

Siddharth J. Samant
&
Sonali S. Samant
Advocates & Notary



503, Edcon Mindspace,
Behind Campal Trade Centre,
Opp. Vivanta by Taj
Campal – Panaji- Goa, 403001
Ph: 2425587, Mob: 9422438960
8390676367

Dated: 27/11/2017

**TITLE INVESTIGATION REPORT, FOR PROJECT APPROVAL OF MVR
SEAVIEW HOMES PVT. LTD.**

1.	a) Name of the Branch /Business Unit /Office seeking opinion.	State Bank of India,
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	2017-2018
	c) Name of the person concerned	MVR Seaview Homes Pvt. Ltd. a company incorporated under the Indian Companies Act, 1956 represented by their Director Shri. Venkat Muppana.
2.	a) Name of the unit/concern/company/person	MVR Seaview Homes Pvt. Ltd. a company incorporated under the Indian Companies Act, 1956 represented by their Director Shri. Venkat Muppana.
	b) Constitution of the unit/concern/person/body/authority.	Private Limited Company duly incorporated under the Indian Companies Act, 1956.
	c) capacity	Borrower/s
3.	Complete or full description of the immovable property / (ies. Boundaries.	Plot B admeasuring an area of 23,400 sq. mts. along with project "MVR HOMES" located on property forming the northern portion of the property known as Muttoy or Muthoy or Muttoy De Casa or Aforamento located within the limits of the Village of Sancoale, in the Taluka of Marmugao in the State of Goa being described in the Land Registration Office of Salcete at Margao, under Description No. 20631 of folio 25 reverse of Book 53 New and inscribed under No. 51188 at folio 95 reverse of Book G-62 and enrolled in the Taluka Revenue Office under Matriz Nos. 610, 611, 612, 613, 614 and 615, and which has been allotted the Survey No. 211/1-A of the Village of Sancoale in Mormugao Taluka



	<u>BOUNDED AS UNDER:</u>	
	East: By Survey No.s 210/1, 210/3, 212/1, 212/3, 213/1, 213/2, and 214/1	
	West : By Survey No.s 198 and 206/4;	
	North: By Survey No.s 206/6 and 210/1;	
	South: By remaining part of Survey No. 211/1 Part A admeasuring 15,000 sq. mts.	
(a) Survey No.	Survey No. 211/1-A of Village Sancoale	
(b) Door/House no. (in case of house property)	Plot B	
I Extent/area including plinth/built up area in case of house property	Admeasuring 23,400	
(d) Locations like name of the place, villages, city, registration, sub-district etc.	Situated within the limits of the Village of Sancoale, in the Taluka of Marmugao in the State of Goa	
4.	a) Particular of the documents scrutinized –serially and chronologically.	
	(a) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified	
	Note: Only originals or certified extracts from the registering /land/revenue/other authorities be examined.	
Name/Nature of the Document	Original/ Certified copy/ certified extract/ Photocopy etc.	In case of copies, whether the original was scrutinized by the Advocate
1. Inscription & Description	Photocopy	Yes
2. Inventory Proceedings No. 111/1938 in the Court of Civil Judge Senior Division Salcete at Margao	Photocopy	Yes
3. Certificate dated 07/10/1974, under No. CER/C/74/513	Photocopy	Yes
4. Special Civil Suit No. 84/86/D(old) & Regular Civil Suit No. 160/00/D(new) in the Court of Civil Judge Junior Division at Vasco Da Gama.	Photocopy	Yes
5. Judgment dated 18/01/2007, Case no. LRC/Appeal No. 133/1986 in the Court of Dy. Collector of Mormugao.	Photocopy	Yes
6. Deed of Sale dated 02/07/1987 registered in the Office of the Sub Registrar Mormugao registered under No. 205 at pages 105 to 118 Book No. I Volume No. 92 dated 14/07/1987.	Photocopy verified with the registered extract	Yes



7. Deed of Sale dated 12/06/2006 duly registered in the Office of the Sub Registrar Mormugao registered under No. 814 at pages 482 to 511 Book No. I Volume No. 576 dated 15/06/2006.	Photocopy verified with the registered extract	Yes
8. General Power of Attorney dated 30/05/2006 executed before Asst. Consular officer, High Commission of India at London under No. L,6999/06 dated 31/05/2006.	Photocopy	Yes
9. Deed of Sale dated 30/05/2007 duly registered in the Office of the Sub Registrar Mormugao registered under No. 761 at pages 272 to 359 Book No. I Volume No. 694 dated 05/06/2007.	Photocopy verified with the registered extract	Yes
10. Deed of Sale dated 24/10/2017 registered in the Office of the Sub Registrar Mormugao Book-1 Document Registered Number MOR-BK1-01738-2017, CD Number MORD24 dated 27/10/2017.	Original verified with the registered extract	Yes
11. Conversion Sanad dated 14/08/2008 under No. AC-II/SG/CONV/200/2007, issued by Office of the Collector south Goa District Margao Goa.	Photocopy	Yes
12. Conversion Sanad dated 30/07/2014 under No. AC-II/SG/CONV/200/2007/6196, issued by Office of the Collector south Goa District Margao Goa.	Photocopy	Yes
13. Development Permission dated 19/10/2016 under Ref. No. MPDA/7-U-4/2016-17/950, issued by Mormugao Planning and Development Authority.	Photocopy	Yes
14. No Objection Certificate dated 06/12/2016 under No. SDE-II/VSG/Tech-1/1071/16-17, issued by office of the Assistant Engineer Electricity Department, Sub-Div. II.	Photocopy	Yes
15. Construction Licence dated 16/12/2016 under Licence No. 55/2016-17, issued by Village Panchayat Sancoale.	Photocopy	Yes
16. NOC dated 09/01/2017 under No. PHC/CORT/NOC/CONST/16-17/1314, issued by Directorate of Health Services Primary Health Centre Cortalim Goa.	Photocopy	Yes
17. No Objection Certificate dated 09/02/2017 under no. DFES/FP/C-1/3/16-17/374, issued by Directorate of Fir & Emergency Services.	Photocopy	Yes
18. Nil Encumbrance Certificate dated 22/02/2008	Photocopy	Yes



19. Form I & XIV		Photocopy	Yes
20. Survey Plan		Photocopy	Yes
5.	Whether certified copy of all title documents are obtained from the relevant sub – registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR)	Not required.	
6.	(a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	No	
	(b) If such online/computer records are available, whether any verification or cross checking are made the comments/findings in this regard.	Not Applicable	
	(c) Whether the genuineness of the stamp paper is possible to be got verified from online portal and if so whether such verification was made?	No	
7.	(a) Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub Registrar, Mormugao	
	(b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar – general. If so, please name all such offices?	Not Possible	
	(c) Whether search has been made at all the offices named at (b) above?	Not Applicable	
	(d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No	



<p>8. Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessor in title/ interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need of clearance of such clog on the Title. In case of property offered as security for loans of Rs.1.00 crore and above, search for title/ encumbrances for a period of not less than 30 years is mandatory. (Separate sheets may be used)</p>	<p>1. There exists property known as Muttoy or Muthoy or Muttoy De Casa or Aforamento located within the limits of the Village of Sancoale, in the Taluka of Marmugao in the State of Goa admeasuring an area of 38,400 Sq. Mts. being described in the Land Registration Office of Salcete at Margao, under Description No. 20631 of folio 25 reverse of Book 53 New and inscribed under No. 51188 at folio 95 reverse of Book G-62 and enrolled in the Taluka Revenue Office under Matriz Nos. 610, 611, 612, 613, 614 and 615 and bearing survey Nos. 208/1, 206/4 and 211/1 of Village of Sancoale.</p> <p>East: By survey Nos.210/1, 210/3, 212/1, 212/3, 213/1, 213/2 and 214/1</p> <p>West: By survey Nos. 198 and 206/4</p> <p>North: By survey Nos. 206/6 and 210/1</p> <p>South: By survey No. 198</p> <p>2. The said property originally belonged to one Casmiro Tamancinho D'Souza</p> <p>3. Said Casmiro Tamancinho D'Souza died leaving behind him his wife Maria Aurora Pereira.</p> <p>4. Mrs. Maria Aurora Pereira subsequently expired on or about 30/08/1938, leaving behind four daughters and two sons, being</p> <p>(i) Deocalia De Souza (expired)</p> <p>(ii) Purificacao De Souza</p> <p>(iii) Joana Maria Teofilina De Souza</p> <p>(iv) Antonieta Fabiola De Sousa viz</p> <p>(v) Domingos Donato Joao Dacio Bernardo Souza and</p> <p>(vi) Jose Nolasco Pio Ludgerio Purificacao</p> <p>5. On account of the demise of the said Casmiro Tamancinho D'Souza his heirs and legal representatives instituted Inventory Proceedings No. 111/1938 in the Court of Civil Judge Senior Division Salcete at Margao for the division of the properties including the said property.</p> <p>6. Civil Judge Senior Division Margao was pleased to issue a Certificate dated 28/07/1941 in the Inventory among minors No. 111/1938, wherein the various properties including the said property was partitioned and appropriate shares were allotted to the heirs and legal representatives of the said Casmiro Tamancinho D'Souza.</p>
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7. Vide Deed/document named and styled as "Justificacao Notorial- notarial justification" dated 20.02.1969 was executed by (a) Maria Inez Josefina (wife of Son-2), (b) Maria Aurora (daughter of Son-2), (c) Donaldto Jacinto Fregnado (son of Son-2) and (d) Maxima Dorina Bela De Souza (daughter of Son-2), before the Sub Registrar Salcete in his capacity as Notary Ex officio, wherein they inter alia claimed exclusive ownership and possession of the said property. The said notarial justification dated 20/02/1969 was rectified by another Deed dated 07/11/1970.
8. On the strength of the said Notorial Justification dated 20/02/1969 varied by another Deed dated 07/11/1970, the said property was inscribed under No. 51188 at folio 95v of Book G-62 in the name of Maria Ines Josefina Afonso e Souza, Maria Aurora Dolorosa Rosa Afonso e Souza, Donaldto Jacinto Fregnado de Souza and Maxima Dorina Bela de Souza.
9. Vide **Deed of Sale dated 02/07/1987** registered in the Office of the Sub Registrar Mormugao registered under No. 205 at pages 105 to 118 Book No. 1 Volume No. 92 dated 14/07/1987. 1) Maria Ines Josefina Afonso E Souza, 2) Maria Aurora Dolorosa Rosa Afonso E Souza Pereira, 3) Donaldto Jacinto Fregnado De Souza, 4) Maxima Dorina Bela De Souza as Sellers sold the a part Said property admeasuring 10,000 Sq Mts in favour of Joaquim Inacio Da Gama
10. Vide **Deed of Sale dated 12/06/2006** duly registered in the Office of the Sub Registrar Mormugao registered under No. 814 at pages 482 to 511 Book No. 1 Volume No. 576 dated 15/06/2006. 1) Mrs. Maria Aurora Dolorosa Rosa Afonso E Souza Pereira, 2) Mr. Joaquim Antonio Lazarus Pereira, 3) Mr. Donaldto Jacinto Fregnado De Souza, 4) Mrs. Socorrina De Souza, 5) Mrs. Maxima Dorina Bela De Souza, 6) Mr. Vincent Richard Anthaide as Vendors sold the "**SAID PLOT OF LAND**" in favour of Mr. Anand Chandra Bose as Purchaser.
11. Mrs. Maria Aurora Dolorosa Rosa Afonso E Souza Pereira and her husband Mr. Joaquim Antonio Lazarus Pereira, hereby appointed nominated and constituted their brother / brother-in-law Mr. Donaldto Jacinto Fregnado De Souza vide **General Power of Attorney dated 30/05/2006** executed before Asst. Consular officer, High Commission of India at London under No. L,6999/06 dated 31/05/2006.



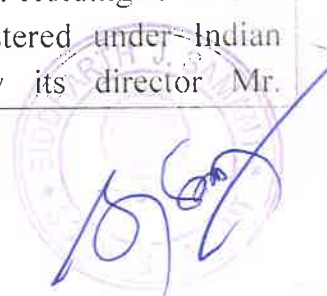
12. Vide Deed of Sale dated 30/05/2007 duly registered in the Office of the Sub Registrar Mormugao registered under No. 761 at pages 272 to 359 Book No. I Volume No. 694 dated 05/06/2007. Mr. Anand Chandra Bose as Vendor Sold the **“SAID PLOT OF LAND”** in favour of M/s Umiya Holdings Pvt. Ltd. a private limited company duly registered under Indian Companies act 1956 represented by its director Mr. Aniruddh Mehta as purchaser.

13. M/s Umiya Holdings Pvt. Ltd. have carried out mutation & partition of the said property and the name figures in the Occupant's column of **Form I & XIV** pertaining to survey no.211/1-A of village Sancoale at Mutation Entry No. 8101.

14. M/s Umiya Holdings Pvt. Ltd. with the intention of construction of the Residential Project building **Umiya Holdings in Block A, B, C1 to C7, F & G** has obtained the necessary permissions from the concerned authorities

- a) **Conversion Sanad dated 14/08/2008** under No. AC-II/SG/CONV/200/2007, issued by Office of the Collector south Goa District Margao Goa.
- b) **Conversion Sanad dated 30/07/2014** under No. AC-II/SG/CONV/200/2007/6196, issued by Office of the Collector south Goa District Margao Goa.
- c) **Development Permission dated 19/10/2016** under Ref. No. MPDA/7-U-4/2016-17/950, issued by Mormugao Planning and Development Authority.
- d) **No Objection Certificate dated 06/12/2016** under No. SDE-II/VSG/Tech-1/1071/16-17, issued by office of the Assistant Engineer Electricity Department, Sub-Div. II.
- e) **Construction Licence dated 16/12/2016** under Licence No. 55/2016-17, issued by Village Panchayat Sancoale.
- f) **NOC dated 09/01/2017** under No. PHC/CORT/NOC/CONST/16-17/1314, issued by Directorate of Health Services Primary Health Centre Cortalim Goa.
- g) **No Objection Certificate dated 09/02/2017** under no. DFES/FP/C-1/3/16-17/374, issued by Directorate of Fir & Emergency Services.

15. Vide Deed of Sale dated 24/10/2017 registered in the Office of the Sub Registrar Mormugao Book-1 Document Registered Number MOR-BK1-01738-2017, CD Number MORD24 dated 27/10/2017. M/s Umiya Holdings Pvt. Ltd. a private limited company duly registered under Indian Companies act 1956 represented by its director Mr.



		<p>Aniruddh Mehta as Vendors Sold the “SAID PLOT OF LAND” in favour of MVR Seaview Homes Pvt. Ltd. a Company incorporated under Indian Companies act represented by their director Shri. Venkat Muppana as Purchasers.</p> <p>16. MVR Seaview Homes Pvt. Ltd., has purchased the SAID PLOT from M/s Umiya Holding Pvt. Ltd., for a total consideration of Rs. 22, 93,00,000/- being an amount of Rs. 11,06,00,000/- being the money component and an amount of Rs. 11,87,00,000/- being the kind component by the deliver unto M/s Umiya Holding Pvt. Ltd. the constructed 6346.05 square meters super built up area in the said project.</p> <p>17.Based upon the documents produced and the searches conducted I opine that MVR Seaview Homes Pvt. Ltd. have a clear and marketable title to the ‘SAID PLOT & SAID PROJECT MVR Homes’ except for 6346.05 square meters super built up area in the said project.</p> <p>18.The prospective purchasers can mortgage the respective “TENEMENTS” in the said project “MVR HOMES” by depositing a duly executed “Agreement for Sale” executed between prospective purchasers and MVR Seaview Homes Pvt. Ltd., with “N O C for Mortgage” from MVR Seaview Homes Pvt. Ltd., till the project is under construction.</p> <p>19.After completion of the entire project & and after payment of the entire consideration of the units sought to be purchased, either there can be individual “Conveyance Deed” in favor of Borrower, or General Conveyance in favor of the Society, accordingly either Individual Conveyance Deed/ Deed of Sale or the Share Certificate, as the case may be, will have to be obtained.</p>
9.	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder of Govt. Grantee/ Allottee etc.)	Ownership
10.	If leasehold, whether;	No
	(a) Lease Deed is duly stamped and registered	Not Applicable
	(b) Lessee is permitted to mortgage the Leasehold right,	Not Applicable
	(c) Duration of the Lease/unexpired period of lease	Not Applicable
	(d) If, a Sub-lease, check the lease deed in favor of Lessee as to whether Lease Deed permits Sub-Leasing and Mortgage by Sub-Lessee also.	Not Applicable
	(e) Whether the leasehold rights permits for the	Not Applicable



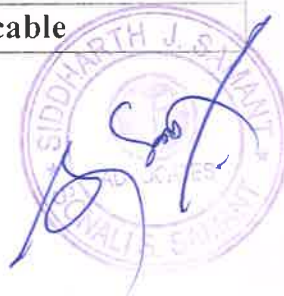
	creation of any superstructure (if applicable)?	
11.	If Govt. grant/allotment/Lease-cum/Sale Agreement, whether; Grant/agreement etc. provides for alienable right to the mortgagor with or without conditions, the mortgagor is competent to create charge on such property, whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	Not Applicable
12.	If occupancy right, whether;	Not Applicable
	(a) Such right is heritable and transferable,	Not Applicable
	(b) Mortgage can be created	Not Applicable
13.	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	Not Applicable
14.	If the property has been transferred by way of Gift/Settlement Deed, whether:	No
	(a) The Gift/Settlement Deed is duly stamped and registered;	Not Applicable
	(b) The Gift/Settlement Deed has been attested by two witnesses;	Not Applicable
	(c) The Gift/Settlement Deed transfers the property to Donee;	Not Applicable
	(d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by action;	Not Applicable
	(e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	Not Applicable
	(f) Whether the Donee is in possession of the gifted property;	Not Applicable
	(g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	Not Applicable
	(h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not Applicable
15.	(a) In case of partition/family settlement deeds, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	Not Applicable
	(b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	Not Applicable
	(c) Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.	Not Applicable
	(d) In respect of partition by a decree of Court, whether such decree has become final and all other	Not Applicable

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ADVOCATE

	conditions/formalities are completed /complied with. (e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	Not Applicable
16.	Whether the title documents include any testamentary documents will?	No
	(a) In case of wills, whether the will is registered will or unregistered will?	Not Applicable
	(b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	Not Applicable
	(c) Whether the property is mutated on the basis of will?	Not Applicable
	(d) Whether the original will is available?	Not Applicable
	(e) Whether the original death certificate of the testator is available?	Not Applicable
	(f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained).	Not Applicable
17.	(a) Whether the property is subject to any wakf rights?	No
	(b) Whether the property belongs to church/temple or any religious/other institutions having any restriction in creation of charges on such properties?	Not Applicable
	Precautions/permissions, if any in respect of the above cases for creations of mortgage?	Not required
18.	(a) where the property is a HUF/joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution minor's share if any, rights of female members etc.	Not Applicable
	(b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not Applicable
19.	(a) Whether the property belongs to any trust or is subject to the rights of any trust?	No
	(b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not Applicable
	(c) If so additional precautions/permissions to be obtained for creation of valid mortgage?	Not Applicable



	(d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not Applicable
20.	(a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	Not Applicable
	(b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	Not Applicable
	(c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	Yes, Conversion Sanad dated 14/08/2008 under No. AC-II/SG/CONV/200/2007, issued by Office of the Collector south Goa District Margao Goa for the residential purpose
21.	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.),	No
22.	(a) Whether the property is subject to any pending or proposed land acquisition proceedings?	Not Applicable
	(b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	Not Applicable
23.	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
	(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not Applicable
	(c) Whether the title documents have any court seal/ marking which points out any litigation/ attachment/ security to court in respect of the property in question? In such case please comment on such Seal/ marking.	Not Applicable
24.	(a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	Not Applicable
	(b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	Not Applicable
	(c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	Not Applicable
25.	Whether the property belongs to a Limited Company,	Not Applicable



	check the Borrowing powers, Board resolution, authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Register (ROC), Articles of Association /provision for common seal etc.	
26.	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	Not Applicable
27.	(a) Whether any POA is involved in the chain of title?	Yes
	(b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created and interest in favour of the builder/developer and as such is irrevocable as per law.	In furtherance of the said Deed of Sale dated 12/06/2006, a General Power of Attorney dated 30/05/2006 executed before Asst. Consular officer, High Commission of India at London under No. L.6999/06 dated 31/05/2006. Mrs. Maria Aurora Dolorosa Rosa Afonso E Souza Pereira and her husband Mr. Joaquim Antonio Lazarus Pereira, hereby appointed nominated and constituted their brother / brother-in-law Mr. Donaldo Jacinto Fregnado De Souza
	(c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/ Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/ units (Builders POA) or (ii) other type of POA (Common POA).	Not Applicable
	(d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified /compared with the original POA.	Not Applicable
	(e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	Not Applicable
	i. Whether the original POA is verified and the title investigation is done on the basis of original POA?	No



	ii. Whether the POA is a registered one?	Notarised
	iii. Whether the POA is a special or general one?	General
	iv. Whether the POA contains a specific authority for execution of title document in question?	POAs contains a specific authority for execution of title document in question
	(f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	POAs in force and not revoked nor become invalid on the date of execution of the document in question
	(g) Please comment on the genuineness of POA?	POAs Genuine
	(h) The unequivocal opinion on the enforceability and validity of the POA?	POAs Enforceable and valid
28.	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	Not Applicable
29.	If the property is a flat/ apartment or residential/commercial complex, check and comment on the following:	For Project Approval
	(a) Promoter's/Land owner's title to the land/building;	Checked
	(b) Development Agreement/Power of Attorney;	Not Applicable as property is owned by the builder
	(c) Extent of authority of the Developer/ builder;	Ownership / Developer
	(d) Independent title verification of the Land and/or building in question;	Done /checked
	(e) Agreement of sale (duly registered);	Not applicable as Deed of Sale is executed
	(f) Payment of proper stamp duty;	Paid
	(g) Requirement of registration of sale agreement, development agreement, POA, etc.;	Checked
	(h) Approval of building plan, permission of appropriate/ local authority etc.;	Not Applicable
	(i) Conveyance in favour of Society/ Condominium concerned;	Project is under construction, conveyance not possible at this stage
	(j) Occupancy Certificate/ allotment letter/ letter of possession;	Not Applicable as project is under construction
	(k) Membership details in the Society etc.;	Project is under construction,



	(l) Share Certificates;	Project is under construction, society not yet formed
	(m) No Objection Letter from the Society;	Project is under construction, society not yet formed
	(n) All legal requirements under the local/Municipal laws, regarding ownership of flats/ Apartments/ Building Regulations, Development Control Regulations, Co-operative Societies Laws etc.;	Observed
	(o) Requirements, for noting the Bank charges on the records of the Housing Society, if any:	Not Applicable
	(p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.	Not Applicable
	(q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	Yes
30.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities of Third Party claims, Liens etc. and details thereof.	Nil
31.	The Period covered under the Encumbrances Certificate and the name of the person in whose favor the encumbrances is created and if so, satisfaction of charge, if any.	Latest Certificate of Nil Encumbrance will have to be obtained.
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Not Applicable
33.	(a) Urban land ceiling clearance, whether required and if so, details thereon. (b) Whether No Objection Certificate under the Income Tax Act is required / obtained.	Not Applicable
34.	Details of RTC extracts/ mutation extracts/ Katha extract pertaining to the property in question.	Mutation has been carried out and accordingly the name of M/s Umiya Holdings Pvt. Ltd. have been added in the Occupants column of Form I & XIV pertaining to survey no. 211/1-A of Village Sancoale at mutation entry no. 8101
35.	Whether the name of mortgagor is reflected as owner in the revenue/ Municipal/ Village records?	Not Applicable
36.	(a) Whether the property offered as security is clearly demarcated?	Not Applicable



 SIDDHARTH J. SAMANT
 ADVOCATE
 SOCIAL JUSTICE

46.	The specific persons who are required to create mortgage/ to deposit documents creating mortgage.	Prospective Purchasers
-----	---	------------------------

Date: 27/11/2017

Place: Panaji

Signature of the Advocate




CERTIFICATE OF TITLE

I have examined the **Original Title Deeds** relating to the schedule property / (ies) and the draft of the agreements to be offered as security by way of Equitable and that the certified copies of documents of title referred to in the Opinion are valid as secondary evidence of Right, title and interest and that the said Equitable Mortgage to be created on production of original title deeds

I further certify that:

1. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors.
2. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices, /Sub-Registrar(s) Office(s), Revenue Records, Municipal /Panchayat Office, Land Acquisition Office, I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable/ responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
3. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deed. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.
4. There are no prior Mortgage/ Charges/ encumbrances whatsoever, pertaining to the Immovable Property/ (ies) covered by the above said Title Deeds as can be seen from the **Nil Encumbrance Certificate dated 22/02/2008**. The property is free from all Encumbrances. Latest Nil Encumbrance Certificate to be obtained.
5. The Mortgage if created will be available to the Bank for the Liability of the intending Borrower/s.
6. I certify that **MVR Seaview Homes Pvt. Ltd. a company incorporated under the Indian Companies Act, 1956 represented by their Director Shri. Venkat Muppna** has an absolute, clear and Marketable title over the Schedule property/ (ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.
7. In case of creation of mortgage by deposit of title deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage.

- | |
|---|
| 1. Agreements duly executed between the Prospective Purchasers and MVR Seaview Homes Pvt. Ltd. |
| 2. N O C for Mortgage to be obtained from MVR Seaview Homes Pvt. Ltd. |

3. Latest Nil Encumbrance Certificate

There are no legal impediments for creation of the Mortgage under any applicable Law/Rules in force.

SCHEDULE OF THE PROPERTY

Plot B admeasuring an area of **23,400 sq. mts.** along with project “**MVR HOMES**” **located on property** forming the northern portion of the property known as **Muttoy or Muthoy or Muttoy De Casa or Aforamento** located within the limits of the Village of Sancoale, in the Taluka of Marmugao in the State of Goa being described in the Land Registration Office of Salcete at Margao, under Description No. 20631 of folio 25 reverse of Book 53 New and inscribed under No. 51188 at folio 95 reverse of Book G-62 and enrolled in the Taluka Revenue Office under Matriz Nos. 610, 611, 612, 613, 614 and 615, and which has been allotted the Survey No. **211/1-A** of the **Village of Sancoale in Mormugao Taluka**

BOUNDED AS UNDER:

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

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

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

South: By remaining part of Survey No. 211/1 Part A admeasuring 15,000 sq. mts.

Date: 27/11/2017

Place: Panaji

Signature of the Advocate



**OFFICE OF THE COLLECTOR & DISTRICT MAGISTRATE
SOUTH GOA DISTRICT**

Matanhy Saldanha Administrative Complex,
Revenue Branch, Margao- Goa.

Phone No: 0832-2794381

Fax No: 0832- 2794402

Email: cols.goa@nic.in

No: AC-I/SG/CONV/2004/2007/6196

Date: 30/07/2014

- Ref:** 1) DH/4268/Z-I/MTP/2014/269 dated 29/04/2014 of Dy.Town Planner, Mormugao.
2) DH/4335/3/MTP/2014/384 dated 16/06/2014 of Dy.Town Planner, Mormugao.
3) Affidavit of applicant executed before Notary Surajkumar N. Naik recorded at Reg no: 3090/2014 dated 11/03/2014



LEAD: Application U/s 32 of Land Revenue Code, 1968

**S A N A D
S C H E D U L E - II**

See Rule 7 of the Goa, Daman & Diu Land Revenue
(Conversion of Use of Land non-agricultural Assessment Rules, 1969)

Whereas, an Application has been made to the Collector of South Goa (hereinafter referred to as "the Collector" which expression shall include any Officer whom the Collector shall appoint to exercise and perform his duties and powers under this grant) under Section 32 of the Goa, Daman & 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 there under) **Umiya Holding Pvt. Ltd., 1075-G, 10th Main, 5th Cross, HAL II Stage, Indiranagar, Bangalore-560008**, being the occupant of the plot registered under **Survey no: 211/1A, Sancoale Village, Mormugao Taluka, Goa** (hereinafter referred to as the "applicant" which expression shall, where the context so admits include his 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 Survey no: 211/1A, Sancoale Village, Mormugao Taluka, Goa admeasuring an area 23400 Square meters be the same a little more or less, for the purpose of Commercial use only.

And whereas, the applicant was granted sanad dated 14/08/2008 for the land under Sy. No: 211/1-A of Sancoale Village admeasuring an area 23400 Sq.mts for Residential purpose. Subsequently the applicant vide letter dated 25/03/2011 informed this office that as per ODP 2011 for Vasco-da-Gama, the land under Sy. No: 211/1-A of Sancoale is zone as C-1 with permissible FAR of 200% and requested this office to issue conversion sanad for commercial use instead of residential use and also applicant vide letter dated 13/04/2011 requested this office to charge them differential amount of Rs. 70/- Sq.mts.

And whereas, the matter was referred to Government vide letter dated 28/04/2011 with a requested to give clarification on the issue of differential fees.

And whereas, the Under Secretary (REV) in reference to this office letter dated 28/04/2011 replied that the matter was been examined in consultation with Law Departments (legal Affair). The Law Department stated that whenever an application is filed for conversion of use of land under Section 32 of LRC, it is the Collector to deal with the said application as per the provision as laid down under the said code, 1968 and the rules framed there under. The Collector being Quasi Judicial Authority, such authority



is required to decide the matter before it, independently, on the basis of records as produce before him and on such inquiry as may deem necessary. As the orders are appealable, they are not required to be influence by the opinion of other authority vide letter dated 16/11/2012

And whereas, as the order passed by the then Additional Collector-I on 07/12/2012, that the "conversion sought by the applicant under C-1 zoning shall be treated as fresh conversion and shall be charged with the appropriate fees prescribed for the same on this date without an concession"

And whereas, the applicant produce affidavit that they undertake to deposit conversion as per (Amendment) Act, 2013 published in the Official Gazette (Extra Ordinary No: 4) Series I No 7 dated 22/05/2013 duly executed before Notary Suraj Kumar N Naik recorded at Reg no: 3090/2014 dated 11/03/2014 and also submitted of land zoning information issued by TCP vide no: DH/4268/ZI/MTP/2014/269 dated 29/04/2014 wherein the land under Sy. No: 211/1-A of Sancoale Village is located in Commercial zone

And whereas, the Dy.Town Planner, Mormugao vide letter dated 16/06/2014 informed that the report no: DH/4335/3/MTP/08/14 dated 17/01/2005 has been issued based on the ODP for Vasco 2011 which was notified in the Official Gazette Series III No: 22 dated 02/09/2007 was located in settlement zone(S1). The land use/zoning information issued vide no: DH/4268/ZI/MTP/2014/269 dated 29/04/2014 as per ODP

for Vasco 201 which was notified in the Official Gazette Series III no: 45 dated 05/02/2009 and is located in Commercial zone

Now, this is to certify that the permission to use for the said plot is hereby granted subject to the provisions of the said Code and Rules there under and on the following conditions namely:

1. **Leveling 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 and to prevent non-sanitary conditions.
2. **Assessment:** The Applicant shall pay the non-agricultural assessment when fixed by the Collector under the said Code and Rules thereunder with effect from the date of this Sanad.
3. **Use:** The Applicant shall not use the said land and building erected or to be erected thereon for any purpose other than sanctioned 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 there under.
7. The Applicant shall comply with the provisions of Town and Country Planning Act in force in Goa. Any violations of these provisions shall be solely at the cost of the Applicant at his own peril.
8. If any person claims ownership right and succeeds in it, the conversion shall stand automatically revoked.
9. Sanad shall not take away Mundcarial/Tenancy rights of any individual, if any, existing in the said property and if the sanad is obtained by suppression of any vital facts, the sanad shall stand cancelled from the date of its issue the Applicant shall also be liable to restore land back to its original use at his own cost.



10. Any further development in the plot shall be strictly as per the rules in force.
11. No hill cutting or filling of low-lying area shall be undertaken without prior permission from the Chief Town Planner under section 17A of TCP Act.
12. 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
13. The Right of way of access is 15.00mts, hence front setback of minimum $7.50\text{mt} + 3.0\text{mts} = 10.50\text{mts}$, shall be kept from centerline of road.
14. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department, if required.
15. If Sanad is obtained by suppression of any vital information, it shall be revoked any time after knowledge of such fact from date of issue.
16. Prior N.O.C from Goa Coastal Zone Management Authority and other concern authorities/department before the commencement of any development, if required should be obtained.
17. Adequate arrangement shall be made so as not to affect the drainage portion in the area and flow of natural water.



13. If this Sanad is inconsistent with any law in force in the state of Goa or any decision of Hon'ble Supreme Court or Hon'ble High Court of Bombay, this Sanad shall be ineffective to extent of such inconsistency.

19. In case inadvertently if there is any mistake in calculating the fees for conversion payable or there is revision of fees before issuance of Challan then the applicant shall to pay the difference along with simple interest of 12% per annum calculated from the date of issuance of original Challan till the date of payment thereof. The failure of refusal on part of the applicant or successor interest thereof in affecting the payment shall give the liberty to the undersign to revoke the said Sanad and/or recover the balance as arrears of land Revenue from Applicant.

20. In case of violation of any of the conditions or in case any N.O.C. etc. issued by any Department for effecting conversion is withdrawn, revoked or otherwise the conversion sanad shall also stand cancelled from such date of withdrawal, revocation or otherwise.

21. In future if any dispute arises regarding the ownership, title, etc, than the applicant shall be solely responsible and the Collector or any other authorized officer on his behalf shall be at liberty to revoke the Conversion Sanad granted without giving any notice/reasons.



Appendix-I

Length & Breadth	Total Superficial Area in Sq.mts	Forming (part Survey & Sub Div number	BOUNDARIES
North to South	East to West		
1	2	3	4
180.00 mts	130.00 mts	23400 Sq.mts	Sy no: 211/1-A, Sancolae Village, Mormugao-Goa

Conversion is Sanctioned for **Commercial purpose (C1)**. Applicant has credited Conversion fees of Rs. 17550000/- (One crore seventy five lakhs fifty five thousand only) vide Challan no 24 dated 16/07/2014 and remitted on 19/07/2014 in the State Bank of India, Margao Branch.

In witness whereof the Collector of South Goa District, Margao has hereunto set his hand and sent seal of his Office on behalf of the Government of Goa and the Applicant Umiya Holding Pvt. Ltd., 1075-G, 10th Main Road, 5th Cross, HAL II Stage, Indiranagar, Banglore-560008, hereunto set his hand this 30th day of July 2014.



Mr. Surendra N. Naik (General PoA holder)
Umiya Holding Pvt. Ltd., 1075-G,
10th Main Road, 5th Cross, HAL II Stage,
Indiranagar, Banglore-560008

Signature and designation of the witnesses:

1. Mansam Mayekar (Dm)
2. Rondas Gopakher



Arvind V. Bugde
(Arvind V. Bugde)
Additional Collector-I
South Goa District,
Margao-Goa

Copy to:

1. The Inspector of Survey and Land Records, Salcete/Mormugao
2. The Town and Country Planning Dept., Salcete/Mormugao
3. The Dy. Conservator of Forest, Margao-Goa.
4. The Mamlatdar of Salcete/Mormugao.



FORM I & XIV

नमुना नं १ व १४

Date : 31/01/2020

Page 1 of 1

Taluka MORMUGAO

Survey No. 211

तालुका

सर्वे नंबर

Village Sancoale

Sub Div. No. 1-A

गांव

हिस्सा नंबर

Name of the Field

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
0002.34.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0002.34.00

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 जमीन	Grand Total एकूण	Remarks शेरा
0000.00.00	0000.00.00	0000.00.00	0002.34.00	Part.Case No.LRC/PART/42/2007/1638 dt.26/10/200.

Assessment : Rs. 0.00
आकारFore Rs. 0.00
फोरPredial Rs. 0.00
प्रेदियालRent Rs. 0.00
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.,		15539	

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 नंRemarks
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 सिंचनांचा प्रारि	Remarks शेरा
					बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	जिरायत 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.

CERTIFIED COPY

Copy applied on

Copy ready on 31/1/2020

Copy delivered on

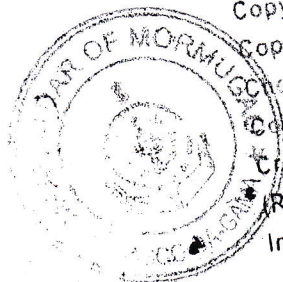
Checked by

Compared by

Credited amount of Rs.

Rs.

In this office vide receipt no. 31/1/2020



Mamlatdar Of Mormugao
Vesha-da-gama

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

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

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

भारत 15618 NON JUDICIAL गोवा
145684 OCT 24 2017



five one five nine two nine five 13:38

Rs. 5159295/- PB7072

INDIA

STAMP DUTY

GOA

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

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

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

भारत 15619 NON JUDICIAL गोवा
104684 OCT 24 2017



five one five nine two nine five 13:39

Rs. 5159295/- PB7072

INDIA

STAMP DUTY

GOA

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



DEED OF SALE

Handwritten signature

Handwritten signature

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

BETWEEN

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

AND

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

m. 7

Aniruddha

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



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

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

- (i) Deocalia De Souza (expired)

m. 7

Aurora

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

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



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

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

m-7

Aminda

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

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

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



m. g.

Anand

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

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



NOW THIS DEED WITNESSETH AS UNDER :

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

[Handwritten signature]

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



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

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4. For right of way

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



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

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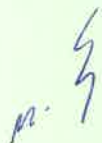
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equitably claiming or to claim by, from, under or in trust for them.

8. For further Assurance

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

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



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



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

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

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

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



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

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

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

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

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

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



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

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

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

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

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



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

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

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

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

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

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



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



SCHEDULE I ABOVE REFERRED TO
DESCRIPTION OF THE SAID PROPERTY

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

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

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

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

SOUTH : By Survey No. 198 .

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SCHEDULE II ABOVE REFERRED TO
DESCRIPTION OF THE SAID PLOT

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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



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

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



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

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

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

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

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

On the North by set Back of the said Property

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

On the North by set back of the said Property



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

On the North by Staircase and Lift of the said Block

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

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

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

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

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

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

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

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

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

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

On the South by Staircase and Corridor of the said Block

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

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

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

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

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

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

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



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

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

On the South by Set Back of the said Property

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

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

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

On the North by Staircase and Lift of the said Block

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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



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

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

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

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

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

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

SPECIFICATIONS

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

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

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



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



Left



Right:



mmh

Aniruddha

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



M-4




Left



Right:



In the presence of

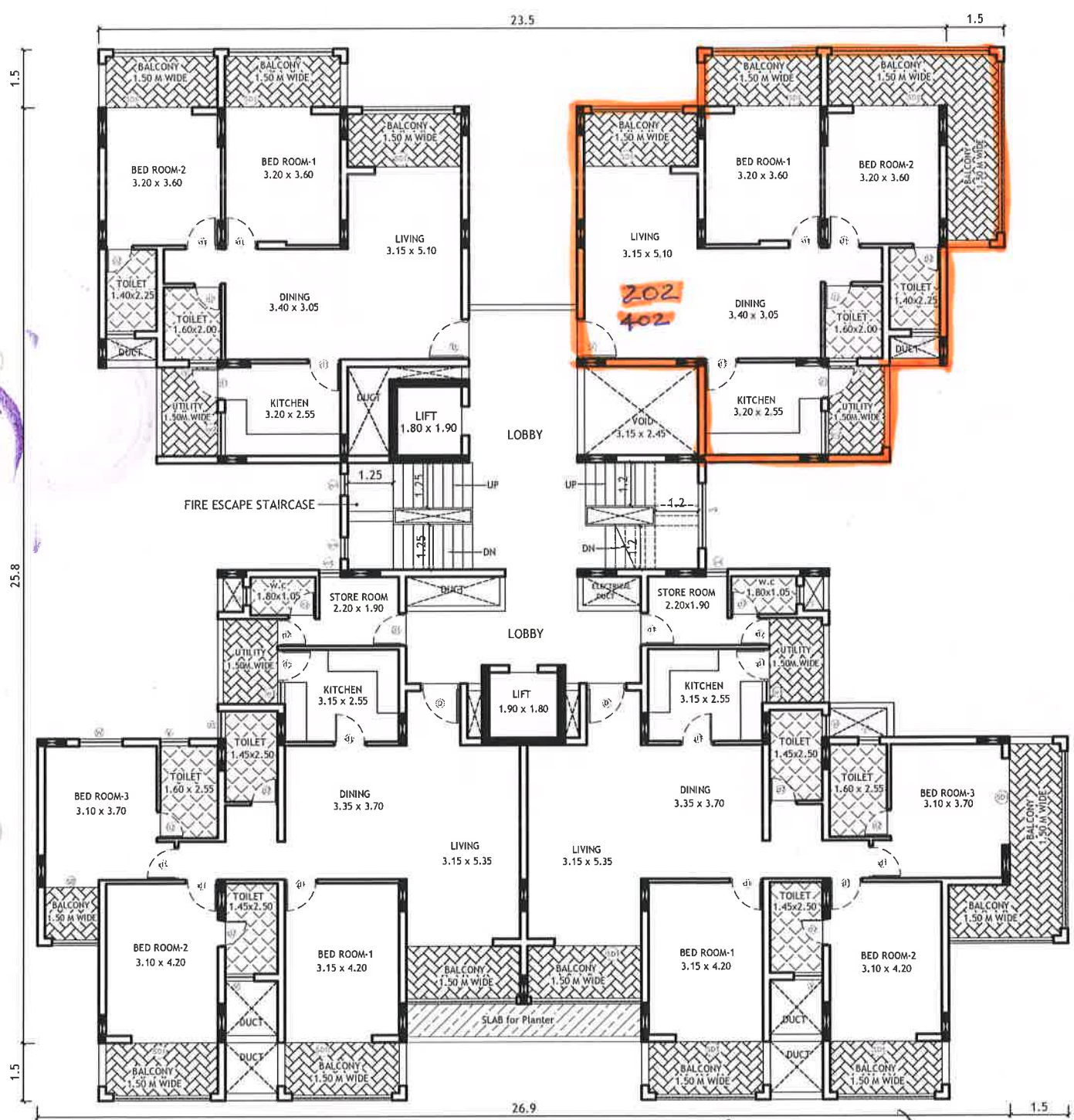
1. *Sundaravai* 

2. *Ganish Salgaonkar* 

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M-4

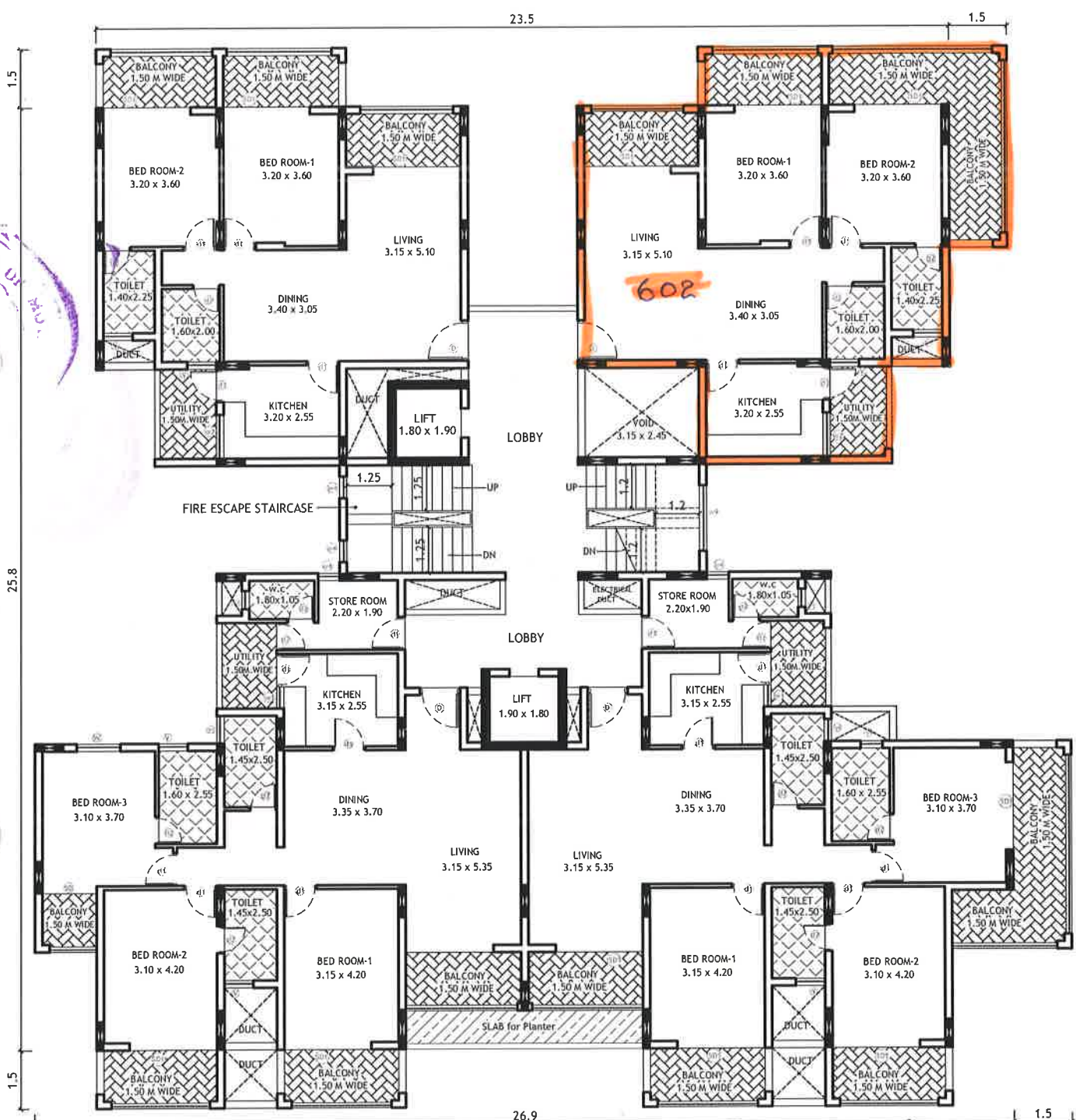
① & ②



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

m.g.

Amrullah



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

m/h

Amind

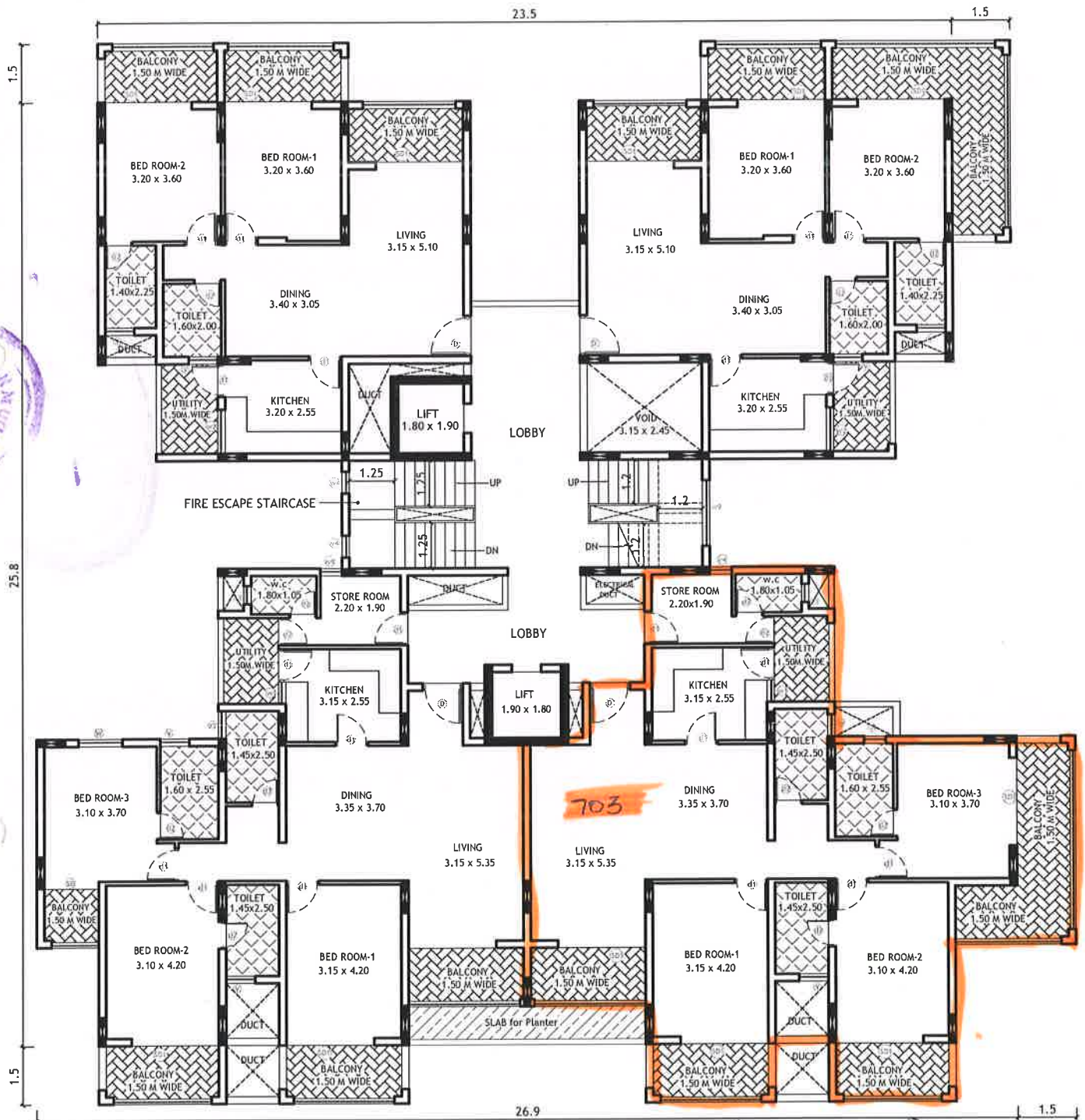
(A) 2 (5)



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

m.s

frimudd

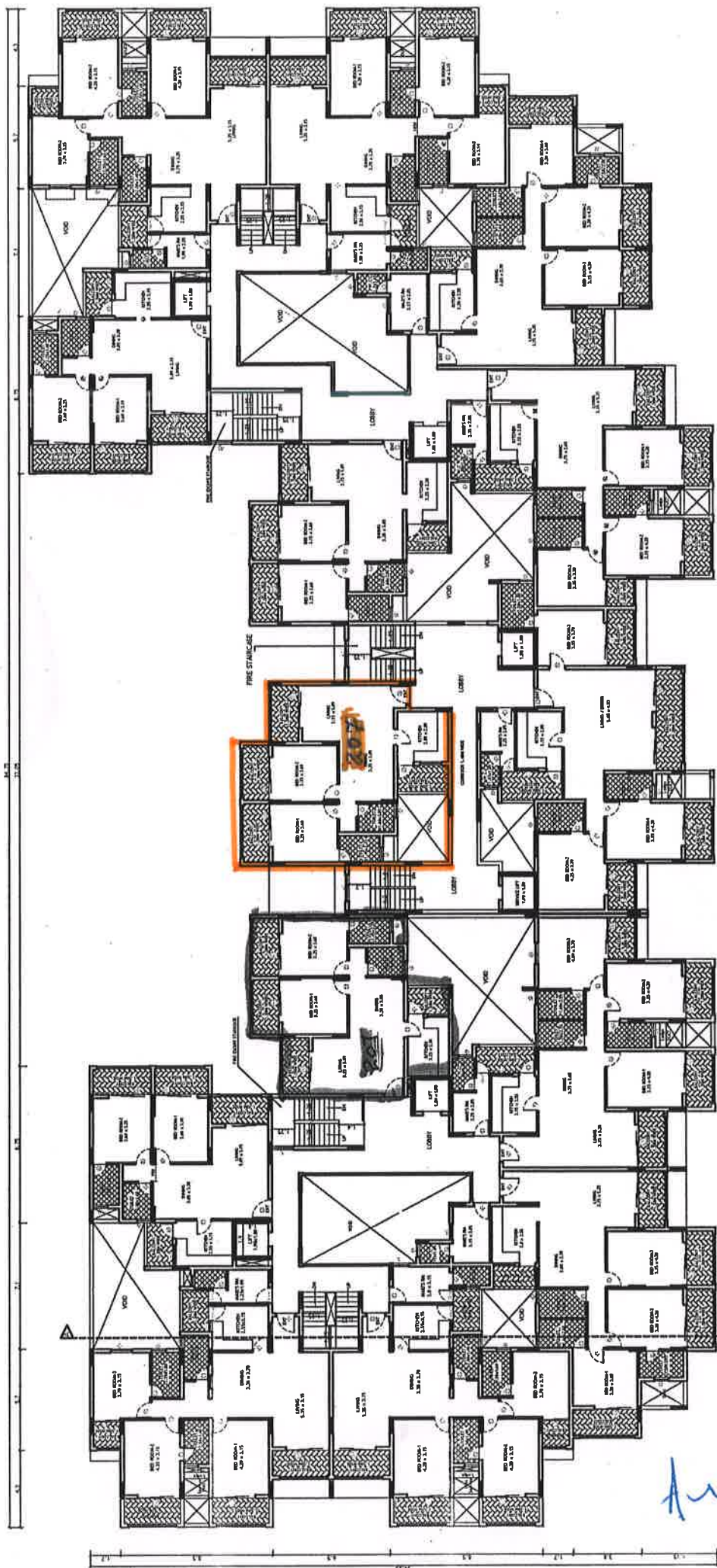


TYPICAL 2ND FLOOR TO 7TH FLOOR PLAN (BLOCK - "A")
SCALE - 1:100

m. g.

Amrullah

7

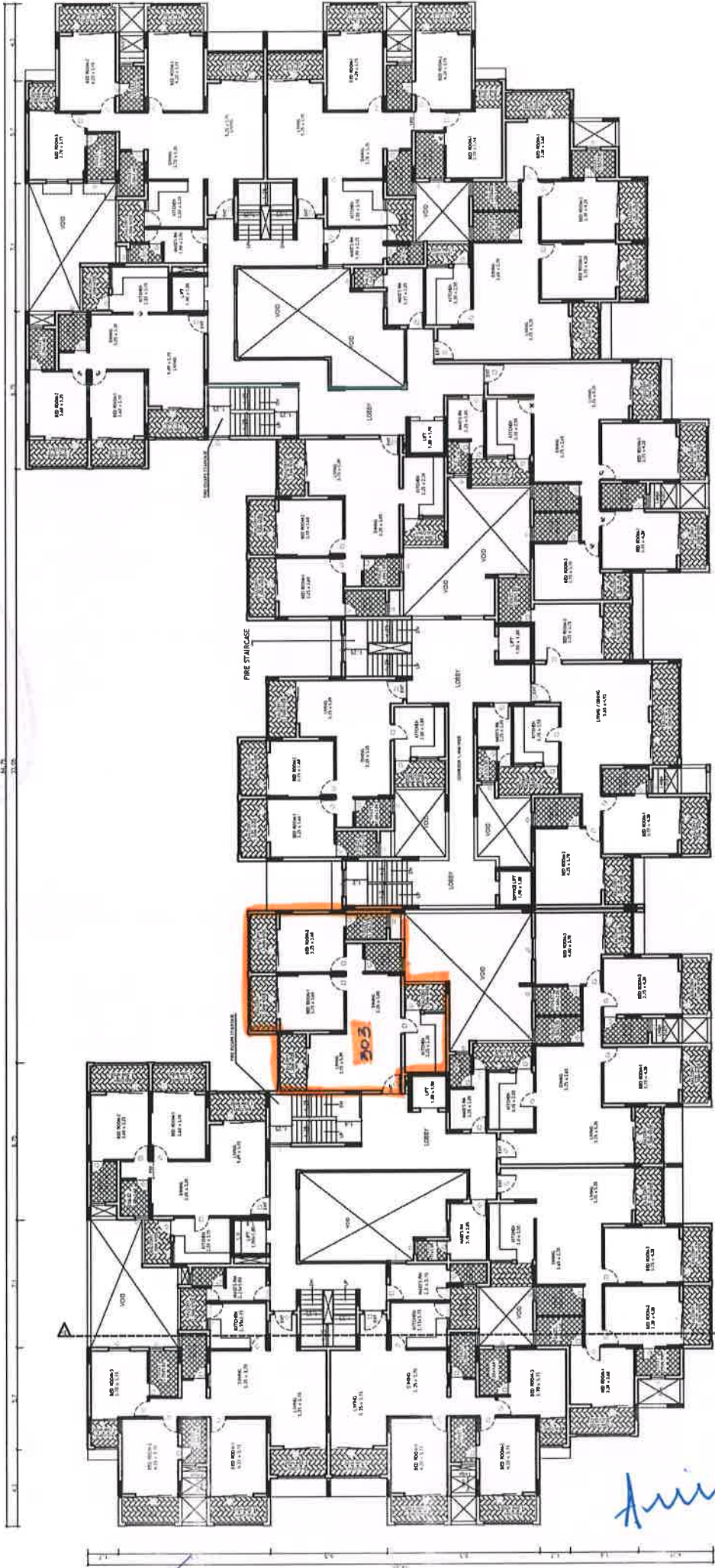


TYPICAL FLOOR PLAN
2ND FLOOR TO 7TH FLOOR
SCALE: 1/8" = 1'-0"
BLOCK - B

Handwritten signature or initials in blue ink.

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

8

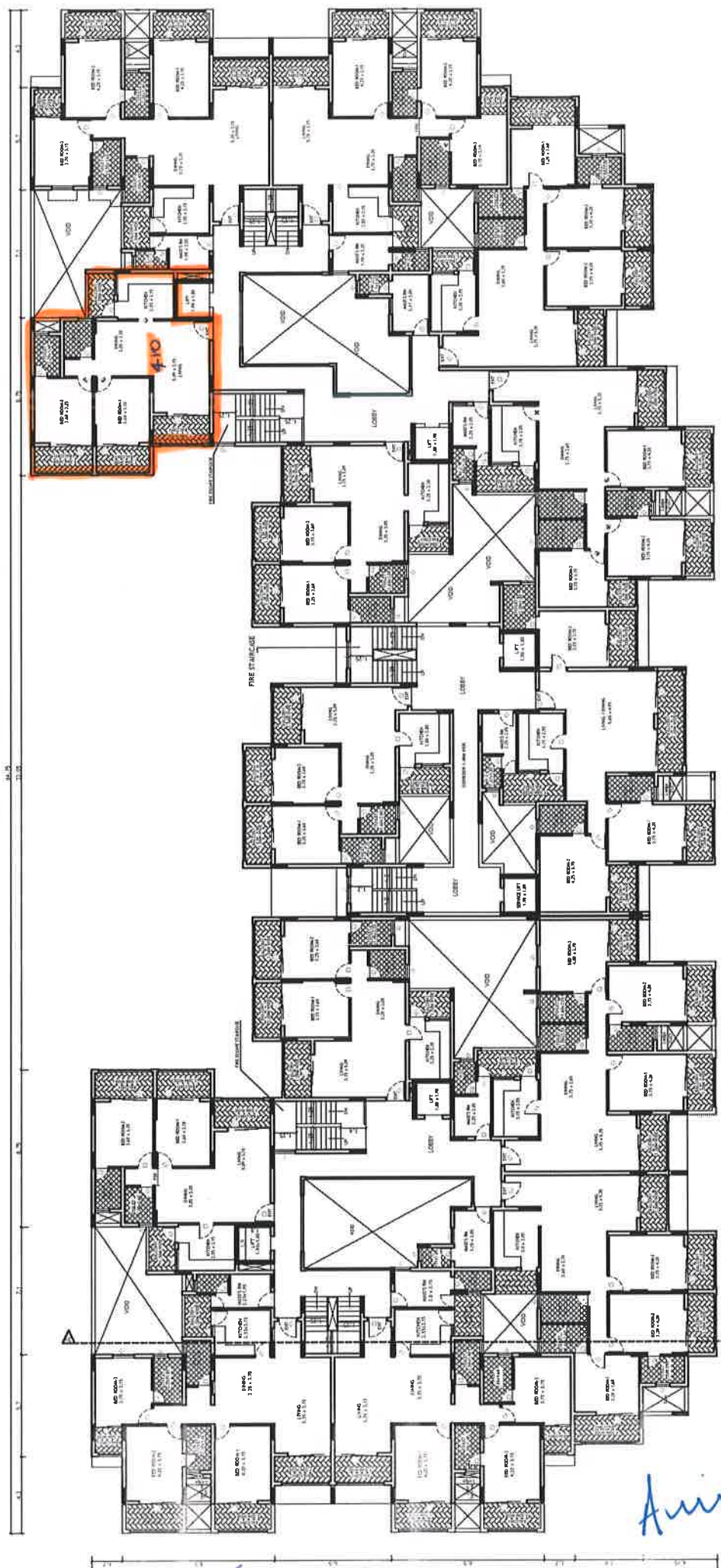
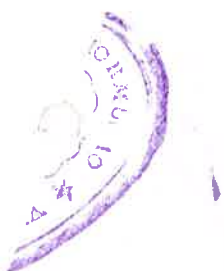


TYPICAL FLOOR PLAN
2ND FLOOR TO 7TH FLOOR
Block - B

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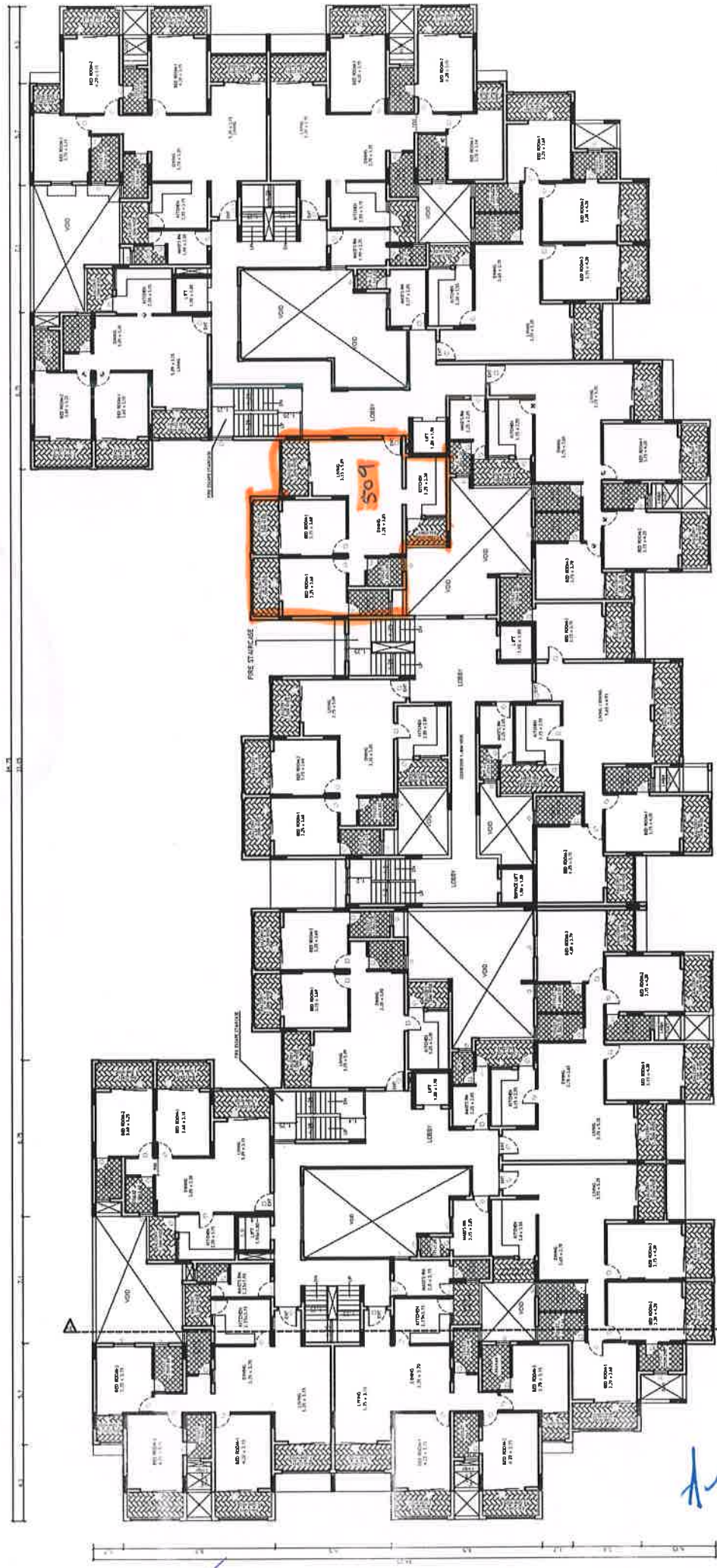
M.S.

9



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

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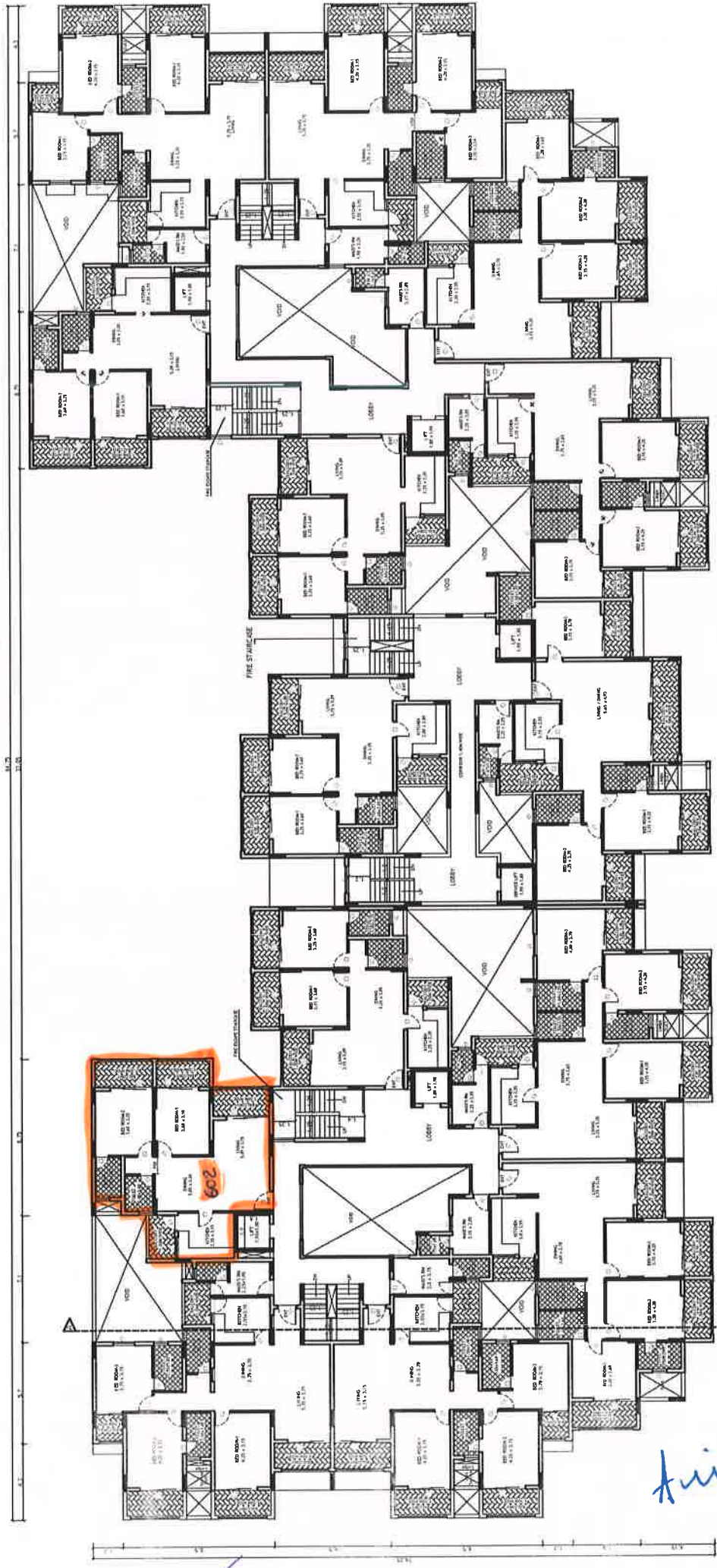


TYPICAL FLOOR PLAN
 2nd FLOOR TO 7TH FLOOR
 BLOCK - B

Handwritten signature or initials in blue ink.

Handwritten initials 'MS' in blue ink.

FT

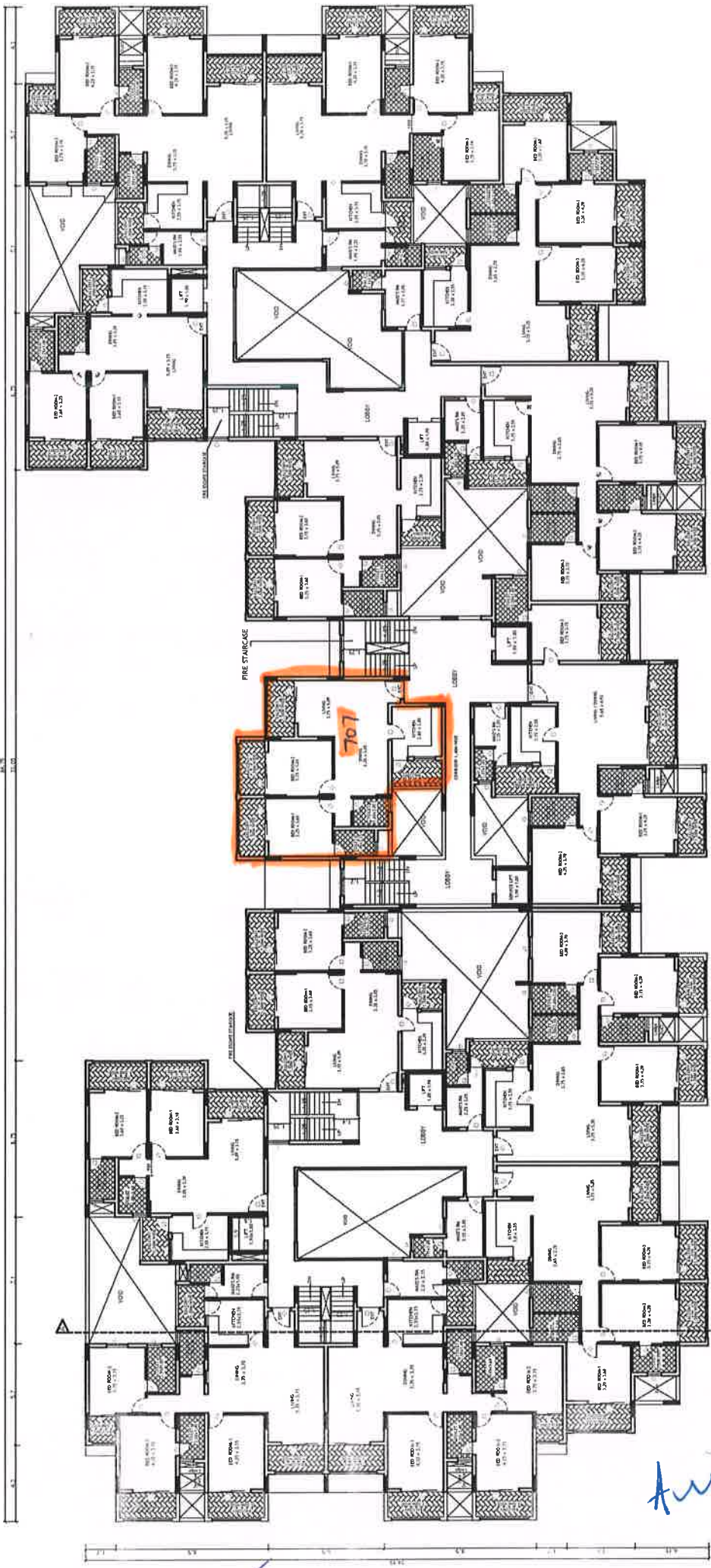


TYPICAL FLOOR PLAN
2ND FLOOR TO 7TH FLOOR
SCALE - 1/100
BLOCK - B

Amundal

A-5

12



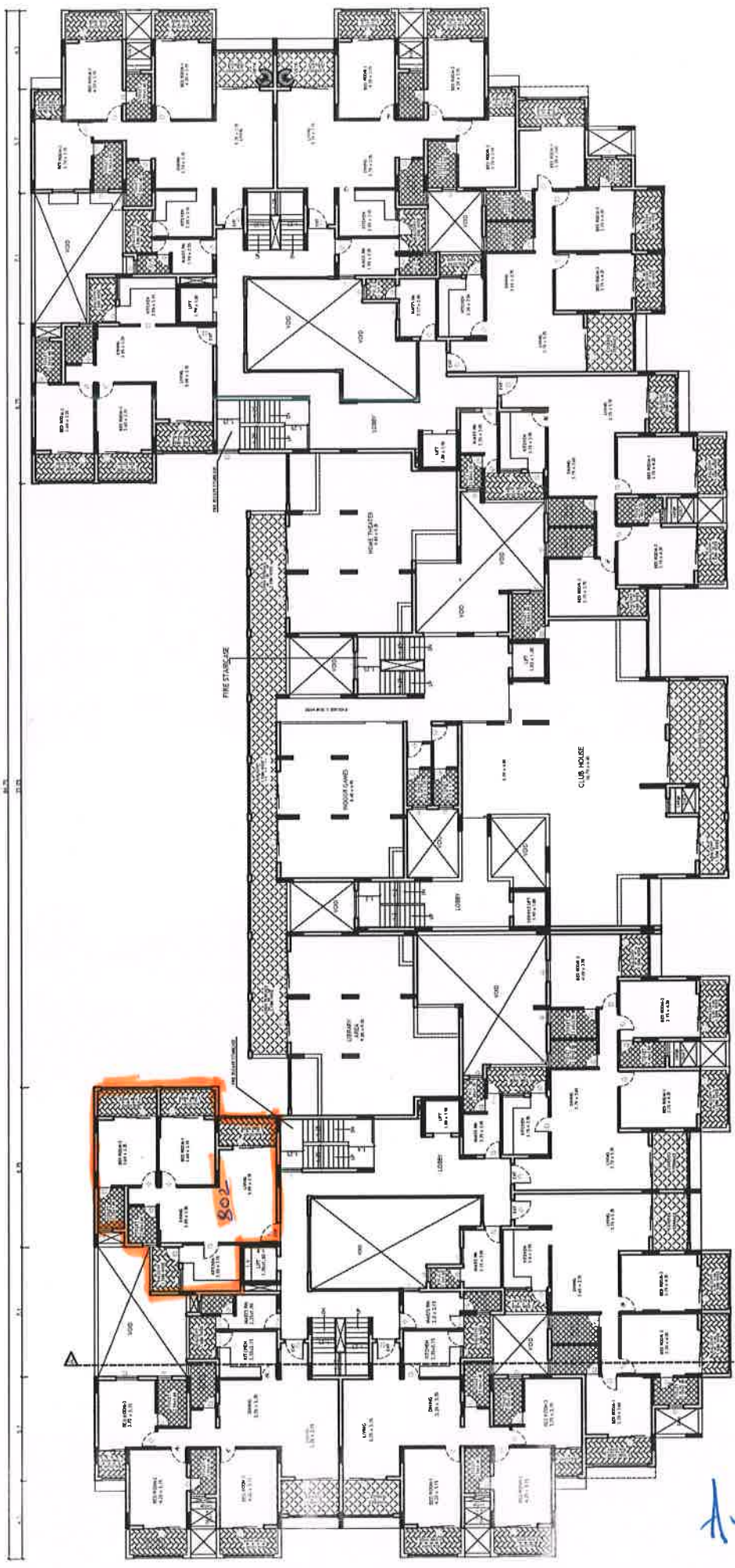
TYPICAL FLOOR PLAN
2ND FLOOR TO 7TH FLOOR
SCALE 1/16"

Block - B

Amund

M. S.

13

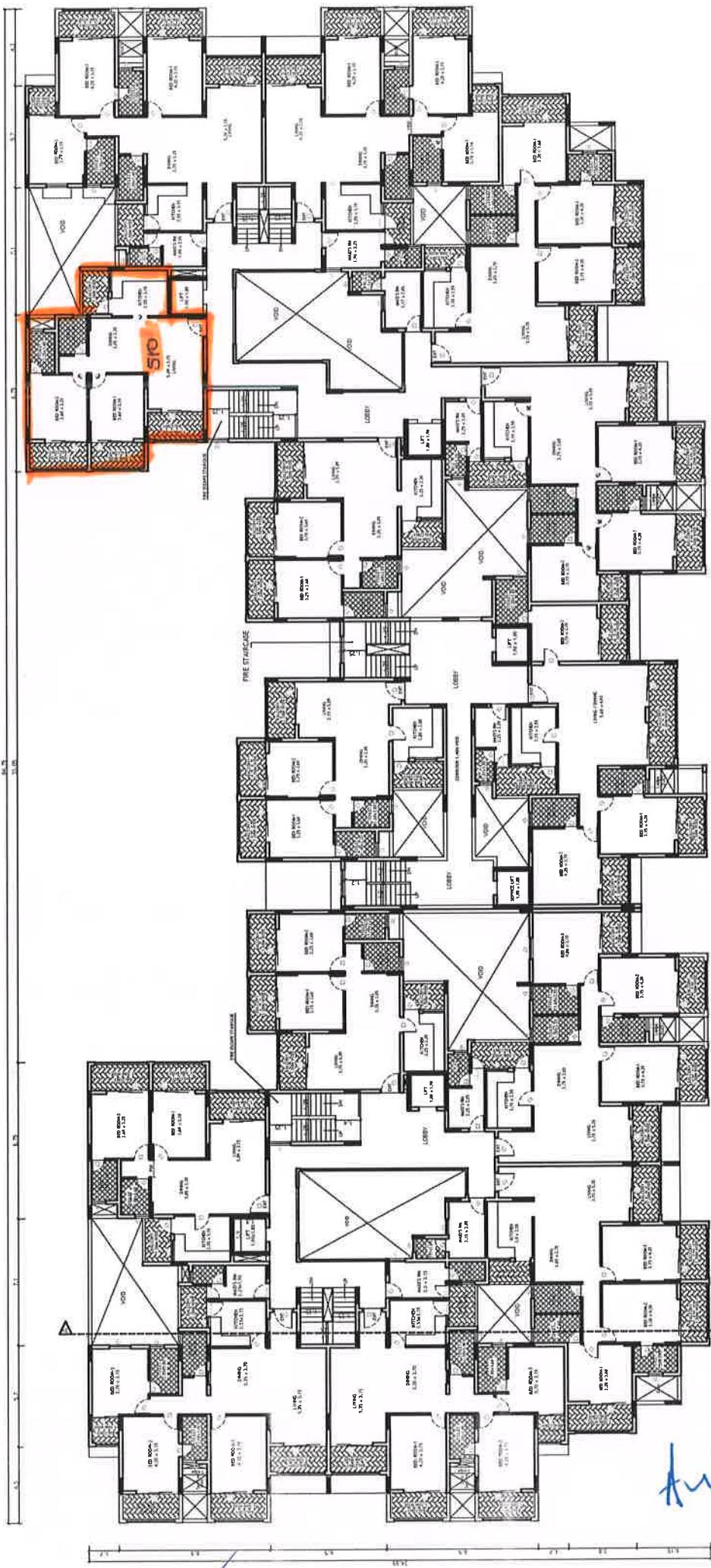


8TH FLOOR PLAN
SCALE: 1/8" = 1'-0"
BLOCK-B

Handwritten signature

Handwritten initials

14

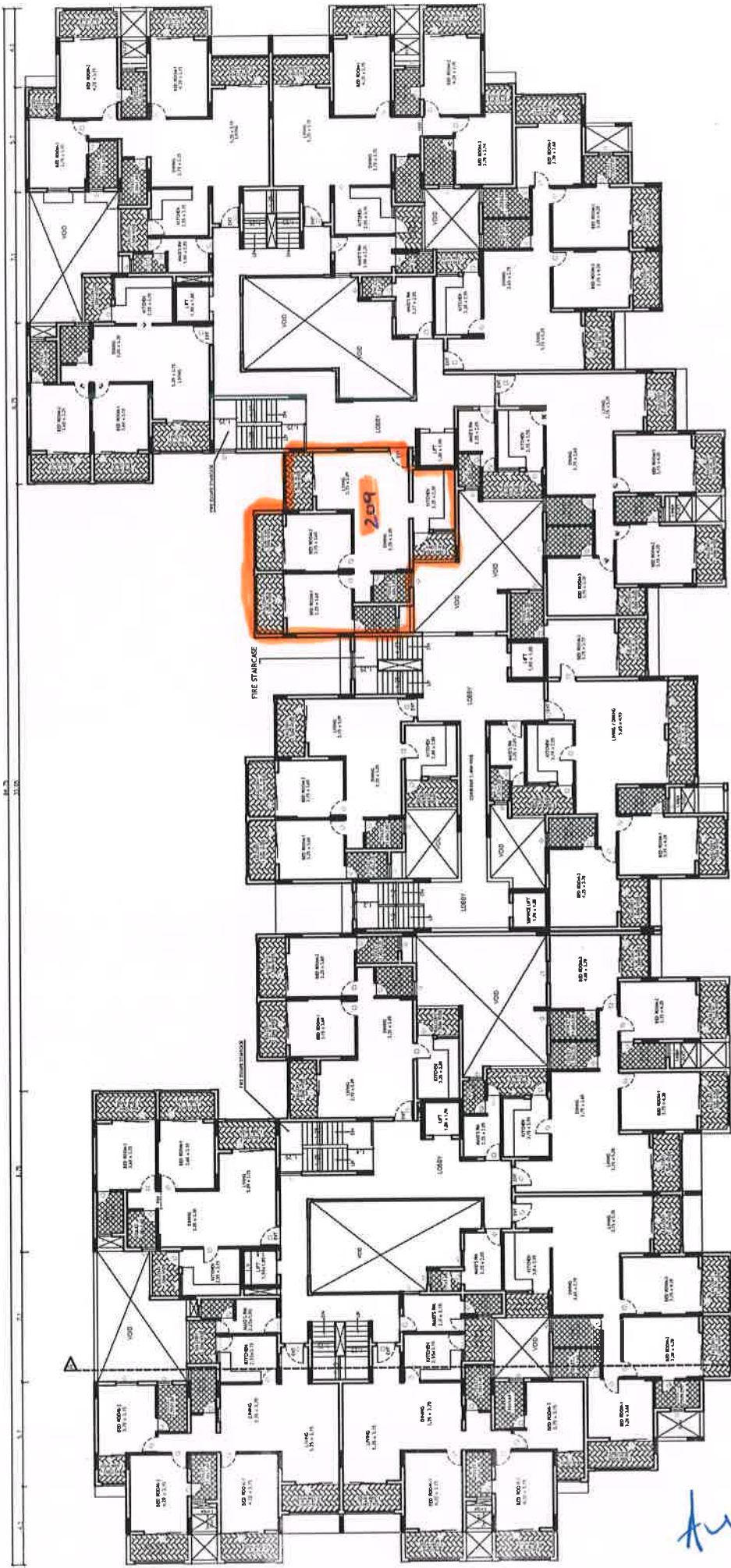
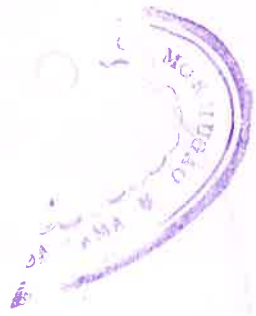


TYPICAL FLOOR PLAN
 2ND FLOOR TO 7TH FLOOR
 SCALE - 1/100
 BLOCK - B

Handwritten signature in blue ink.

Handwritten initials 'm' and a lightning bolt symbol.

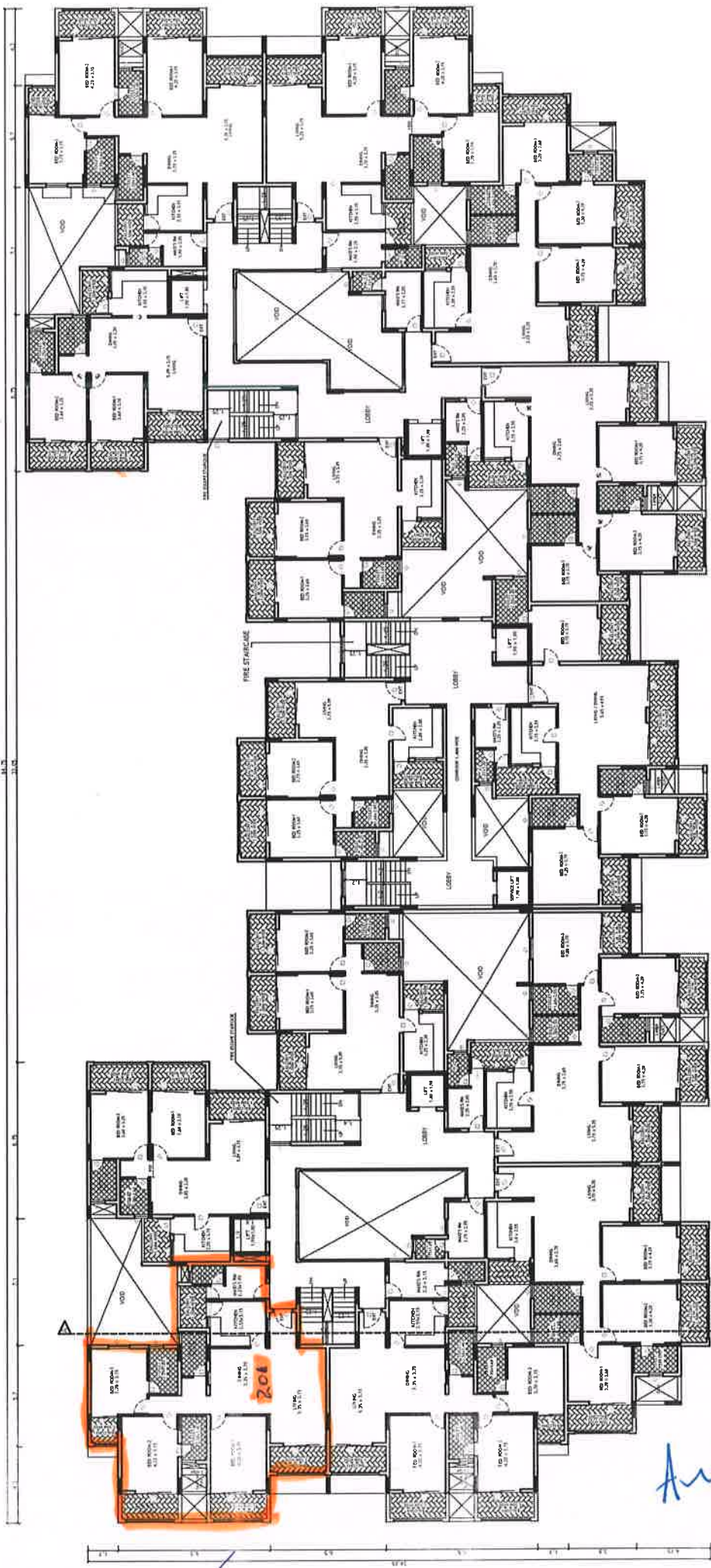
15



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

Handwritten signature

Handwritten initials

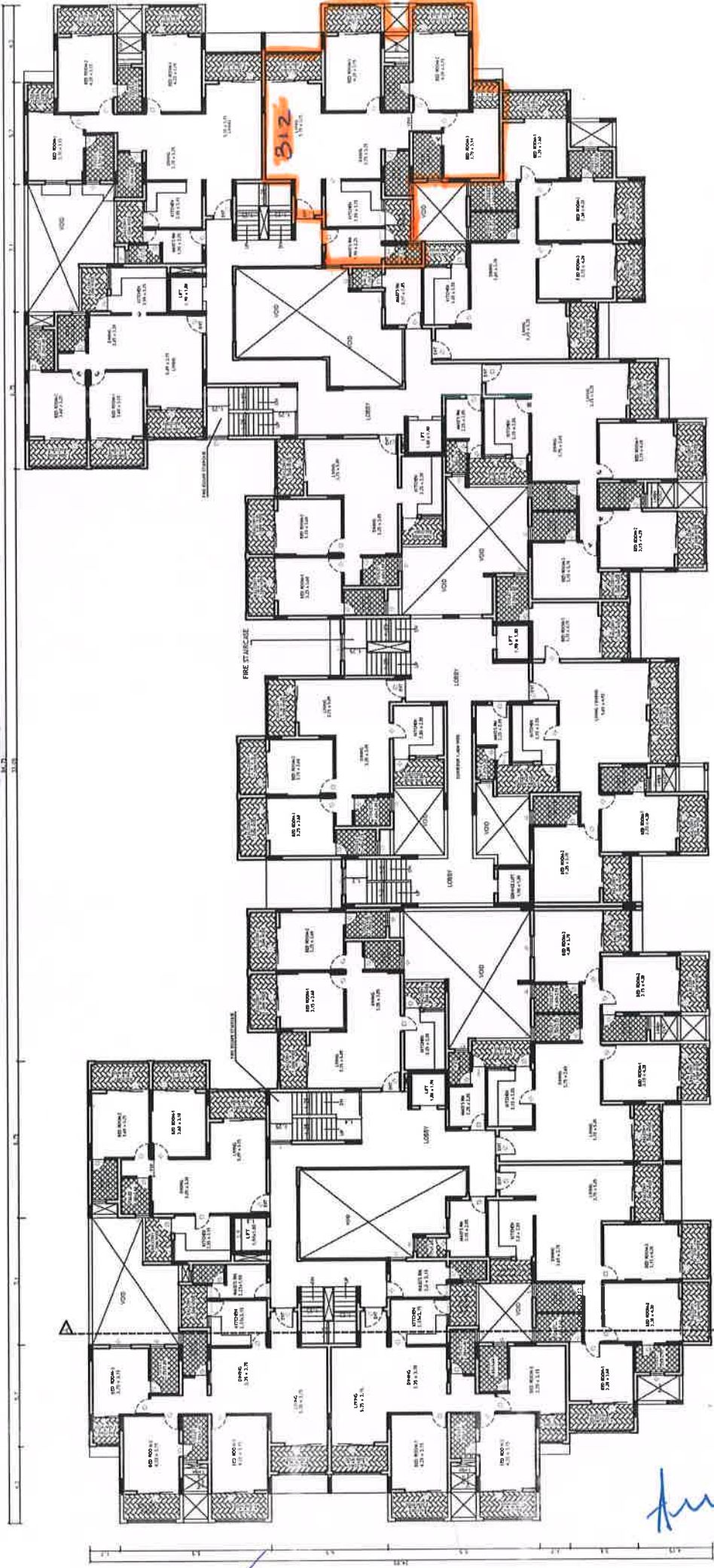


TYPICAL FLOOR PLAN
2nd FLOOR TO 7TH FLOOR
SCALE - 1/16"

Handwritten signature in blue ink.

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

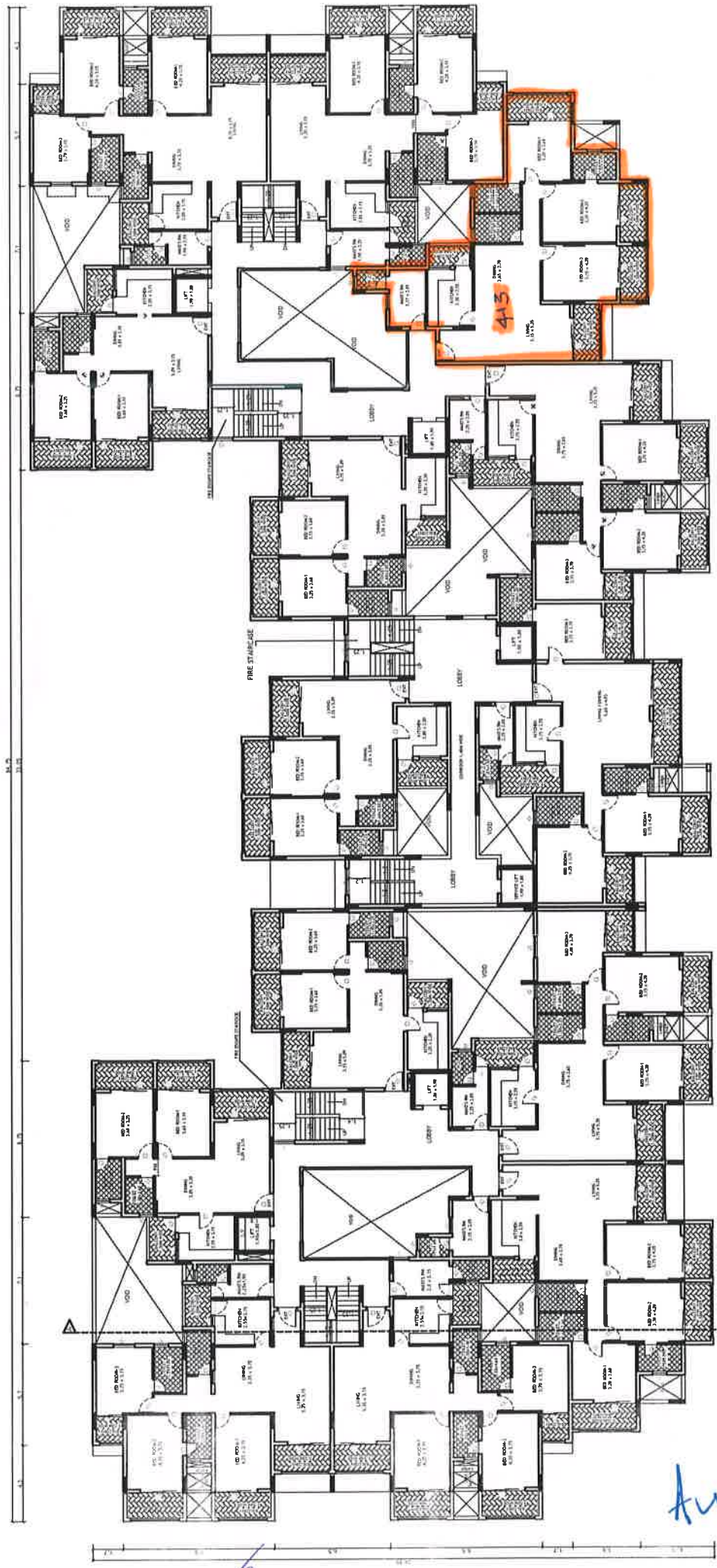
17



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

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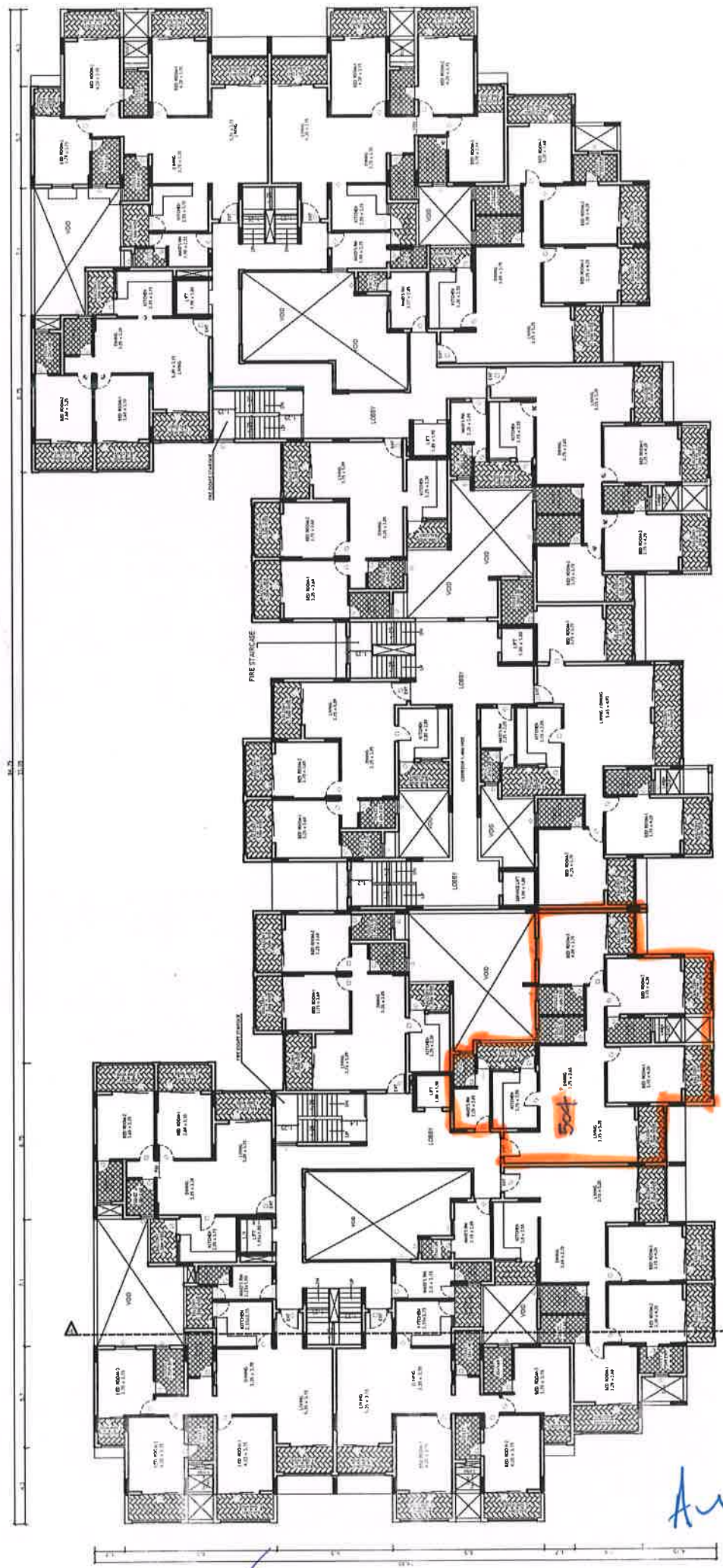
181



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

Amundal

19



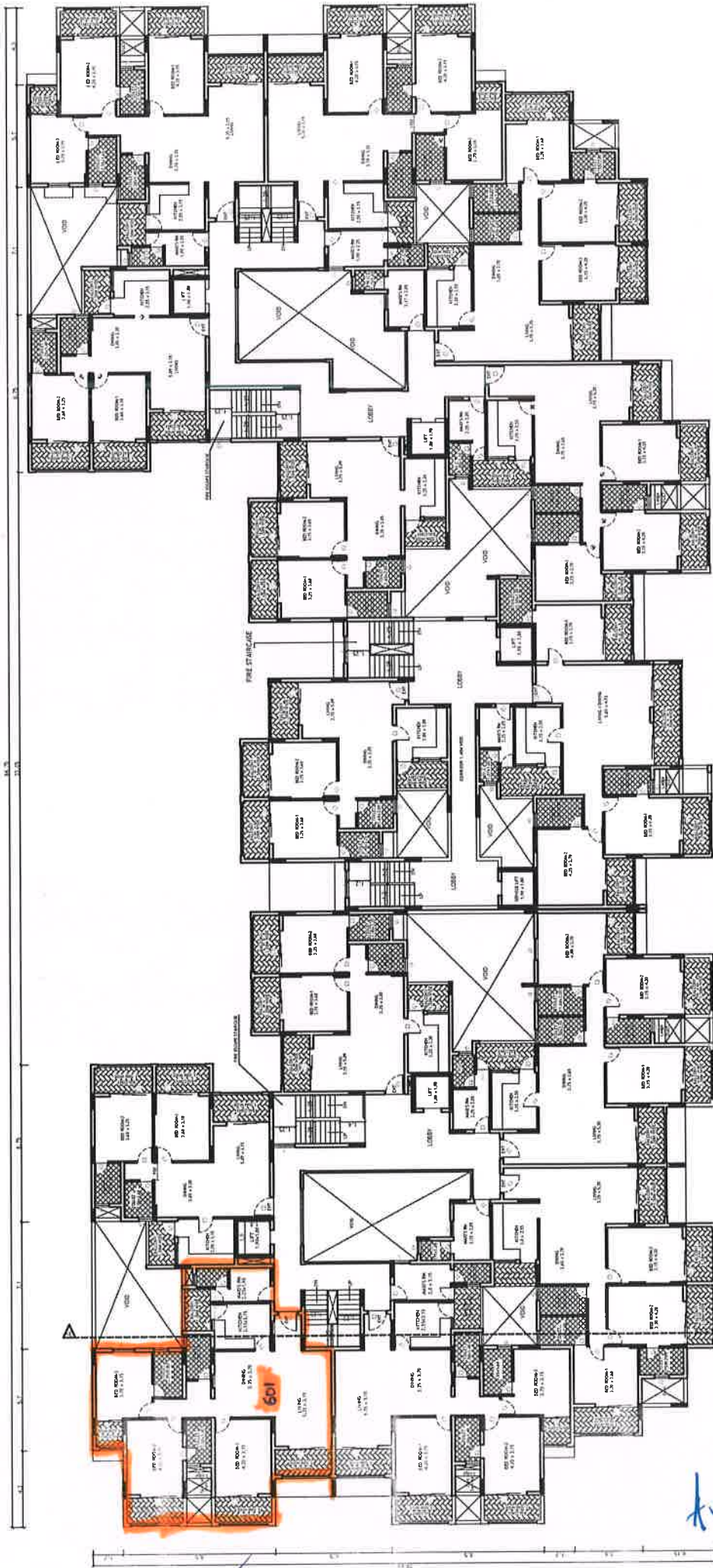
TYPICAL FLOOR PLAN
2nd FLOOR TO 7TH FLOOR
SCALE - 1/160
Block - B

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-54-

20

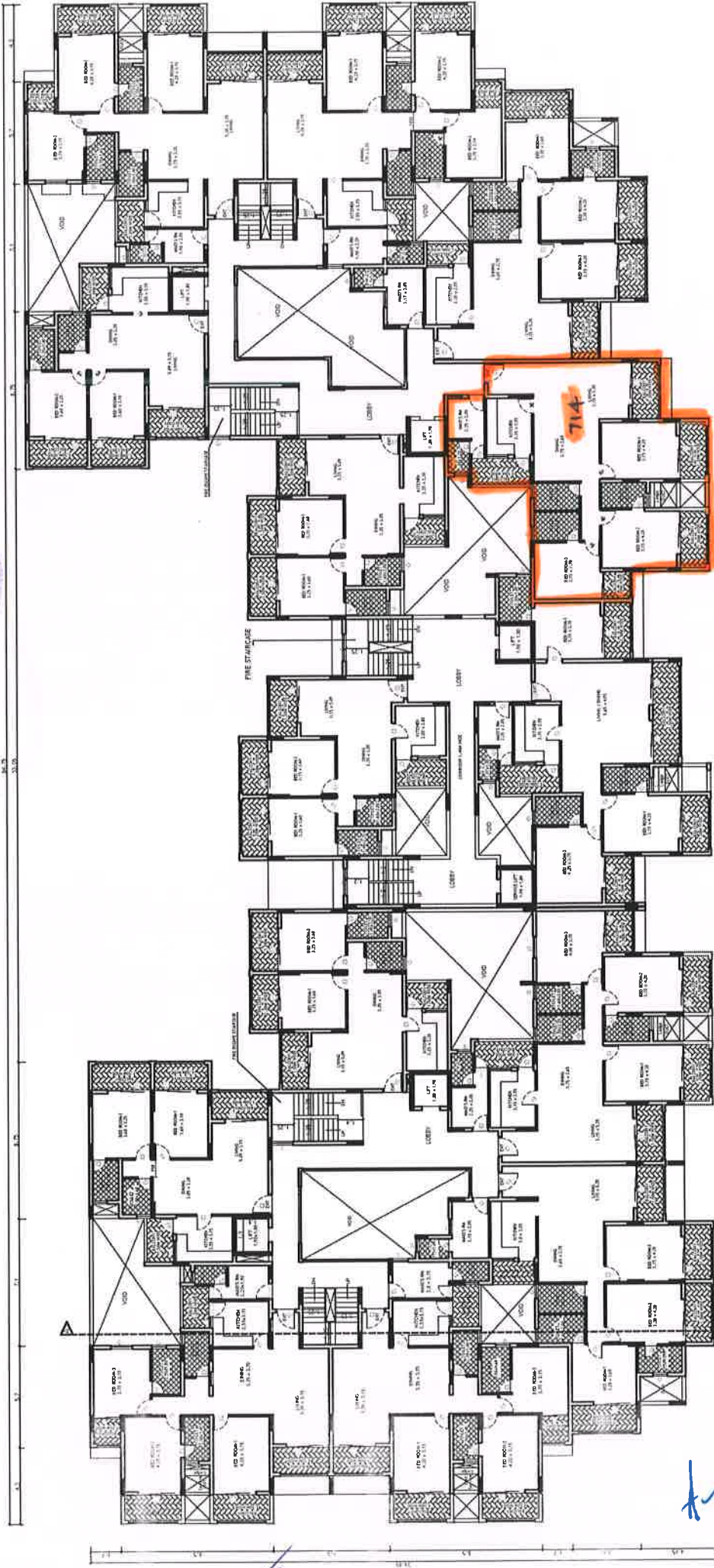


TYPICAL FLOOR PLAN
2nd FLOOR TO 7TH FLOOR
BLOCK - B

Handwritten signature

n.s.

18



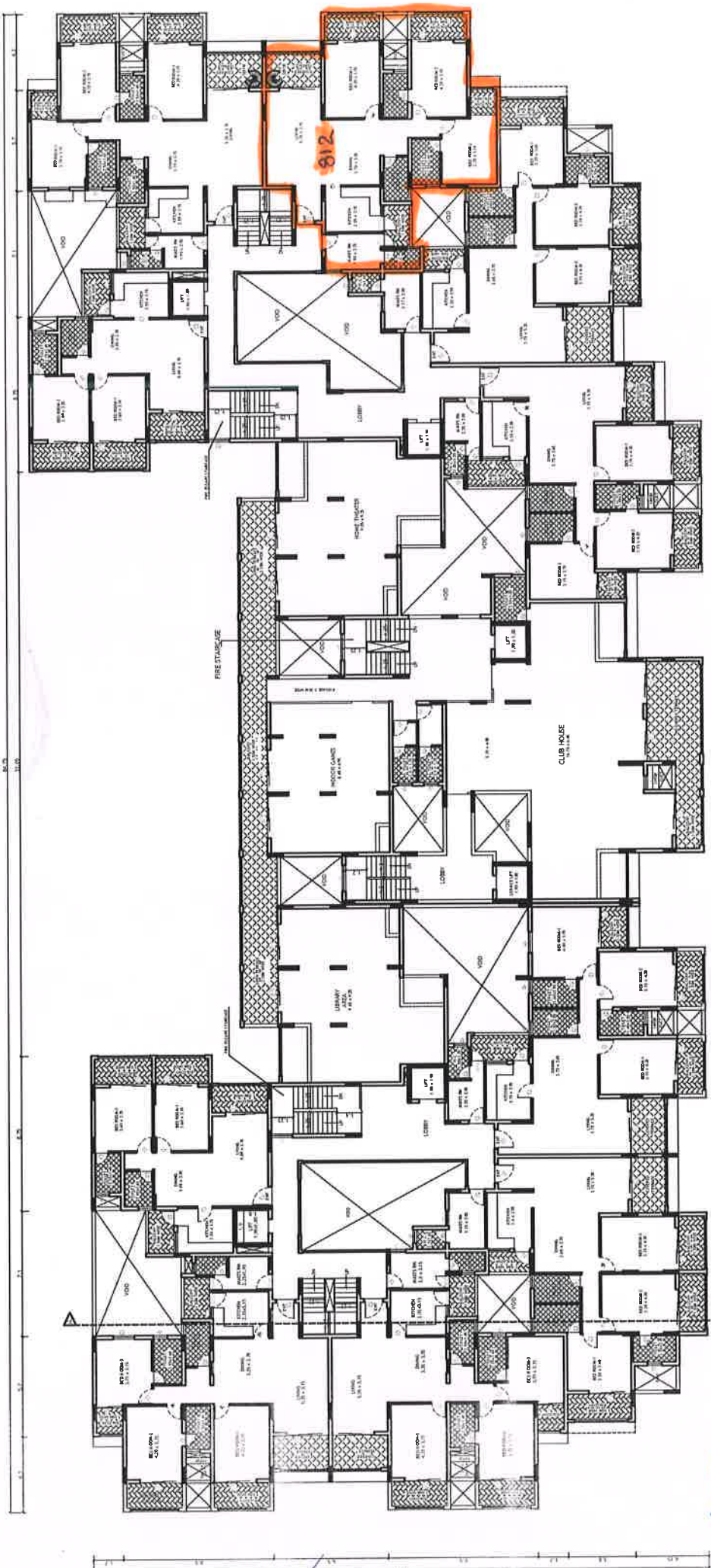
TYPICAL FLOOR PLAN
2nd FLOOR TO 7TH FLOOR
SCALE: 1:100

Block - B

Handwritten signature

Handwritten initials

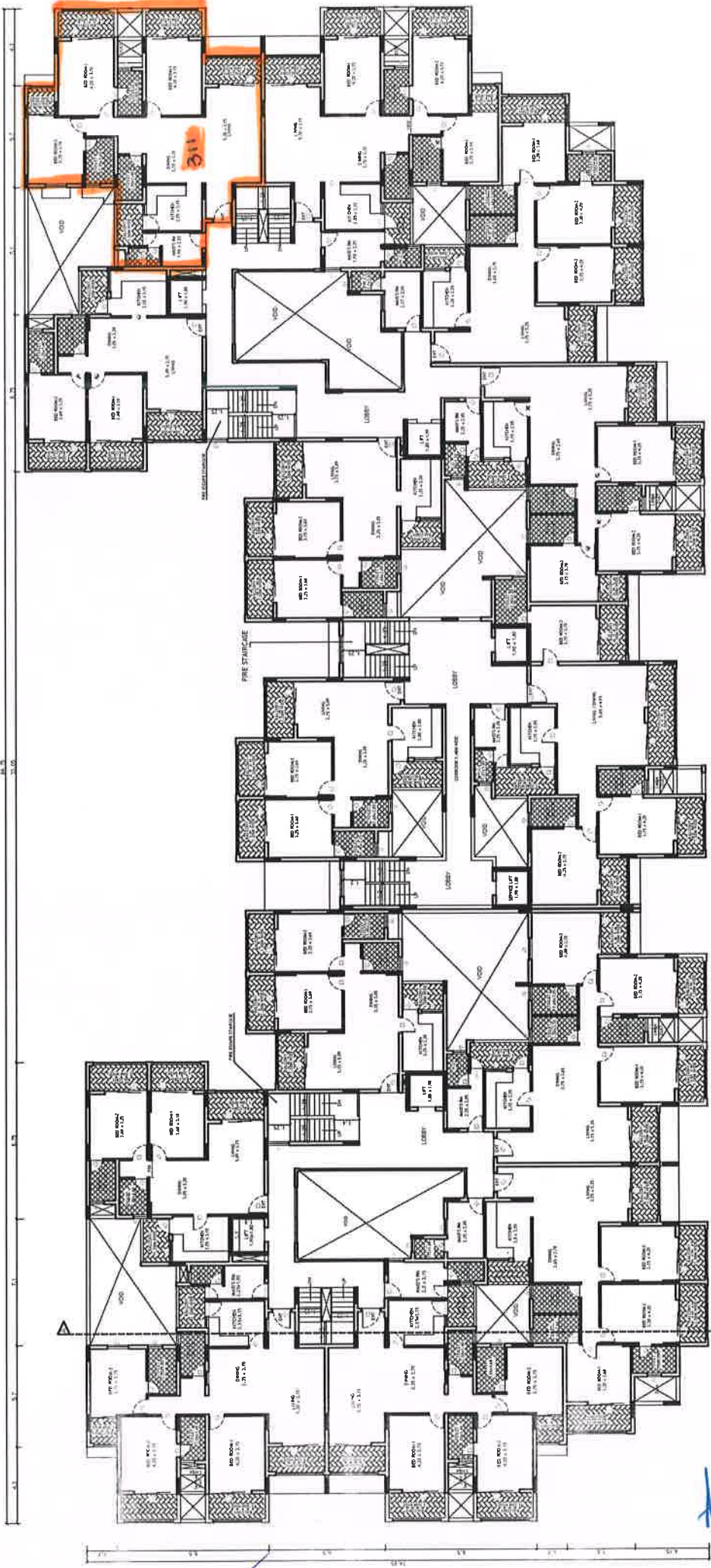
22



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

Handwritten signature

23

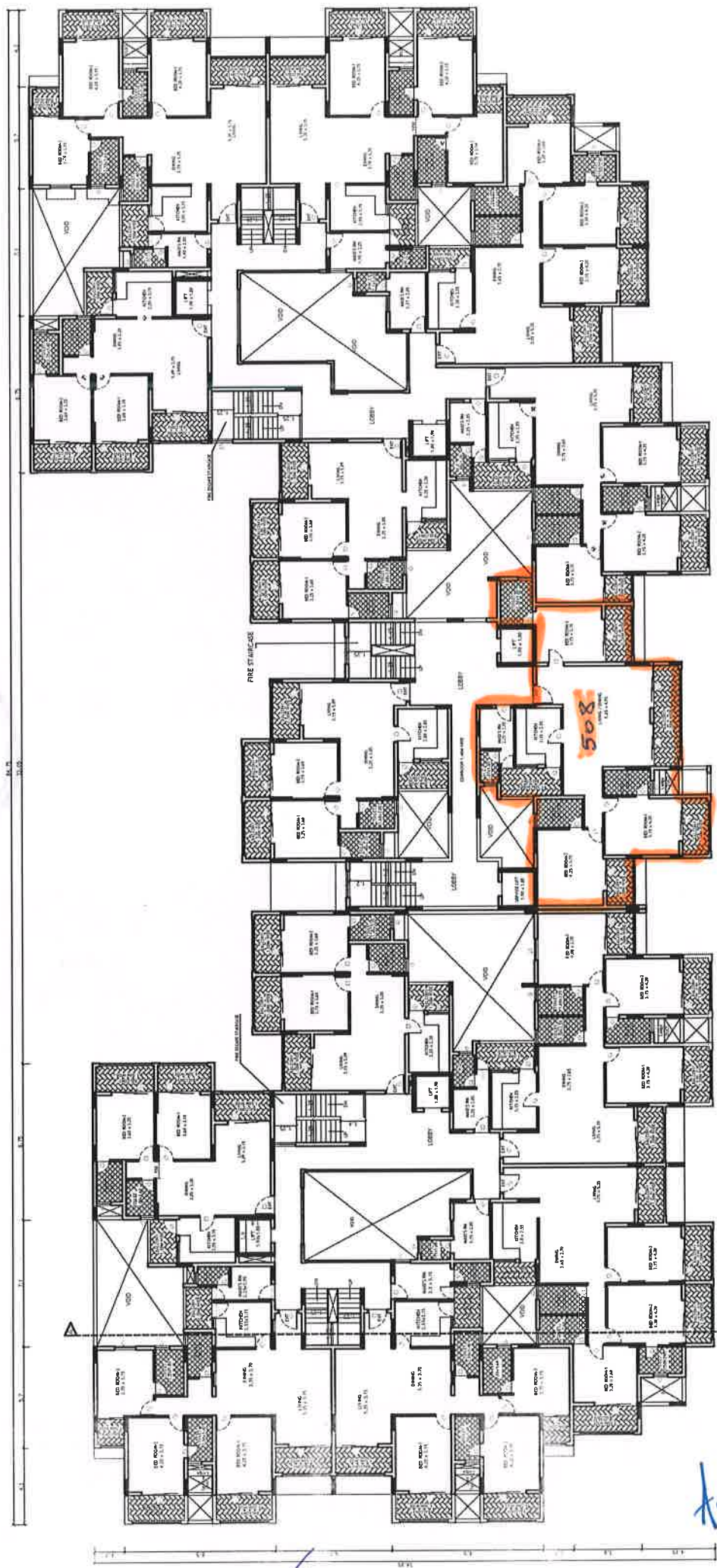


TYPICAL FLOOR PLAN
2ND FLOOR TO 27TH FLOOR
SCALE 1/8" = 1'-0"

Block-13

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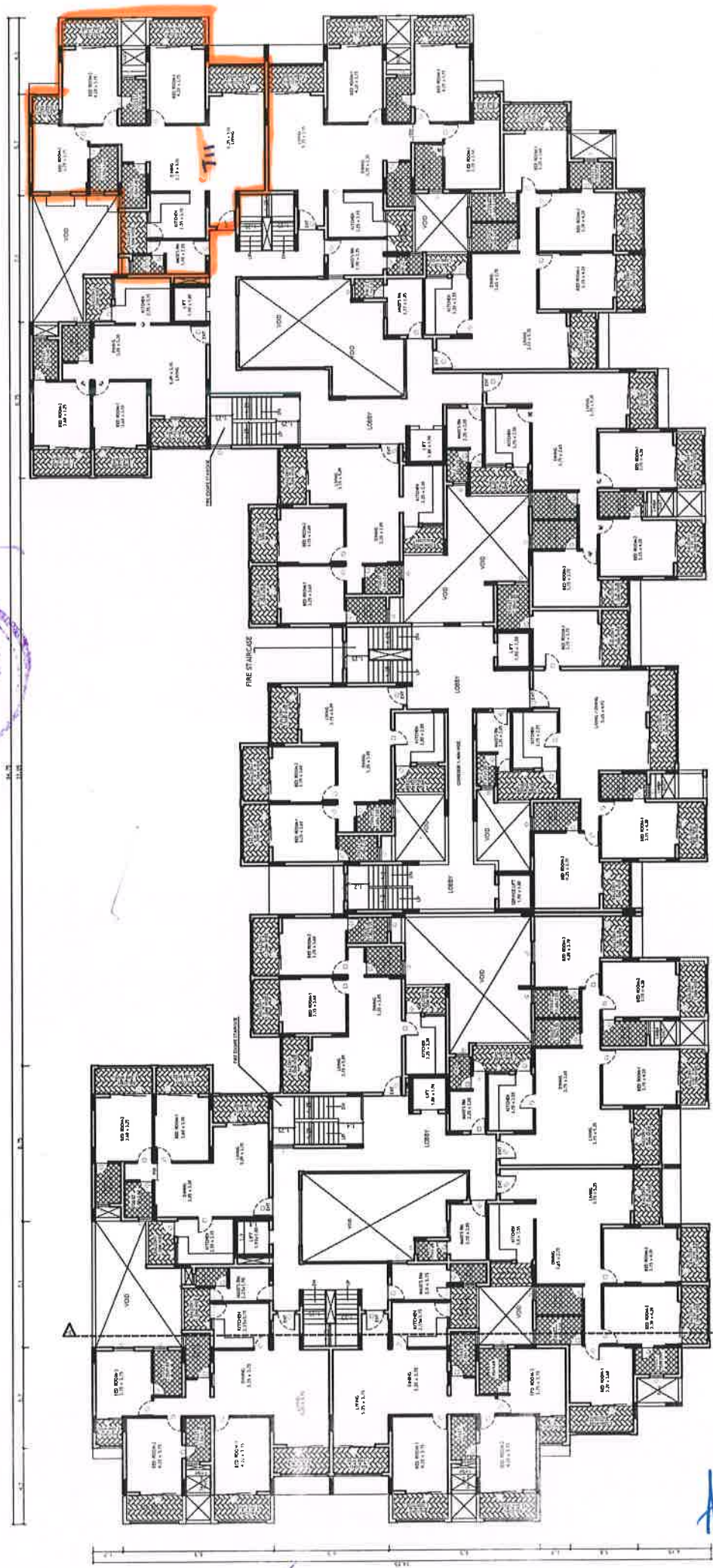
24



TYPICAL FLOOR PLAN
2ND FLOOR TO 7TH FLOOR
SCALE: 1/160
BLOCK - B

Handwritten signature

25

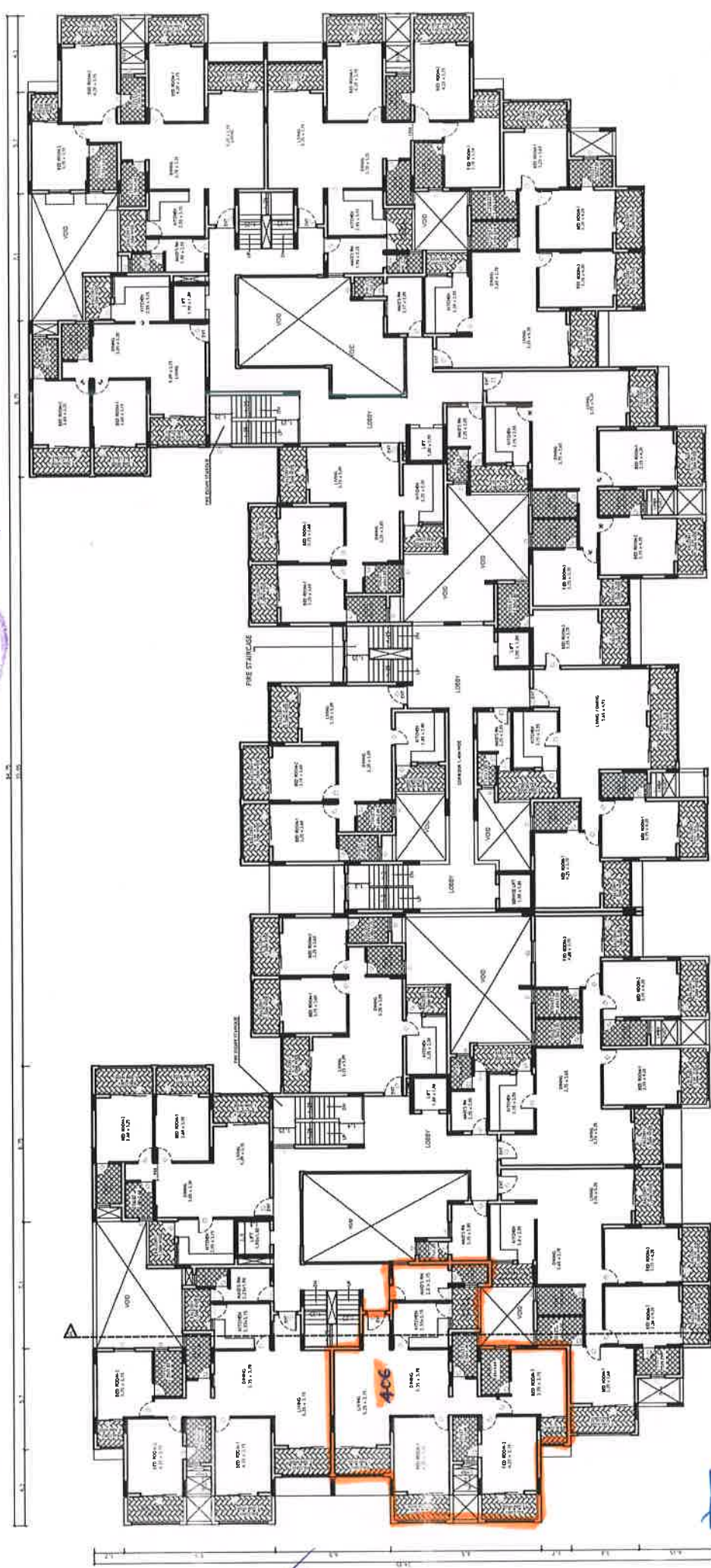


TYPICAL FLOOR PLAN
2nd FLOOR TO 27th FLOOR
SCALE: 1:100

Block-B

Handwritten signature

26

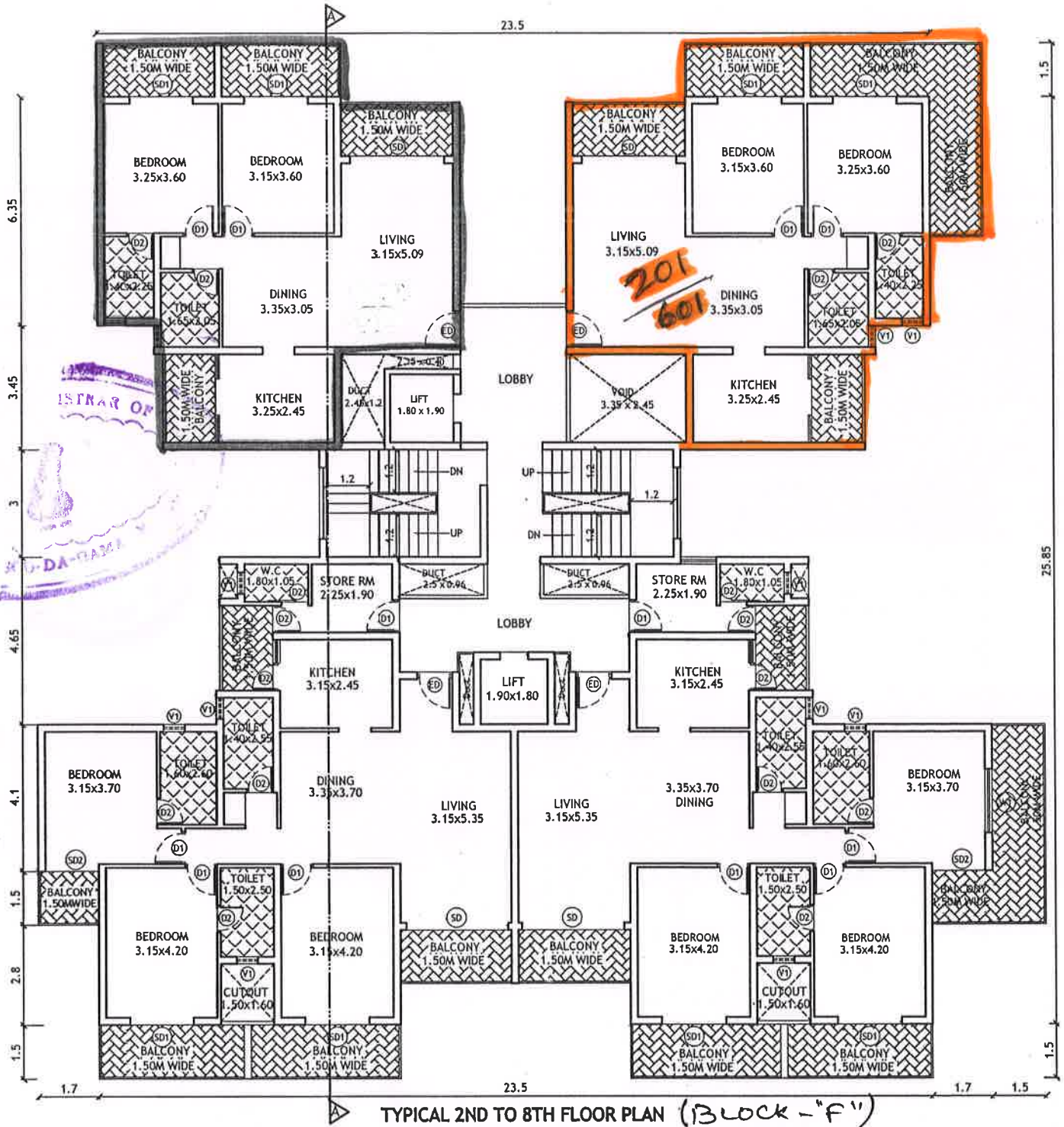


TYPICAL FLOOR PLAN
2ND FLOOR TO 7TH FLOOR
SCALE - 1/100
Block 'B'

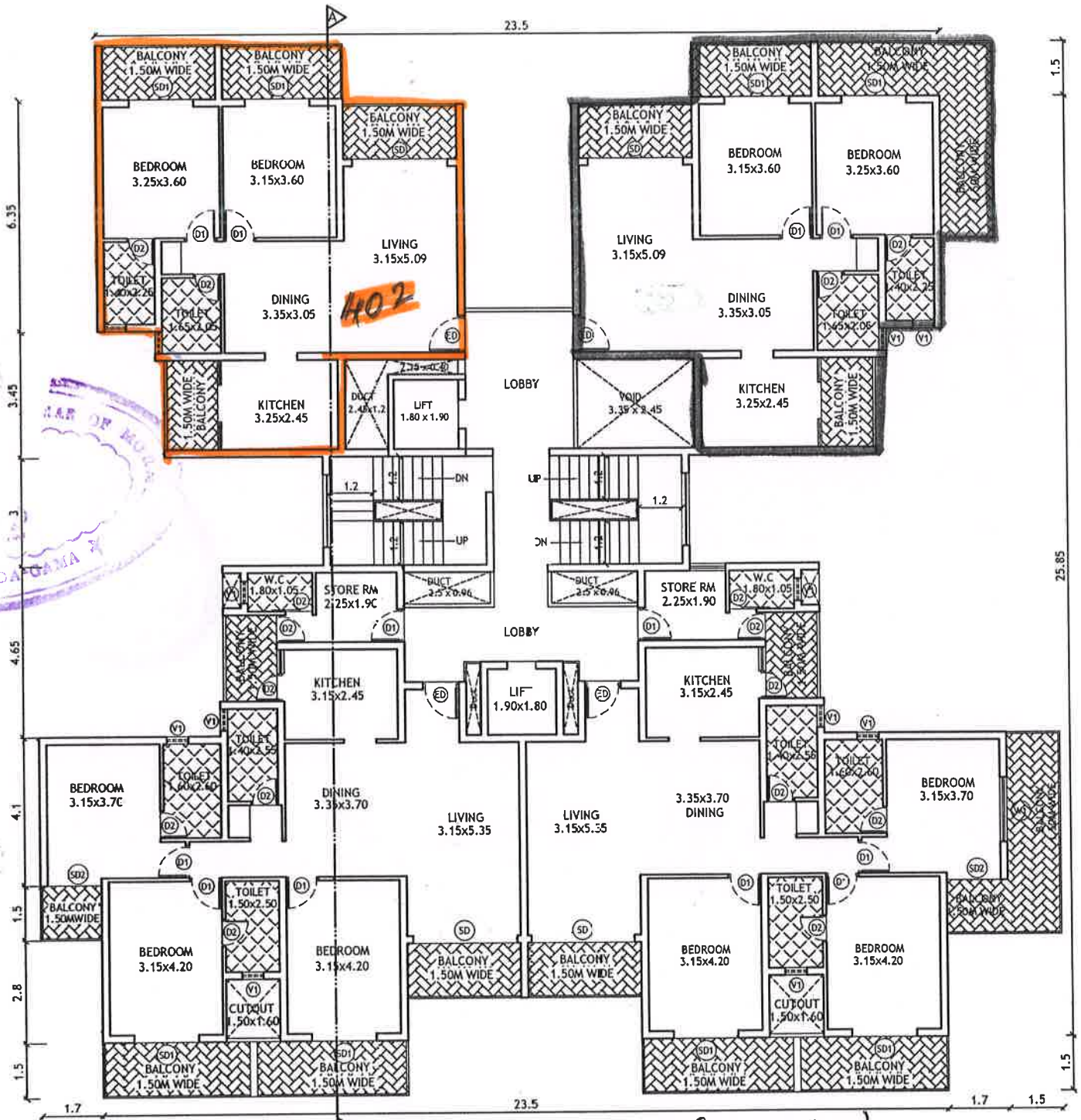
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TYPICAL 2ND TO 8TH FLOOR PLAN (BLOCK - "F")
SCALE - 1:100

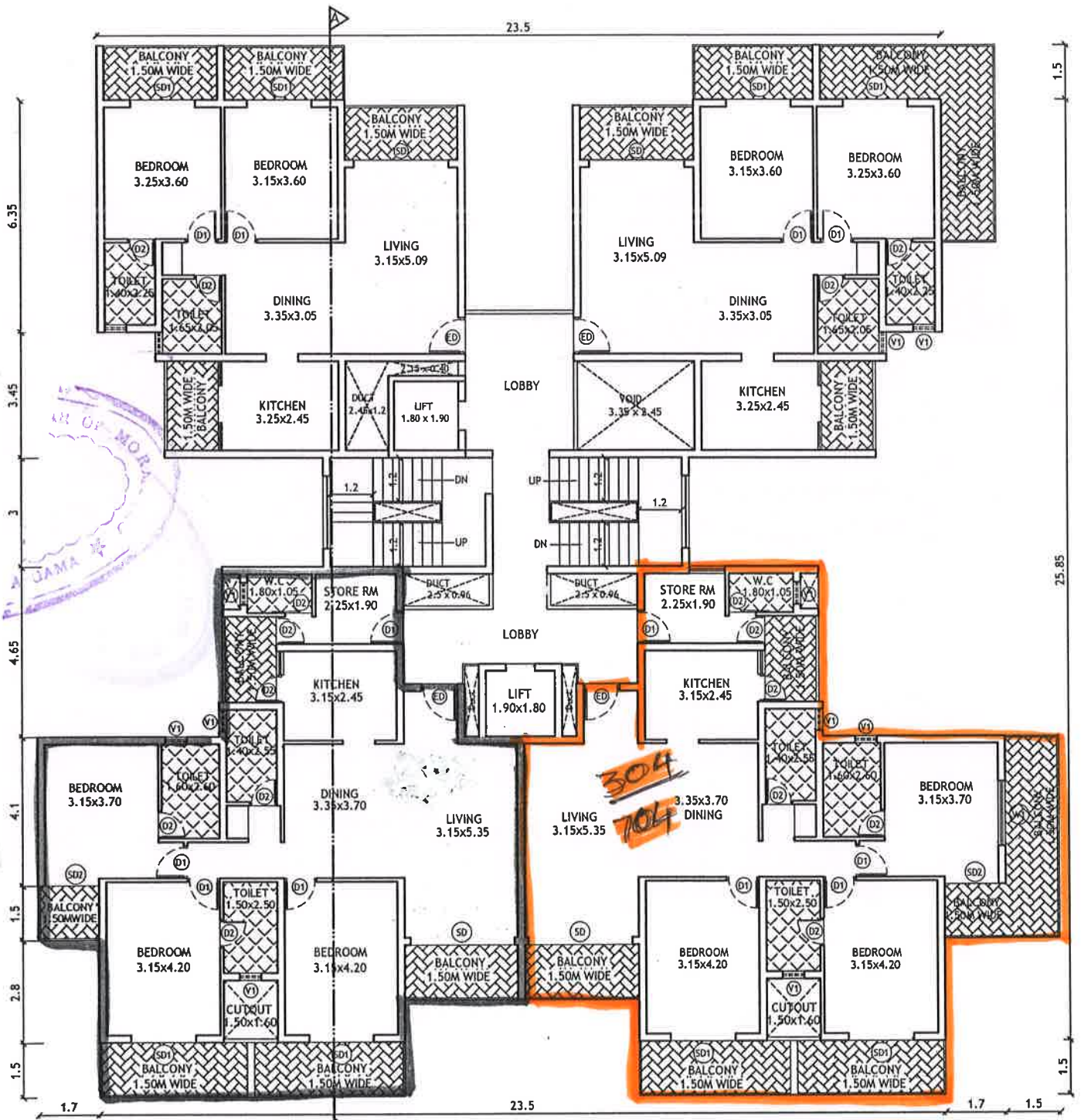


TYPICAL 2ND TO 8TH FLOOR PLAN (BLOCK-"F")
SCALE - 1:100

ms

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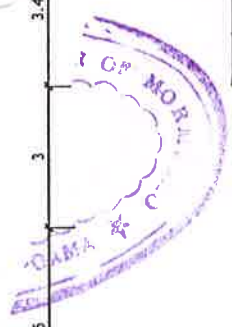
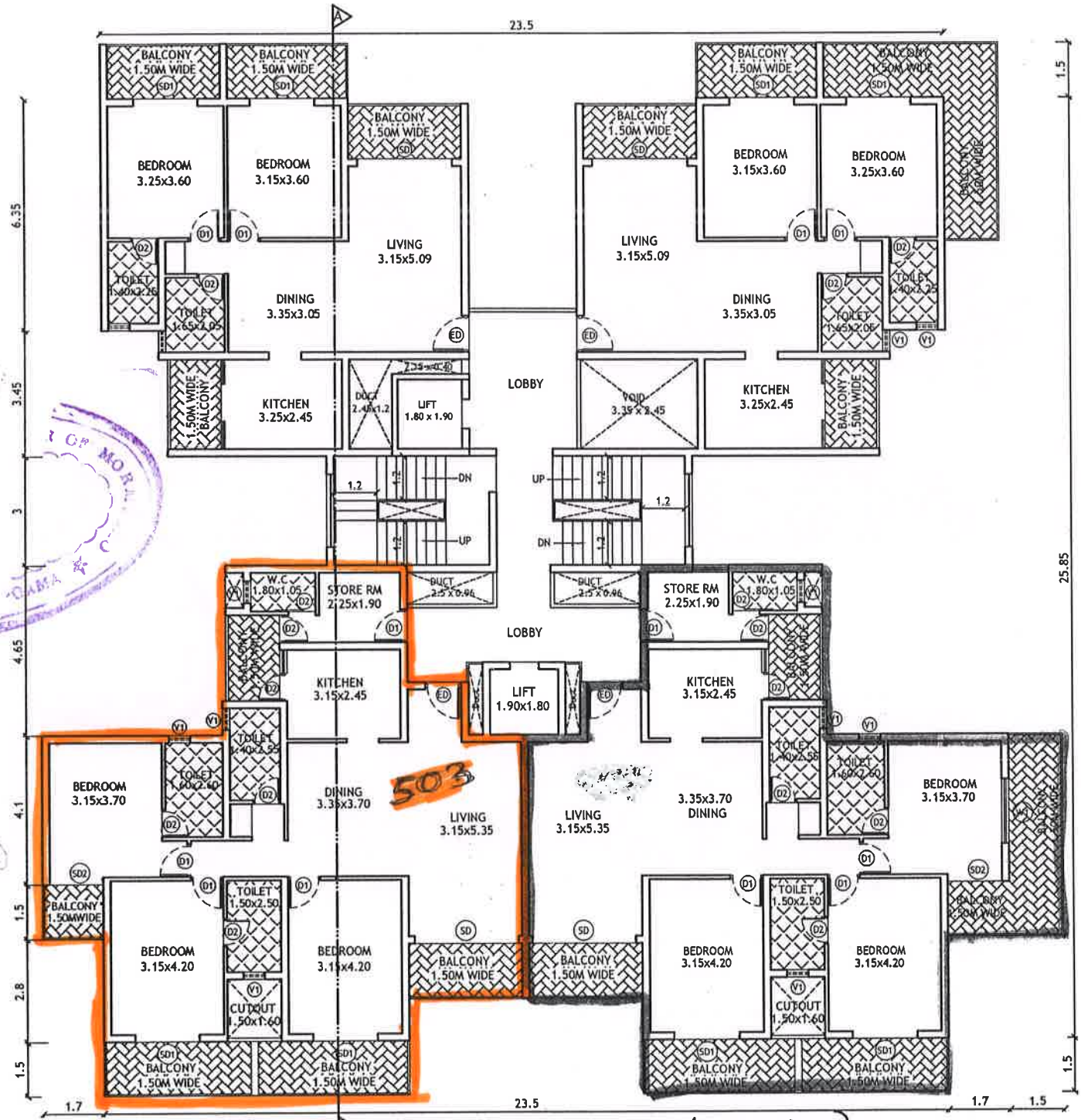
31
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33



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

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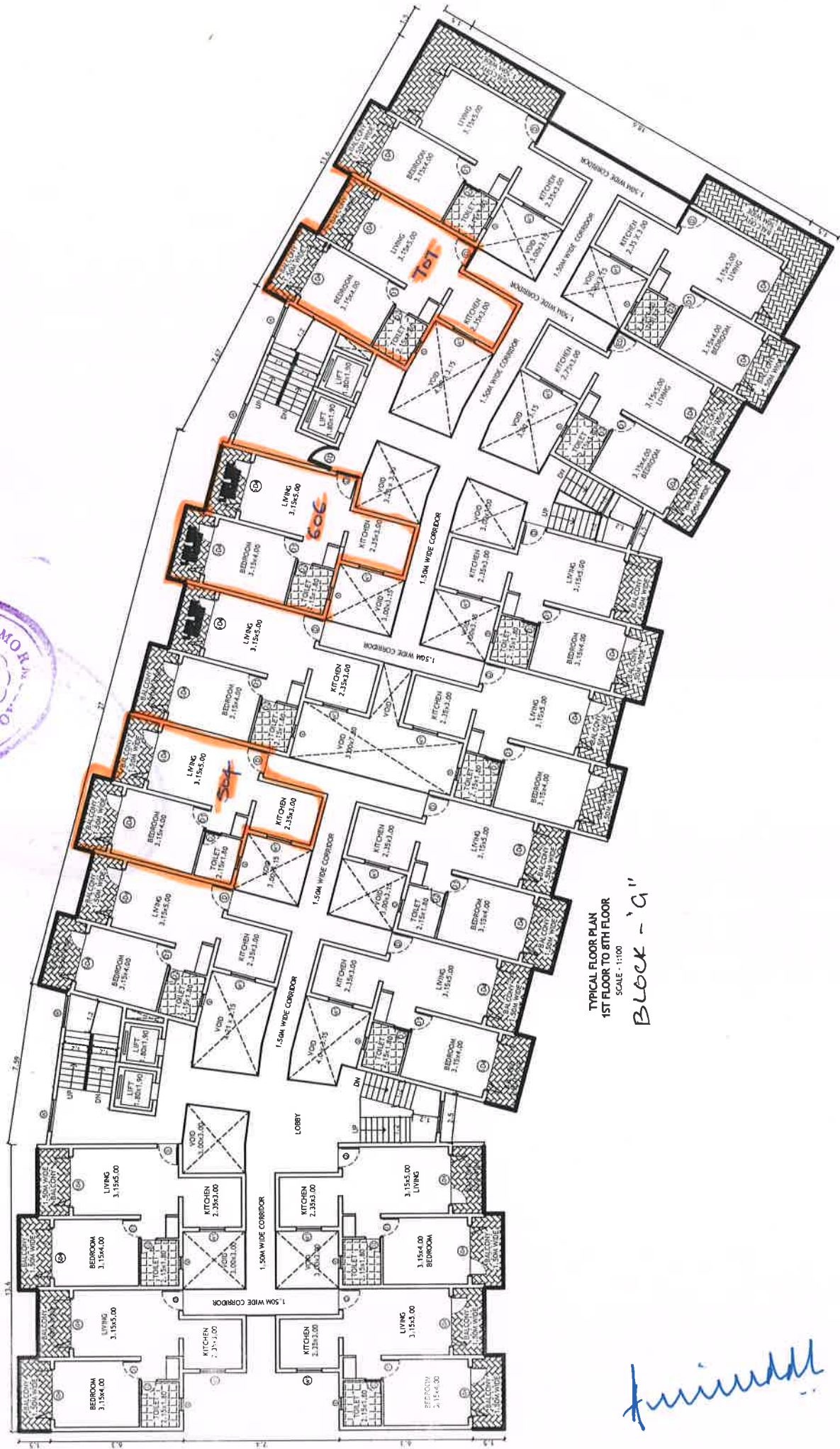
TYPICAL 2ND TO 8TH FLOOR PLAN (BLOCK "F")

SCALE - 1:100

M. S.

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37, 38 & 39



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

Handwritten signature

m. [signature]

NO A1 A2 & A3

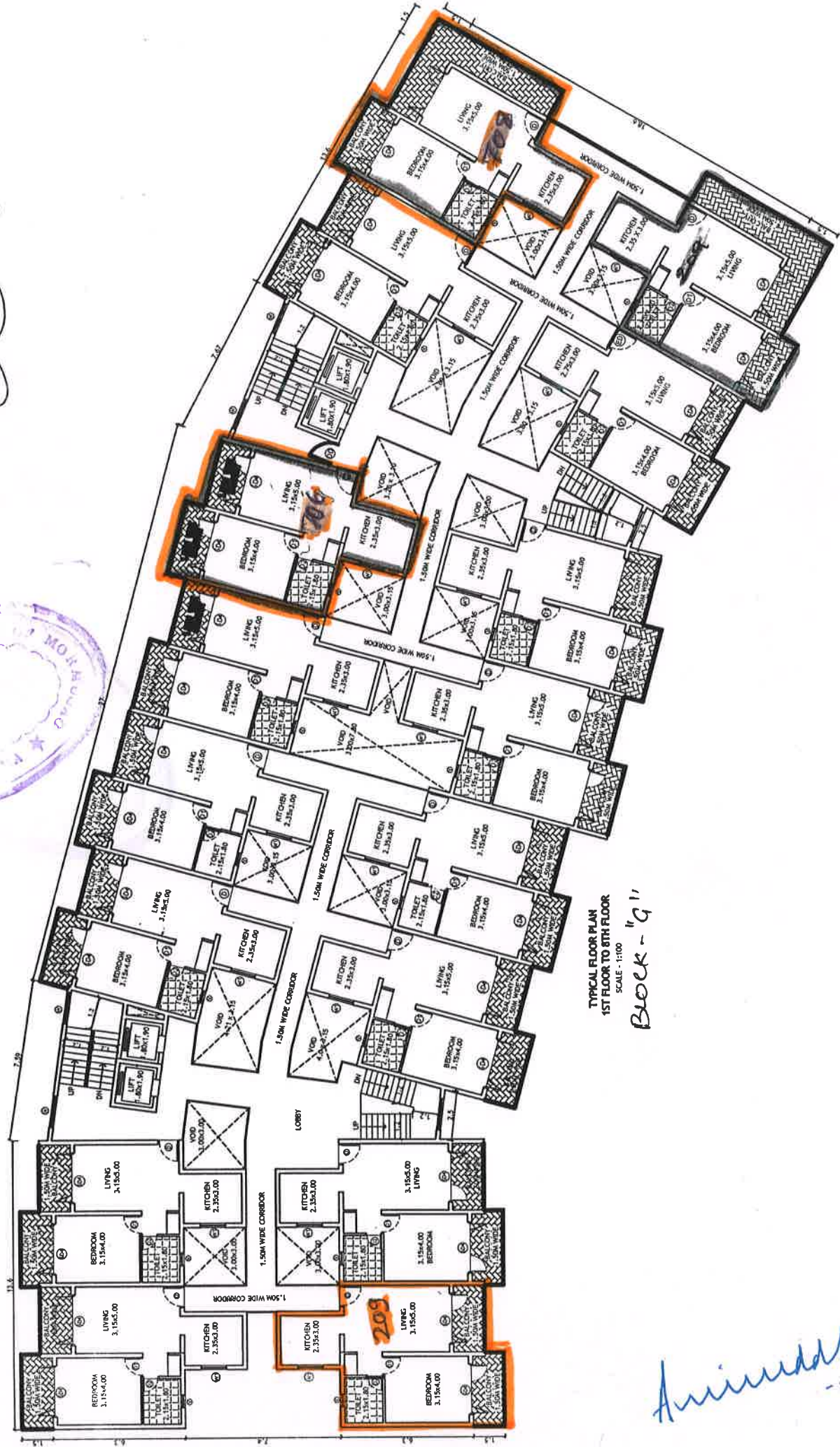


TYPICAL FLOOR PLAN
1ST FLOOR TO 8TH FLOOR
SCALE - 1:100
BLOCK - 'a'

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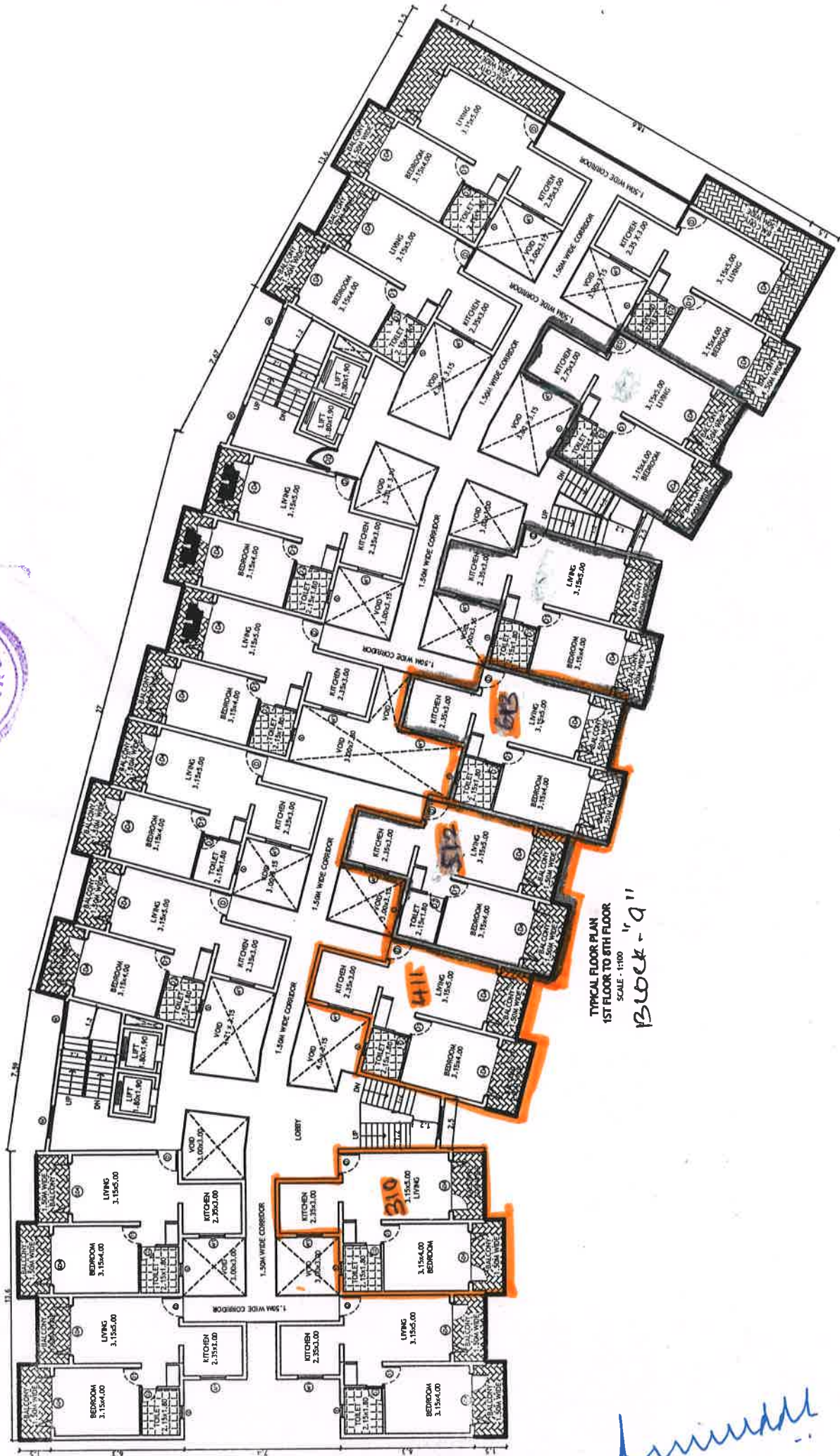
TYPICAL FLOOR PLAN
1ST FLOOR TO 8TH FLOOR
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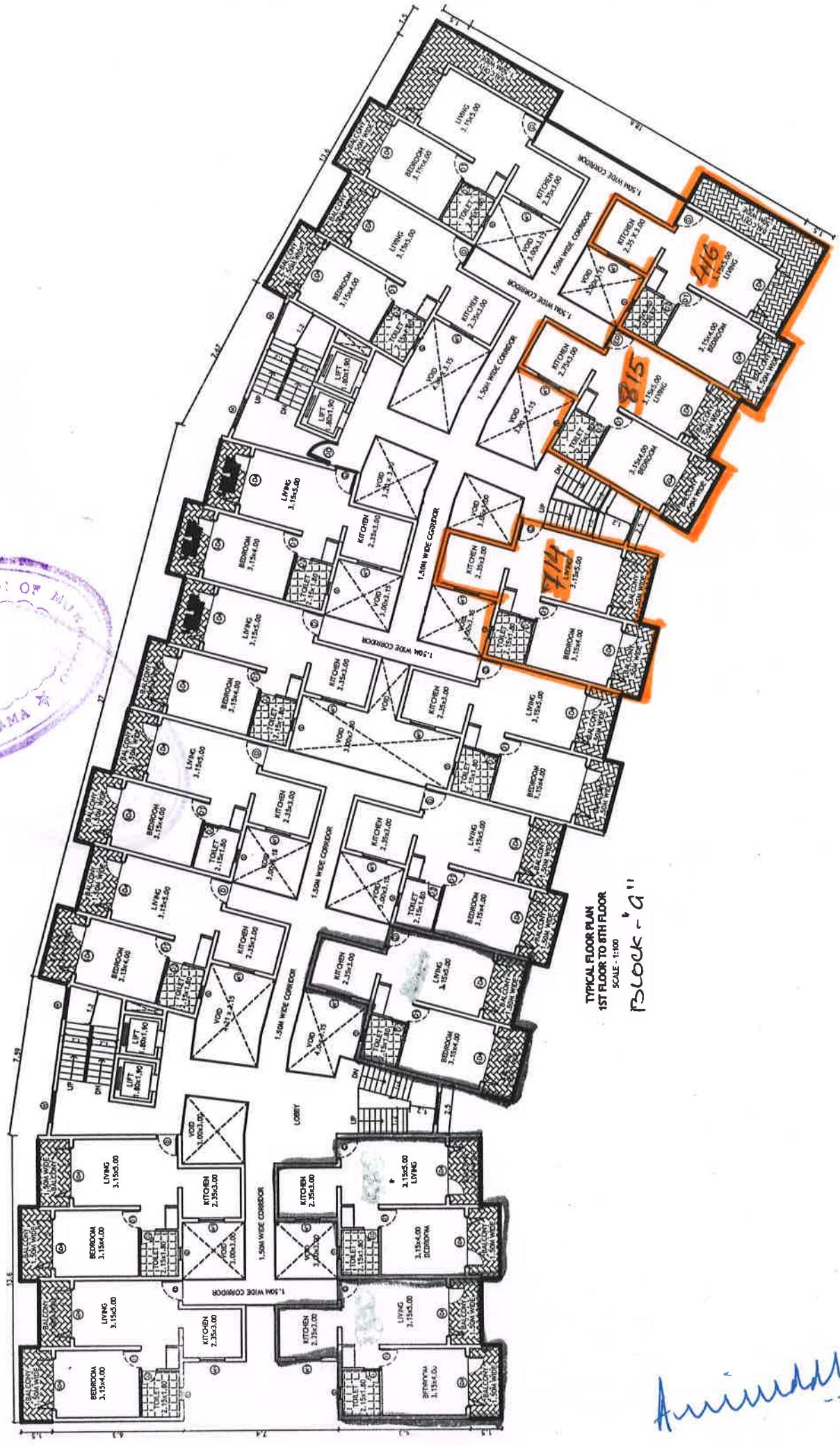
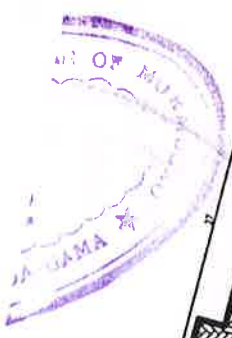


TYPICAL FLOOR PLAN
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TYPICAL FLOOR PLAN
1ST FLOOR TO 8TH FLOOR
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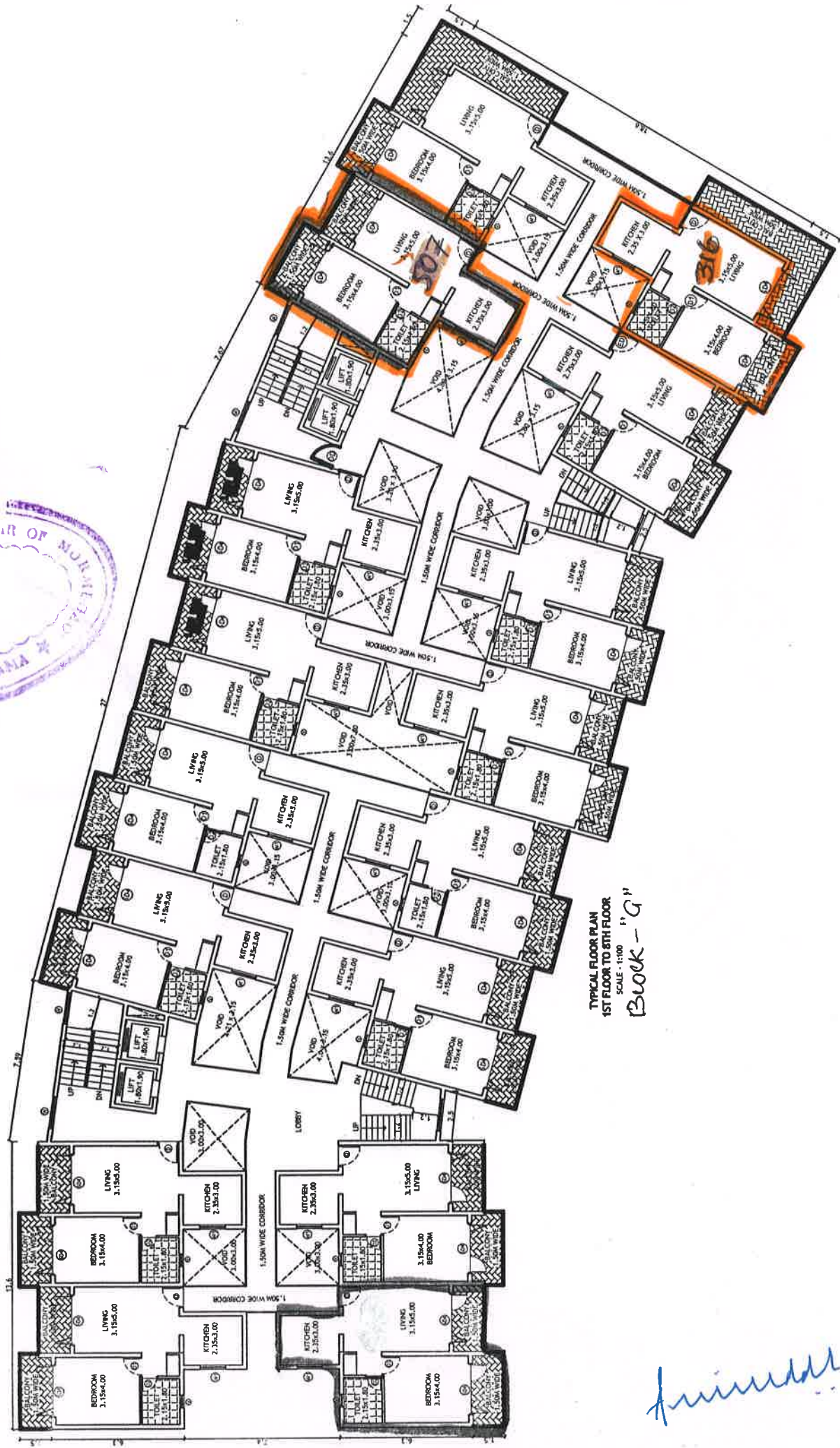


TYPICAL FLOOR PLAN
1ST FLOOR TO 8TH FLOOR
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TYPICAL FLOOR PLAN
1ST FLOOR TO 8TH FLOOR
SCALE - 1:100
Block - G

Handwritten signature

m. S

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

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

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

Specimen Signature of:



(VENKAT MUPPANA)

Director & Authorized Signatory



Attested by



M.R.K. PRASAD RAO

Director

UMIYA HOLDING PVT LTD: # 29/3 H M Strafford 2nd Floor, 7th Cross Road, Vasanth nagar, Bangalore - 560 052. Tel: 080 2225 2001/02, Fax: 080 2228 2003, www.umiyaindia.com

CIN: U65990MH2000PTC12646

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

AFTER A BRIEF DISCUSSION THE BOARD RESOLVED AS FOLLOWS:

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

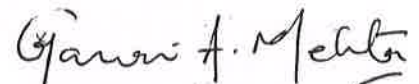
Further it is resolved that Mr. ANIRUDDHA MEHTA, a Director of the Company is hereby authorized to sign, execute, register, enter into a DEED OF SALE with MVR SEAVIEW HOMES PVT. LTD, represented by its Director Mr. VENKAT MUPPANA, having their office at 10-1-39/B & C , M V R Plaza , Waltair Uplands ,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

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

* 
(Mr. Aniruddha Mehta)
Director



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


(Mrs. Gauri Mehta)
Director



Office of Sub-Registrar Mormugao

Government of Goa

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




Document Serial Number : 1786

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

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

Stamp Duty Required: 10318500.00 Stamp Duty Paid: 10318590.00


Shri Venkat Muppana presenter

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

Endorsements

Executant



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

Photo	Thumb Impression	Signature
		

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

Photo	Thumb Impression	Signature
		

Identification

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


Sub-Registrar

Sub-REGISTRAR
MORMUGAO

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

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



Sub-REGISTRAR
MORMUGAO

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



Sub-Registrar (Mormugao)

**MOR - REGISTRAR
MORMUGAO**

Scanned By:-

Keshav Raut

Signature:-



Designed and Developed by C-DAC, ACTS, Pune



No. V8/S/21/2019-20/3513
Dated: -12-02-20



**OFFICE OF THE VILLAGE PANCHAYAT SANCOALE
P.O.CORTALIM-MORMUGAO GOA 403710**

Tel. No.2550221

RENEWAL OF CONSTRUCTION LICENCE NO. 55/2016-17 dt. 16/12/2016.

Renewal of Construction Licence is hereby granted to you in pursuance of Resolution No. 4 (15) duly approved by the Village Panchayat **Sancoale** in its meeting held on date **28/01/2020** for carrying out the —

- (a) **Construction of Multi Family Dwelling and Compound Wall**, as per the enclosed approved plans in the property zoned as C-1, zone in ODP-2026 and situated at Sancoale Village, Mormugao Taluka bearing Sy. No. 211/1-A on approved Development Permission No. MPDA/7-U-4/16-17/950 dated 19/10/2016. Subject to the following conditions:-
1. The applicant shall notify the Panchayat for giving the alignment of the building.
 2. The construction should maintain the minimum prescribed horizontal and vertical clearances from any overhead electrical line passing adjacent to the construction.
 3. All RCC/Structural works shall be designed and supervised by the Engineer who has signed the Structural Liability Certificate submitted to the Panchayat.
 4. No material for construction or earth from excavation or any other construction material shall be stacked on the Public roads.
 5. The Building should not be occupied unless the occupancy certificate is obtained from the Panchayat.
 6. The construction license shall be revoked if the construction work is not executed as per the approved plans and the statements therein and whenever there is any false statement or misrepresentation of any material passed, approved or shown in the application on which the permit was based.
 7. The applicant should construct a separate soak pit in order to derivate in the sullage water.
 8. Any soak pit should be constructed at a minimum distance of 15 meters away from any well.
 9. The ventilation pipe of the septic tank should be provided with a mosquito net.
 10. The Applicant should connect the pipelines from their latrines/WC's to the sewerage line at their own cost, when the sewerage line is commissioned.
 11. The applicant should fix a board at a prominent place whenever the construction is started, indicating the number, the date and the authority for which the licence for development work has been granted.
 12. All the building material and other rubbish should be cleared from the construction site before applying for the Occupancy certificate.
 13. Water storage tanks shall be provided with mosquito proof lids and over flow pipes. The tanks should be provided with access ladders wherever necessary. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
 14. The applicant should gift the road widening area to the Village Panchayat before applying for the Occupancy certificate, if the applicant has utilized the extra FAR in lieu of the road widening affecting the plot.
 15. The applicant should plaster and paint the building internally as well as externally before applying for Occupancy certificate. Exposed rick/laterite/concrete/stone/ashlars masonry finish to buildings will also be permitted.




16. The applicant should provide a dustbin at a convenient place accessible for the Panchayat vehicle for collection of garbage.
17. Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.
18. Garages and Parking areas shown in the approved plan shall be strictly used for parking purposes only and should be easily accessible to vehicles. No commercial activities shall be allowed in these areas.
19. Access up to the entrance of the building is to be paved and is provided with drainage facilities.
20. Space for parking of vehicles is clearly demarcated on the ground.
21. No Restaurants/Bars will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force.
22. No commercial activities will be permitted in the shops unless a separate permission is obtained from this Panchayat.
23. All Temporary sheds/Existing buildings shown to be demolished in the plan are demolished before applying for Occupancy certificate.
24. Fire Escape staircases, if applicable shall be constructed as indicated in the approved plans.
25. All internal courtyards should be provided with drainage outlet.
26. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
27. No soak pit or other structures should come in the road widening area.
28. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
29. The construction of compound wall should not obstruct any pathway or any public access. The applicant shall make necessary arrangements for smooth flow of rain water by keeping adequate openings in the compound wall for the purpose.
30. Storage of water should be done in such a way that mosquito breeding doesn't take Place either by introducing fish in the tanks/wells or properly covering the iron drums/plastic tanks etc. or by observing dry day once a week.
31. Overhead tanks/sumps are provided with mosquito proof lids and other pipe fittings without any hole for the entry of mosquitoes. Outlet is to be covered by muslin/wire mesh. Ladder for inspection of the tank to be installed if required.
32. Curing water collections should be treated with anti-Larval chemicals by the builders/ contractors.
33. Not to engage Labourers for any construction/ building work unless they are Screened for malaria and posses health cards. These cards are to be renewed regularly every 3 month. Also arrangement should be done to get their blood tested immediately in case of fever and ensure that full treatment is taken in consultation with NVBDCP programme.
34. Labourers to be provided with basic amenities like proper shelter, water for drinking and domestic proposes, proper sanitary conditions including toilet facilities.
35. To fill the pits, ditches water pools etc to avoid stagnation and to ensure no mosquito breeding sites in and around specially in unused item like tyres, bottles, tins etc.
36. Drains/Nallahs to be maintained clean around the site so that there is no blockade to flow of water. The gradient should be proper for drainage/flow and also proper cleaning of water should be done.
37. The Health units at the respective levels should be involved in the planning process.



- 38.No gates shall open outwards on to the road.
- 39.The construction of the compound wall, if any should be as per the approved plan. The applicant shall inform this Panchayat after the completion of the compound wall.
- 40.Drinking water well should be 15 meters away from any soak pit.
- 41.The Village Panchayat shall include the following clauses in the construction licence w.e.f. 01/04/2018.
 - (a) Applicant shall dispose the construction debris at his/her own level and/or the same shall be taken to the designated site as per the disposal plan given by the Applicant in the Affidavit at his own expenses.
 - (b) Applicant shall produce the certificate issued by the concerned PWD officials of designated sites as mentioned in the said Notification dated 07/03/2018.
 - (c) Failing to comply clause (a) and (b) the penalty shall be imposed to the Applicant at the rate of 0.5% on the total cost of the project and also the construction licence issued to the Applicant shall be withdrawn/cancelled.
- 42.All the conditions imposed in the MPDA Development Permission No. Development Permission No. **MPDA/7-U-4/16-17/950 dated 19/10/2016 and MPDA/7-U-4(Vol II)/2018-19/1259 dated 10/01/2019** should be strictly followed.
- 43.The Waste generated during the Course Construction/repair renovation etc. shall be disposed off by the applicant/s in a scientific manner without harming the environment in its own property.
- 44.The information furnished by the applicant for obtaining the permission for **Construction of Multi Family Dwelling and Compound Wall**, if found to be false at later stage, or if the conditions Stated herein above are not complied with, the Permission issued shall be liable to be withdrawn without pre-judice to the legal action that may be taken against the applicant.

THIS LICENCE IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF ISSUE OF THIS LICENCE. RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENCE. HE/SHE HAS PAID THE LICENCE FEES TO THE TUNE OF RS. 74, 79,505/- (RUPEES: SEVENTY FOUR LAKHS SEVENTY NINE THOUSAND FIVE HUNDRED FIVE ONLY) VIDE RECEIPT NO. 218/48 DATED 10/02/2020.

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


(Krishna Gaude)
Secretary
V.P. Sancoale.

✓ To,
M/s.Umiya Holdings Pvt. Ltd.,
Audi Showroom, Caranzalem,
Panaji, Goa.

Copy to:-

1. Member Secretary,
Mormugao Planning and Development, Vasco da Gama.

Form No. 4
(See Rule 13 and Rule 20 (iv))

Subject to realization

RECEIPT

Receipt No. **48**

Receipt Book No. 218

The Village Panchayat Sancoale

Received with thanks from M/S Umija Holdings Pvt Ltd., Panaji

Rupees (7479505/-) (seventy four lakh seventy nine thousand five hundred and five only)

on account of Const. licence fee for multi family dwelling
(Com Pmt. ward)
(Revision) Building (A, B and H) at S/N 24/1st
at Sancoale, vide cheq. No. 001/09 dt.

Date 10-02-2020

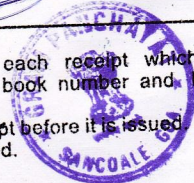
Reference to Cash entry

Book I

Page No. _____

A/06-2-2020
B Cancel


Secretary
Village Panchayat
Sancoale - Goa.



Instruction Covering the use of Form 4:-

- (a) Each Receipt book shall have serial number, and each receipt which shall be in duplicate for use with Carbon paper, shall have a serial number within the book. Both book number and Receipt number shall be machine numbered on each receipt whether Original or Duplicate.
- (b) The seal of the panchayat shall be affixed to each Receipt before it is issued. The carbon copy shall be retained and the original issued.

MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY
VASCO DA GAMA, GOA

Ref. No. MPDA/7-U-4(Vol II)/2018-19/1259

Date: 10/01/2019

DEVELOPMENT PERMISSION

under Section 44 of the Goa Town and Country Planning Act, 1974

Development permission is hereby granted for carrying out the **Multi Family Dwelling (Revision) Building (A, B and H)**, as per the enclosed approved plans in the property zoned as 'C-1' Zone in **ODP-2026** and situated at **Sancoale Village, Mormugao Taluka** bearing Sy. No. **211/1-A** on approved Development Permission No. **MPDA/7-U-4/16-17/950** dated **19/10/2016** on the following conditions:-

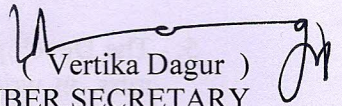
1. Construction shall be strictly as per the approved plans. No changes shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
2. The Permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments of the application are found incorrect or wrong at any stage after the grant of the permission and the applicant will not be entitled for any compensation.
3. The Permission shall be revoked if found expedient to such an action under the provision of Section 50 of the Goa Town and Country Planning Act, 1974.
4. The Development Permission will not entitle the Applicant for making/ laying any claim on water and any other connection from the Government of Goa.
5. The Developer/Applicant should display a sign board of minimum size 1.00 mtrs. x 0.50 mtrs. in writing in black color on a white background at the site, as required under the Regulations.
6. The applicant shall obtain Conversion Sanad under The Goa Land and Revenue Code, 1968 before the commencement of any Development/construction as per the permission granted by this Order.
7. The soak pit should not be located within a distance of 15.00 mtrs. from any other existing well in the plot area/plan.
8. The commencement and the completion of the work shall be notified to the Authority in writing in appropriate forms.
9. Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the licensing Authority.
10. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
11. Adequate Utility space for the dustbin, transformer, etc. should be reserved within the plot area.
12. In case of any cutting of sloppy land or filling of low-lying land, beyond permissible limits, prior permission of the Chief Town Planner shall be obtained before the commencement of the works as per the provisions of Section 17-A of the Goa Town and Country Planning Act, 1974.
13. The Ownership of the property shall be verified by the licencing body before the issuing of the licence.

14. The Development Permission shall not in any way construed to be a document conforming any or all the following :
 - a) Title or interest of the holder of the permission to the relevant land or building or both.
 - b) Boundaries of the relevant site for which permission has been obtained; or
 - c) Any easement thereon or therefrom.
15. The construction shall be strictly as per the provision of the Goa Land Development and Building Construction Regulation, 2010.
16. Applicant shall dispose its construction debris at his/her own land and/or the same shall be taken to the designated site as per the disposal plan given by the applicant in the Affidavit to be produced to the Panchayat.
17. Infrastructure tax is paid vide Challan No. 2016-17/66 dated 28/08/2018 for an amount of Rs.5,04,00,000/- (Rupees five crores four lakhs only).
18. Structural Liability certificate issued on 30/04/2016 by Eng. Mr. Paresh Gaitonde Reg. No. ER/0057/2010.

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 28/08/2018 UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974, TO M/S UMIYA HOLDINGS PVT. LTD..

THIS PERMISSION IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE OF CONSTRUCTION LICENCE, PROVIDED THE CONSTRUCTION LICENCE IS ISSUED WITHIN THE PERIOD OF THREE YEARS.




(Vertika Dagur)
MEMBER SECRETARY

To,
M/s Umiya Holdings Pvt. Ltd.,
Audi Showroom, Caranzalem,
Panaji, Goa.

Copy to:-

1. The Sarpanch, V.P. Sancoale, Sancoale, Mormugao, Goa.
2. O/c.
3. Guard file.

Ssm/-