

Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 02-Mar-2022 12:13:59

Date of Receipt: 02-Mar-2022

Receipt No : 2021-22/9/4558

Serial No. of the Document : 2022-BRZ-924

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

Received the following amounts from **VENKAT MUPPANA** for Registration of above Document in Book-1 for the year 2022

Registration Fee	779300	E-Challan	• Challan Number : 202200116449 • CIN Number : CPABKPCNC2	500000
		E-Challan	• Challan Number : 202200126421 • CIN Number : CPABKSZVL5	279300
Processing Fee	1120	E-Challan	• Challan Number : 202200126421 • CIN Number : CPABKSZVL5	1120
Total Paid	780420 (Rupees Seven Lakh Eighty Thousands Four Hundred And Twenty only)			

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL

Please handover the Registered Document to the person named below

Name of the Person Authorized :

Mangaldas .m. Vangaonkar

M Vangaonkar

Specimen Signature of the Person Authorized

TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to on Dated **02-Mar-2022**

Signature of the person receiving the Document

M Vangaonkar

For

Signature of the Presenter

M G
M Ghyekar
30/05/2022

Signature of the Sub-Registrar

Phone No: 839056776
Sold To/Issued To:
VPM REALTY PVT LTD
For Whom/ID Proof:

For **CITIZEN CREDIT™**
CO-OP. BANK LTD.

M. J. J.
Authorised Signatory



FEB-17-2022 11:43:57

₹ **1169000/-**
ONE ONE SIX NINE ZERO ZERO ZERO

Other
38152371646098237284-00004846
3815237 35/02/01/2021-RD1

2022-BRZ-924
02-03-2022



DEED OF SALE

[Signature]

[Signature]

THIS DEED OF SALE, is executed at Mapusa, Goa on this 02 day of March, 2022 (02/03/2022);

BETWEEN

M/s PARAIISO HOMES PVT. LTD., a Company duly incorporated under the Companies Act, 1956, having Income Tax PAN [REDACTED], their registered Office at 1, Ring Road, Lajpat Nagar IV, New Delhi 110 024, represented herein in terms of Board resolution dated 14.01.2022 by their authorized signatory and Director, **Mr. RAVI CHOPRA**, aged 55 years, son of Balraj Rai Chopra, married, businessman, having Aadhar Card No. [REDACTED] and Income Tax PAN [REDACTED], Indian National, residing at Chopra Farm No. 1, Sultanpur, Mehrauli, South Delhi, 110 030, hereinafter referred to as "**the VENDOR**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their Directors, heirs, executors, administrators and/or assigns) of the **FIRST PART**.

AND

VPM REALTY PVT. LTD., a Company incorporated on 21.2.2021 having its Identification No. as U70100AP2021PTC117433 duly incorporated under the Companies Act, 2013, having Income Tax PAN [REDACTED] and their Registered Office at 10-1-39/B & C, M V R Plaza, Waltair Uplands, CBM Compound, Vishakapatnam, 530 003 and office at D.N 48-19-6, 2nd Floor Hirapanna Jewellery, MVR Complex, Opp. RTC Complex, Vishakapatnam, Andhra Pradesh, 530016, represented in terms of board resolution dated 25.01.2022, by their Director and Authorized Signatory, **Mr. VENKAT MUPPANA**, aged 34 years, son of Mr. Rama



Krishna Prasad Rao Muppana, married, businessman, Indian National, having PAN No. [REDACTED] and Aadhaar card no. [REDACTED], residing at PROPERTIES No. 93, Alto Nagali, Dona Paula, Goa 403 004, hereinafter referred to as "**the PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their Directors, executors, administrators and/or assigns), of the **SECOND PART**.

WHEREAS the VENDOR have specifically represented to the PURCHASER that :

1. Within the limits of the Village of Siolim at Marna, in the Taluka of Bardez in the State of Goa, there exist properties known as MAINA MANGAR or MAINA bearing Survey Nos 242/2 to 242/4, 242/7 to 242/10, 242/15 to 242/18, 242/20 to 242/21, 242/23, 242/25, 242/29, 244/1, 244/5 to 244/10, 244/12, 244/14, 244/15, 244/17 and 244/18, admeasuring totally about 43,763.50 square meters, hereinafter jointly referred to as the **SAID LARGER PROPERTY** and described more particularly in the Schedule I hereunder written;

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



3. Vide Order dated 01.08.1938, made by the First Office of Civil Court of Judicial Division of Bardez in Inventario Orfanologico, Monorama alias Moturabai Ganoxama Pursotoma Danaito widow of Gonoxama Purxotoma Sinay Danaito was allotted on account of her half share the properties bearing Description Nos. 8352 to 8360 all described at Book B-22 New in the Land Registration Office of Bardez;

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



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

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

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

8. Shri Padmanabh Atmarama Nagvencar had his name recorded in the Record of Rights prepared under the provisions of the Goa , Daman & Diu Land Revenue Code 1968 in Form III

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and which later came to be promulgated in the Survey Records Form No. I & XIV , prepared under the provisions of the Goa , Daman & Diu Land Revenue Code , 1968 ;

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

10. In terms of the Judgement and Order dated 04.09.2001, the SAID LARGER PROPERTY came to be allotted unto the heirs of Late Padmanabh Atmaram Nagvencar and the Mutation was then sought for by the allottees in the Survey records and the name of Shri. Padmanabh Atmaram Nagvencr was then deleted and the names of the heirs of Late Padmanabh to whom the properties were allotted, came to be recorded in the Survey records.

11. Vide Deed of Sale dated 1st February, 2013 , registered before the Sub-Registrar of Bardez under registration no. BRZ-BK1-01084-2013, Book-1, CD No. BRZD451 on 22/02/2013, the VENDORS purchased from Mr. Kamalakant Padamanabha Nagwekar and Mrs. Rupali Kamalakant Nagwekar, a portion of the SAID LARGER PROPERTY, admeasuring an area of 150 square meters , bearing Survey No. 244/5 (part) of Siolim Village, Bardez Taluka , the total area purchased from Survey No. 244/5 admeasuring 4,525 square metres.

12. Vide Deed of Sale dated 1st February, 2013 , registered before the Sub-Registrar of Bardez under registration no. BRZ-



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BK1-01082-2013, Book-1, CD No. BRZD451 on 22/02/2013, the VENDORS purchased from Mr. Kamalakant Padamanabha Nagwekar and Mrs. Rupali Kamalakant Nagwekar, a portion of the SAID LARGER PROPERTY, admeasuring an area of 1135 square meters , bearing Survey No. 244/5 (part) of Siolim Village, Bardez Taluka , the total area purchased from Survey No. 244/5 admeasuring 4,525 square metres.

13. Vide Deed of Sale dated 1st February, 2013 , registered before the Sub-Registrar of Bardez under registration no. BRZ-BK1-01081-2013, Book-1, CD No. BRZD451 on 22/02/2013, the VENDORS purchased from Mr. Kamalakant Padamanabha Nagwekar and Mrs. Rupali Kamalakant Nagwekar, a portion of the SAID LARGER PROPERTY, admeasuring an area of 1135 square meters , bearing Survey No. 244/5 (part) of Siolim Village, Bardez Taluka , the total area purchased from Survey No. 244/5 admeasuring 4,525 square metres.

14. Vide Deed of Sale dated 1st February, 2013 , registered before the Sub-Registrar of Bardez under registration no. BRZ-BK1-01080-2013, Book-1, CD No. BRZD451 on 22/02/2013, the VENDORS purchased from Mr. Kamalakant Padamanabha Nagwekar and Mrs. Rupali Kamalakant Nagwekar, a portion of the SAID LARGER PROPERTY, admeasuring an area of 1135 square meters , bearing Survey No. 244/5 (part) of Siolim Village, Bardez Taluka , the total area purchased from Survey No. 244/5 admeasuring 4,525 square metres.

15. Vide Deed of Sale dated 6th February, 2013 , registered before the Sub-Registrar of Bardez under registration no. BRZ-BK1-01054-2013, Book-1, CD No. BRZD450 on 21/02/2013, the VENDORS purchased from Mr. Dattaprakash Nagwekar and Mrs. Smita Dattaprakash Nagwekar, a portion of the SAID LARGER



PROPERTY, admeasuring an area of 48 square meters , bearing Survey No. 244/6 (part) of Siolim Village, Bardez Taluka , the total area purchased from Survey No. 244/6 admeasuring 575 square metres.

16. Vide Deed of Sale dated 6th February, 2013 , registered before the Sub-Registrar of Bardez under registration no. BRZ-BK1-01053-2013, Book-1, CD No. BRZD450 on 21/02/2013, the VENDORS purchased from Mr. Dattaprakash Nagwekar and Mrs. Smita Dattaprakash Nagwekar, a portion of the SAID LARGER PROPERTY, admeasuring an area of 410 square meters , bearing Survey No. 244/6 (part) of Siolim Village, Bardez Taluka , the total area purchased from Survey No. 244/6 admeasuring 575 square metres.



17. Vide Deed of Sale dated 6th February, 2013 , registered before the Sub-Registrar of Bardez under registration no. BRZ-BK1-01054-2013, Book-1, CD No. BRZD450 on 21/02/2013, the VENDORS purchased from Mr. Dattaprakash Nagwekar and Mrs. Smita Dattaprakash Nagwekar, a portion of the SAID LARGER PROPERTY, admeasuring an area of 50 square meters , bearing Survey No. 244/7 (part) of Siolim Village, Bardez Taluka , the total area purchased from Survey No. 244/7 admeasuring 825 square metres.

18. Vide Deed of Sale dated 6th February, 2013 , registered before the Sub-Registrar of Bardez under registration no. BRZ-BK1-01052-2013, Book-1, CD No. BRZD450 on 21/02/2013, the VENDORS purchased from Mr. Dattaprakash Nagwekar and Mrs. Smita Dattaprakash Nagwekar, a portion of the SAID LARGER PROPERTY, admeasuring an area of 660 square meters , bearing Survey No. 244/7 (part) of Siolim Village, Bardez Taluka , the

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total area purchased from Survey No. 244/7 admeasuring 825 square metres.

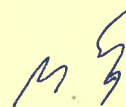
19. Vide Award dated 22.9.2010 made in Case No. 5-142-2002-SLAO(N) the Special Land Acquisition Officer (N) Goa Tillari Irrigation Development Corporation , Karaswada , Bardez , Goa , has acquired portions of land from the Survey numbers aforementioned for the construction of a Canal , the areas acquired from Survey No. 244/5 is 970 square metres , from Survey No. 244/6 is 117 square metres and from Survey No. 244/7 is 115 square metres .

AND WHEREAS, in view of the Order dated 28.1.2022 made in Case No. ISLR/PART/BAR/SIO/445/21 by the Inspector of Survey & Land Records, Mapusa, Bardez , Goa , after partition of the area utilized for canal the area under Survey No. 244/5 has been allotted Sy. No. 244/5-A admeasuring 3,555 square metres , the area under Survey No. 244/6 has been allotted Sy. No. 244/6-A admeasuring 458 square metres , and the area under Survey No. 244/7 has been allotted Sy. No. 244/7-A admeasuring 710 square metres i.e. in all an area of **4,723** square metres .

AND WHEREAS the VENDORS have represented that

20. The property bearing Survey No. 244/5-A of Siolim Village, admeasuring an area of 3,555 square metres is more particularly described in the SCHEDULE II hereunder written and hereinafter referred to as the "**SAID PROPERTY I**" ;

21. The property bearing Survey No. 244/6-A of Siolim Village, admeasuring an area of 458 square metres is more particularly described in the SCHEDULE III hereunder written and hereinafter referred to as the "**SAID PROPERTY II**" ;



22. The property bearing Survey No. 244/7-A of Siolim Village, admeasuring an area of 710 square metres is more particularly described in the SCHEDULE IV hereunder written and hereinafter referred to as the " **SAID PROPERTY III**" ;

23. The SAID PROPERTY I , SAID PROPERTY II , and SAID PROPERTY III , admeasuring in all an area of **4,723** square metres are hereinafter referred to jointly as the SAID PROPERTIES.

24. The VENDORS have obtained the Conversion Sanad under the Goa Land Revenue Code for use of an area of 440 sq. mts. of the SAID PROPERTY No. I property for non-agricultural purposes, bearing No. RB/CNV/BAR/AC-I/32/2011 dated 28/2/2017 issued by the Addl. Collector - I , Panaji , Goa .



AND WHEREAS the VENDORS have further specifically represented to the PURCHASERS :

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

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

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

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

5. That the SAID PROPERTIES is not the subject matter of any pending litigation nor of any attachment, either before or after Judgment, and that there is no subsisting Order under any of the applicable laws which prohibits or prevents the VENDORS from dealing with or disposing off the SAID PROPERTIES.

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

7. That no notice/s is/are pending against the VENDORS and/or any person on their behalf, whether from the local Authorities or from the Government or otherwise, for requisition and/or acquisition of the SAID PROPERTIES or any one of them or any part thereof , and the VENDORS are entitled to sell and



transfer the SAID PROPERTIES to the PURCHASERS without any permission and/or consent.

8. That no Notification is issued under any Ordinance Act , Statute/Rules or regulations affecting the SAID PROPERTIES or acquiring the SAID PROPERTIES whereby the VENDORS are prevented from selling the SAID PROPERTIES.

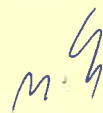
9. That there are no outstanding taxes or any other outgoings payable in respect of the SAID PROPERTIES as on the date of the execution of this Sale Deed and if any , the same have been cleared by the VENDORS .

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

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

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

2. That in case at any point of time there arises any dispute as regards the title to the SAID PROPERTIES or any one of them, it shall be the sole responsibility and liability of the VENDORS to resolve the same and/or to perfect the same, and that no liability whatsoever as regards this aspect of title shall rest on the PURCHASER .



AND WHEREAS, taking into full consideration the basis as aforesaid **WH** the VENDORS have agreed to sell and the PURCHASERS have agreed to purchase the SAID PROPERTIES, free from all encumbrances and/or defect in title at or for a total consideration of Rs. 2,59,76,500/- (Rupees Two crores fifty nine lakhs seventy six thousand five hundred only) and the parties are desirous of recording the terms and conditions as agreed upon.

**NOW THEREFORE THIS IS DEED OF SALE IT ESSETH AS
N H H W N**

UNDER:-

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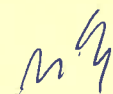
- 1) That, the aforesaid recitals are made an integral part of this sale deed.
- 2) That in consideration of the payment of total sum of Rs. 2,59,76,500/- (Rupees Two Crores Fifty Nine Lakhs Seventy Six Thousand Five Hundred only) paid by the Purchaser to the Vendor in the following manner:-

A sum of Rs. 1,28,70,000/- (Rupees One Crore Twenty Eight lakhs Seventy Thousand only) vide cheque bearing No.000001, dated 29.01.2022, drawn on HDFC Bank Ltd., Porvorim branch.

A sum of Rs.1,30,000/- (Rupees One Lakh Thirty Thousand only) deducted as TDS.

A sum of Rs. 1,28,46,735/- (Rupees One Crore Twenty Eight Lakhs Forty Six Thousand seven Hundred Thirty Five Only) vide cheque bearing No.

13

000002, dated 04.02.2022, drawn on HDFC Bank Ltd., Porvorim branch.

A sum of Rs. 1,29,765/- (Rupees One Lakh Twenty Nine Thousand Seven Hundred Sixty Five Only) deducted as TDS.

which amount is received by the VENDORS from the Purchaser; which amount the VENDORS hereto do hereby admit and acknowledge and release and discharge the PURCHASERS of the same in full and the VENDORS as absolute Owners do hereby convey by way of sale unto the PURCHASERS the SAID PROPERTIES comprising totally an area of 4,723 square metres more particularly described in Schedule II , III and IV , below , along with access, ingress and egress on the access road, as well as all the easements, paths, right of way, privileges and appurtenant, belonging thereto, TOGETHER WITH all trees, fences, Compound, hedges, lights, liberties, privileges, easements and Appurtenances whatsoever of and belonging to or in any way appurtenant or usually held or occupied therewith or reputed to belong or be appurtenant thereto, AND ALL the estate, right, title, interest, use, trust, inheritance, possession, benefit, claim and demand whatsoever, both at law and equity, whatsoever of the said VENDORS in or to the SAID PROPERTIES, is hereby conveyed and every part thereof TO HAVE AND TO HOLD the same unto the PURCHASERS forever absolutely uninterruptedly together with all the title, deeds, writings, and other evidence of title as ordinarily pass on to such sale.



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

4) The VENDORS hereby covenant with the PURCHASERS as under:-

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

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

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

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



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(e) That the SAID PROPERTIES hereby conveyed shall at all times hereafter be possessed and enjoyed by the PURCHASERS peacefully and quietly without any claim or demand whatsoever from the VENDORS or any other person whomsoever.

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



- 5) The VENDORS do hereby give their explicit and express consent to the PURCHASERS to get the name of the PURCHASERS recorded in the Survey Record, Form I and XIV in respect of the SAID PROPERTIES and for that purpose to conduct Mutation and Partition Proceedings before the Appropriate Authority. The VENDORS do hereby further agree and assure the Purchaser to sign and execute all such other documents and give NOC for the above purpose as and when required by the PURCHASERS or any other Government body/ authority.
- 6) That the VENDORS shall at all times hereinafter indemnify and keep indemnified the PURCHASERS and their transferees against any loss, damages, costs, charges, expenses, if any suffered by reason of defect of title of the SAID PROPERTIES, in respect of any claim being made by anybody to the SAID PROPERTIES or any breach of the covenants or claim by any other heirs in respect of the

SAID PROPERTIES and get the same cleared at the cost of the VENDORS.

- 7) That, the VENDORS covenant with the PURCHASERS that if for any defect in title to the SAID PROPERTIES or any defect in title to any part thereof, the PURCHASERS are deprived of the enjoyment of the same or any part thereof, the VENDORS shall make good the loss.
- 8) The VENDORS their heirs, administrators or assigns shall, at all times hereafter, whenever called upon by the PURCHASERS, do execute or cause to be done and executed all such further lawful and reasonable acts, deeds, matters, things and assurances whatsoever for further and more perfectly and absolutely granting and assuring the SAID PROPERTIES in the manner aforesaid as may be reasonably required.
- 9) The VENDORS hereby covenants with the PURCHASERS that the PURCHASERS may at all times hereafter quietly and peaceably continue to possess, enjoy, and receive the rents, issues, and profits thereof and every part thereof for his own use and benefit of the SAID PROPERTIES without interruption or objection of whatsoever nature by the VENDORS or their predecessors in title or any other person claiming through or under the VENDORS or any person whomsoever.
- 10) The VENDORS agree and render themselves liable to pay all the outgoings in respect of local and panchayat taxes, and any other claims/dues in respect of the SAID PROPERTIES, if any, prior to the date of execution of these presents and shall keep the interest of the



PURCHASERS duly indemnified, held harmless, safe and unaffected in respect of the same.

11) That the Schedules, and the plan annexed hereto and hereunder written be treated as being integral part of this Deed of Sale.

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



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

14) The Senior Town Planner at the Town & Country Planning Department Mapusa , vide Letter No. NOC/49(6)/2073/SIO/TCP-22/110 , NOC/49(6)/2073/SIO/TCP-22/109 , NOC/49(6)/2073/SIO/TCP-22/108 all dated 6.1.2022 has stated that no NOC is required for the registration of this Deed of sale .

15) The present fair Market value of the **SAID PROPERTY** is Rs. 2,59,76,500/- (Rupees Two crores fifty nine lakhs seventy six thousand five hundred only) and therefore the Stamp duty of Rs. 11,68,965/- has been paid and affixed hereto which is borne by the PURCHASERS .

SCHEDULE -I
SAID LARGER PROPERTY

ALL THAT there exist properties known as MAINA MANGAR or MAINA or PADAMANABH FARM bearing Survey Nos. 242/2 to 242/4, 242/7 to 242/10, 242/15 to 242/18, 242/20 to 242/21, 242/23, 242/25, 242/29, 244/1, 244/5 to 244/10, 244/12, 244/14 , 244/15, 244/17 and 244/18, admeasuring totally about 43,763.50 square meters, referred to as the SAID LARGER PROPERTY

SCHEDULE -II

ALL THAT portion of the property admeasuring 3,555 square meters, known as "MAINA MANGAR" or "MAINA", situated at Siolim, within the limits of Village Panchayat of Siolim, Taluka and Registration Sub-District of Bardez, District North Goa, State of Goa, neither found described in Land Registration Office nor enrolled in the Taluka Revenue Office, surveyed under Survey No. 244/5-A of Siolim Village, Bardez Taluka and bounded as under:-

North : By remaining portion of same survey.

South : By rain water drain

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

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



SCHEDULE -III

ALL THAT property admeasuring 458 square meters, known as "PADAMANABH FARM" or "MAINA", situated at Siolim, within the limits of Village Panchayat of Siolim, Taluka and Registration Sub-District of Bardez, District North Goa, State of Goa, neither found described in Land Registration Office nor enrolled in the Taluka Revenue Office, surveyed under Survey No. 244/6-A of Siolim Village, Bardez Taluka and bounded as under:-

North : By road.

South : By rain water drain

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

West : By the property bearing survey no. 242/7-A, 22 and 24 of Siolim Village.



SCHEDULE -IV

ALL THAT portion of the property admeasuring 710 square meters, known as "MAINA MANGAR" or "MAINA", situated at Siolim, within the limits of Village Panchayat of Siolim, Taluka and Registration Sub-District of Bardez, District North Goa, State of Goa, neither found described in Land Registration Office nor enrolled in the Taluka Revenue Office, surveyed under Survey No. 244/7-A of Siolim Village, Bardez Taluka and bounded as under:-

North : By remaining portion of same survey.

South : By rain water drain

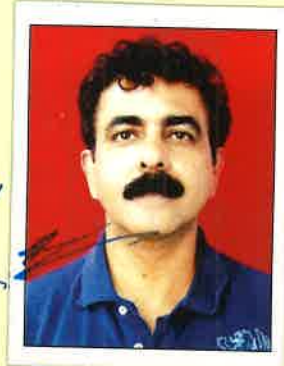
East : By the property bearing survey no. 242/10 of Siolim Village

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West : By the property bearing Survey no. 242/8-A
of Siolim Village.

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



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

[Handwritten signature]
[Handwritten signature]



L.H.F .Print

R.H.F.Print

1.  _____

1.  _____

2.  _____

2.  _____

3.  _____

3.  _____

4.  _____

4.  _____

5.  _____

5.  _____

[Handwritten signature]

[Handwritten signature]



BY THE WITHIN NAMED PURCHASER)
VPM REALTY PVT. LTD. through)
ITS DIRECTOR Mr. VENKAT MUPPANA)

Mupp
M. G.

1.  _____

1.  _____

2.  _____


2.  _____

3.  _____

3.  _____

4.  _____

4.  _____

5.  _____

5.  _____



In the presence of following witnesses:

1. Gaurish Salgaonkar *G. Salgaonkar*

2. Mangaldas M. Vargsonkar *M. Vargsonkar*

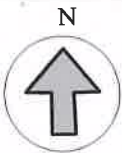
G. Salgaonkar

M. Vargsonkar

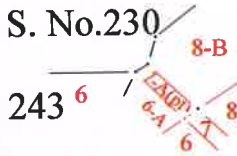


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA-GOA

CBAR 122-3517



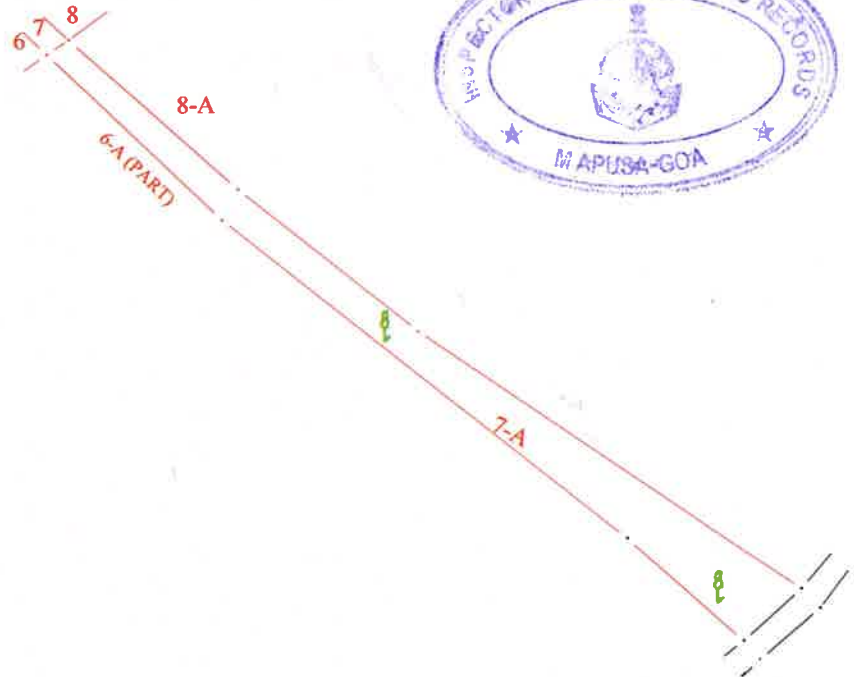
Plan Showing plots situated at
 Village : SIOLIM
 Taluka : BARDEZ
 Survey No./Subdivision No. : 244/7-A
 Scale : 1:1000



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



SURVEY No 244



Generated By : Mitali Naik (D' Man Gr. II)
 On : 10-02-2022

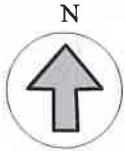
(Signature)

(Signature)
 Compared By:



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

CBAR 122-3517



Plan Showing plots situated at
 Village : SIOLIM
 Taluka : BARDEZ
 Survey No./Subdivision No. : 244/6-A
 Scale :1:1000

S. No.230/
 6
 S. No 243 5-A 6
 5

SURVEY No 244



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



Generated By : Mitali Naik (D' Man Gr. II)
 On : 10-02-2022

M.N.

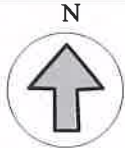
M.N.

Basu

Compared By:

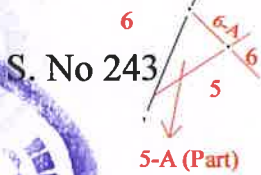


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA-GOA

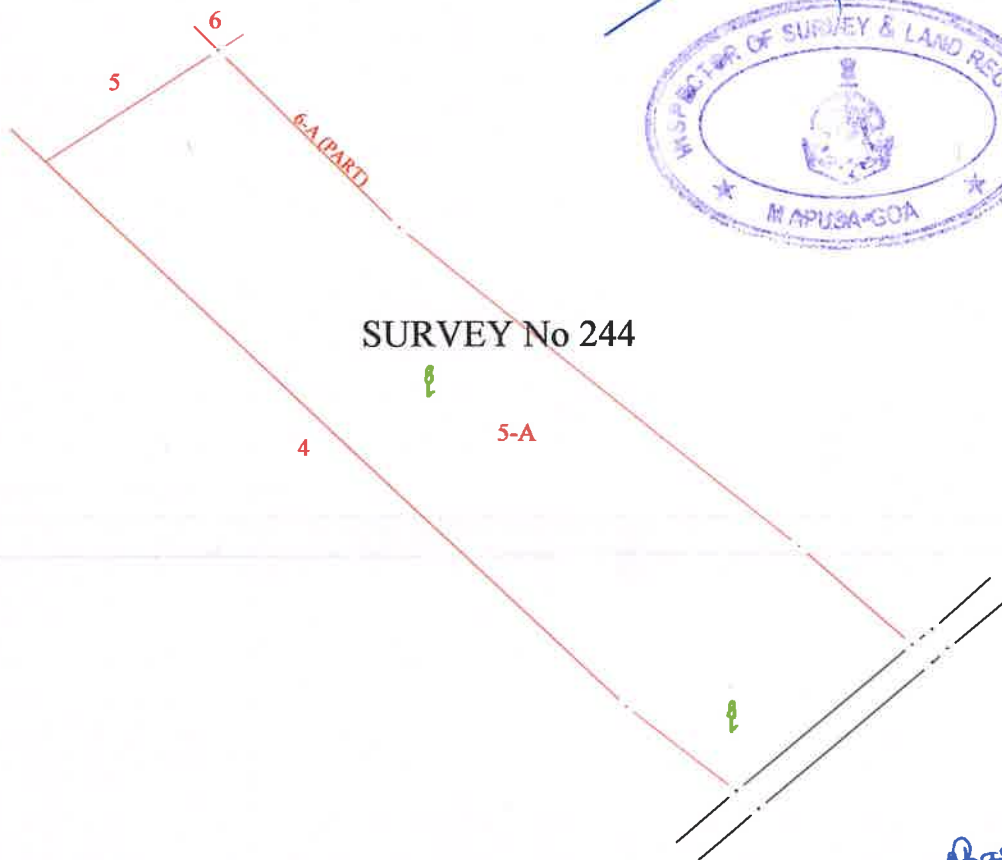


CBAR 122-3517

Plan Showing plots situated at
Village : SIOLIM
Taluka : BARDEZ
Survey No./Subdivision No. : 244/5-A
Scale : 1:1000



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



Generated By : Mitali Naik (D' Man Gr. II)
On : 10-02-2022

Compared By:

Basla
M.G.



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 02-Mar-2022 12:15:15 pm

Document Serial Number :- 2022-BRZ-924

Presented at 11:49:08 am on 02-Mar-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1169000
2	Registration Fee	779300
3	Mutation Fees	5000
4	Processing Fee	1120
Total		1954420

Stamp Duty Required :1169000/-










Stamp Duty Paid : 1169000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	VENKAT MUPPANA ,Age: , Marital Status: ,Gender:,Occupation: , Address1 - VISHAKHAPATNAM, Address2 - , PAN No.:			







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	VENKAT MUPPANA , , Age: , Marital Status: ,Gender:,Occupation: , VISHAKHAPATNAM, PAN No.:			
2	RAVI CHOPRA , , Age: , Marital Status: ,Gender:,Occupation: , NEW DELHI, PAN No.:			
3	RAVI CHOPRA , , Age: , Marital Status: ,Gender:,Occupation: , DELHI, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	VENKAT MUPPANA , , Age: , Marital Status: ,Gender:,Occupation: , VISHAKHAPATNAM, PAN No.: [REDACTED]			
5	RAVI CHOPRA , , Age: , Marital Status: ,Gender:,Occupation: , DELHI, PAN No.: [REDACTED]			
6	VENKAT MUPPANA , , Age: , Marital Status: ,Gender:,Occupation: , VISHAKHAPATNAM, PAN No.: [REDACTED]			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: GAURISH SALGAONKAR, Age: 34, DOB: 1987-07-25 , Mobile: 8390556776 , Email: , Occupation: Service , Marital status : Married , Address: 403001, E-389, E-389, Panaji, Tiswadi, NorthGoa, Goa			
2	Name: MANGALDAS VARGAONKAR, Age: 26, DOB: 1995-06- 20 , Mobile: 8308765449 , Email: , Occupation: Service , Marital status : Married , Address: 403501, SOCCORO GOA, SOCCORO GOA, Socorro, Bardez, NorthGoa, Goa			




Sub Registrar

**SUB-REGISTRAR
BARDEZ**

Document Serial Number :- 2022-BRZ-924

Document Serial No:-2022-BRZ-924

Book :- 1 Document
Registration Number :- **BRZ-1-880-2022**
Date : 02-Mar-2022

Himanshu

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

SUB-REGISTRAR
BARDEZ

Scanned by Chaitali Pednekar, DEO *Pednekar*



To
M/s VPM REALTY Pvt. Ltd. ,
Above Audi Show Room ,
Caranzafem , Goa . 403002.

Dear Sir,

This has reference to your request for my Legal Opinion / Title Verification in respect to the properties bearing Survey Nos.244/5A AND 244/6A of the Village of Siolim in Bardez Taluka .

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

1. Survey Form No. I & XIV of the property bearing Survey No. 244/5A adm. 3555 sq, mts. and 244/6A adm. 458 sq. Mts. all of Village Siolim in Bardez Taluka .
2. Survey Form No. III of the properties aforesaid prepared under the provisions of the Land Revenue Code , 1968 .
3. Judgement & Order dated 4.9.2001 made in Inventory Proceedings No. 115/97 by the Civil Judge Senior Division at Mapusa conducted on the death of Shri Padmanabha A. Nagvekar .

Ajit R. Kantak

4. Deed of Sale dated 6.2.2013 registered in the Office of the Sub-Registrar of Bardez under No. BRZ-BK1-01084-2013

CD No.

BRZD451 on 22.2.2013 regarding Sy. 244/5 of Siolim Village .

5. Deed of Sale dated 6.2.2013 registered in the Office of the Sub-Registrar of Bardez under No. BRZ-BK1-01050-2013 CD No. BRZD450 on 21.2.2013 regarding Sy. 244/6 of Siolim Village .

6. Deed of Sale dated 12.03.2022 registered in the Office of the Sub-Registrar of Bardez under No. BRZ-1-880-2022 dated 02.03.2022.

DESCRIPTION OF THE PROPERTY & FLOW OF TITLE :

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

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

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



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

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

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

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



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

It is further evident that this Mundkarial area of 430.25 square metres purchased in terms of the Judgement dated 28.2.1990 made in Case No. MUND/PUR/SIO/64/88 was later re-purchased by Shri Dattaprakash Padmanabha Nagvenkar vide Deed of Sale dated 15.10.2012 registered in the Office of the Sub-Registrar of Bardez under No. BRZ-BK1-04458-2012 CD No. BRZD386 on 15.12.2012 .

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

It is further evident that vide Deed of Sale dated 8.6.2006 registered in the Office of the Sub-Registrar of Bardez under No. 3109 at Pages 136 to 152 Book No I Volume No. 1688 on 12.6.2006 followed by a Deed of Rectification dated 10.8.2011 registered in the Office of the Sub-Registrar of Bardez at Mapusa under No. BRZ-BK1- 0389-2011 CD No. BRZD211 on 11.8.2011 , Shri Dattaprakash P. Nagvenkar purchased from Mrs. Vitorin Fernandes & others an area of 825 square metres forming Survey No. 244/7 of Siolim Village along with properties bearing Survey Nos. 242/8 , 242/15 , 244/6 and 246/6 of Siolim Village .



It is further evident that vide Deed of Sale dated 12.5.2010 registered in the Office of the Sub-Registrar of Bardez under No. BRZ-BK1-02296-2010 CD No. 23.6.2010 Shri Dattaprakash P. Nagvenkar purchased from Smt. Laxmi Laxman Naik & others an area of 600 square metres forming Survey No. 242/16 of Siolim Village

The Deeds of sale of the year 2013 indicate the purchase made by Paraiso Homes Pvt. Ltd. of the properties bearing Survey Nos.244/5 to 244/7 of the Village of Siolim in Bardez Taluka . On the registration of the Deed of sale , the title to the properties sold came to vest unto Paraiso Homes Pvt. Ltd.

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

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



Vide Deed of Sale dated 02.03.2022 registered in the Office of the Sub-Registrar of Bardez under No. BRZ-1-880-2022 dated 02.03.2022 , M/s Paraiso Homes Pvt. Ltd. sold unto M/s VPM Realty Homes Pvt. Ltd. an area of an area of **3555** square metres bearing Survey No. 244/5A of Siolim Village in Bardez Taluka , **458** square metres bearing Survey No. 244/6A of Siolim Village in Bardez Taluka i.e. in all an area of 4,723 square metres . On the registration of the Deed of sale , the title to the properties sold came to vest unto M/s MVR Sea View Homes Pvt. Ltd.

In my opinion the title to the properties aforementioned which vest in VPM Realty Pvt. Ltd. could be said to be clear and marketable .

Thanking you ,

Yours faithfully,


Ajit R. Kantak
Advocate

No.RB/CNV/BAR/AC-II/32/2011
Government of Goa,
Office of the Collector,
North Goa District,
Panaji - Goa.

Dated :- 18/04/2017

Read: Application dated 13/12/2016 from Shri. Kamalakant P. Nagwekar Power of Attorney holder of Shri. Dattaprakash Nagwekar, r/o Rodrigues Waddo, Sodiem Siolim Bardez Goa.

**SANAD
SCHEDULE-II**

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

Whereas an application has been made to the Collector of North Goa (Hereinafter referred to as "the Collector" which expression shall include any officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under section 32 of the Goa, Daman and Diu Land Revenue Code, 1968 (hereinafter referred to as 'the said code which expression shall, where the context so admits include the rules and orders thereunder) Kamalakant P. Nagwekar being the occupants of the plot registered under Survey No.244/5 known as Maina Situated at Village Siolim of Bardez Taluka (hereinafter referred to as "the applicant, which expression shall, where the context so admits include his/her heirs, executors, administrators and assigns) for the permission to use the plots of land (hereinafter referred to as the "said plot" described in the Appendix I hereto, forming a part Survey No.244/5, admeasuring 3124.00 sq. mts. be the same a little more or less for the purpose of Residential use.

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

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

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

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

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

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

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

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

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

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

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

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

Contd.....

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

APPENDIX – I

Sr. No.	Length and		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
	North to	East to			6				
1	2	3	4	5	North	South	East	West	
1	121.30 Mts.	66.60 Mts.	3124 sq. mts.	Survey No. 244 Sub. Div. No. 5(Part)	Survey No. 244 Sub Div. No. 5	ROAD	Survey No. 244 Sub Div. No. 6	Survey No. 244 Sub Div. No. 4	NIL
Village: Siolim Taluka: Bardez									

Remarks:-

1. The applicant has paid conversion fees & fine of Rs. 5,62,320 /- (Rupees Five Lakh Sixty Two Thousand Three Hundred Twenty Only) vide Challan No. 140/16-17 dated 27/02/2017.
2. The Conversion has been approved by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/2624/SIO/TCR-16/2884 dated 05/10/2016.
3. The development/construction in the plot shall be governed as per rules in force.
4. Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any.



In witness whereof the **ADDITIONAL COLLECTOR - II** North Goa District, has hereunto set his hand and the seal of his Office on behalf of the Governor of Goa and **Shri. Dattaprakash Nagwekar** Power of Attorney holder of **Shri. Kamalakant P. Nagwekar** here also hereunto set his hands this 18th day of April, 2017.


(Dattaprakash Nagwekar)
P.O.A


(Surendra F Naik)
Additional Collector-II




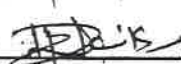
Signature and Designation of Witnesses

1. GOVIND RADIKAR 
2. DEEPAK NAIK 

Complete address of Witnesses

1. H.No.238, Nachinola, Bardez Goa.
2. H.No.381, Pitawada, New Bardez Goa.

We declare that **Shri. Dattaprakash Nagwekar** has signed this Sanad is, to our personal knowledge, the person who represents himself to be, and that he has affixed his signature hereto in our presence.

1. 
2. 

To,

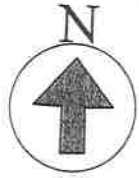
1. The Town Planner, Town and Country Planning Department Mapusa.
2. The Mamlatdar of Bardez Taluka.
3. The Inspector of Survey and Land Records, Mapusa.
- 4.. The Sarpanch, Village Panchayat Siolim, Bardez – Goa.

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

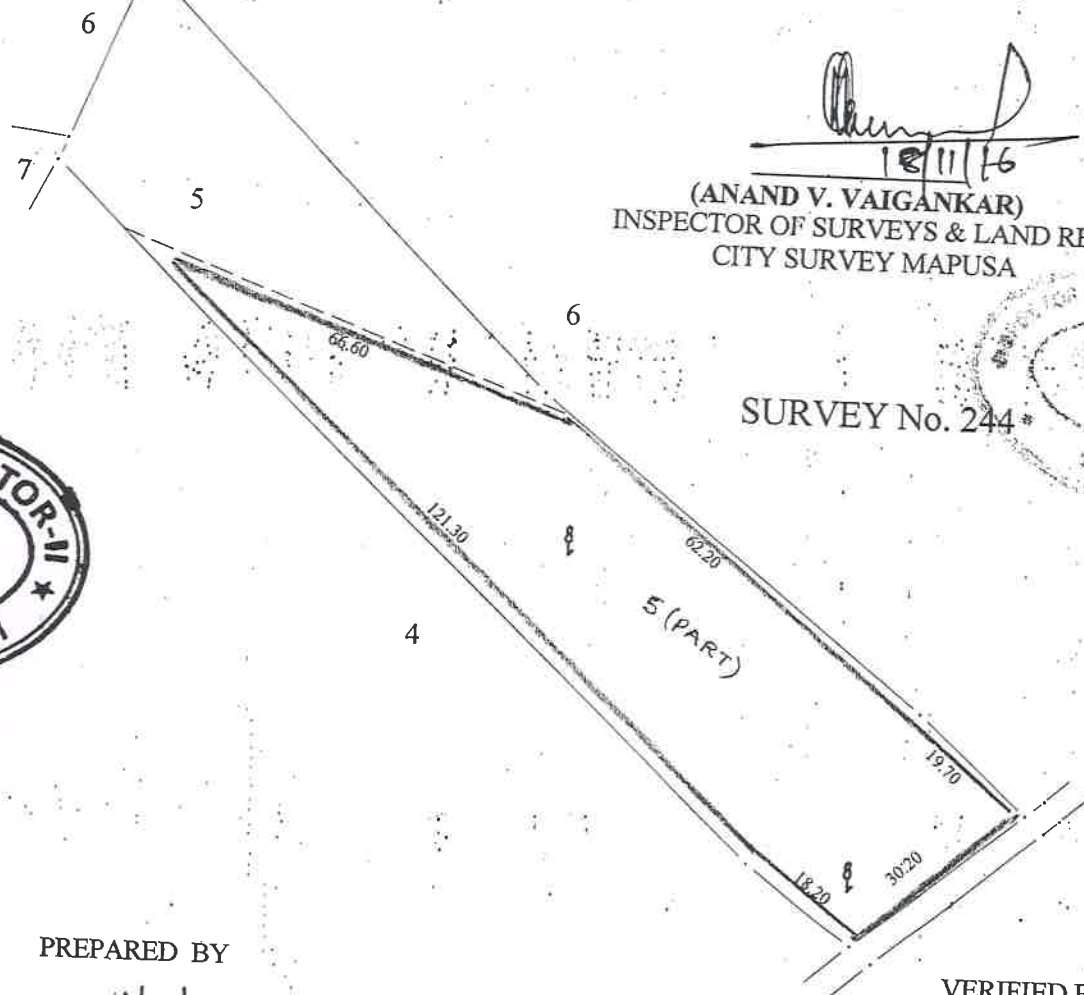
PLAN


Of the Land bearing Sub. Div. No.5 (part) of Survey No.244
Situated at Siolim village of Bardez Taluka,
Applied by Kamalakant P. Nagwekar,
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No. RB/CNV/BAR/AC-II/32/2016 dated 09-11-2016,
from the Office of the Collector, North Goa District, Panaji-Goa.

SCALE: 1:1000



S.No.243 /  AREA APPLIED TO BE CONVERTED -----3124 Sq. Mts.




15/11/16
(ANAND V. VAIGANKAR)
INSPECTOR OF SURVEYS & LAND RECORDS
CITY SURVEY MAPUSA

SURVEY No. 244*

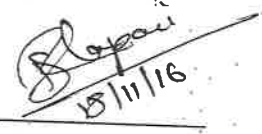


PREPARED BY



SAMIR A. NAIK
Field Surveyor

VERIFIED BY


15/11/16

RESHMA DHARGALKAR
Head Surveyor

SURVEYED ON: 15/11/2016

FILE No. 8/CNV/MAP/269/16

No.RB/CNV/BAR/AC-I/32/2011

Government of Goa,
Office of the Collector,
North Goa District,
Panaji - Goa.

Dated :- 28/02/2017

Read: Application dated 20/10/2016 from Shri. Dattaprakash Nagwekar, r/o. Rodrigues waddo, Sodiem, Siolim, Bardez - Goa.

**SANAD
SCHEDULE-II**

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

Whereas an application has been made to the Collector of North Goa (Hereinafter referred to as "the Collector" which expression shall include any officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under section 32 of the Goa, Daman and Diu Land Revenue Code, 1968 (hereinafter referred to as "the said code which expression shall, where the context so admits include the rules and orders thereunder) Dattaprakash Padmanabh Nagvekar being the occupant of the plot registered under Survey No. 244/6 and 244/7 known as Maira Situated at Village Siolim of Bardez Taluka (hereinafter referred to as "the applicants, which expression shall, where the context so admits include his/her heirs, executors, administrators and assigns) for the permission to use the plots of land (hereinafter referred to as the "said plot" described in the Appendix I hereto, forming a part Survey No. 244/6(Part) 301 m2 and 244/7(Part) 440 m2, admeasuring 741.00 sq. mts. be the same a little more or less for the purpose of Residential use.

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

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

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

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

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

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

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

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

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

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

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

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

Contd.....



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

APPENDIX - I

Sr. No.	Length and		Total Superficial Area	Forming (part) of Survey No. or Hissa No.	BOUNDARIES				Remarks
	North to	East to			6				
1	2	3	4	5	North	South	East	West	
1	13.50 Mts.	82.00 Mts.	741.00 sq. mts.	Survey No. 244 Sub. Div. No. 6(Part) & 7(Part)	Survey No. 244 Sub Div No. 8	Survey. No. 244 Sub. Div. No. 5	Road	S.No. 244 Sub. Div. No. 6 & 7	NIL
Village: Siolim Taluka: Bardez									

Remarks:-

1. The applicant has paid conversion fees of Rs.1,00,035/- (Rupees One Lakh Thirty Five Only) vide Challan No. 122/16-17 dated 16/12/2016.
2. The Conversion has been approved by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/2405/SIO/TCP-16/2882 dated 05/10/2016.
3. The development/construction in the plot shall be governed as per rules in force.
4. Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any.
5. This Sanad is issued only for change of use of land and shall not be used for any other purpose like proof of ownership of land etc. the applicant shall not use the sanad for pursuing any illegal or antinational activities on this converted land.

In witness whereof the **ADDITIONAL COLLECTOR - I** North Goa District has hereunto set his hand and the seal of his Office on behalf of the Governor of Goa and **Shri. Dattaprakash Padmanabh Nagvekar** here also hereunto set his hands this 28th day of February, 2017.

(Dattaprakash Padmanabh Nagvekar)
Applicant

(Sabaaji P. Shetye)
Additional Collector-I



Signature and Designation of Witnesses

1. GOVIND RABKAR
2. DEEPAK NAIK

Complete address of Witnesses

1. H.No. 238, Naehinola, Bardez Goa
2. H.No. 381, Titawada, Bardez Goa

We declare that **Shri. Dattaprakash Padmanabh Nagvekar** has signed this Sanad is, to our personal knowledge, the person who represents himself to be, and that he have affixed his signature hereto in our presence.

1. [Signature]
2. [Signature]

To,

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

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

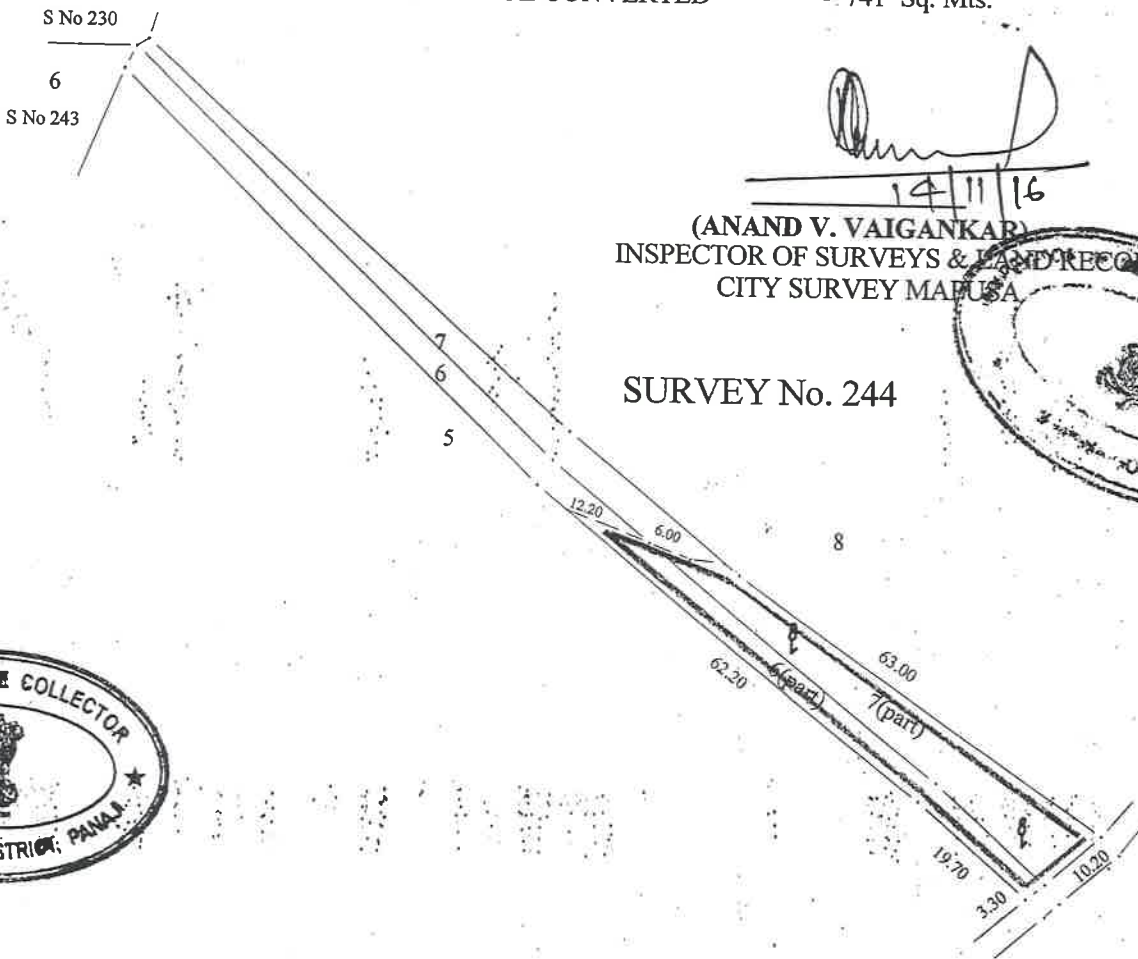



PLAN

Of the Land bearing Sub. Div. No.6(part) & 7(part) of Survey No.244,
Situated at Siolim village of Bardez Taluka,
Applied by Shri Dattaprakash Nagwekar,
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No. RB/CNV/BAR/AC-1/32/2015 dated 21-10-2016
from the Office of the Collector, North Goa District, Panaji-Goa.

SCALE 1:1000

 AREA APPLIED TO BE CONVERTED ----- 741 Sq. Mts.




14/11/16
(ANAND V. VAIGANKAR)
INSPECTOR OF SURVEYS & LAND RECORDS
CITY SURVEY MAPUSA

SURVEY No. 244



PREPARED BY

SAMIR A. NAIK
Field Surveyor

VERIFIED BY

YOGESH B. MASHELKAR
Head Surveyor

SURVEYED ON: 07/11/2016

FILE No. 8/CNV/MAP/256/16