 21/09/2020 by their authorized signatory and Director, **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.

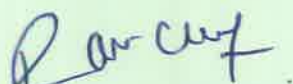
DIRECTOR

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

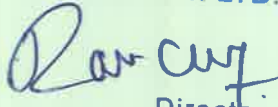
properties bearing Description Nos. 8352 to 8360 all described at Book B-22 New in the Land Registration Office of Bardez;

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.


DIRECTOR

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;

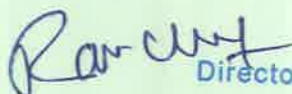
8. Shri Padmanabh Atmarama Nagvencar had his name recorded in the Record of Rights prepared under the provisions of the Goa , Daman & Diu Land Revenue Code 1968 in Form III and which later came to be promulgated in the Survey Records Form No. I & XIV , prepared under the provisions of the Goa , Daman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

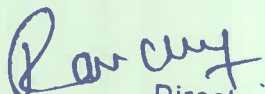
MVR SEAVIEW HOMES PVT. LTD.


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.


DIRECTOR

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

MVR SEAVIEW HOMES PVT. LTD.

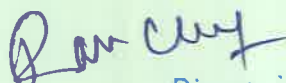

DIRECTOR

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

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Director

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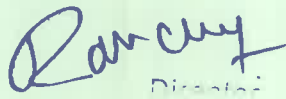

DIRECTOR

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 PARAISSO HOMES PVT. LTD.


Director

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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 .

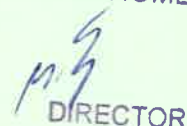
22. Vide Deed of Sale dated 6th February, 2013, registered before the Sub-Registrar of Bardez under Registration no. BRZ-BK1-01050-2013, Book-1, CD No. BRZD450 on 21/02/2013, the VENDOR purchased from Shri Dattaprakash Nagwekar and his wife Smt. Smita Dattaprakash Nagwekar a portion of the SAID LARGER 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,

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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

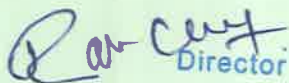
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DIRECTOR

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.


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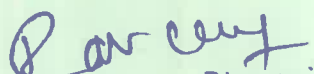
5. The property bearing Survey No. 242/16 of Siolim Village, admeasuring an area of 600 square metres is more particularly described in the SCHEDULE VI hereunder written and hereinafter referred to as the " SAID PROPERTY V" ;

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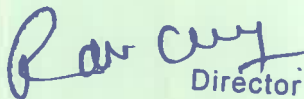
9. The property bearing Survey No. 242/21 of Siolim Village, admeasuring an area of 325 square metres is more particularly described in the SCHEDULE X hereunder written and hereinafter referred to as the " SAID PROPERTY IX" ;

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

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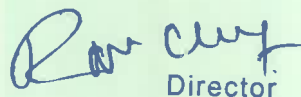
12. The SAID PROPERTY I , SAID PROPERTY II , SAID PROPERTY III , SAID PROPERTY IV , SAID PROPERTY V , SAID PROPERTY VI , SAID PROPERTY VII, the SAID PROPERTY VIII, and SAID PROPERTY IX , SAID PROPERTY X, the SAID PROPERTY XI, the SAID PROPERTY XII and SAID PROPERTY XIII admeasuring in all an area of 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 ;

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Director

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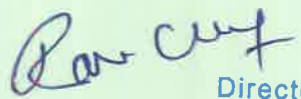
2. That the VENDOR has all the rights to deal with or dispose the SAID PROPERTIES and that the VENDOR do not require any consent, permission or No Objection Certificate from any third Party.

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

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Director

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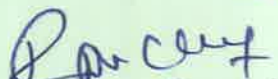
after Judgment, and that there is no subsisting Order under any of the applicable laws which prohibits or prevents the VENDOR from dealing with or disposing off the SAID PROPERTIES.

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.


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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 .

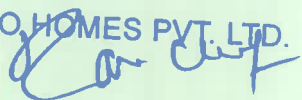
AND WHEREAS , the PURCHASER have made it explicit and clear :



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

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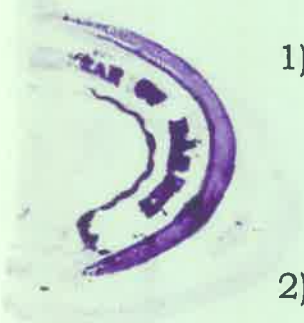


DIRECTOR

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

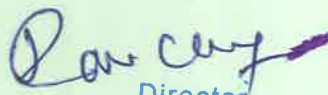
AND WHEREAS, taking into full consideration the basis as aforesaid, the VENDOR have agreed to sell and the PURCHASER have agreed to purchase the SAID PROPERTIES, free from all encumbrances and/or defect in title at or for a total consideration of Rs.5,75,00,000/- (Rupees Five Crore Seventy Five Lakh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

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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

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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.

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Director

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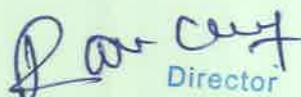
(b) That the Title of the Vendor to the SAID PROPERTIES is clear, legal, valid and marketable and is subsisting and the Vendor is lawfully entitled to sell and alienate the same.

(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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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

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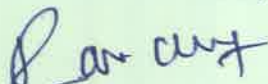
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transferees against any loss, damages, costs, charges, expenses, if any suffered by reason of defect of title of the SAID PROPERTIES, in respect of any claim being made by anybody to the SAID PROPERTIES or any breach of the covenants or claim by any 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.

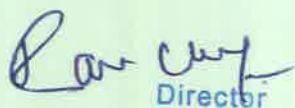

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- 9) The Vendor hereby covenants with the Purchaser that the Purchaser may at all times hereafter quietly and peaceably continue to possess, enjoy, and receive the rents, issues, and profits thereof and every part thereof for his own use and benefit 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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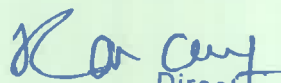

DIRECTOR

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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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:-

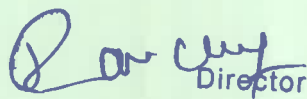
North : By road

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.

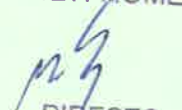
SCHEDULE - V

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

MVR SEAVIEW HOMES PVT. LTD.


DIRECTOR

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

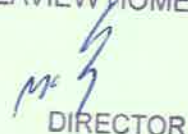
SCHEDULE - VI

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

MVR SEAVIEW HOMES PVT. LTD.


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

MVR SEAVIEW HOMES PVT. LTD.


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

MVR SEAVIEW HOMES PVT. LTD.


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

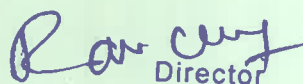
East : By the property bearing survey no. 242/21 of Siolim Village

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

MVR SEAVIEW HOMES PVT. LTD.


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

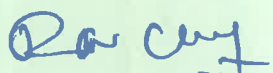
East : By the property bearing survey no. 242/23 of Siolim Village

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

MVR SEAVIEW HOMES PVT. LTD.


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

MVR SEAVIEW HOMES PVT. LTD.


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:-

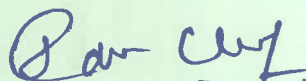
North : By village road

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

MVR SEAVIEW HOMES PVT. LTD.


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

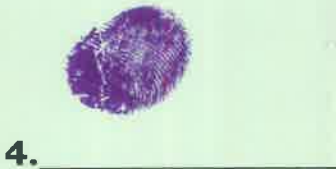
**SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED VENDOR
PARAISO HOMES PVT. LTD. THROUGH
DIRECTOR Mr. RAVI CHOPRA**

)
)
) Ravi Chopra



L.H.F .Print

R.H.F.Print



For PARAISO HOMES PVT. LTD.

Ravi Chopra
Director

MVR SEAVIEW HOMES PVT. LTD.

M. S.
DIRECTOR

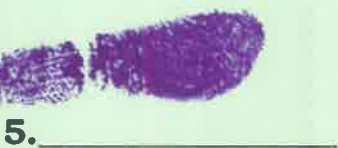
BY THE WITHIN NAMED PURCHASER
MVR SEA VIEW HOMES PVT. LTD. THROUGH
ITS DIRECTOR Mr. VENKAT MUPPANA

)
) *ms*
)



L.H.F .Print

R.H.F.Print



For PARAIISO HOMES PVT. LTD.

Paraiiso
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



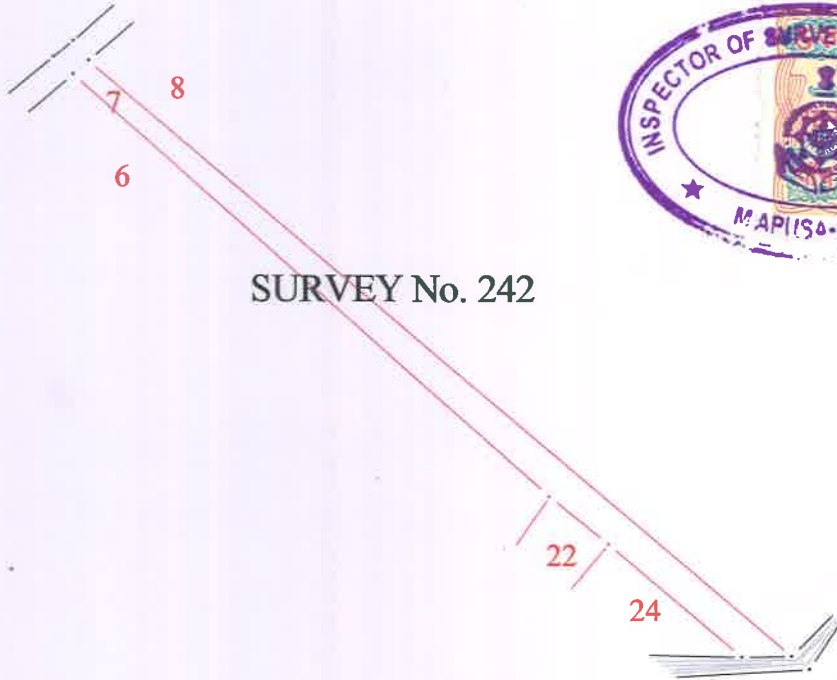
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

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

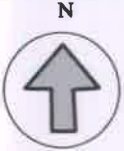
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 On : 01-10-2020

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



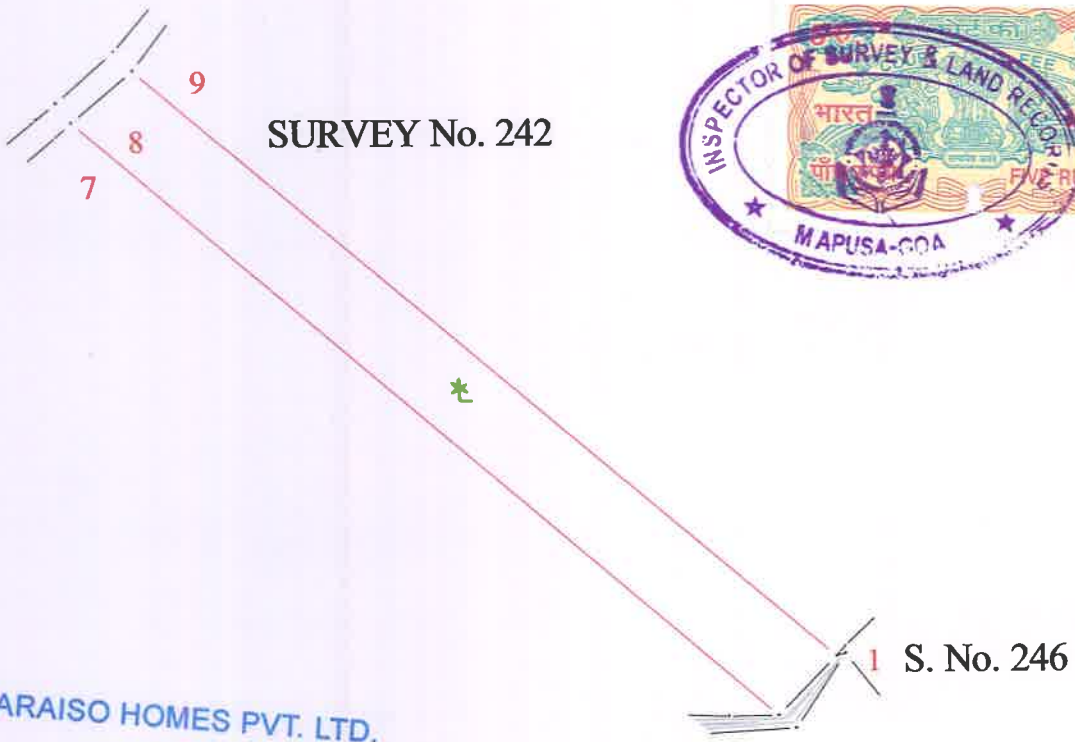
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

Inward No: 6058



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

(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
 (HS)



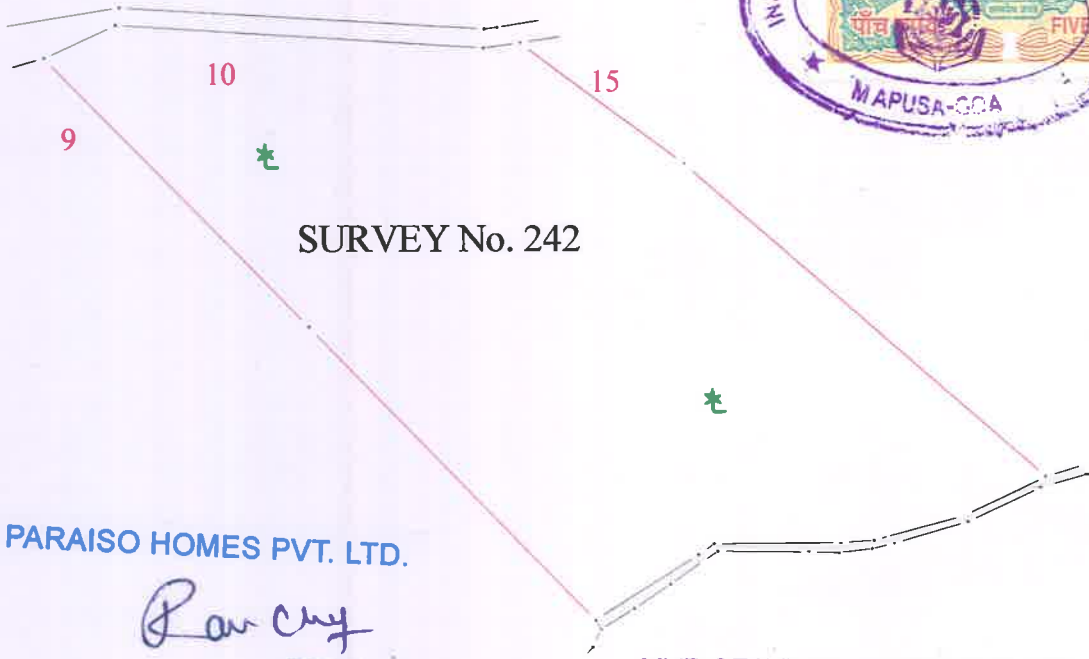
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA-GOA

Inward No: 6058



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

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



For PARAIISO HOMES PVT. LTD.

Ran Chy
 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
 (1751)



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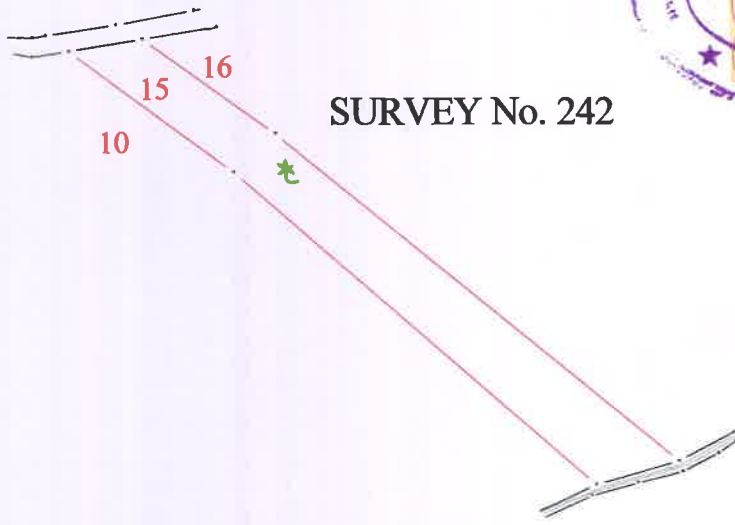
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

Inward No: 6058



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

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(Signature)
01/10/2020
(15)



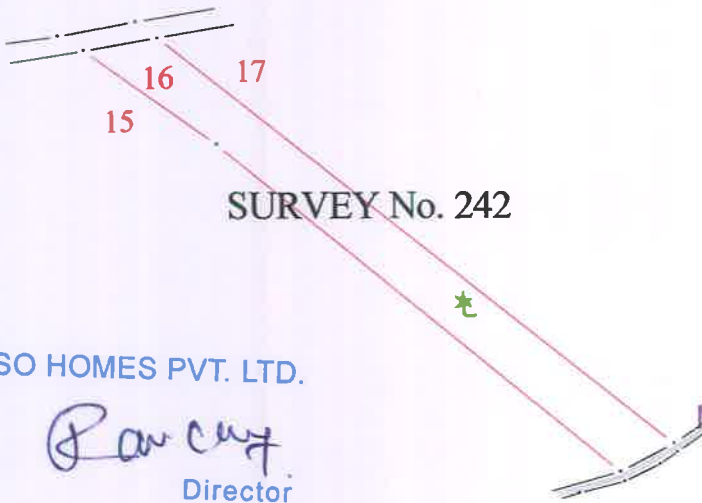
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

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

MVR SEAVIEW HOMES PVT. LTD.

M. G.
 DIRECTOR

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

Compared By: *R. B. W.*
 01/10/2020
 (HS)



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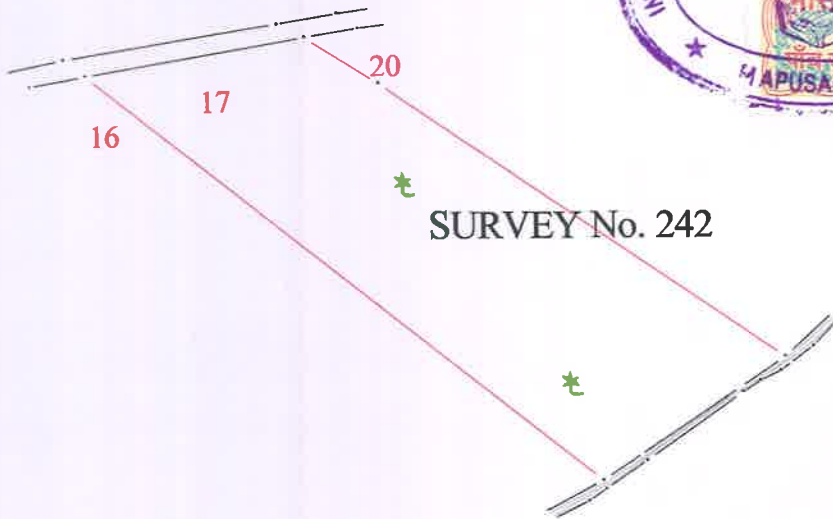
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

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

MVR SEAVIEW HOMES PVT. LTD.

M/S
DIRECTOR

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On : 01-10-2020

Compared By:

R. Pai
01/10/2020
(RPS)



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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

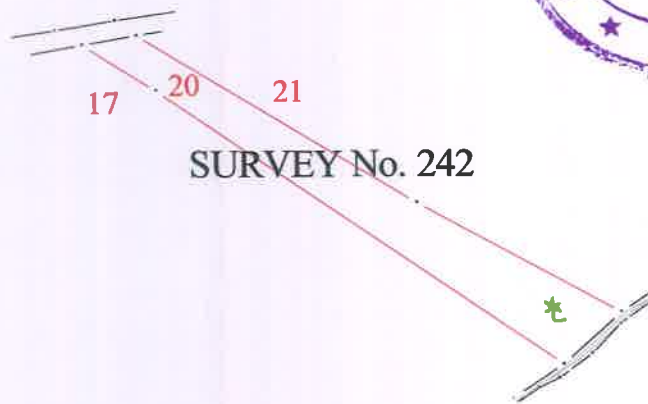
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA- GOA

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 PARAIISO 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)



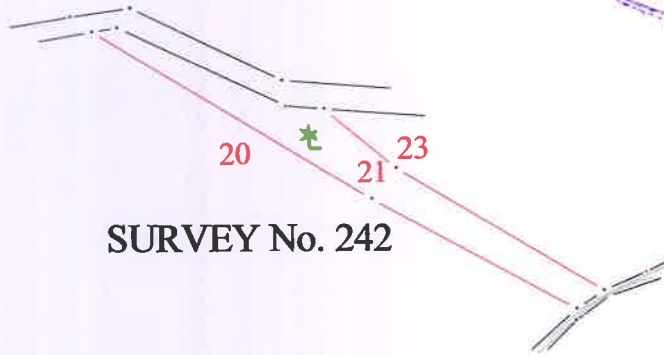
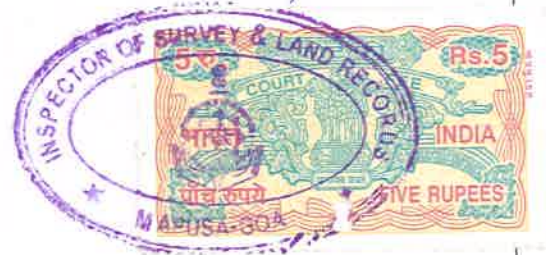
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

Inward No: 6058



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

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



For PARAIISO HOMES PVT. LTD.

Pratap Moulekar
 Director

Pratap

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
 (MS)



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Inward No: 6058



Plan Showing plots situated at

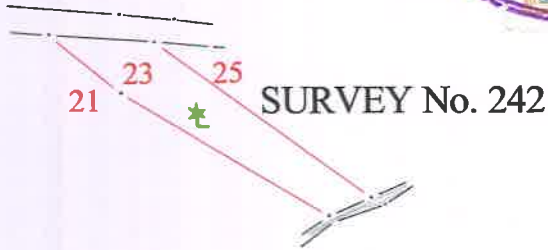
Village : SIOLIM

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

Compared By:

Pratap
01/10/2020
(HS)



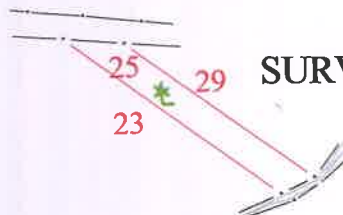
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

Inward No: 6058



Plan Showing plots situated at
 Village : SIOLIM
 Taluka : BARDEZ
 Survey No./Subdivision No. : 242/ 25
 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)
 On : 01-10-2020

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



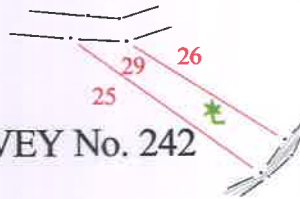
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

Inward No: 6058



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

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



For PARAIISO HOMES PVT. LTD.

Pourey
 Director

Pratap

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

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

Stamp Duty Required :2587500












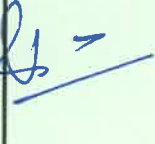









Stamp Duty Paid : 2587500






















Presenter















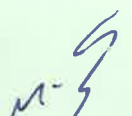



Sr.No	Party Name and Address	Photo	Thumb	Signature
1	KENKAT MUPPANA ,S/o - D/o Rama Krishna Prasada Rao Muppana Age: 32, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Properties no. 93, Alto Nagali, Dona Paula, Goa 403004, Address2 - , PAN No.: <input type="text"/>			






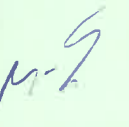





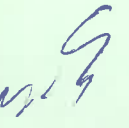



Executer

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]			



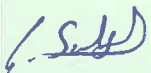
Sr.NO	Party Name and Address	Photo	Thumb	Signature
9	Ravi Chopra ,S/o - D/o Balraj Rai Chopra Age: 54, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Chopra Farm No.1, Sultanpur, Mehrauli, South Delhi 110030, Address2 - , PAN No.: [REDACTED]			
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	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 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
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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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]			
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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)



Dated:- 5 / 11 / 2018

Read:- Application dated 19/01/2018 received u/s 32
of LRC 1968.

SANAD
SCHEDULE-II

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

Whereas an application has been made to the Collector of 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, Daman and Diu 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 **PARAISO HOMES PVT. LTD., Ravissance House, 1 Ring Road, Lajpat, Nagar-IV, New Delhi** being the occupant of the plot registered under Survey No.242/23 Situated at **Siolim, Bardez Goa** registered under Survey No.242/23 (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 of Survey No.242/23 admeasuring **275.00 sq.mts.** be the same a little more or less for the purpose of **Residential**.

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 thereupder with effect from the date of this Sanad.
3. **Use**-The applicant shall not use the said land and building erected or to erected thereon for any other purpose other than **residential purpose**, without the previous sanction of the Collector.
4. **Liability for rates**- The applicant shall pay all taxes, rates and cesses leviable 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 use 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 and recover the cost of carrying out the same from the applicant as an arrears of land revenue.
6. **Code provisions applicable**- Save as herein provided the grant shall be subject to the provisions of the said Code and rules thereunder:-



Cont..... 2/-

Length North to South	Breadth East to West	Total Superficial Area	Forming (part of) Survey No. or Hissa No.	BOUNDARIES North, South, East and West	Remarks
1	2	3	4	5	6
43.50 mts.	13.90 mts.	275.00 sq. mts	Survey No. 242/23 Village: Siolim	North:- Road South:- Nalla East :- Survey No. 242/25 West :- Survey No. 242/21	



7. This Conversion Sanad is issued based on the report of the Senior Town Planner vide No. TPB/4158/SIO/TCP-18/1239 dated 02/04/2018.
8. Report received from the Mamlatdar of Bardez vide No. MAM/BAR/CI-I/Conv/2017/1415 dated 02/04/2018.
9. Report received from Dy. Conservator of Forests, Ponda vide letter No. 5/CNV/BAR-800/DCFN/TECH/2018-19/444/887 dated 01/07/2018.
10. The conversion fees charge at rate of Rs.68/- per sq. mts of area 275 sq. mts. Received conversion fees of Rs.18,700/- (Rupees eighteen thousand seven hundred only) Vide Challan No.194/2018-19 dated 01/11/2018. Which is deposited in S.B.I., Mapusa by applicant PARAIISO HOMES PVT. LTD. its Director Ravi Chopra authorized to Govind M. Raikar.
11. This Sanad is issued for conversion of an area for residential purpose only. Further any development in the plot shall be governed as per rule in force.
12. Traditional access, passing through the plot, if any, shall be maintained.

In witness whereof the Collector of Goa, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Goa, and the applicant by PARAIISO HOMES PVT. LTD., Ravissance House, 1 Ring Road, Lajpat, Nagar-IV, New Delhi here also hereunto set his hand this 5th day of November, 2018.

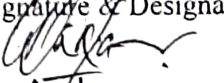
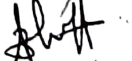
(Signature of the Applicant)
PARAIISO HOMES PVT. LTD.
Its Director Ravi Chopra authorized
To signed Govind M. Raikar

(Gaurish J. Shankhwalkar)
DY.COLLECTOR & S.D.O.,
MAPUSA-GOA.



Signature & Designation of Witness

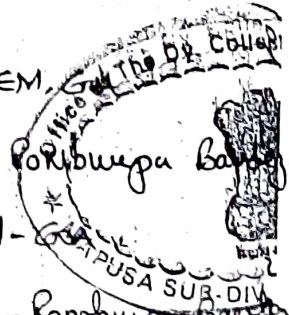
1.  SAMEER JADHAV. TUEM-PERNEM, GOA.
2.  MR. Bliku Y. Prabhu Dharwadkar - Pombuypa Bazar - U.A.

Signature & Designation of Witness

1.  SAMEER JADHAV. TUEM-PERNEM - GOA.
2.  MR. Bliku Y. Prabhu Dharwadkar - Pombuypa Bazar - U.A.

We declare that by PARAIISO HOMES PVT. LTD., Ravissance House, 1 Ring Road, Lajpat, Nagar-IV, New Delhi has signed this Sanad is, to our personal knowledge, the person he/she represents himself to be, and that he/she has affixed his/her signature hereto in our presence.

1.  SAMEER JADHAV. TUEM-PERNEM - GOA.
2.  MR. Bliku Y. Prabhu Dharwadkar - Pombuypa Bazar - U.A.



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

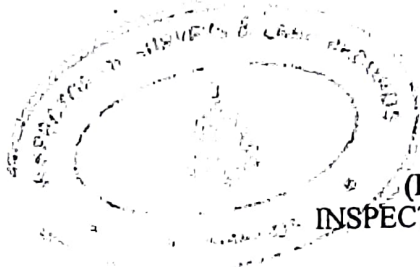
PLAN



Of the Land bearing Sub. Div. No. 23 of Survey No.242
Situated at Siolim village of Bardez Taluka,
Applied by Paraiso Homes Pvt. Ltd.
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No. CNV/BAR/12/2018/6123 dated 21-08-2018
from the Office of the Dy. Collector & S.D.O. Mapusa -Goa.

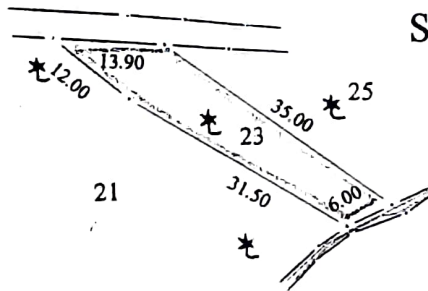
SCALE 1:1000

 AREA PROPOSED TO BE CONVERTED ----- 275 Sq. Mts.




~~(RAJESH R. PAI KUCHELKAR)~~
INSPECTOR OF SURVEYS & LAND RECORDS
CITY SURVEY MAPUSA


SURVEY No. 242



PREPARED BY


SAMIR A. NAIK
Field Surveyor

VERIFIED BY


RESHMA R. DHARGALKAR
Head Surveyor

MAPUSA
SURVEYED ON: 31/08/2018

FILE No. 8/CNV/MAP/264/18

Dated :- 23/12/2016

Read: Application dated 09/06/2016 from M/s. Paraiso Homes Pvt. Ltd. through its Authorized Signatory Ms. Parizad Baishya, r/o 1, Ring Road, Lajpat Nagar-IV, New Delhi 110024.

**SANAD
SCHEDULE-II**

(See Rule 7 of the Goa, Daman and Diu 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, Daman and Diu 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) Paraiso Homes Pvt. Ltd. being the occupant of the plot registered under survey No. 242/8, 15 & 21 known as Maina Situated at Village Siolim of 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. 242/8, 15 & 21 , admeasuring 2375.00 sq. mts. be the same a little more or less for the purpose of Residential use.

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 there under 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 use, without the previous sanction of the Collector.

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

5. Penalty clause - (a) if the applicant contravene any of the foregoing conditions the Collector may, without prejudice to any other penalty to which the applicants 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 use contrary to the provisions of this grant within such time as specified in that behalf by the Collector, and to such removal or alteration not being carried out and recover the cost of carrying out the same from the applicant as an arrears of land revenue.

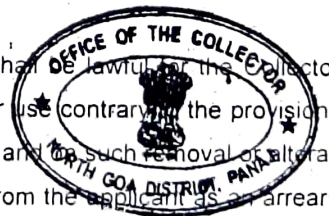
6.a) The Information, if any, furnished by the applicant for obtaining the Sanad is found to be false at later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.

b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the Construction/Development carried out shall be at the cost and risk of the applicants

c) The necessary road widening set-back 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.



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

APPENDIX - I

Sr. No.	Length and		Total Superficial Area	Forming (part of) Survey No. or Hissa No.	BOUNDARIES				Remarks
	North to	East to			6				
1	2	3	4	5	North	South	East	West	7
1.	120.10 Mts.	10.90 Mts.	1300 sq. mts.	S.No. 242/8	Existing tar Road	NALLA	S.No. 242/9	S.No. 242/7	
2.	68.25	11.30	750	S.No. 242/15	Existing tar, Road	NALLA	S.No. 242/16	S.No. 242/10	NIL
3.	3.15	4.30	325	S.No. 242/21	Existing tar Road	NALLA	Existing tar Road S.No. 242/23	S.No. 242/20	
					Village: Siolim Taluka: Bardez				

Remarks:-

1. The applicant has paid conversion fees of Rs. 4,27,500/- (Rupees Four Lakh Twenty Seven Thousand Five Hundred Only) vide Challan No. 129/16-17 dated 18/11/2016.
2. The Conversion has been approved by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPBZ/157/SIO/TCP-16/1673 dated 9/6/2016 and No. TPBZ/157/SIO/TCP-16/2205 dated 27/07/2016.
3. The development/construction in the plot shall be governed as per rules in force.
4. Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any.
5. This Sanad is issued only for change of use of land and shall not be used for any other purpose like proof of ownership of land etc. the applicant shall not use the Sanad for pursuing any illegal or antinational activities on this converted land.

In witness whereof the ADDITIONAL COLLECTOR - I North Goa District, has hereunto set his hand and the seal of his Office on behalf of the Governor of Goa and Ms. Parizad Baishya Authorized Signatory of Paraiso Homes Pvt. Ltd., here also hereunto set his hands this 23rd day of December, 2016.

(Signature)

(Parizad Baishya)

Authorized Signatory of Paraiso Homes Pvt. Ltd.

(Signature)

(Sudaji P. Shetye)

Additional Collector-I



Signature and Designation of Witnesses

1. Rajiv K. Kelly *(Signature)*
2. Govind Baiker *(Signature)*

Complete address of Witnesses

1. Saltane 601, Powa
2. Naehinda, Bardez - Goa,

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

1. *(Signature)*
2. *(Signature)*

To,

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

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


PLAN

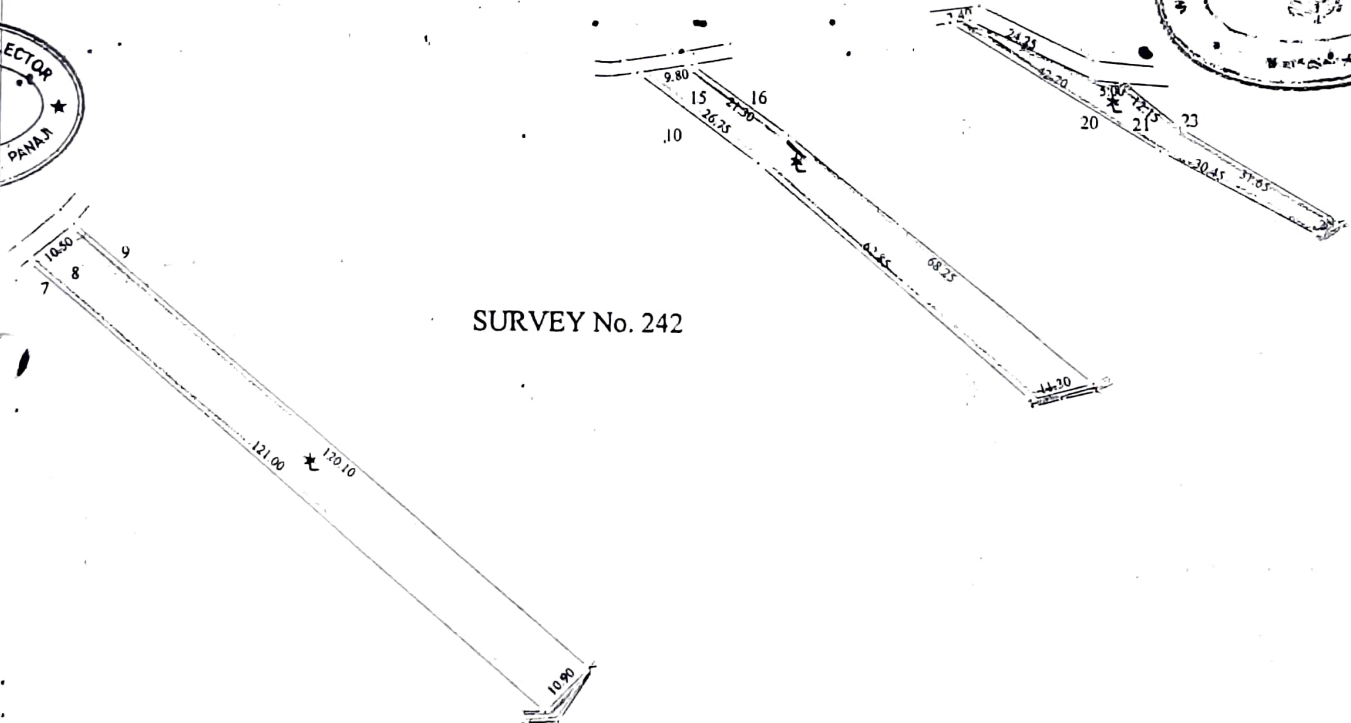

Of the Land bearing Sub. Div. No.8,15 & 21 of Survey No.242
Situated at Siolim village of Bardez Taluka,
Applied by Paraiso Homes Pvt Ltd,
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No. RB/CNV/BAR/AC-1/26/2015 dated 24-08-2016
from the Office of the Additional Collector-i, North Goa District, Panaji-Goa.



SCALE 1:1000

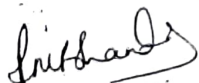
- AREA APPLIED TO BE CONVERTED OF SUB.DIV.8 OF S.NO242 -----1300 Sq. Mts.
 - AREA APPLIED TO BE CONVERTED OF SUB.DIV.15 OF S.NO 242 -----750 Sq. Mts.
 - AREA APPLIED TO BE CONVERTED OF SUB.DIV.21 OF S.NO242 -----325 Sq. Mts.
- TOTAL AREA APPLIED TO BE CONVERTED -----2375 Sq. Mts.


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



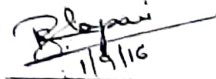
SURVEY No. 242

PREPARED BY



RAJESH M. BHANDARI
Field Surveyor

VERIFIED BY



RESHMA DHARGALKAR
Head Surveyor

SURVEYED ON: 30/08/2016

FILE No. 8/CNV/MAP/196/16

Dated :- 06/10/2016

Read: Application dated 21/3/2016 & 04/10/2010 from Paraiso Homes Pvt. Ltd. through its authorised Signatory Smt. Parizad Baishya, r/o Ravissance House, 1- Ring Road, Lajpat Naqar-IV, New Delhi-110024.

SANAD
SCHEDULE-II

(See Rule 7 of the Goa,Daman and Diu 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, Daman and Diu 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) Paraiso Homes Pvt. Ltd. being the occupant of the plot registered under survey No. 242/16 known as Maina Situated at Village Siolim of 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. 242/16, admeasuring 600.00 sq. mts be the same a little more or less for the purpose of Residential use.

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 there under 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 use, without the previous sanction of the Collector.

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

5.Penalty clause – (a) if the applicant contravene any of the foregoing conditions the Collector may, without prejudice to any other penalty to which the applicants may be liable under the provisions of the said Code continue the said plot in the occupation of the applicant until the arrears 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 use 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 and recover the cost of carrying out the same from the applicant as an arrears of land revenue.

6 a)The Information, if any,furnished by the applicant for obtaining the Sanad is found to be false at 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, the Sanad granted shall stand revoked and the Construction/Development carried out shall be at the cost and risk of the applicants

c) The necessary road widening set-back 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.

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

APPENDIX - I

Sr. No.	Length and		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
	North to	East to			North	South	East	West	
1	89.00 mts.	9.75 mts.	600	Survey No. 242 Sub Div No 16	Road	NALLA	S No 242 Sub Div No 17	S No. 242 Sub Div No 15	7 Nil
Village Siolim Taluka: Bardez									

Remarks:-

- The applicant has paid conversion fees of Rs 81,000/- (Rupees Eighty One Thousand Only) vide Challan No. 103/16-17 dated 6/10/2016.
- The Conversion has been approved by the Town Planner, Town and Country Planning Department Mapusa vide his report No. TPBZ/157/ SIO/TCP-16/1674 dated 9/6/2016 and No TPBZ/157/SIO/TCP-16/2204 dated 27/7/2016.
- The development/construction in the plot shall be governed as per rules in force.
- Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any

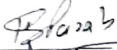

In witness whereof the **ADDITIONAL COLLECTOR - I** North Goa District, has hereunto set his hand and the seal of his Office on behalf of the Governor of Goa and **Smt. Parizad Baishya** **Authorised Signatory for Paraiso Homes Pvt. Ltd.** here also hereunto set his hands this 06th day of October, 2016.


(Parizad Baishya)
 Authorised Signatory


(Naveen S.L., IAS)
 Additional Collector-I





Signature and Designation of Witnesses

- KESHAV PARAS 
- GOWIND RAIKAR 

Complete address of Witnesses

- H.No 353, Nachindola, Aldona - Goa
- H.No. 238, Nachindola, Bardez - Goa.

We declare that **Parizad Baishya** has signed this Sanad in, to our personal knowledge, person who represents himself to be, and that he has affixed his signature hereto in our presence

1. 
 2. 

To,

- The Town Planner, Town and Country Planning Department Mapusa
- The Mamlatdar of Bardez Taluka
- The Inspector of Survey and Land Records, Mapusa
- The Sarpanch, Village Panchayat Siolim, Bardez - Goa

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



PLAN

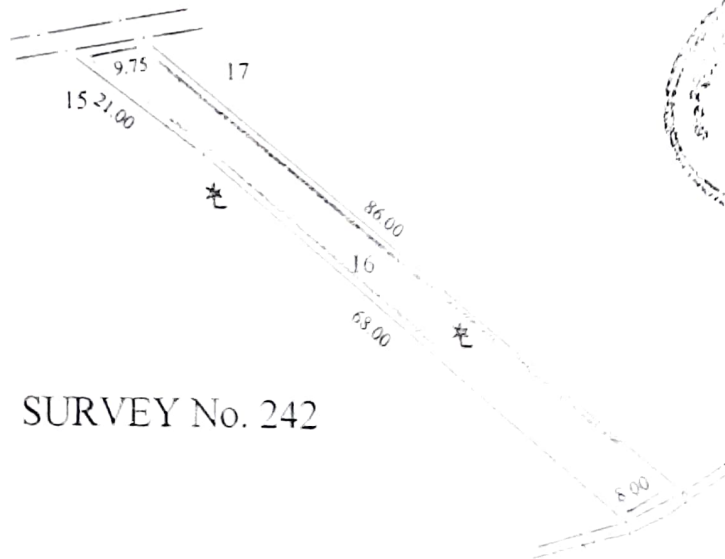
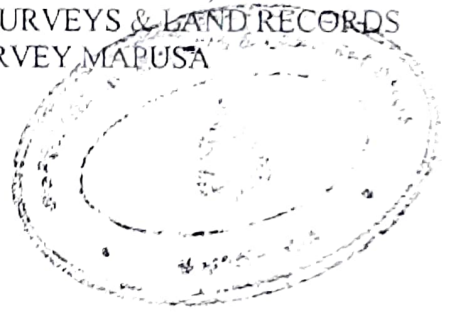
Of the Land bearing Sub. Div. No.16 of Survey No.242
Situated at Siolim village of Bardez Taluka,
Applied by Parizad Engineer through its authorised signatory Parizad Baishya,
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No. RB/CNV/BAR/AC-1/34/2016 dated 12-08-2016
from the Office of the Additional Collector-I, North Goa District, Panaji-Goa.

SCALE 1:1000

 AREA APPLIED TO BE CONVERTED -----600 Sq. Mts.


01/9/16

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



SURVEY No. 242



PREPARED BY



SAMIR A. NAIK
Field Surveyor

VERIFIED BY


21/8/16

RESHMA DHARGALKAR
Head Surveyor

SURVEYED ON: 26/08/2016

FILE No. S/CNV/MAP/194/16