

**REPORT ON VALUATION OF INDUSTRIAL LAND  
SITUATED AT VILLAGE LOOTULIM, TALUKA  
SALCETE, DISTRICT SOUTH GOA, STATE: GOA - 403  
718, INDIA AS ON JULY 25TH, 2022**

**M/s. NDR GOASPACE PRIVATE LIMITED**

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# Executive Summary

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# 1. Executive Summary

To,  
RBL Bank  
Mumbai

Dear Sir/Ma'am,

RBSA Valuation Advisors LLP (“RBSA Advisors”) has been appointed by RBL Bank (hereinafter referred to as ‘Bank’) through email dated 19<sup>th</sup> July, 2022 to provide an opinion on Market Value, Realizable Value & Forced Sale Value of industrial plot no. A, D, E & R being part of land bearing Survey no. 258/1, Adjoined to Verna Industrial Estate, Loutulim - Verna Road, Village Loutulim, Taluka Salcete & District South Goa, State: Goa – 403 718, India as on 25<sup>th</sup> July, 2022 (“Valuation Date”) for Bank Loan and Security purpose.

PROPERTY DETAILS	
Purpose of Valuation	To estimate the Market Value, Realizable Value & Forced Sale Value of Industrial industrial plot no. A, D, E & R for Bank Loan and Security purpose
Property Valued	Industrial plot no. A, D, E & R of M/s. NDR Goospace Private Limited
Location	Adjoined to Verna Industrial Estate, Loutulim - Verna Road, Village Loutulim, Taluka Salcete & District South Goa - 403 718, State: Goa, India
Area	Land Area – 54,001 SMT (As per various copies of Deed of Sale received from the client)
Date of Valuation	25 <sup>th</sup> July, 2022
Date of Inspection	25 <sup>th</sup> July, 2022
Market Value	Total Market Value of Industrial plot no. A, D, E & R being part of land bearing Survey no. 258/1, Adjoined to Verna Industrial Estate, Loutulim - Verna Road, Village Loutulim, Taluka Salcete & District South Goa - 403 718, State: Goa, India as on 25 <sup>th</sup> July, 2022 is estimated as <b>INR 28.08 Crore (Rupees Twenty Eight Crore and Eight Lacs only)</b>
Valuation Done by	RBSA Valuation Advisors LLP
Valuation Done for	RBL Bank, Mumbai

# Location

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# 2. Location

## Goa

- Goa is India's smallest state by area and the fourth smallest by population. Located in West India in region known as the Konkan, it is bounded by state of Maharashtra to the north, and by Karnataka to the east and south, while the Arabian Sea forms its western coast.
- Goa is India's richest state with a GDP per capita two and a half times that of the country as a whole. It was ranked the best placed state by the Eleventh Finance Commission for its infrastructure and ranked on top for the best quality of life in India by the National Commission on Population.
- Renowned for its beaches, places of worship and world heritage architecture, Goa is visited by large numbers of international and domestic tourists each year. It also has rich flora and fauna, owing to its location on the Western Ghats range, which is classified as a biodiversity hotspot.



# 2. Location

## South Goa

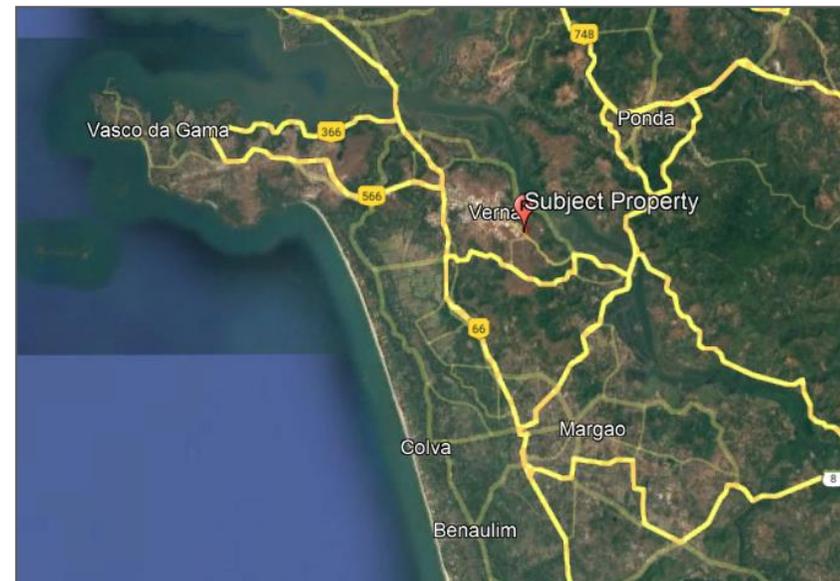
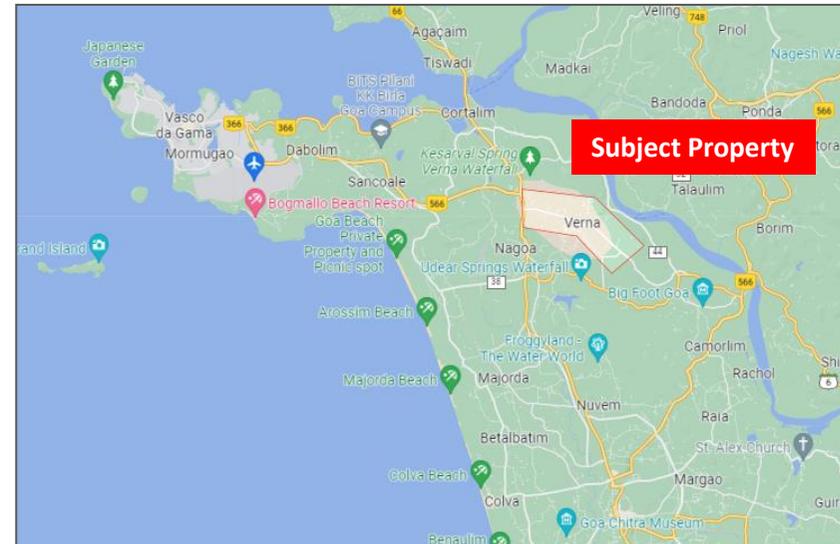
- South Goa is one of two districts that comprises the state of Goa in West India, within the region known as the Konkan.
- It is bounded by the district of North Goa to the north, the Uttara Kannada district of Karnataka state to the east and south, while the Arabian Sea forms its western coast.
- Goa and two other former Portuguese enclaves became the union territory of Goa, Daman and Diu, and Goa was organized into a single district in 1965. On 30 May 1987 Goa attained statehood (while Daman and Diu became a separate union territory), and Goa was reorganized into two districts, North Goa and South Goa reportedly.
- The administrative headquarters of the district is Margao. The district is divided into five subdivisions – Ponda, Mormugao (Vasco da Gama), Margao, Quepem, and Dharbandora; and seven talukas – Ponda, Mormugao, Salcete, Quepem, Canacona (Chaudi), Sanguem and Dharbandora.
- According to the 2011 census, South Goa has a population of 6,40,537 reportedly. South Goa has a well-developed social, physical, and industrial infrastructure and virtual connectivity. It has an international airport that is in line with its importance as a globally-recognised leisure destination. It also has significant port infrastructure. The state has an established base for the pharmaceuticals industry and an emerging destination for knowledge-based industries such as biotechnology and IT.



# 2. Location

## Micro Location – Verna

- The property under valuation comprises of industrial plot no. A, D, E & R being pat of land Survey no. 258/1, Adjoined to Verna Industrial Estate, Loutulim - Verna Road, Village Loutulim, Taluka Salcete & District South Goa – 403 718, State: Goa, India.
- Verna is a village in Salcete, Goa, India, adjacent to the village of Nagoa. It is located approximately 10 km north of the South Goa district headquarters Margao, 18 km south-east of Vasco da Gama and 23 km south-east of the state capital Panjim. Verna being a major industrial hub in State, especially to South Goa, many people come here to earn their livelihood as it houses hundreds of companies/firms and other units.
- Siemens, IFB Industries, Finolex industry, Sanofi India Ltd, Cipla, Pfizer, Commscope India, Coca Cola etc., are the major industries situated in the Verna Industrial Estate.
- Village Panchayat Loutulim provides basic infrastructure facilities like roads, water, drainage etc. Goa State Electricity Distribution Company Limited provides electricity supply in this area.



# Connectivity

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# 3. Connectivity

## Connectivity to the Subject Property:



Goa International Airport located at Dabolim near Vasco da Gama. The airport caters to scheduled domestic and international air services to Doha, Dubai, Sharjah and Kuwait in the Middle East. The airport also handles a large number of chartered flights during the 'winter season', from the United Kingdom, Germany, Netherlands and Russia. Goa's international charter flights account for around 90% of the India's international charter tourist flights. Another international airport at Mopa in Pernem has been proposed due to land constraints at Dabolim. It is approx. 18.5 kms away from subject property.



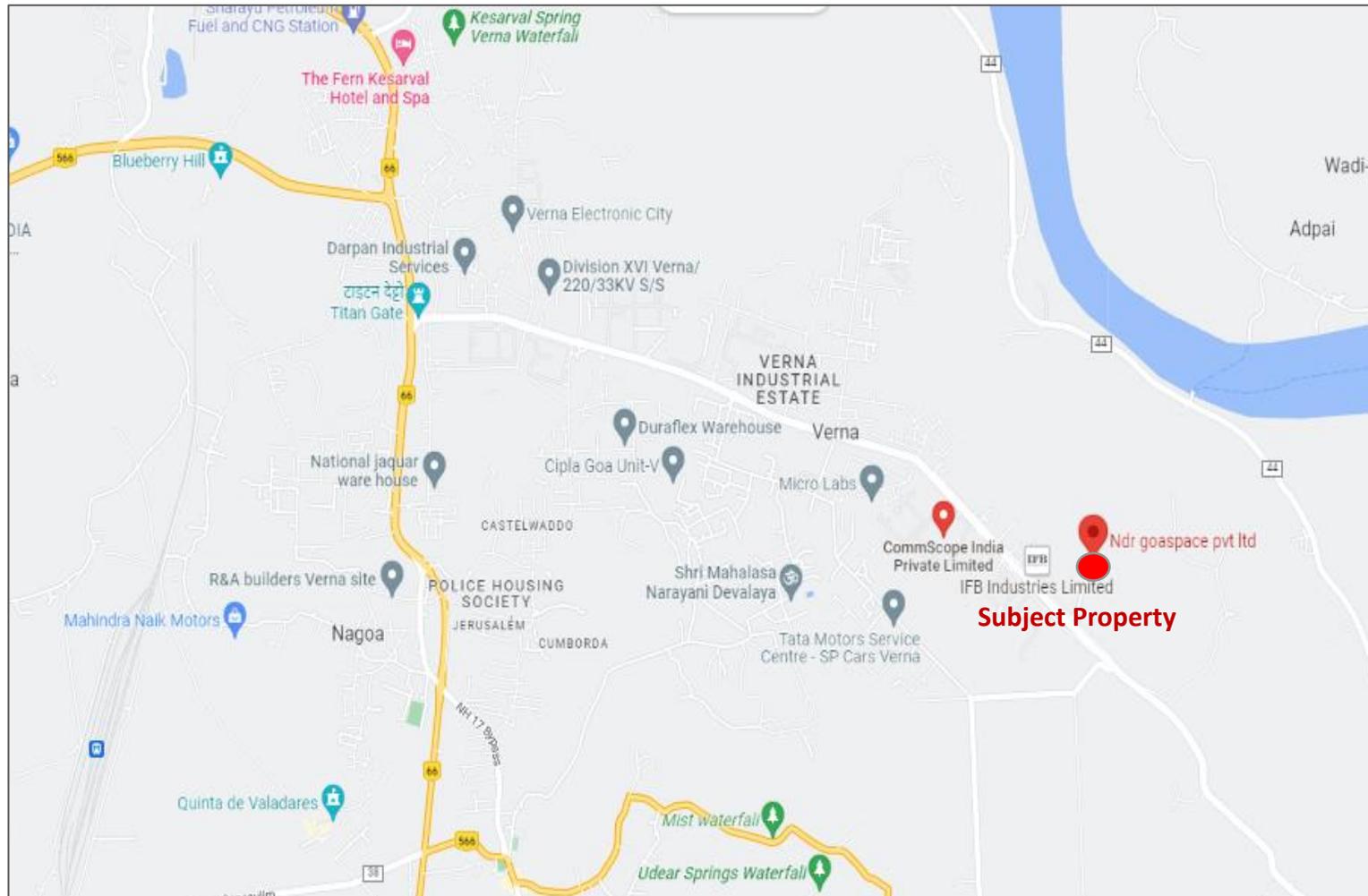
Goa has two rail lines — one run by the South Western Railway and the other by the Konkan Railway. The line run by the South Western Railway was built during the colonial era linking the port town of Vasco da Gama, Goa with Belgaum, Hubli, Karnataka via Margao. The Konkan Railway line, which was built during the 1990s, runs parallel to the coast connecting major cities on the western coast. Madgaon junction railway station is approx. 16.5 kms away from subject property.



Goa has four National Highways passing through it. NH-66 runs along India's west coast and links Goa to Mumbai in the north and Mangalore to the south. NH-4A running across the state connects the capital Panjim to Belgaum in east, linking Goa to cities in the Deccan. The NH-366 connects NH-66 to Mormugao Port from Cortalim. The new NH-566 is a four-lane highway connecting Mormugao Port to NH-66 at Verna via Dabolim Airport, primarily built to ease pressure on the NH-366 for traffic to Dabolim Airport and Vasco da Gama. Goa has a total of 224 km of national highways, 232 km of state highway and 815 km of district highway. Panjim bus stand is approx. 24.0 kms away from subject property.

# 3. Connectivity

Route Map to Subject Property:



# Inspection & Background of the property

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# 4. Inspection & Background

- The subject property comprises industrial plot no. A, D, E & R being part of land bearing survey no. 258/1, Adjoined to Verna Industrial Estate, Loutulim - Verna Road, Village Loutulim, Taluka Salcete & District South Goa - 403 718, State: Goa, India.

Particulars	Details
Owner's Name	NDR Goospace Pvt. Ltd.
Location	Survey no. 258/1 of village Loutulim, Taluka Salcete & District South Goa
GPS Co-ordinates:	
Longitude	73°57'31.18"E
Latitude	15°21'32.38"N
Nature of Land	Freehold
Area	Land Area – 54,001 SMT

North:	Open Land
South:	Verna - Loutulim Road
East:	Open Land
West:	Goa Rajee Honda Warehouse & IFB Industries



External View of subject property

# 4. Inspection & Background

- As per various copies of Deed of Sale received from the client, the detailed summary of the subject property land is as follows:

Sr. No.	Document	Date of Execution	Sellers	Confirming Party	The Purchaser	Survey No.	Plot No.	Village	Land Area in SMT
1	Deed of Sale	13 January 2022	Ms. Maria Augusta Terezinha Sabina Figueiredo Gracias	Mr. Joaquim Catarina Figueiredo Gracias & 6 others	NDR Goospace Pvt. Ltd.	258/1	A	Loutulim	14154.0
2	Deed of Sale	15 January 2022	Ms. Maria Augusta Terezinha Sabina Figueiredo Gracias	Mr. Joaquim Catarina Figueiredo Gracias & 6 others			D		2334.0
3	Deed of Sale	15 January 2022	Mrs. Maria Fernanda Figueiredo Gracias Sequeira, Mr. Rui Ernesto Anil De Erasmo Sequeira	Mr. Joaquim Catarina Figueiredo Gracias & 5 others			E		3725.0
4	Deed of Sale	13 January 2022	Mrs. Maria Fernanda Figueiredo Gracias Sequeira, Mr. Rui Ernesto Anil De Erasmo Sequeira	Mr. Joaquim Catarina Figueiredo Gracias & 5 others			B		11594.0
5	Deed of Sale	20 April 2022	Mr. Joaquim Catarina Figueiredo Gracias & 7 others	-			F		1105.0
6	Deed of Sale	20 April 2022	Mr. Joaquim Catarina Figueiredo Gracias & 7 others	-			G		1105.0
7	Deed of Sale	20 April 2022	Mr. Joaquim Catarina Figueiredo Gracias	Mr. Eugenio Piedade Figueiredo & 6 others			R,S,T,U,V,W		10288.0
8	Deed of Sale	20 April 2022	Mrs. Maria Fatima Figueiredo Gracias e Fernandes, Mr. Felix Oliviera Salazar Fernandes	Mr. Joaquim Catarina Figueiredo Gracias & 5 others			AB,AC,AD,AE,AF,AG		5500.0
9	Deed of Sale	20 April 2022	Mrs. Maria Fatima Figueiredo Gracias e Fernandes, Mr. Felix Oliviera Salazar Fernandes	Mr. Joaquim Catarina Figueiredo Gracias & 5 others			X,Y,Z,AA		4196.0
<b>Total Land Area</b>									<b>54001.0</b>
<b>Total Land Area in Acres</b>									<b>13.34</b>

and same has been considered for this valuation exercise.

# 4. Inspection & Background

- As per the amalgamation order no. 7/ISLR/Amal/08/2022/891 dated 16/06/2022 and Form I & XIV dated 30/06/2022 issued by Inspector of Survey & Land Records, Margao, the subject property bearing survey nos. 258/1-R, 258/1-S, 258/1-T, 258/1-U, 258/1-V, 258/1-W, 258/1-X, 258/1-Y, 258/1-Z, 258/1-AA, 258/1-AB, 258/1-AC, 258/1-AD, 258/1-AE, 258/1-AF, 258/1-AG, Plot B (258/1-AH, 258/1-AI, 258/1-AJ, 258/1-AK, 258/1-AL), Plot F & Plot G totally admeasuring land area 33,788 SMT is amalgamated into single larger plot being survey no. 258/1-R of village - Loutulim, Taluka – Salcete.
- Following is the plot-wise area summary of the subject property land owned by the company is as follows,

Sr. No.	Particulars	Survey Number	Plot Number	Land Area (SMT)
1	Industrial land bearing Survey no. 258/1 of Village Loutulim, Taluka Salcete, South Goa, Goa	258/1	258/1-A	14 154
2			258/1-D	2 334
3			258/1-E	3 725
4			258/1-R	33 788
<b>Total Value</b>				<b>54 001</b>

- As per the various copies of Deed of Sale, the subject property consists various numbers of plots. During the time of site inspection, we observed that plot no. 258/1-E, 258/1-R etc. on eastern side & plot no. 258/1-A, 258/1-D are on western side respectively amalgamated with each other. Construction of Warehouse Structure I was in progress on plot no. 258/1-R and excavation/ leveling work of Warehouse Structure II was under progress for plot no. 258/1-A & 258/1-D. As per instruction provided by the bank, the valuation of any proposed Warehouse to be constructed on subject land is beyond our scope of this valuation exercise and hence, we have not considered the cost incurred toward said construction.
- The subject amalgamated respective plot no. 258/1-E, 258/1-R & plot no. 258/1-A, 258/1-D are not continuous and bifurcated via internal village road perpendicular to main Loutulim - Verna Road. Each amalgamated subject plot is irregular in shape with partly levelled topography, bounded by RCC precast compound wall partly near to ongoing construction of warehouse.
- As per Technical Clearance Order bearing no. TPM/33638/const/Lout/285/1/2022/622 dated 09/02/2022 issued by Town & Country Planning Department, Goa, the subject property land bearing survey no. 258/1 (part), 258/1-AH, 258/1-AI, 258/1-AJ, 258/1-AK & 258/1-AL has been granted technical clearance for carrying out the work of proposed construction of warehouse building & compound wall subject to various terms and conditions. The validity of this order is 3 years.
- As per Technical Clearance Order bearing no. TPM/33592/const/Lout/258/1/2022/345 dated 24/01/2022 issued by Town & Country Planning Department, Goa, the subject property land bearing survey no. 258/1 (part), AR, AT, AS, AU & AV has been granted technical clearance for carrying out the work of proposed construction of warehouse building & amalgamation of plots subject to various terms and conditions. The validity of this order is 3 years. However, land area is not mentioned.

# 4. Inspection & Background

- As per Zoning Certificate bearing no. JPM/ION-INJ/Lout/258/2021/4458 dated 07/10/2021 issued by Town & Country Planning Department, South Goa based on Regional Plan for Goa 2021, summary of zones of Plot B is as follows:

Plot B		As per Zoning Certificate
Survey No.	Land Area in SMT	
258/1-AH	1 925	Industrial Estate
258/1-AI	1 925	Industrial Estate
258/1-AJ	3 124	Industrial Estate
258/1-AK	1 925	Industrial Estate
258/1-AL	2 695	Industrial Estate
<b>Total</b>	<b>11 594</b>	

- As per Zoning Certificate bearing no. JPM/ION-INJ/Lout/258/IAR/2021/4457 dated 07/10/2021 issued by Town & Country Planning Department, South Goa based on Regional Plan for Goa 2021, summary of zones of Plot A is as follows:

Plot A		As per Zoning Certificate
Survey No.	Land Area in SMT	
258/1-AR	2 846	Industrial Estate
258/1-AS	4 295	Partly Industrial Estate & Partly NH
258/1-AT	2 069	Industrial Estate
258/1-AU	2 069	Industrial Estate
258/1-AV	2 875	Partly Industrial Estate & Partly NH
<b>Total</b>	<b>14 154</b>	

- As per No Objection Certificate bearing no. TPM/3801/49(6)/Lout/258/2021/4881 dated 29/10/2021 issued by Town & Country Planning Department, South Goa, the subject property land bearing survey no. 258/1 (part) Plot D admeasuring 2,334 SMT is falls under Industrial Estate zone & falls within 500 mts. from High Tide Line subject to various terms and conditions.
- As per No Objection Certificate bearing no. TPM/3800/49(6)/Lout/258/1/E/2021/4880 dated 29/10/2021 issued by Town & Country Planning Department, South Goa, the subject property land bearing survey no. 258/1 (part) Plot E admeasuring 3,725 SMT is falls under Industrial Estate zone & falls within 500 mts. from High Tide Line subject to various terms and conditions.
- The subject property land is occupied by owner i.e. NDR Goospace Pvt. Ltd. & same nameboard has been observed at the entrance of the subject property. The land is abutting to Verna - Loutulim Road which further connects to Cortalim - Fatorda road at a distance of approx. 4 kms.

# 4. Inspection & Background

- As per various copies of SANAD issued by Office of the Collector, South Goa District, the authority has given permission to use the land under various Survey Numbers of Loutulim village admeasuring 43,683 SMT for industrial purpose as shown in below table:

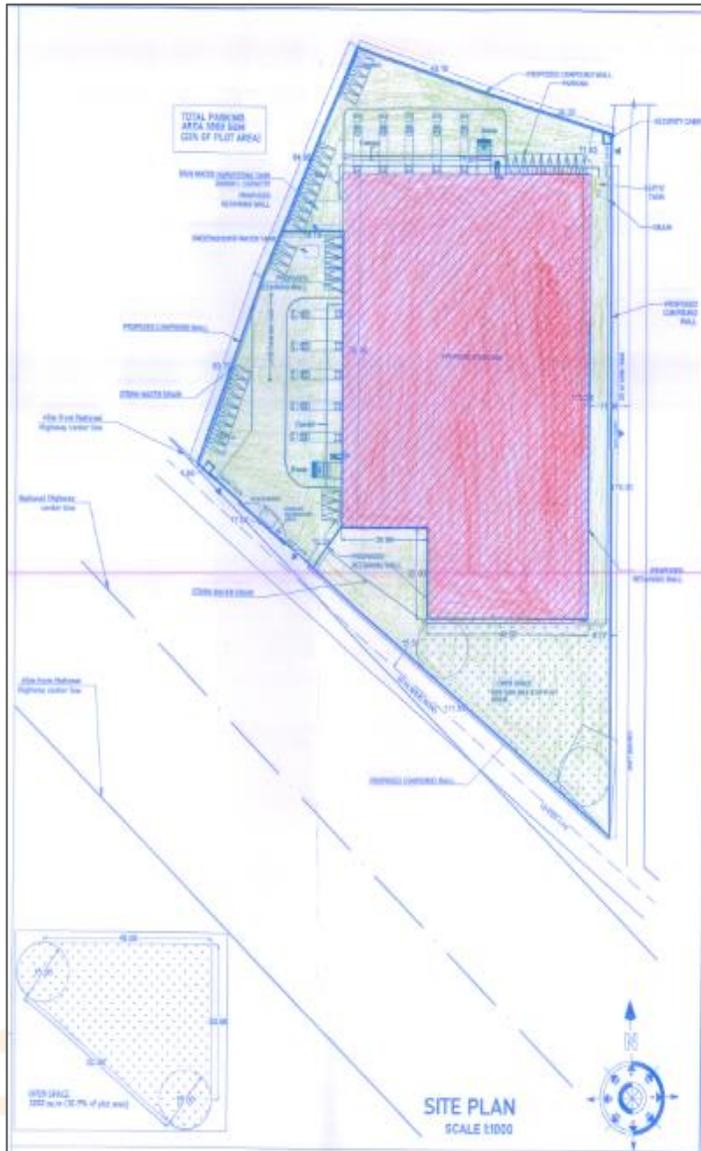
Sr. No.	Document	Date of Execution	Survey no.	Plot No.	Land Area in SMT	Land Usage
1	SANAD	27/4/22	258/1-AR	A	2,846	Industrial
2	SANAD	27/4/22	258/1-AS	A	4,295	Industrial
3	SANAD	25/3/22	258/1-AT	A	2,069	Industrial
4	SANAD	25/3/22	258/1-AU	A	2,069	Industrial
5	SANAD	25/3/22	258/1-AV	A	2,875	Industrial
6	SANAD	26/4/22	258/1-AK	B	1,925	Industrial
7	SANAD	25/3/22	258/1-AJ	B	3,124	Industrial
8	SANAD	25/3/22	258/1-AL	B	2695	Industrial
9	SANAD	27/4/22	258/1-AH	B	1,925	Industrial
10	SANAD	22/2/22	258/1-AI	B	1,925	Industrial
11	SANAD	21/2/22	258/1-AA	-	1,049	Industrial
12	SANAD	20/7/22	258/1-AB	-	875	Industrial
13	SANAD	21/7/22	258/1-AD	-	875	Industrial
14	SANAD	20/7/22	258/1-AE	-	875	Industrial
15	SANAD	20/7/22	258/1-AF	-	1,000	Industrial
16	SANAD	20/7/22	258/1-AG	-	875	Industrial
17	SANAD	20/7/22	258/1-R	-	10,630	Industrial
18	SANAD	20/7/22	258/1-S	-	2,162	Industrial
19	SANAD	20/7/22	258/1-T	-	1,702	Industrial
20	SANAD	20/7/22	258/1-U	-	1,485	Industrial
21	SANAD	20/7/22	258/1-V	-	1,942	Industrial
22	SANAD	20/7/22	258/1-W	-	1,934	Industrial
23	SANAD	21/7/22	258/1-Y	-	1,049	Industrial
24	SANAD	20/7/22	258/1-Z	-	1,049	Industrial
<b>Total</b>					<b>43,683</b>	

- Loutulim Village Panchayat provided basic amenities facility in the subject property locality. Electricity Department Division-XIV, Verna plateau - Goa provides electricity supply in this area.



# 4. Inspection & Background

- Sanctioned plan bearing no. TPM/33592/const/Lout/258/1/2022/345 dated 24/01/2022 approved by Town Planner, Town & Country planning Dept. South Goa pertaining to Plot A & D admeasuring 16,488 SMT out of entire land is as follows:



FLR. REF.	USE	TOTAL BUILT UP AREA	free of FAR	NET FLOOR AREA
GROUND FLOOR	INDUSTRIAL	7554.96	0.00	7554.96
FIRST FLOOR	INDUSTRIAL	7554.96	0.00	7554.96
TOTAL		15109.92	0.00	15109.92

### AREA STATEMENT

1. AREA OF THE PLOT:	=16488 m <sup>2</sup>
2. DEDUCTION FOR-	
[A] AREA FOR ROAD WIDENING:	= nil
[B] AREA FOR ANY OTHER PURPOSE:	= nil
3. EFFECTIVE AREA OF PLOT:	= 16488 m <sup>2</sup>
4. AREA OCCUPIED BY EXISTING BLDG.:	= nil
5. AREA OF THE BLDG. TO BE DEMOLISHED:	= nil
6. ZONE	= INDUSTRIAL
7. COVERED AREA OF PROPOSED BUILDING:	= 7554.96 m <sup>2</sup>
8. PROPOSED COVERAGE :	= 45.82%
9. PERMISSIBLE COVERAGE:	= 50.00%
10. TOTAL FLOOR AREA OF PROPOSED BUILDING:	= 15109.92
11. PROPOSED F.A.R.:	= 91.64%
12. PERMISSIBLE F.A.R.:	= 100%
13. HEIGHT OF BUILDING:	= 15 m
14. LENGTH OF COMPOUND WALL:	= 494 m
15. PARKING	= 3800 SQM
16. PROPOSED OPEN SPACE	=1803 SQM (10.9 %)
17. REQUIRED OPEN SPACE	=7.5 %

2022/845 Please check order no. TPM/33592/const/Lout/258/1 dated 24/01/2022 regarding the plans.

*Mud Kum*  
Town Planner  
Town & Country Planning Dept.  
South Goa Dist. Office, Margao

# 4. Inspection & Background

- As per sanctioned plan bearing no. TPM/33638/const/Lout/258/1R/2022 dated 06/07/2022 approved by Town Planner, Town & Country planning Dept. South Goa pertaining to Plot 258/1-R admeasuring 33,787 SMT out of entire land is as follows:



# 4. Inspection & Background

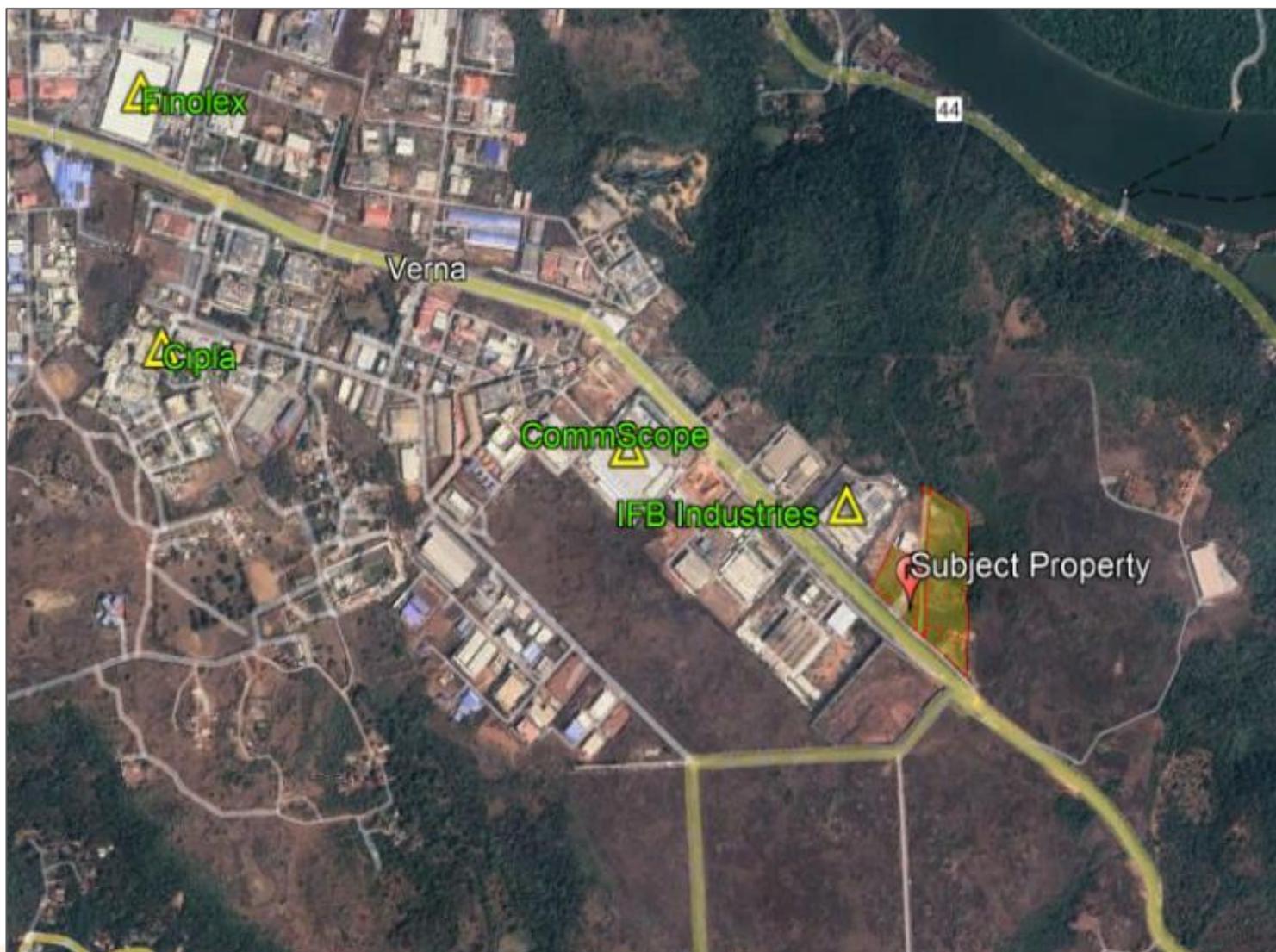
- Satellite image of tentative demarcations of the subject property land



*Satellite image showing the tentative location and approximate boundary area of subject property for representative purpose only.*

# 4. Inspection & Background

Satellite Image of Subject Property along with neighborhood:



*Satellite image showing the tentative location and approximate boundary area of subject property for representative purpose only.*

# 4. Inspection & Background

## ■ Documents Received and Reviewed

We had requested the bank/ client for property related documents as follows:

- Registered Copy of Sale Deed of Land,
- Form No. I & XIV,
- SANAD, NA Order, Zone Certificate,
- Sanctioned Layout Map for Land issued by competent authority,
- Sanctioned Building Plans for structures standing on subject land, if any
- Commencement Certificate, Occupancy Certificate,
- NA Tax Receipt, Legal report,
- Litigation, if any

This report is based upon the following documents and subject to our assumptions and limiting conditions.

Sr. No.	Copies of documents made available by the client and perused	Reference Exhibit
1	Copies of Deed of Sale dated 13 <sup>th</sup> January, 2022 & Deed of Sale dated 15 <sup>th</sup> January, 2022 & Deed of Sale dated 20 <sup>th</sup> April, 2022	A
2	Copy of Technical Clearance Order dated 09/02/2022	B
3	Copy of Technical Clearance Order dated 24/01/2022	C
4	Copy of Zoning Certificate dated 07/10/2021	D
5	Copy of Zoning Certificate dated 07/10/2021	E
6	No Objection Certificate dated 29/10/2021 for land bearing survey no. 258/1 (part) Plot D	F
7	No Objection Certificate dated 29/10/2021 for land bearing survey no. 258/1 (part) Plot E	G
8	Copies of SANAD dated 22/02/2022 issued by Office of the Collector, South Goa District	--
9	Sanctioned building plan bearing TPM/33592/Const/Lout/258/1/2022/345 dated 24/01/2022 approved by Town Planner, Town & Country Planning Dept. Goa.	H
10	Sanctioned building plan bearing no. TPM/33638/const/Lout/258/1R/2022 dated 06/07/2022 approved by Town Planner, Town & Country planning Dept. South Goa of plot 258/1-R	I
11	Copy of amalgamation order no. 7/ISLR/Amal/08/2022/891 dated 16/06/2022 issued by Inspector of Survey & Land Records, Margao	J
12	Form I & XIV dated 30/06/2022 issued by Inspector of Survey & Land Records, Margao	K

# Photographs

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# 5. Photographs



View of entrance of subject property



View of internal road passing through subject property



View of ongoing warehouse construction on plot no. 258/1-R



Internal view of ongoing warehouse construction on plot no. 258/1-R

# 5. Photographs



Internal view of ongoing warehouse construction on plot no. 258/1-R



Northern side view of the plot no. 258/1-R



View of open land on western side of plot no. A&D

# 5. Photographs



View of open land on western side of plot no. A&D



Northern side view of the plot no. 258/1-R



External view of ongoing warehouse construction



View of approach road

# Observations, Assumptions and Limiting Conditions

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## 6. Observations, Assumptions and Limiting Conditions

The following Observations, assumptions and limiting conditions also form the basis of this valuation exercise.

- a) The Real Estate market in India lacks transparency; the market is largely fragmented with limited availability of authentic, credible and reliable data with respect to market transactions. The actual transaction value may be significantly different from the value that is documented in official transactions. We believe that the market survey amongst actual sellers, brokers, developers and other market participants would give a fair representation of market trends. This valuation is therefore based on our verbal market survey of the real estate market in the subject area.
- b) We have not been provided with copy of latest title report of the subject property. For the purpose of this valuation exercise, we have assumed that the subject property has a clear and marketable title and is free from any legal and physical encumbrances, disputes, claims and other statutory liabilities and all the taxes related to the subject property have been paid in time. Further, we have assumed that the subject property has received requisite planning approvals and clearances from appropriate local authorities and complies with local development control regulations.
- c) Any matters related to legal title and ownership are outside the purview and scope of this Valuation exercise. Further, no legal advice regarding the title and ownership of the subject property has been obtained while conducting this valuation exercise.
- d) Valuation may be significantly influenced by adverse legal, title or ownership, encumbrance issues; we reserve our right to alter the conclusions should any such issues are brought to our knowledge at a later date.
- e) In the course of this exercise we have relied upon the hardcopy, softcopy, email, documentary and verbal information provided by the client without further verification. We have assumed that the information provided to us is reliable, accurate and complete in all respects. We reserve our right to alter our conclusions at a later date, if it is found that the data provided to us by the client was not - reliable, accurate or complete.
- f) Transaction Costs like Stamp Duty, Registration Charges, Brokerage etc., pertaining to the sale/purchase of this property and income tax liability if any, which may arise on the sale of property have not been considered while estimating at the Market Value.
- g) The subject valuation exercise is based on prevailing market dynamics as on the date of the valuation and does not take into account any unforeseeable developments which could impact the same in the future.
- h) This valuation is valid only for the purposes mentioned in this report; and neither intended nor valid to be used for any other purposes. This report shall not be provided to any third party or external party without our written consent. In no event, regardless of whether consent has been provided, shall we assume any responsibility to any third party or external party to whom the report is disclosed or otherwise made available.

## 6. Observations, Assumptions and Limiting Conditions

- i) No soil analysis or geological or other technical studies were made in conjunction with the report, nor were any water, oil, gas or other subsurface mineral and use rights or conditions investigated. Any environmental due diligence or study is outside the scope of this Engagement; therefore no such due diligence or study has been carried out by RBSA. We have assumed that the subject asset complies with all environmental laws and regulations, and that there are no substances, environmental or pollution related encumbrances / issues which may adversely affect its value, utility or marketability. We have not carried out any due diligence with respect to any asset retirement obligations (ARO). Any such liability would have to be adjusted against the valuation.
- j) The inspection, due diligence and condition assessment of the asset was made by individuals generally familiar with valuation assessment of such assets. However, we do not opine on, nor are we responsible for its conformity to any health, safety, environmental or any other regulatory requirements that were not readily apparent to our team of experts during their inspection.
- k) We have estimated the Market Value of the subject property based on the facts known to us, information provided by the client and the assumptions and limiting conditions mentioned herewith. Should there be any reason, fact and information not known at time of preparing this report which adversely affects the marketability/title of the property under valuation, then this valuation stands null and void.
- l) The Client has been provided with the opportunity to review the draft report for this engagement to make sure the factual inaccuracies/ omissions are avoided in the final report. We reserve right to alter the valuation report if any adverse situation may happen other than described in the assumption and limiting condition of the said report. Further, we reserve the right to alter our conclusions should any information that we are not aware of at the time of preparing this report come to light that has a material impact on the conclusions.
- m) Possession of this report or any copy thereof does not carry with it right of publication. No portion of this report shall be disseminated to third parties through prospectus, advertising, public relations, news or any other means of communication without the written consent and approval of RBSA.
- n) As per the agreed terms & conditions of this valuation exercise, under construction Warehouse structure owned by the same company is beyond our scope of this valuation exercise. We have not considered the cost toward said construction for this valuation exercise. Any variation in the same will affect the value reported.
- o) The satellite images shown in the report along with boundary area of the property under valuation are approximate and it does not indicate the actual area of the property.
- p) Other observations, assumptions and limiting conditions, as appropriate, are also mentioned in respective sections of this report and annexures.

## 6. Observations, Assumptions and Limiting Conditions

- q) This report is further governed by our standard terms and conditions of professional engagement which are herein after:
- i. The entire and collective liability of RBSA and / or its Partners, Officers and Executives arising out of or relating to the Valuation and/or other Services provided, regardless of the form of the cause of action, whether in contract, tort (including negligence), statute or otherwise, shall in no event exceed the total professional fees paid to RBSA for this service.
  - ii. RBSA and / or its Partners, Officers and Executives accepts no responsibility for detecting fraud or misrepresentation, whether by management or employees of the Client or third parties. Accordingly, RBSA will not be liable in any way from, or in connection with, fraud or misrepresentations, whether on the part of the Client, its contractors or agents, or on the part of any other third party.
  - iii. Notwithstanding anything to the contrary, RBSA and / or its Partners, Officers and Executives shall not under any circumstance, be liable or responsible for any consequential, incidental, indirect, punitive, exemplary or special damages of any nature whatsoever, or for any damages arising out of or in connection with any bad debts, non-performing assets, any financial loss including that of loss of principal, loss of interest or loss of profit, malfunctions, delay, loss of data, interruption of service or loss of business or anticipatory profits.
  - iv. The Valuation Services (including Deliverables submitted by RBSA hereunder) are not for the benefit of any third party. RBSA accepts no liability or responsibility to any third party who benefits from, or uses, the Services or gains access to the Valuation.
  - v. Commencement of Legal Proceeding. Any legal proceeding Client brings arising from, or in connection with, the Services or the Agreement must be commenced within six (6) months from the date when Client become aware of, or ought reasonably to have become aware of, the facts which give rise to the alleged liability and, in any event, not later than one (1) year from the date of the Deliverable which has given rise to the alleged liability.
  - vi. If Client has any concerns or complaints about the Services, it should not hesitate to discuss them with the officials of RBSA. Any service related issue by Client arising from or in connection with this Agreement (or any variation or addition thereto) shall be brought to the notice, in writing, of RBSA within one month from the date when Client has the knowledge of or ought reasonably to have such knowledge of the facts which give rise to the alleged service related issue and in no event, later than six months from the date of completion of Services.
  - vii. DISPUTE RESOLUTION: Any dispute arising out of the Valuation or other Services rendered shall be referred to the nominated senior representatives of both the Parties for resolution through conciliation. In case, any such difference or dispute is not amicably resolved within forty five (45) days of such referral, it shall be resolved through Arbitration, in India, in accordance with the provisions of Arbitration and Conciliation Act 1996. The venue of the arbitration shall be at Ahmedabad, Gujarat, India. The authority of the arbitrator(s) shall be subject to the terms of these standard terms of service, including the provision of limitation of liability. The proceedings of arbitration, including arbitral award, shall be kept confidential.
  - viii. The User of the report, while having acted on the basis of this report, is deemed to have read, understood and agreed RBSA's standard terms and conditions of business and the assumptions and limiting conditions mentioned in this documents.

## 6. Observations, Assumptions and Limiting Conditions

### Special Assumption Specific To Subject Property:

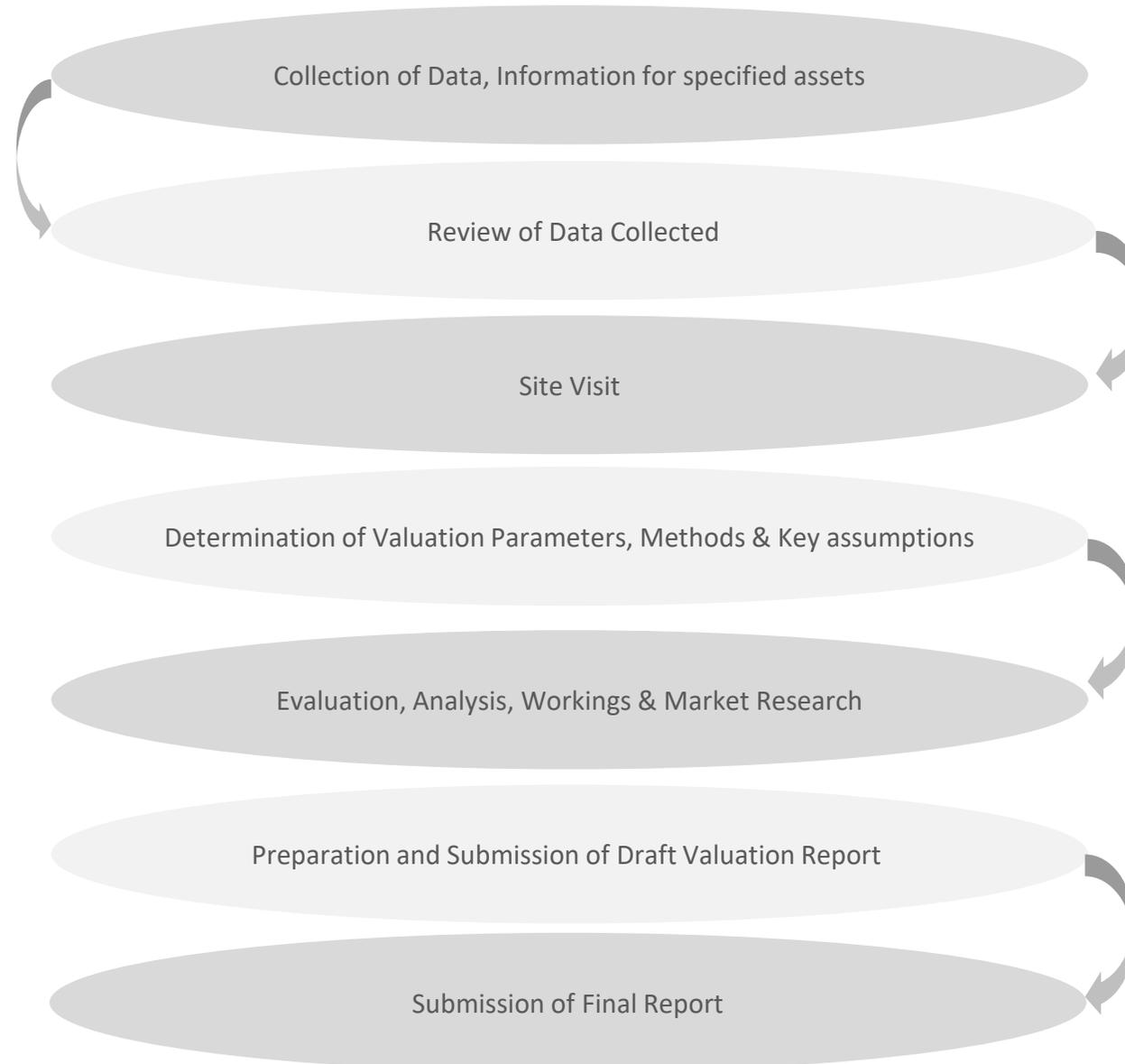
- As per Technical Clearance Order bearing no. TPM/33638/const/Lout/285/1/2022/622 dated 09/02/2022 and TPM/33592/const/Lout/258/1/2022/345 dated 24/01/2022 issued by Town & Country Planning Department, Goa, land area is not mentioned and hence, we can't comment that whether entire land area of subject property is covered or not for carrying out construction work. Also, construction related activity is beyond our scope of this exercise.
- Zoning Certificate of Plot E & D is not provided. However, No Objection Certificate is provided in which zoning details for plot no. E & D is mentioned and same zoning is considered for this valuation exercise.
- No objection Certificate for Plot no. A & R is not provided. Further, copies of SANAD issued by Office of the Collector, South Goa District for land area of 10,318 SMT (Refer slide no. 18 for details) is not provided. Further we have considered that the company would obtain all remaining approvals/ NOCs in due course of time from concerned authority, as and when required/ applicable for said subject project.
- As informed by the client, no portion of subject land falls under road widening and hence impact of same is not considered for this valuation exercise.
- In this report, please refer to "M/s. NDR Goospace Private Limited" as Client or Company.
- Sanctioned building plan for plot no. 258/1-A, 258/1-D considering total land area of 16,488 SMT and Sanctioned building plan for plot no. 258/1-R considering total land area of 33,787 SMT is provided; however, building plan for plot no. 258/1-E is not yet sanctioned. During the time of site inspection, we observed that plot no. 258/1-E, 258/1-R etc. on eastern side & plot no. 258/1-A, 258/1-D are on western side respectively amalgamated with each other. However, there is no physical demarcation to identify boundaries of each plot no. 258/1-E and 258/1-R. Further, construction of Warehouse Structure I was in progress on plot no. 258/1-R and excavation/ leveling work of Warehouse Structure II was under progress for plot no. 258/1-A & 258/1-D. **As per instruction provided by the bank, the valuation of any proposed Warehouse to be constructed on respective subject land is beyond our scope of this valuation exercise and hence, we have not considered the cost incurred toward said construction till date of valuation.**

# Basis And Methodology of Valuation



# 7. Basis And Methodology of Valuation

Procedure adopted for valuation exercise –Specified tangible fixed assets



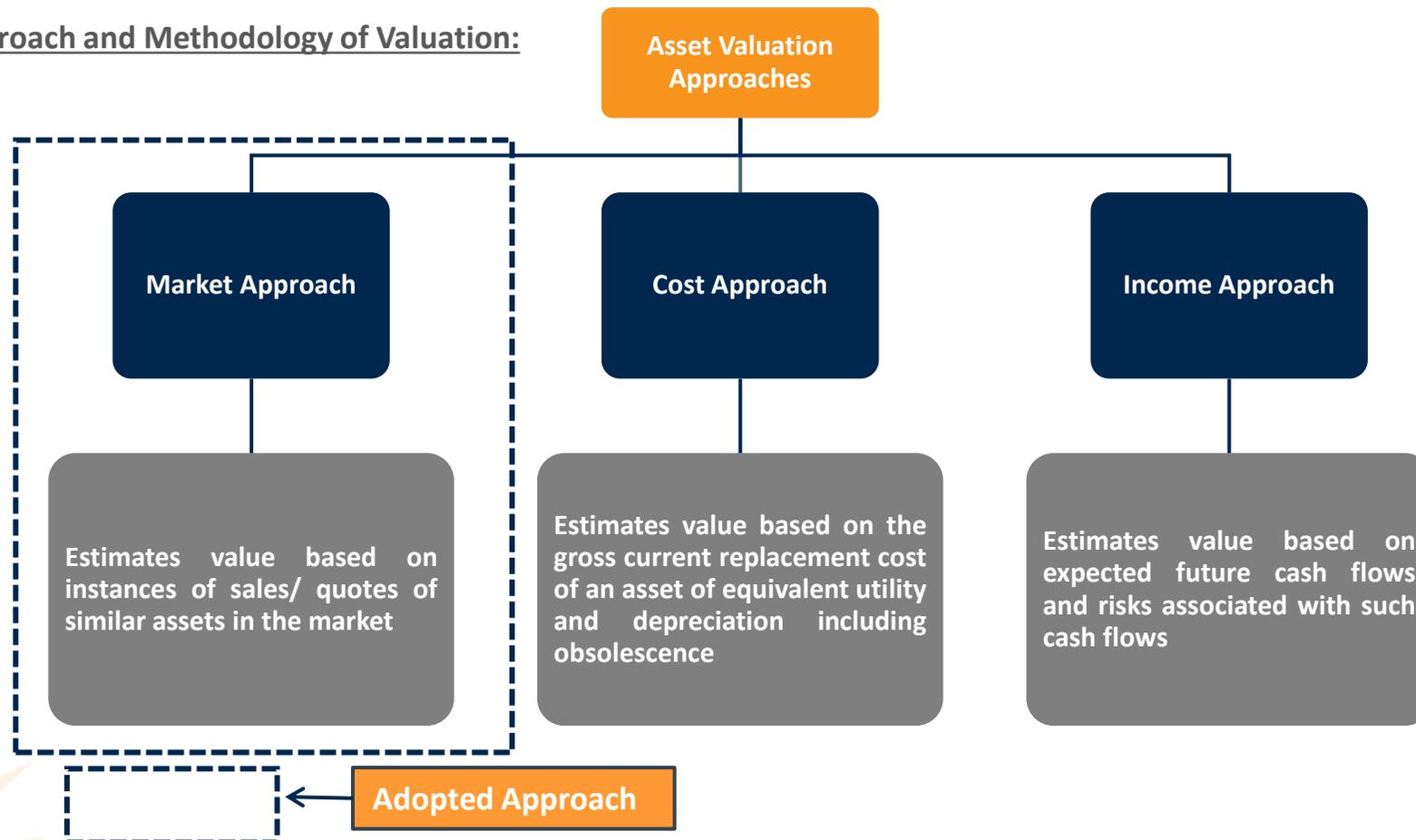
# 7. Basis And Methodology of Valuation

## Basis of Valuation

The 'Market Value' basis of valuation is adopted as per the framework and guidelines provided in International Valuation Standards. The definition of Market Value as per the International Valuation Standards is as under.

'Market Value is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.'

## Approach and Methodology of Valuation:



# 7. Basis And Methodology of Valuation

## Market Value of Land:

Valuation Methodologies			
Approach	Approach Used	Methodology Used	Rationale
<b>Income Approach</b>	No	Not Applicable	<ul style="list-style-type: none"> <li>Not adopted as Income Approach is adopted for the assets which are income generating or specific cash flow from that individual assets are available or can be estimated with a reasonable level of accuracy. Also an active market (leasing of the Land parcel) is not prevalent and hence Specific cash flows from Land asset individually can not be ascertained and hence has not been considered for this valuation exercise.</li> </ul>
<b>Market Approach</b>	Yes	Sales Comparison Method	<ul style="list-style-type: none"> <li>The quoted price of an identical Asset from an active market is considered for the measurement purpose. If a quoted price of an identical asset is not available then, quoted prices of the similar asset in the active market is used and relevant adjustments are carried on such derived prices. Also, if no active market is available for either identical or similar assets than prices from markets, which are not active, is considered for measurement with additional adjustments.</li> </ul>
<b>Cost Approach</b>	No	Replacement Cost	<ul style="list-style-type: none"> <li>The historical cost method or replacement cost method is not feasible for valuation of land as – the Historical acquisition cost of land may not be relevant with a passage of time; further the replacement cost of land is also not relevant as Land can neither be created nor produced.</li> </ul>

# 7. Basis And Methodology of Valuation

## Valuation of Land:

- Market approach has been adopted for estimating the market value of land. The methodology used is sales comparison method in which due weightages have been given to factors as shown below:

## Sales Comparison Method:

- The sale transactions or quoted prices or current allotment rates of similar or identical Land from an active market are considered for the measurement purpose. If quoted prices of a comparable land is not available then relevant adjustments are carried out on available sale instances or quotes for estimation of the market value.
- It is difficult to find two exactly identical properties, as they may differ in their physical factors like shape, size, area, location, frontage, access, topography, usage etc. These variations or differences require an adjustment in values while comparison. Some factors of the subject property may be superior and some may be inferior to the subject property, against which appropriate positive and negative factors will have to apply to the subject property respectively.



# Valuation Analysis

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# 8. Valuation Analysis

## Area Verification

### Land:

- Due to irregular shape and larger size of the property, physical land area measurement of the subject land was not feasible.
- As per various copies of Deed of Sale & Amalgamation Order received from the client, the detailed summary of the subject property land is as follows:

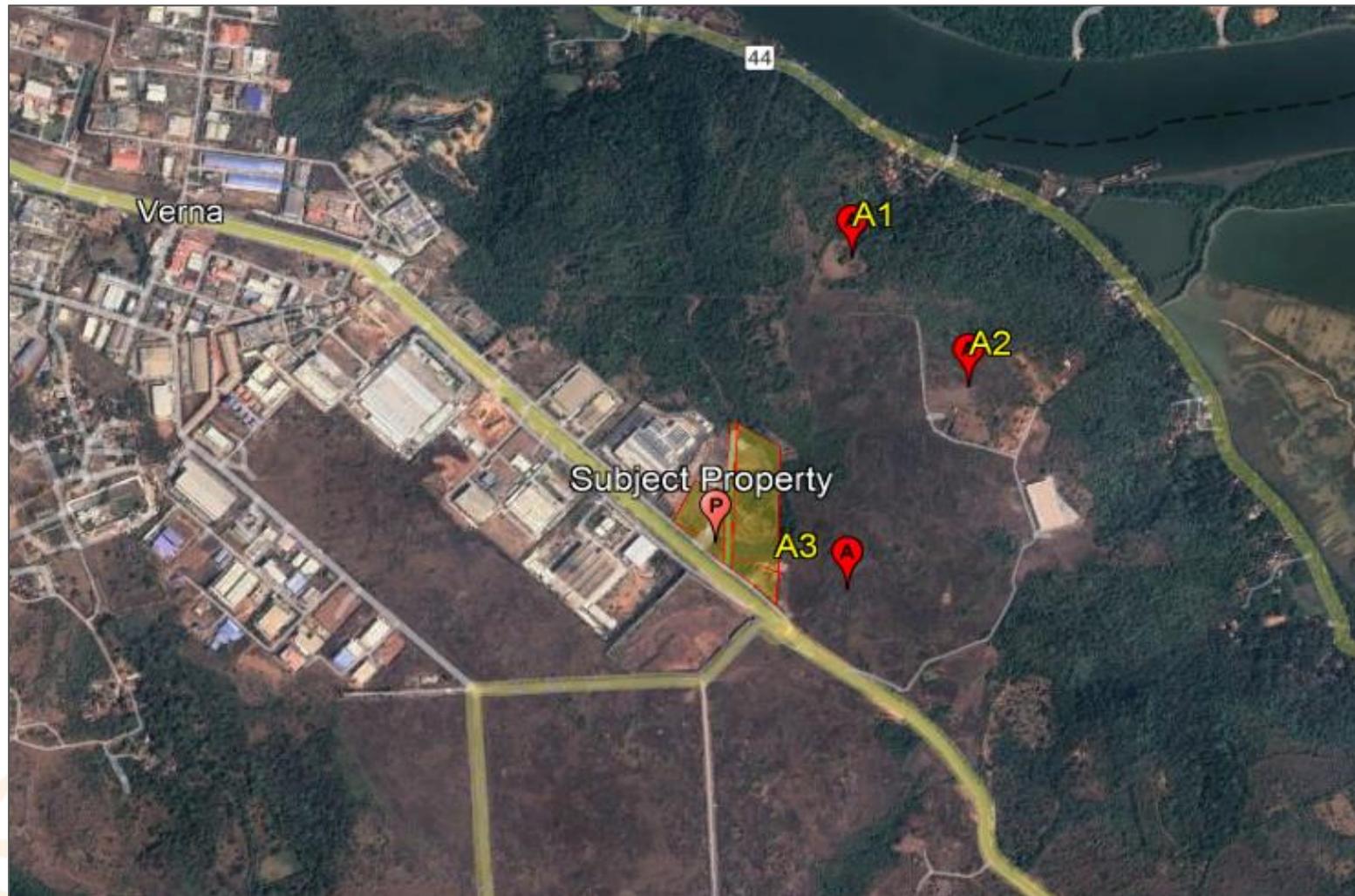
Sr. No.	Particulars	Survey Number	Plot Number	Land Area (in SMT)
1	Industrial land bearing Survey no. 258/1 of Village Loutulim, Taluka Salcete, South Goa, Goa	258/1	258/1-A	14 154.0
2			258/1-D	2 334.0
3			258/1-E	3 725.0
4			258/1-R	33 788.0
<b>Total</b>				<b>54 001.0</b>

and same has been considered for this valuation exercise.

# 8. Valuation Analysis

## Valuation of Property by Sales Comparison Method under Market Approach:

- Our inquiries amongst locals/ property owner's/ property developer/ real estate agents reveals, that the asking rates for land in the vicinity of the subject property are in the range from INR 4,500/- to INR 6,000/- per SMT depending upon various comparable factors such as size, shape, location, marketability, demand & supply of similar properties etc.



# 8. Valuation Analysis

## List of Instances:

List of comparable properties available for sale in the vicinity of the subject property:

Sr. No.	Type of Property	Description and location of Property	Land Area (SMT)	Asking Land Rate (INR/SMT)
A1	Land in Industrial Zone	Vacant land in Industrial zone abutting internal road, situated in village Loutulim, near Asian Paint warehouse approx. 2.0 km away from the subject property under valuation. (Out of total 3,000 SMT land is falls under Orchard)	25 000	5 200
A2	Land in Industrial Zone	Vacant land in industrial zone abutting internal road, situated in Verna, near Asian paint warehouse approx. 1.8 km away from the subject property under valuation.	1 03 000	4 800
A3	Land in Industrial Zone	Vacant land in Industrial zone abutting off Verna - Loutulim road, situated in Verna, near Verna Industrial Area, approx. 0.40 km away from the subject property under valuation.	55 000	5 300

# 8. Valuation Analysis

## Rate Analysis for Land:

Based on above analysis, available instance A1 is more comparable with subject property. Necessary adjustments have been applied to the market rate of available instance A1 to bring it at the same platform to the subject property. Market rate of the subject property is derived as per the table below:

Factors	Discount/ Premium	Rate (INR/SMT)
Asking rate of the land available for sale		5,200
Less: Discount for negotiation	(-) 10%	520
<b>Estimated market rate for comparable property after negotiation</b>		<b>4,680</b>
Add: For location, access & frontage of the property	(+) 5%	234
Add: For topography of the property	(+) 2%	93
Add: For marketability affected due to portion of land falls under Orchard	(+) 5%	234
<b>Estimated market rate for subject property</b>		<b>5,241.60</b>
	<b>Or Say</b>	<b>5,200</b>

# 8. Valuation Analysis

## Market Valuation of Land:

Therefore, Market Value of Subject Property land is as follows:

Sr. No.	Particulars	Plot No.	Land Area (SMT)	Total Land Area (SMT)	Rate Adopted (INR per SMT)	Market Value (INR)
1	Industrial land bearing Survey no. 258/1 of Village Loutulim, Taluka Salcete, North Goa, Goa	A	14 154	16 488	5 200	8 57 37 600
2		D	2 334			
3		E	3 725	3 725	5 200	1 93 70 000
4		R	33 788	33 788	5 200	17 56 97 600
<b>Total Value</b>						<b>28 08 05 200</b>
<b>Or say</b>						<b>28 08 00 000</b>

Note: As per above table, building plan for plot no. 258/1-A & 258/1-D considering total land area of 16,488 SMT and building plan for plot no. 258/1-R considering total land area of 33,787 SMT is sanctioned; however, building plan for plot no. 258/1-E is not yet sanctioned. In our opinion, market value of respective subject plot holds good if land rate adopted considering total land area as mentioned in building plan and accordingly, we have adopted the land rate. Further, we have considered land rate for plot no. 258/1-E same as adopted for plot no. 258/1-A & 258/1-D, assuming that the company would approve the building plan through competent authority within due course of time for this valuation exercise. Also, plot no. 258/1-E is abutting to main Loutulim - Verna Road due to which marketability of plot no. 258/1-R holds good.

# Realizable Value & Forced Sale Value

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# 9. Realizable Value

## Realizable Value – Bases of Valuation

- The aforesaid Market value is normally realizable in a perfect market scenario, however in actual assets transactions, payment for deals are often deferred in nature and paid in installments spread over a period. However, when bank/ financial Institution wishes to recover its money by sale/ auction of the assets in one go (complete payment at one time), it is usually not possible to realize the full market value because of reduced marketability and expenses incurred in advertising as well as management of sale process. Marketability of assets may also reduce when complete consideration has to be in “accounted for or white money”; it is a common knowledge that a huge parallel ‘unaccounted for’ economy operates in normal asset transactions. This often results in a discounted payment. Hence, the realizable value may be lower than the Market value. The discount rate considered herein has been decided on the basis of our professional judgment with respect to the ease and level of marketability of such assets.
- Depending on the existence/ impact of above mentioned factors and other parameters specific to the case, the Market Value is discounted appropriately to estimate the Realizable Value.
- In our professional opinion, the net realizable value for such an asset may be in the range of a discount of 5% to 15% over the Market Value. Hence, we have considered a discount of 10% on Market Value to estimate the Realizable Value.

# 9. Forced Sale Value

## Forced Sale Value:

- Basis of Valuation IVS 104 provides the guidance note on Premise of Value - Forced Sale:
  
- A “forced sale” is a description of the situation under which the exchange takes place and not a distinct basis of value. Forced Sale represents the circumstances where a seller is under compulsion to sell wherein a proper marketing period is not possible. On the other hand buyer may not be able to undertake adequate due diligence.
  
- A consideration which may be realized from an actual or hypothetical Forced Sale transaction will lesser than that of orderly transaction.
  
- Various special conditions which triggers a Forced Sale transaction
  - Transaction within a short time period
  - The asset is subjected to market conditions prevailing as of the date of valuation or assumed timescale within which the transaction is to be completed
  - Both the buyer and the seller are acting prudently and knowledgeably
  - The seller is under compulsion to sell
  - The buyer is typically motivated
  - Both parties are acting in what they consider their best interests
  - A normal marketing effort is not possible due to the brief exposure time
  
- In our professional opinion, the distress sale value for such an asset may be in the range of a discount of 25% to 35% over the Market Value. Hence, we have considered a discount of 25% on Market Value to estimate the Forced Sale Value.

# Conclusion

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# 10. Conclusion

The Market Value, Realizable Value & Forced Sale Value of Industrial plot no. A, D, E & R being part of land bearing survey no. 258/1, adjoined to Verna Industrial Estate, Loutulim - Verna Road, Village Loutulim, Taluka Salcete & District South Goa - 403 718, State: Goa, India as on 25<sup>th</sup> July, 2022 is estimated as follows,

Particulars	Value in INR
Market Value	28 08 00 000
Realizable Value	25 27 00 000
Forced Sale Value	21 06 00 000

## Declaration:

I/ We hereby declare that-

- i. That the information contained in this report and its annexures is true and correct to the best of our knowledge and belief.
- ii. We have been appointed by RBL Bank, Mumbai for this valuation exercise.
- iii. We have inspected the property as on 25<sup>th</sup> July, 2022 in the presence of Mr. Sampath Kumar (Client's representative).
- iv. That we have no direct or indirect interest in the property valued. That the property was inspected on the date and in the manner as described in the main report.
- v. That this valuation is governed as per our standard terms of professional engagement which are a part of this report.
- vi. That we have not been convicted of any offence & sentenced to a term of imprisonment; That we have not been found guilty of misconduct in my / our professional capacity; That we have not verified the legal title of the property.

**For RBSA Valuation Advisors LLP**

**(RVE No. – IBBI/RV-E/05/2019/110)**

**For RBSA Valuation Advisors LLP**

**For RBSA Valuation Advisors LLP**

**Sandesh Trivedi**

Partner

Reg No.: IBBI/RV/08/2018/10124

Asset Class: Land and Building

**Yogesh Agrawal**

Associate Vice President - Valuation

**Sabaji Warang**

Assistant Manager – Valuation

# Bank Annexure

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# 11. Bank Annexure

## FORMAT OF VALUATION REPORT (FOR IMMOVABLE PROPERTIES)

INTRODUCTION:			
1	Date as on which valuation is made.	:	Market Value as on 25 <sup>th</sup> July, 2022
2	Purpose for which valuation is made	:	To estimate the Market Value, Realizable Value & Forced Sale Value of industrial land for Bank Loan and Security purpose
3	Name of the Owner/Owners	:	<b>M/s. NDR Goospace Pvt. Ltd.</b> (As per copies of ownership documents provided to us)
4	Name of the Bank	:	RBL Bank Limited, Mumbai
5	Name of the Developer of the property	:	<b>M/s. NDR Goospace Pvt. Ltd.</b>
PHYSICAL CHARACTERISTICS OF THE PROPERTY:			
6	Location of the property in the city	:	Industrial plot no. A, D, E & R being part of land bearing survey no. 258/1, Adjoined to Verna Industrial Estate, Loutulim - Verna Road, Village Loutulim, Taluka Salcete & District South Goa - 403 718, State: Goa, India
7	Municipal Ward No.	:	Not mentioned in documents
8	Postal Address of the property.	:	Industrial plot no. A, D, E & R being part of land bearing survey no. 258/1, Adjoined to Verna Industrial Estate, Loutulim - Verna Road, Village Loutulim, Taluka Salcete & District South Goa - 403 718, State: Goa, India
9	Area of the plot/land (supported by plan)	:	As per various copies of Deed of Sale received from the client, total area of the subject property industrial plot no. A, D, E & R being part of land bearing survey no. 258/1 is 51,004 SMT i.e. 13.34 Acres (Please refer slide no. 15 for detailed information)
10	Layout plan of the layout in which the property is located	:	Refer Exhibit H & I

# 11. Bank Annexure

11	Details of Roads abutting the property	:	Subject property is abutting to Verna - Loutulim road
12	Demarcation of the property under valuation on a neighborhood layout map	:	Refer Page No. 13
13	Description of adjoining properties	:	Neighborhood comprises of freehold vacant industrial zone land & various industries
14	Survey no. if any	:	Survey no. 258/1, Village Loutulim
15	Details of the building/buildings and other improvements in terms of area, height, no. of floors, plinth area floor wise, year of construction, year of making alterations / additional constructions with details, full details of specifications to be appended along with building plans and elevations	:	Not applicable
16	Plinth area, Carpet area and Saleable area to be mentioned separately and clarified	:	Not applicable
17	Any other aspect	:	Nothing specific
	<b>TOWN PLANNING PARAMETERS:</b>		
18	Master plan provisions related to the property in terms of land use	:	Sanctioned building plan bearing TPM/33592/Const/Lout/258/1/2022/345 dated 24/01/2022 & bearing no. TPM/33638/const/Lout/258/1R/2022 dated 06/07/2022 approved by Town Planner, Town & Country Planning Dept. South Goa is received from the client (Refer Exhibit-H & I).
19	Planning Area/Zone	:	Same as above

# 11. Bank Annexure

20	Development controls,	:	Town & Country Planning Department, South Goa
21	Zoning regulations,	:	Town & Country Planning Department, South Goa
22	FAR/FSI permitted and consumed,	:	Basic permissible FSI is 1.0.
23	Ground coverage,	:	Details not available, (Refer Exhibit-H for Plot no. A, D, R)
24	Transferability of development rights if any, Building bye-law provisions as applicable to the property viz. setbacks, height restrictions, etc.	:	Details not available
25	Comment on surrounding land uses and adjoining properties in terms of usage.	:	Neighborhood comprises of freehold vacant land & various industries.
26	Comment on unauthorized constructions if any	:	Not applicable
27	Comment on demolition proceedings if any	:	Not applicable
28	Comment on compounding / regularization proceedings	:	Not applicable
29	Comment on whether OC has been issued or not	:	Not applicable
30	Any other aspect	:	Nothing specific
	<b>TOWN PLANNING PARAMETERS:</b>		
31	Ownership Documents	:	Refer Exhibit A to K
32	Name of Owner/s	:	<b>M/s. NDR Goospace Pvt. Ltd.</b>
33	Title Verification	:	We have not been provided with latest copy of Title Search Reports

# 11. Bank Annexure

34	Details of leases, if any	
35	Ordinary status of freehold or leasehold including restrictions on transfer,	Not applicable
36	Agreements of easement if any,	: Details are not available
37	Notification for acquisition if any,	: Details are not available
38	Notification for road widening if any,	: Same as above
39	Heritage restrictions if any,	: Not applicable
40	All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with report,	: Details are not available
41	Comment on transferability of the property ownership,	: Not applicable
42	Comment on existing mortgages/ charges/ encumbrances on property if any	: Details are not available
43	Comment on whether the owners of the property have issued any guarantee (personal / corporate) as the case may be	: Details are not available
44	Building plan sanction, illegal constructions if any done without plan sanction/violations	: Beyond our scope of this valuation exercise
45	Any other aspect	: Nothing specific
	<b>ECONOMIC ASPECTS OF THE PROPERTY:</b>	
46	Reasonable letting value	: Not applicable

# 11. Bank Annexure

47	Details of ground rent payable	:	Not applicable
48	Details of monthly rents being received if any including status of tenancy rights	:	Not applicable
49	Taxes and other outgoings	:	Details are not available
50	Property insurance	:	Details are not available
51	Monthly maintenance charges	:	Not applicable
52	Security charges, etc.	:	Not applicable
53	Any other aspect	:	Nothing specific
<b>SOCIO-CULTURAL ASPECTS OF THE PROPERTY</b>			
54	Descriptive account of the location of the property in terms of the social structure of the area, population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	:	Subject property is freehold industrial land and currently surrounded by freehold & leasehold industrial land and industries
<b>FUNCTIONAL AND UTILITARIAN ASPECTS OF THE PROPERTY:</b>			
55	Space allocation	:	Not applicable
56	Storage spaces	:	Not applicable
57	Utility of spaces within the building,	:	Not applicable
58	Car parking facilities	:	Not applicable
59	Balconies	:	Not applicable
60	Any other aspects	:	Nothing specific

# 11. Bank Annexure

INFRASTRUCTURE AVAILABILITY:			
61	Description of aqua infrastructure availability in terms of 1. Water supply 2. Sewerage/sanitation 3. Storm water drainage	:	The subject property is under development
62	Description of other physical infrastructure facilities viz. 1. Solid waste management 2. Electricity 3. Roads & Public transportation 4. Connectivity 5. Availability of other facilities nearby	:	The subject property is under development
63	Social infrastructure in terms of 1. Schools 2. Medical facilities 3. Recreation facilities in terms of parks and open spaces.	:	All the basic amenities (Social Infrastructures) such as school, hospitals, post office, bank, IT Offices etc., are available at a distance of approx. 3.0 km to 5.0 km away from the subject property.
MARKETABILITY OF THE PROPERTY:			
64	Locational attributes	:	Subject property locality mainly consists of Industrial area and vacant land
65	Scarcity	:	No

# 11. Bank Annexure

66	Demand and supply of the kind of subject property	:	In order to estimate the prevailing market rate of the subject property, market enquiry was conducted amongst property brokers, real estate agent and other local people in the vicinity. It reveals that similar properties available in nearby area in the range of INR 4,500/- to INR 6,000/- per SMT depending upon various comparable factors such as size, shape, location, frontage, distance & access from the main road, distance from the civic amenities, demand & supply of similar land parcels etc. in vicinity of the subject property.
67	Comparable sale prices in the locality	:	Refer page no. 41 & 42
<b>ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:</b>			
68	Type of construction materials and technology used	:	Not applicable
69	Specifications	:	
70	Maintenance charges	:	
71	Age of the building	:	
72	Total life of the building	:	
73	Extent deterioration	:	Not applicable
74	Structural safety	:	Not applicable
75	Protection against natural disasters viz. earthquakes	:	Not applicable

# 11. Bank Annexure

76	Visible damage in the building if any	:	Not applicable
77	Common facilities viz. lift, water pump, lights, security systems, etc.	:	Not applicable
78	System of air-conditioning	:	Not applicable
79	Provision for fire fighting	:	Not applicable
80	Copies of plans and elevations of the building to be included	:	Not applicable
<b>ENVIRONMENTAL FACTORS:</b>			
81	Use of environment friendly building materials, Green building techniques if any	:	Not applicable
82	Provision for rain water harvesting	:	Not applicable
83	Use of solar heating and lighting systems, etc. Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.	:	Not applicable
<b>ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:</b>			
84	Descriptive account on whether the building is modern, old fashioned, etc. plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	:	Not applicable

# 11. Bank Annexure

VALUATION:		
85	<p>Here, the procedure adopted for arriving at the valuation has to be highlighted.</p> <p>The valuer may consider various approaches of property valuation and state explicitly the reasons for adoption of a particular approach and the basis on which the final valuation judgment is arrived at.</p> <p>A detailed analysis and descriptive account of the approaches, assumptions made, basis adopted, supporting data( in terms of comparable sales),reconciliation of various factors, departures, final valuation arrived at has to be presented here.</p> <p>Valuation as per the approved Government rate also to be mentioned along with the valuation done for comparison.</p>	: Refer Chapter no. 7.0 (Methodology of Valuation) & Chapter 8.0 (Valuation Analysis) of this report.
ENCLOSURE:		
	-Layout plan of the area in which the property is located	Refer page no. 19 & 20
	-Building Plan	Refer Exhibit H & I for plot no. A, D & R
	-Floor Plan	Not applicable
	-Photographs of the property being valued	Refer page no. 25 to 27
	Any other relevant documents/extracts	Refer page no. 60 to 85

# Exhibits

12

# 12. Exhibits

## Exhibit A – Copies of Deed of Sale dated 15th January, 2022 of Plot D

Plot D

2

THIS DEED OF SALE is executed at Margao-Goa, on this 15<sup>th</sup> day of January 2022,

BETWEEN

Ms. MARIA AUGUSTA TEREZINHA SABINA FIGUEIREDO GRACIAS alias MARIA AUGUSTA T. S. F. GRACIAS, aged 66, retired, spinster, daughter of said late Timoteo Gracias, holder of Aadhaar Card No.9722 2804 8342 and PAN Card No.AKAPG2258G, Resident of H.No.766, Vanxem, Loutolim, Salcete, Goa and shall hereinafter called as "THE SELLER" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include her heirs, legal representatives, executors, administrators, assigns) OF THE ONE PART;

AND

NDR GOASPACE PVT. LTD., a Private Ltd., Company incorporated on 19/9/2021, under the Companies Act,2013 (18 of 2013) having Corporate Identity Number U45309TN2021PTC146259 and Permanent Account Number (PAN) AAHCN8085C, having its registered office at No. 54, B Block-103, Sreekaram

NDR GOASPACE PVT. LTD.  
Xit  
Authorised Signatory

Fdes Amaltes Esqueira  
Gracias

26

Registration No. 3241 at folio no.30, Book no. 9 new series and enrolled in the Land Revenue Office under Matriz No.1552, situated in Village Loutulim, Taluka Salcete, South Goa District, State of Goa and collectively Surveyed under Survey nos. 269/2 & 258/1 of village Loutulim, Taluka Salcete-Goa and the SAID PROPERTY.

SCHEDULE-II  
(DESCRIPTION OF THE SAID PLOT-D)

ALL THAT PLOT-D admeasuring an area of 2,334 sq. mts., presently surveyed under Survey No. 258/1 of village Loutulim, Taluka Salcete-Goa, originally forming the part and parcel of the SAID PROPERTY described in schedule-I and the said PLOT-D is bounded as under:-

East:- by Internal Road;  
West:- by Survey no 261;  
North:- by Survey no 258/1-AS , 258/1- AV;  
South:- by Service Road of IDC;

NDR GOASPACE PVT. LTD.  
Xit  
Authorised Signatory

Fdes Amaltes Esqueira  
Gracias

# 12. Exhibits

## Exhibit A – Copies of Deed of Sale dated 15th January, 2022 of Plot E

3



POWER OF ATTORNEY dated 19/8/2021 executed before Sunil S. Naik, Notary at Panaji-Goa, under Reg. No. 1394/2021 dated 19/8/2021 duly authorizing the said Mrs. MARIA FERNANDA FIGUEIREDO GRACIAS e SEQUEIRA alias MARIA FERNANDA FIGUEIREDO GRACIAS alias FERNANDA SEQUEIRA to enter into and execute the present Deed of Sale and to do all other acts, deeds and things as mentioned therein.

Both residents of R/o. H. No. 250, Campal, Panaji, Goa;

AND BOTH shall hereinafter called as "THE SELLERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, legal representatives, executors, administrators, assigns) OF THE ONE PART;

AND

NDR GOASPACE PVT. LTD., a Private Ltd., Company incorporated on 19/9/2021, under the Companies Act, 2013 (18 of 2013) having Corporate Identity

NDR GOASPACE PVT. LTD.  
Authorized Signatory

*Fides Amarelis Sequeira*  
*[Signature]*

25



demarcation, amalgamation as may be required.

SCHEDULE-I  
(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT SAID Property bearing Survey no. 258/1 of village Loutulim, Taluka Salcete-Goa forming the part and parcel of the property known as "AUTULE" or "GOHLO" or "ANTOLE" or "GAL" or "ANTOLEM" or "GOLO" situated at Racaim and Carvota of parish of Loutulim, Salcete, Goa, described under Land Registration No. 3241 at folio no.30, Book no. 9 new series and enrolled in the Land Revenue Office under Matriz No.1552, situated in Village Loutulim, Taluka Salcete, South Goa District, State of Goa and collectively Surveyed under Survey nos. 269/2 & 258/1 of village Loutulim, Taluka Salcete-Goa.

SCHEDULE-II  
(DESCRIPTION OF THE SAID PLOT-E)

ALL THAT PLOT E admeasuring an area of 3,725 sq. mts., presently surveyed under Survey No. 258/1 of

NDR GOASPACE PVT. LTD.  
Authorized Signatory

*Fides Amarelis Sequeira*  
*[Signature]*

*[Signature]* *Gracias*

# 12. Exhibits

## Exhibit A – Copies of Deed of Sale dated 13th January, 2022 of Plot A

Plot A

3



BETWEEN

Ms. MARIA AUGUSTA TEREZINHA SABINA FIGUEIREDO GRACIAS alias MARIA AUGUSTA T. S. F. GRACIAS, aged 66, retired, spinster, daughter of said late Timoteo Gracias, holder of Aadhaar Card No.9722 2804 8342 and PAN Card No.AKAPG2258G, Resident of H.No.766, Vanxem, Loutolim, Salcete, Goa and shall hereinafter called as "THE SELLER" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include her heirs, legal representatives, executors, administrators, assigns) OF THE ONE PART

AND

NDR GOASPACE PVT. LTD., a Private Ltd., Company incorporated on 19/9/2021, under the Companies Act,2013 (18 of 2013) having Corporate Identity Number U45309TN2021PTC146259 and Permanent Account Number (PAN) AAHCN8085C, having its registered office at No. 54, B Block-103, Sreekaram Apartments, Pallavan Nagar, Madurvoyal, Chennai, Thiruvallur, Tamil Nadu, India and represented herein by its Authorized Representative MR.

NDR GOASPACE PVT. LTD.  
Authorized Signatory

Hdes   


27



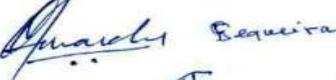
SCHEDULE-II  
(DESCRIPTION OF THE SAID FIVE PLOTS)

1. ALL THAT PLOT bearing Survey no. 258/1-AR admeasuring an area of 2846 sq. mts., of village Loutulim, Taluka Salcete-Goa, originally forming the part and parcel of the SAID PROPERTY described in schedule-I and the same is bounded as under:-

East:- by internal road;  
West:- by property bearing Survey no. 261 of village Loutulim, Salcete-Goa;  
North:- by PLOT bearing Survey no. 258/1-AQ of village Loutulim, Salcete-Goa;  
South:- by PLOTS bearing Survey nos. 258/1-AT & 258/1-AS of village Loutulim, Salcete-Goa;

2. ALL THAT PLOT bearing Survey no. 258/1-AS admeasuring an area of 4295 sq. mts., of village Loutulim, Taluka Salcete-Goa, originally forming the part and parcel of the SAID

NDR GOASPACE PVT. LTD.  
Authorized Signatory

Hdes   
  
  


# 12. Exhibits

## Exhibit A – Copies of Deed of Sale dated 13th January, 2022 of Plot A

28



PROPERTY described in schedule-I and the same is bounded as under:-

East:- by PLOTS bearing Survey nos. 258/1-AT, 258/1-AU & 258/1-AV of village Loutulim, Salcete-Goa;

West:- by property bearing Survey no. 261 of village Loutulim, Salcete-Goa;

North:- by PLOT bearing Survey no. 258/1-AR of village Loutulim, Salcete-Goa;

South:- by PLOT D of Survey no. 258/1 of village Loutulim, Salcete-Goa;

3. ALL THAT PLOT bearing Survey no. 258/1-AT admeasuring an area of 2069 sq. mts., of village Loutulim, Taluka Salcete-Goa, originally forming the part and parcel of the SAID PROPERTY described in schedule-I and the same is bounded as under:-

East:- by internal road;

West:- by PLOT bearing Survey no. 258/1-AS of village Loutulim, Salcete-Goa;

North:- by PLOT bearing Survey no. 258/1-AR of village Loutulim, Salcete-Goa;

NDR GOASPACE PVT. LTD.  
X  
Authorized Signatory

Fides Anand Esquiza  
A. S. A. S.

29



South:- by PLOT bearing Survey no. 258/1-AU of village Loutulim, Salcete-Goa;

4. ALL THAT PLOT bearing Survey no. 258/1-AU admeasuring an area of 2069 sq. mts., of village Loutulim, Taluka Salcete-Goa originally forming the part and parcel of the SAID PROPERTY described in schedule-I and the same is bounded as under:-

East:- by internal road;

West:- by PLOT bearing Survey no. 258/1-AS of village Loutulim, Salcete-Goa;

North:- by PLOT bearing Survey no. 258/1-AT of village Loutulim, Salcete-Goa;

South:- by PLOT bearing Survey no. 258/1-AV of village Loutulim, Salcete-Goa;

5. ALL THAT PLOT bearing Survey no. 258/1-AV admeasuring an area of 2875 sq. mts., of village Loutulim, Taluka Salcete-Goa originally forming the part and parcel of the SAID PROPERTY described in schedule-I and the same is bounded as under:-

NDR GOASPACE PVT. LTD.  
X  
Authorized Signatory

Fides Anand Esquiza  
A. S. A. S.

# 12. Exhibits

## Exhibit A – Copies of Deed of Sale dated 13th January, 2022 of Plot B

4



19/8/2021 duly authorizing the said Mrs. MARIA FERNANDA FIGUEIREDO GRACIAS e SEQUEIRA alias MARIA FERNANDA FIGUEIREDO GRACIAS alias FERNANDA SEQUEIRA to enter into and execute the present Deed of Sale and to do all other acts, deeds and things as mentioned therein.

Both residents of R/o. H. No. 250, Campal, Panaji, Goa AND BOTH shall hereinafter called as "THE SELLERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, legal representatives, executors, administrators, assigns) OF THE ONE PART

AND

NDR GOASPACE PVT. LTD., a Private Ltd., Company incorporated on 19/9/2021, under the Companies Act, 2013 (18 of 2013) having Corporate Identity Number U45309TN2021PTC146259 and Permanent Account Number (PAN) AAHCN8085C, having its registered office at No. 54, B Block-103, Sreekaram Apartments, Pallavan Nagar, Madurvoiyal, Chennai,

*Hdes* *Gracias* *Sequeira*  
*Gracias* *Sequeira*

NDR GOASPACE PVT. LTD.  
*Xo*  
Authorized Signatory

27



SCHEDULE-II  
(DESCRIPTION OF THE SAID FIVE PLOTS)

1. ALL THAT PLOT bearing Survey no. 258/1-AH admeasuring an area of 1925 sq. mts., of village Loutulim, Taluka Salcete-Goa, originally forming the part and parcel of the SAID PROPERTY described in schedule-I and the same is bounded as under:-

East:- by PLOT bearing Survey no. 258/1-AI of village Loutulim, Salcete-Goa;  
West:- by internal road;  
North:- by internal road;  
South:- by PLOT bearing Survey no. 258/1-AJ of village Loutulim, Salcete-Goa;

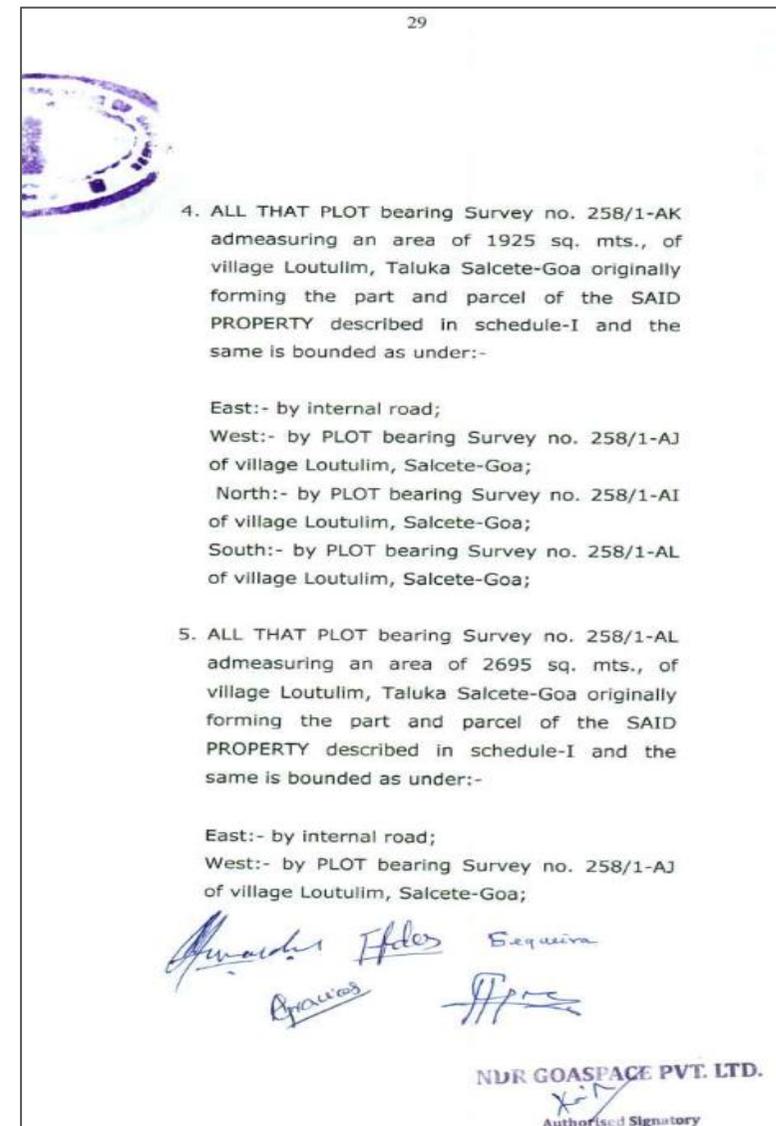
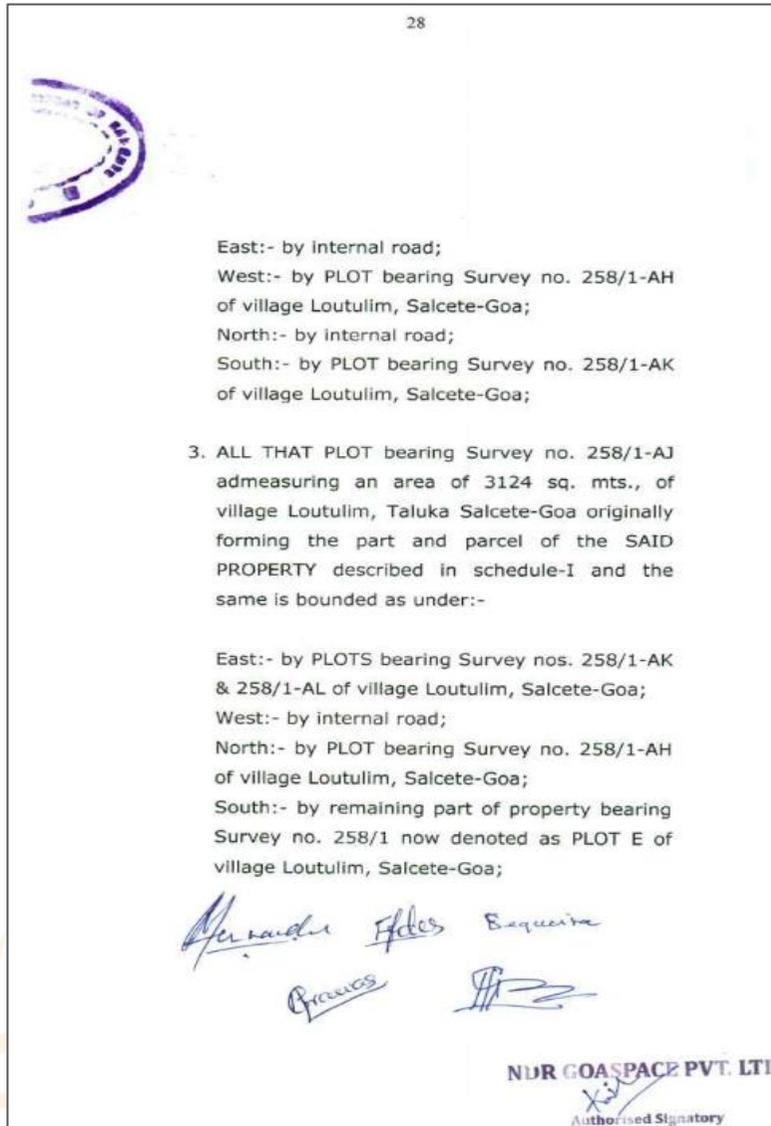
2. ALL THAT PLOT bearing Survey no. 258/1-AI admeasuring an area of 1925 sq. mts., of village Loutulim, Taluka Salcete-Goa, originally forming the part and parcel of the SAID PROPERTY described in schedule-I and the same is bounded as under:-

*Gracias* *Hdes* *Sequeira*  
*Gracias* *Sequeira*

NDR GOASPACE PVT. LTD.  
*Xo*  
Authorized Signatory

# 12. Exhibits

## Exhibit A – Copies of Deed of Sale dated 13th January, 2022 of Plot B



# 12. Exhibits

## Exhibit A – Copies of Deed of Sale dated 20th April, 2022 of Plot F



NDR GOASPACE PVT. LTD., a Private Ltd., Company incorporated on 19/9/2021, under the Companies Act, 2013 (18 of 2013) having Corporate Identity Number U45309TN2021PTC146259 and Permanent Account Number (PAN) AAHCN8085C, having its registered office at No. 54, B Block-103, Sreekaram Apartments, Pallavan Nagar, Madurvoyal, Chennai, Thiruvallur, Tamil Nadu, India and represented herein by its Authorized Representative MR. DEVIREDDY VENKATA KAILASH KUMAR, s/o. late D. Siva Prasad Reddy, having PAN Card no. BCNPD6545H, aged about 28 years, unmarried, business, Indian national, R/o. Sivaprasad Reddy, 4, Prof Subramaniam Street, Kilpauk, Chennai, Tamil Nadu-600010, duly Authorized by the Board Resolution passed in the meeting held on 4/4/2022, duly authorizing him to execute and enter into, sign the present Deed of Sale and on behalf of the company and shall hereinafter called as "THE PURCHASER" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its representatives, executors, administrators, assigns) OF THE SECOND PART;



SCHEDULE-I  
(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT SAID Property bearing Survey no. 258/1 of village Loutulim, Taluka Salcete-Goa forming the part and parcel of the property known as "AUTULE" or "GOHLO" or "ANTOLE" or "GAL" or "ANTOLEM" or "GOLO" situated at Racaim and Carvota of parish of Loutulim, Salcete, Goa, described under Land Registration No. 3241 at folio no.30, Book no. 9 new series and enrolled in the Land Revenue Office under Matriz No.1552, situated in Village Loutulim, Taluka Salcete, South Goa District, State of Goa and collectively Surveyed under Survey nos. 269/2 & 258/1 of village Loutulim, Taluka Salcete-Goa.

SCHEDULE-II  
(DESCRIPTION OF THE SAID PLOT-F)

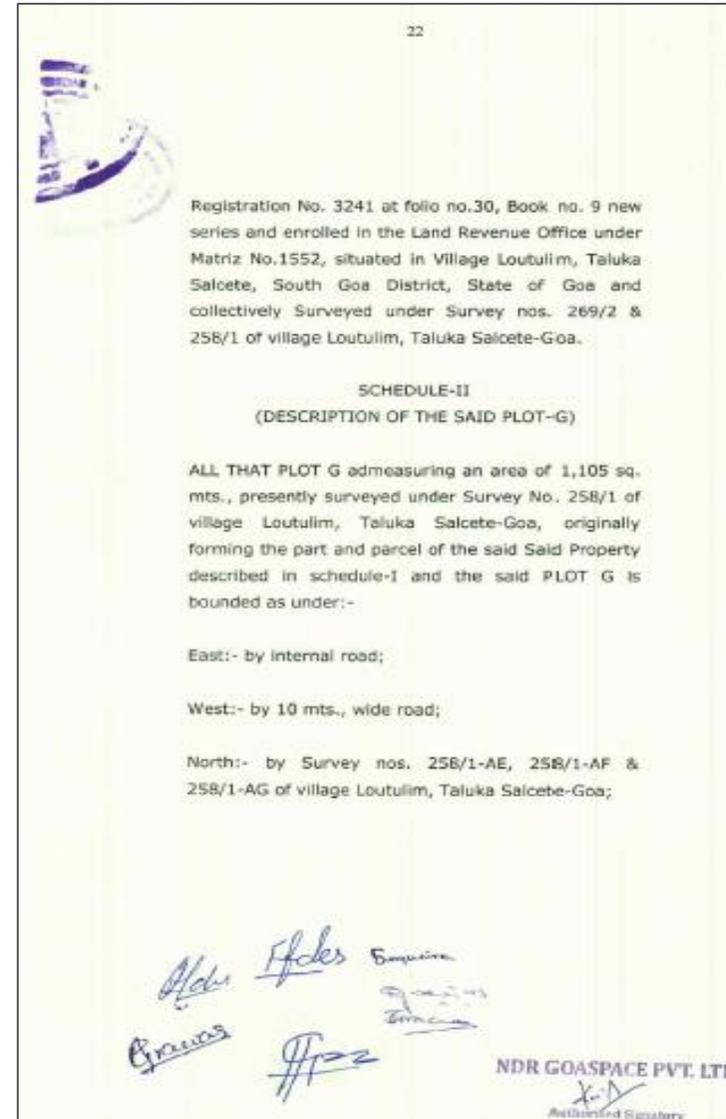
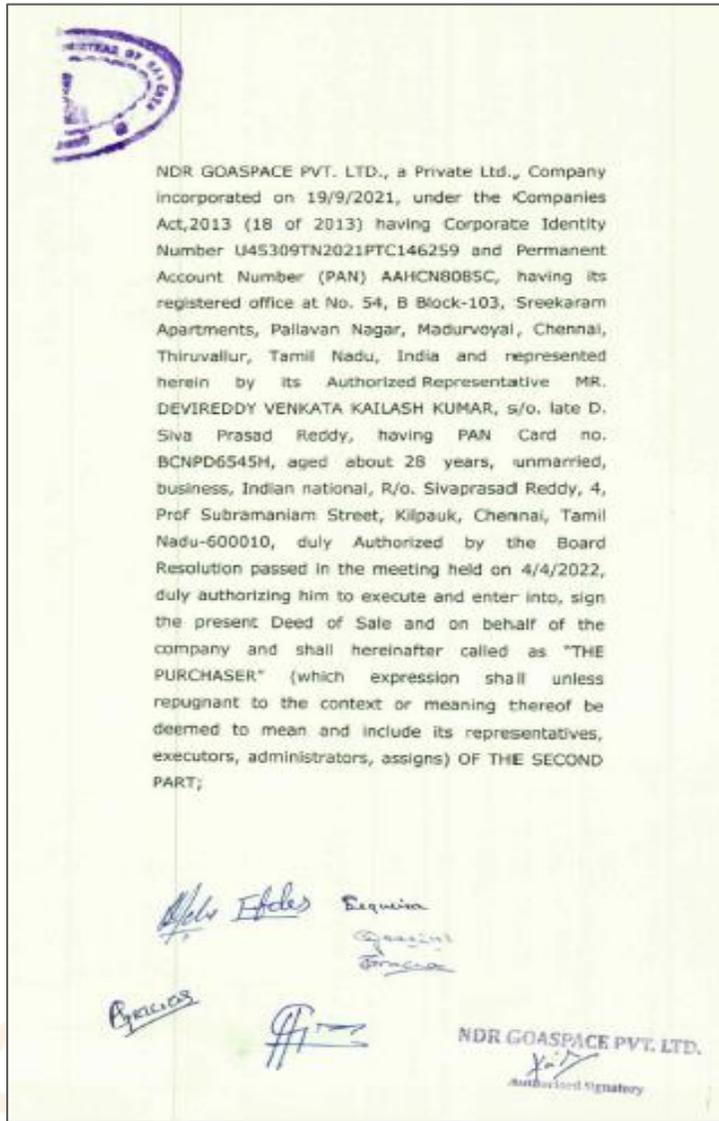
ALL THAT PLOT F admeasuring an area of 1,105 sq. mts., presently surveyed under Survey No. 258/1 of village Loutulim, Taluka Salcete-Goa, originally forming the part and parcel of the said Said Property described in schedule-I and the said PLOT F is bounded as under:-

*Nelu* *Edeles* *Sequeira* *Tomasa*  
*Prakas* *JP* *Prakas*

NDR GOASPACE PVT. LTD.  
Authorized Signatory

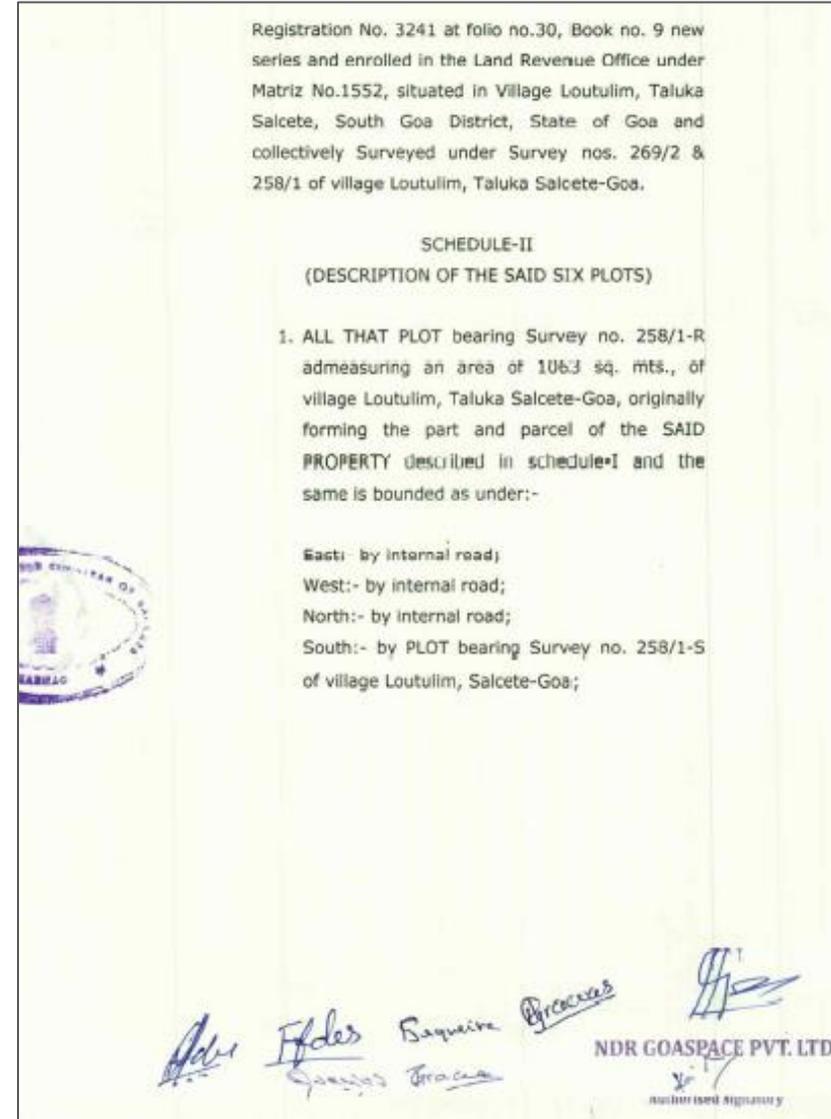
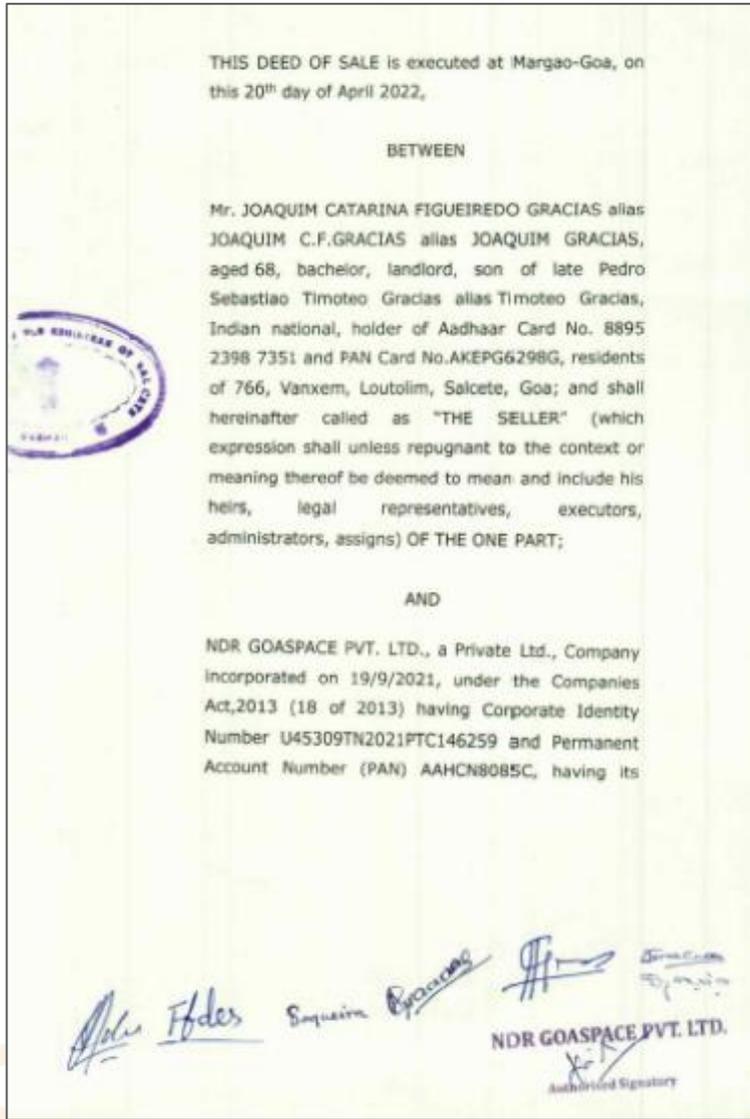
# 12. Exhibits

## Exhibit A – Copies of Deed of Sale dated 20th April, 2022 of Plot G



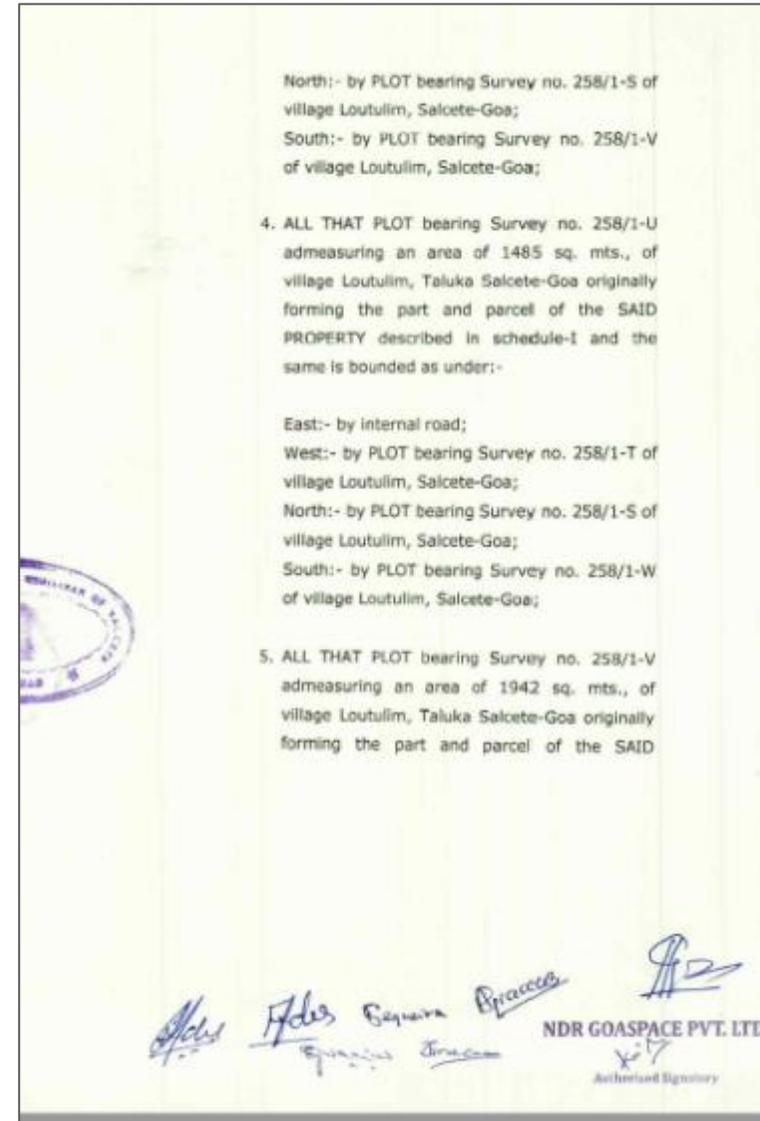
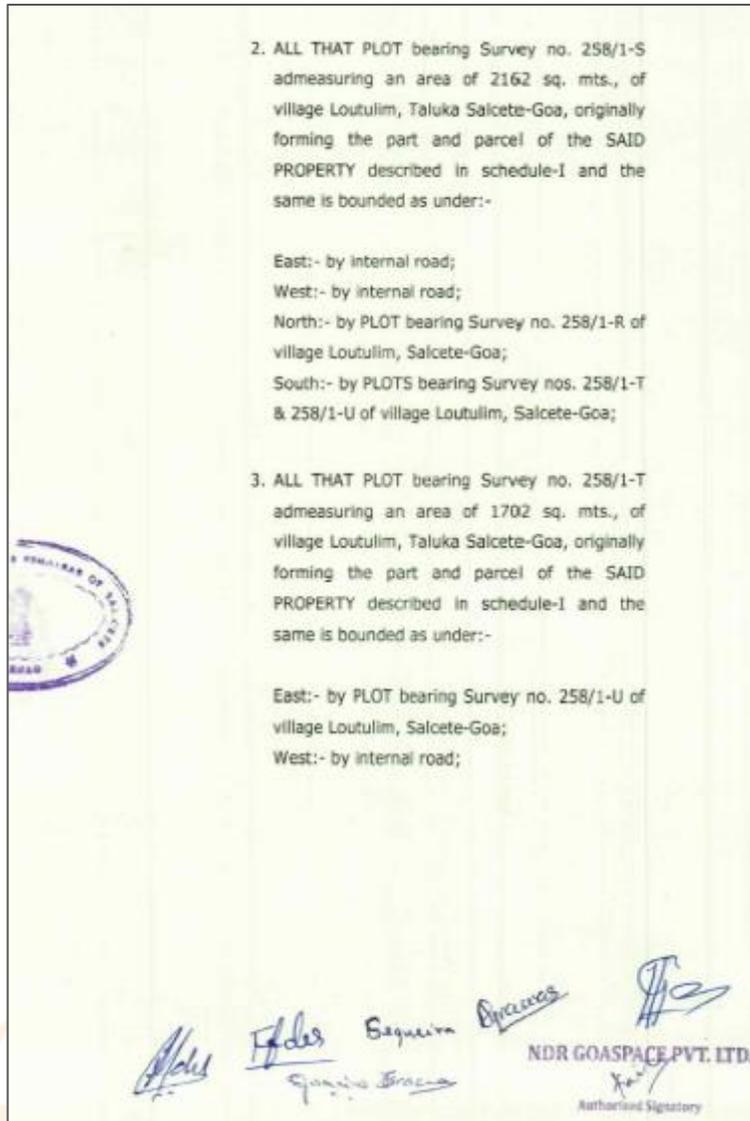
# 12. Exhibits

## Exhibit A – Copies of Deed of Sale dated 20th April, 2022 of Plot admeasuring 10,288 SMT



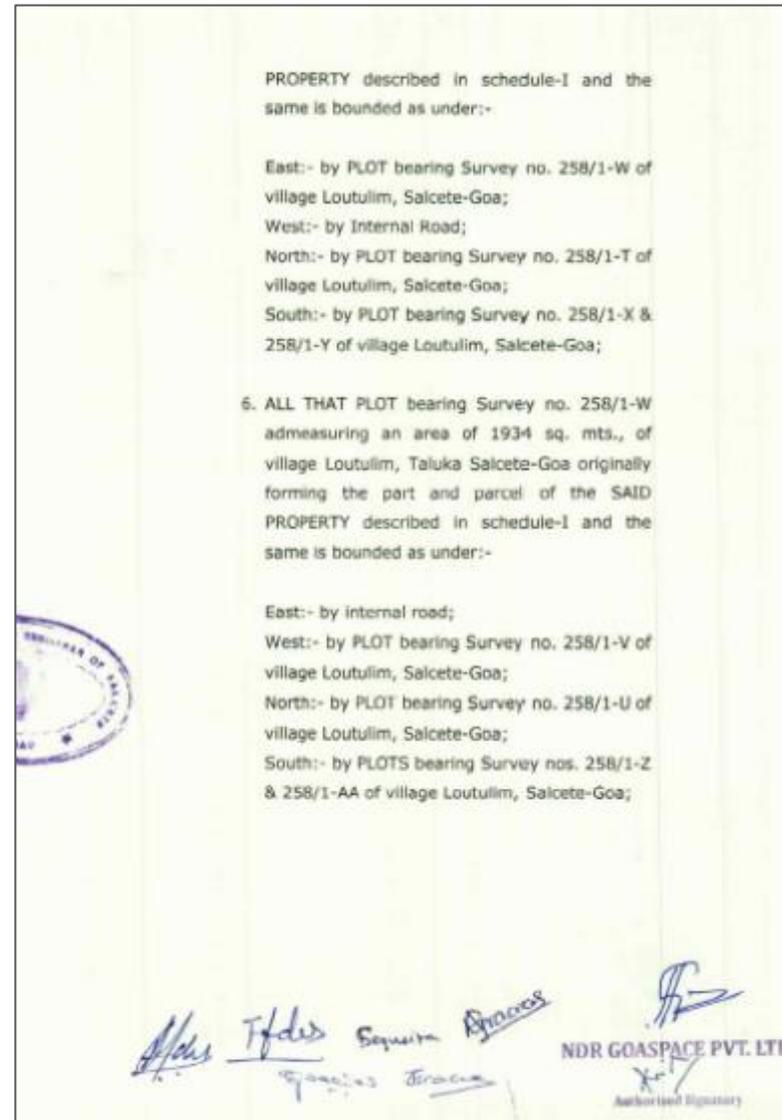
# 12. Exhibits

## Exhibit A – Copies of Deed of Sale dated 20th April, 2022 of Plot admeasuring 10,288 SMT



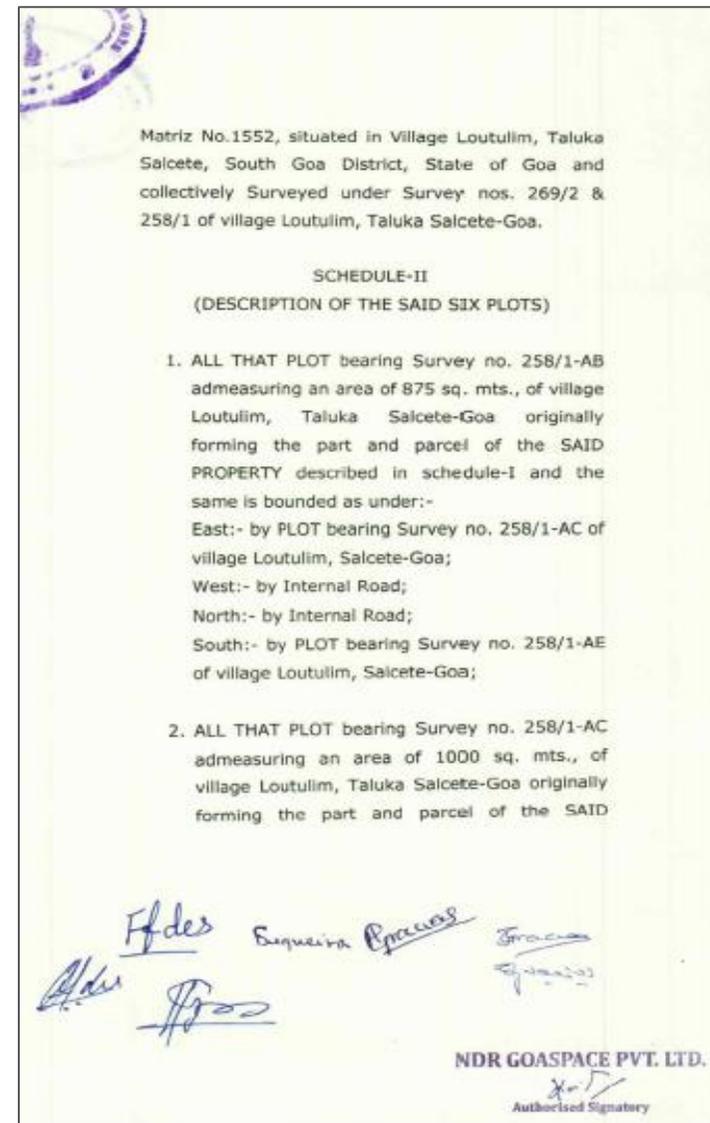
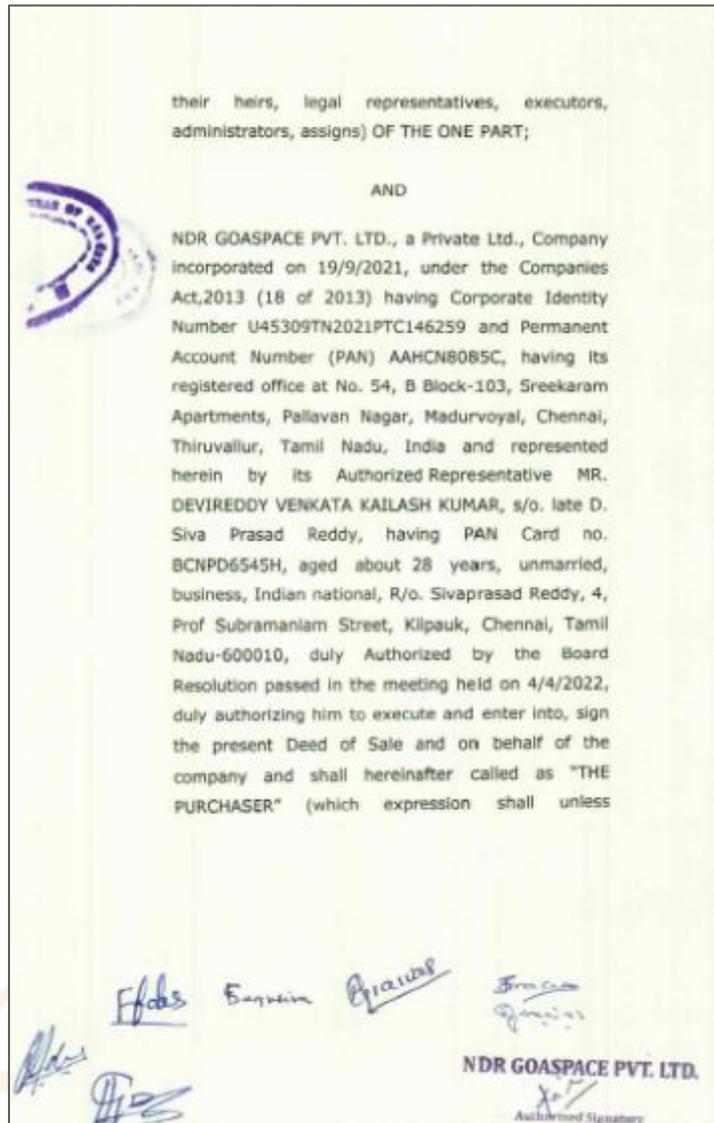
# 12. Exhibits

## Exhibit A – Copies of Deed of Sale dated 20th April, 2022 of Plot admeasuring 10,288 SMT



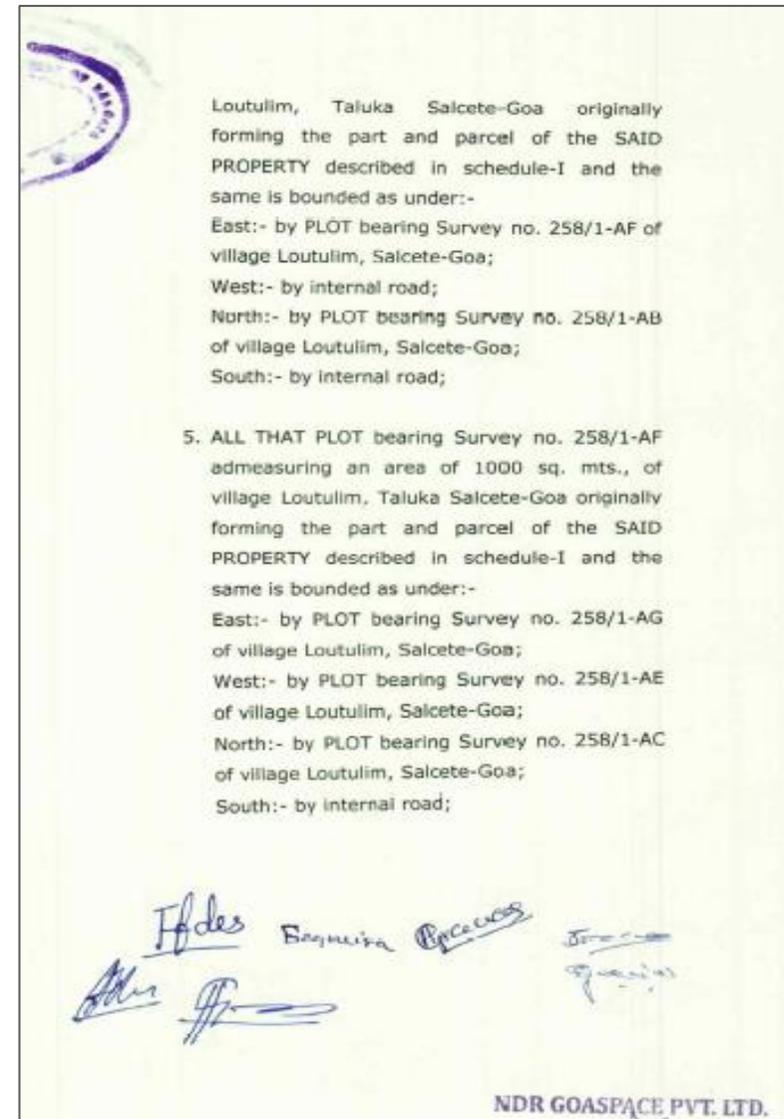
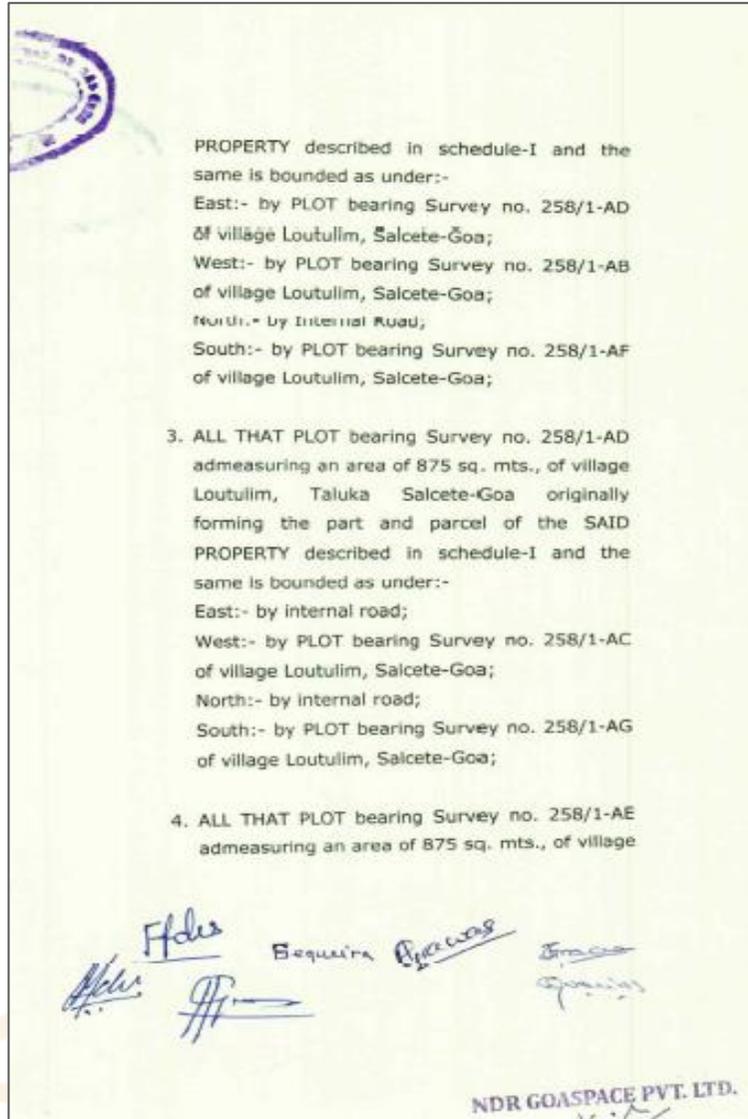
# 12. Exhibits

## Exhibit A – Copies of Deed of Sale dated 20th April, 2022 of Plot admeasuring 5,500 SMT



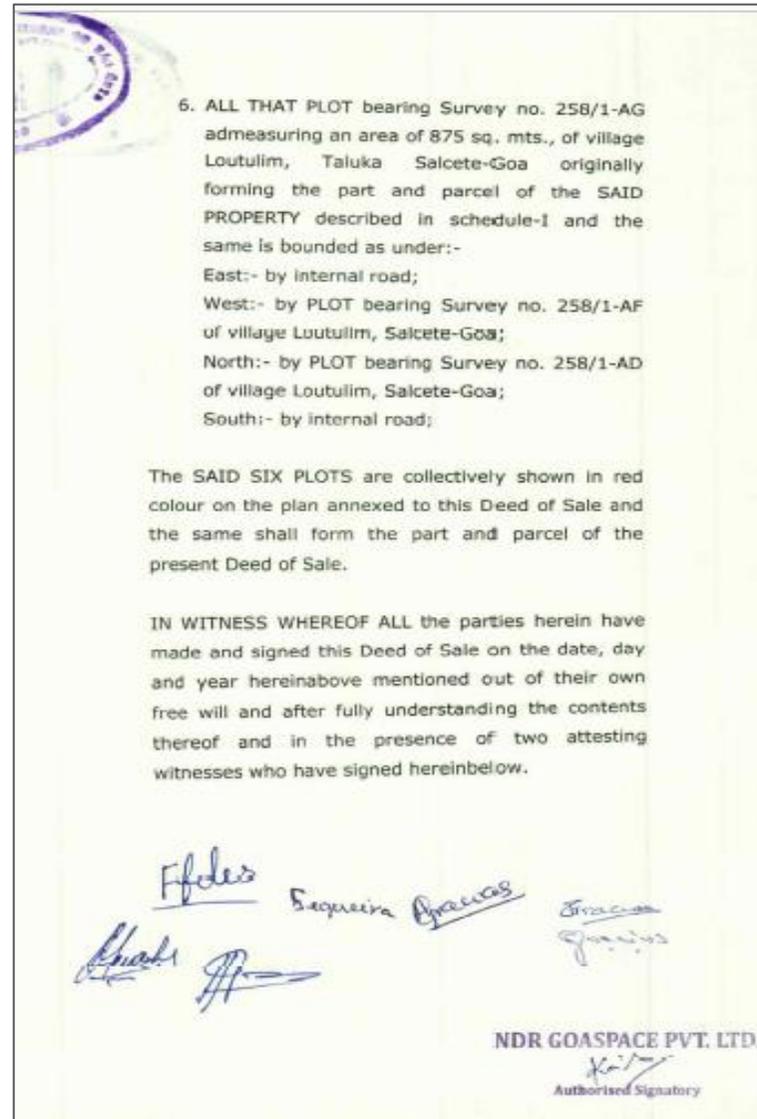
# 12. Exhibits

## Exhibit A – Copies of Deed of Sale dated 20th April, 2022 of Plot admeasuring 5,500 SMT



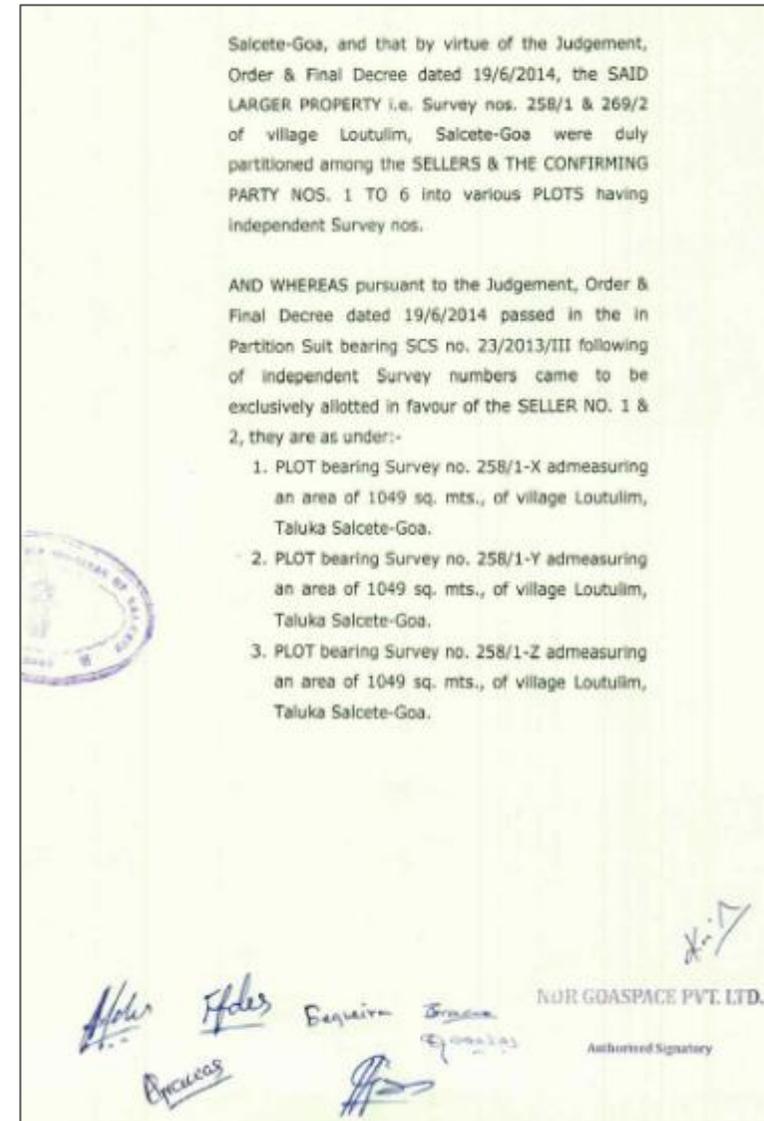
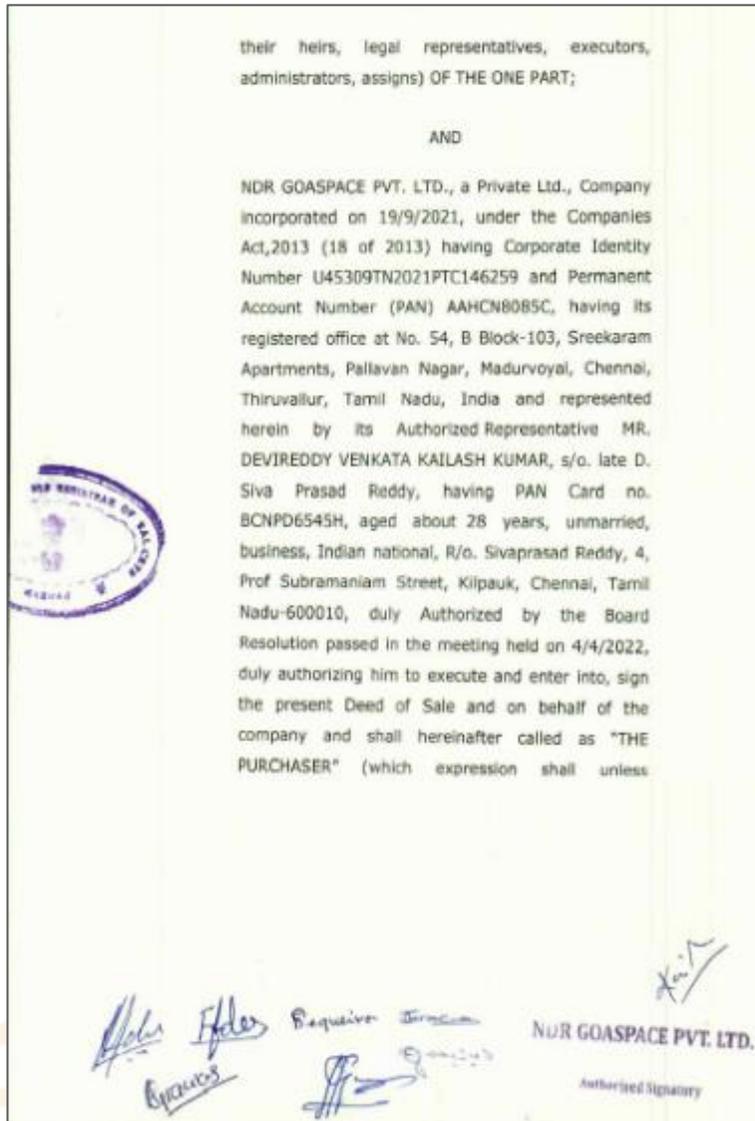
# 12. Exhibits

## Exhibit A – Copies of Deed of Sale dated 20th April, 2022 of Plot admeasuring 5,500 SMT



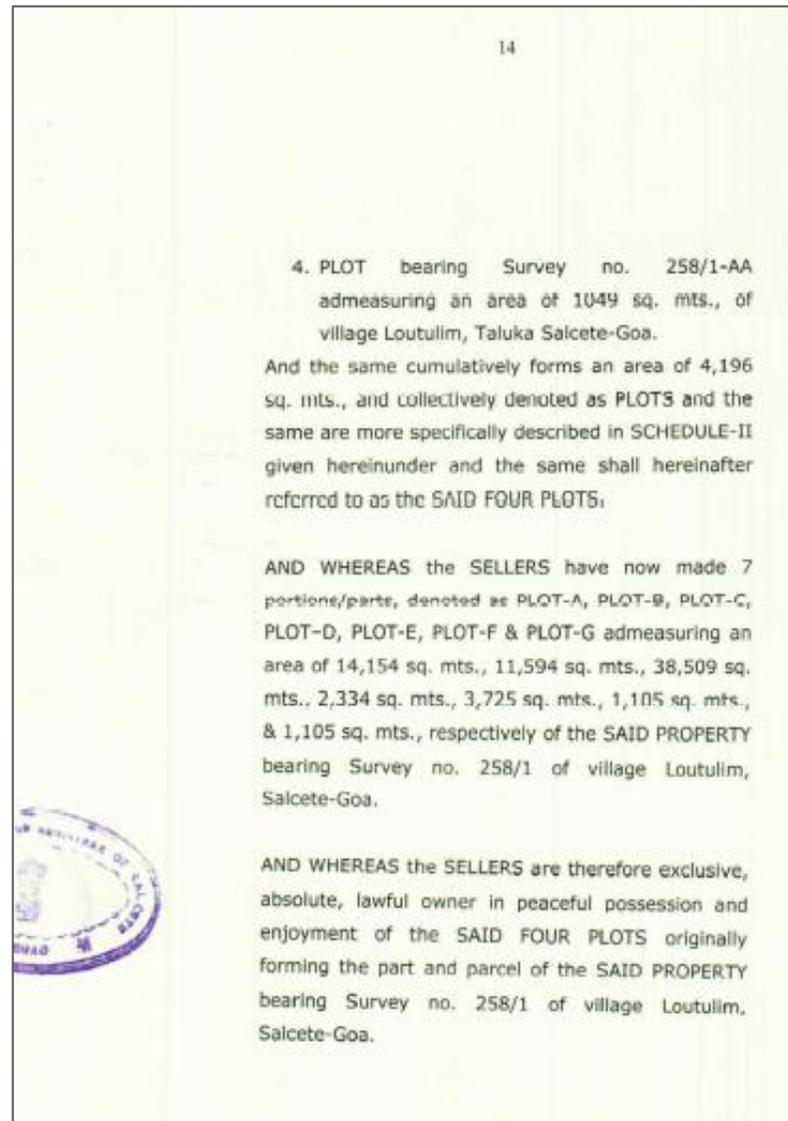
# 12. Exhibits

## Exhibit A – Copies of Deed of Sale dated 20th April, 2022 of Plot admeasuring 4,196 SMT



# 12. Exhibits

## Exhibit A – Copies of Deed of Sale dated 20th April, 2022 of Plot admeasuring 4,196 SMT



# 12. Exhibits

Exhibit B – Copy of Technical Clearance Order bearing no. TPM/33638/const/Lout/285/1/2022/622 dated 09/02/2022

  
**OFFICE OF THE SENIOR TOWN PLANNER  
TOWN & COUNTRY PLANNING DEPARTMENT,  
SOUTH GOA DISTRICT OFFICE,  
OSIA COMMERCIAL ARCADE, 4<sup>TH</sup> FLOOR B'WING  
MARGAO-GOA.**

REF:- TPM/33638/const/Lout/285/1/2022/622 DATE:- 9/2/2022

**TECHNICAL CLEARANCE ORDER**

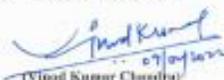
Technical Clearance is hereby granted for carrying out the work of proposed construction of ware house building and compound wall as per the enclosed approved plans in the property zoned as Settlement zone in Regional Plan for Goa 2021 and situated in Survey no. 258/1(part), 258/1-AH, 258/1-AI, 258/1-AJ, 258/1-AK and 258/1-AL, Leotulina Village of Salete Taluka with 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 development permission will not entitle the applicant for making/laying any claim on water and any other construction from the Government of Goa.
4. The Developer/applicant should display a sign board of minimum size 1.00mts. x 0.50mts. with writing in black colour on a white background at the site, as required under the Regulations.
5. The applicant/developer shall obtain Commercial Conversion Sanad under the Goa Land Revenue Code, 1961, before the commencement of any development/construction as per the permission granted by this order.
6. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
7. Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the licensing authority.
8. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
9. Adequate Utility space for the ducts, transformer etc. should be reserved within the plot area.
10. In case of any cutting of sloppy land or filling of low lying land, the prior permission of the Chief Town Planner shall be obtained before the commencement of the works per the provisions of Section 17(A) of the Goa Town and Country Planning Act, 1974.
11. In case of wire mesh fencing, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
12. The Ownership of the property shall be verified by the licensing body before issuing the licence.
13. Verification of the tenancy position as on 20/11/1998 and thereafter shall be made by the licensing body before issuing the licence.

14. Along the intersections of streets no compound wall shall be raised to a height of more than 1.80mts.
15. As regards complaints, pertaining to encroachments, judicial order/restorative and other legal issues, the same may be verified and confirmed by the concerned Village Panchayat before issuing licence.
16. Maximum height of a compound wall along the boundary other than that abutting on a street shall be 1.80mts and along the boundary abutting on a street upto a height of 1.30mts only which shall be of closed type up to a height of 90cm. only and open type above that height.
17. Along the intersections of streets no compound wall shall be raised to a height of more than 1.80mts from the crown of the road for a length of 9.0mts from the intersection corner of the plot, on both sides of the plot.
18. In case of road intersection the construction of compound wall should be carried out in a smooth curve of 1.30mts radius for roads upto 10.0mts R/W and that of 5.00mts radius for roads above 10.00mts R/W.
19. The set backs shown on the site plan shall be strictly maintained.
20. The Village Panchayat shall ensure about the availability of power and water supply and other required infrastructure before issuing licence.
21. The area under road widening shall be deemed to be public road and shall not be enclosed/encroached. Affidavit/undertaking in this regard shall be sworn before the Village Panchayat/PWD as the case may be on stamp paper of Rs.100/-.
22. This Technical clearance order is issued relying on the survey plan submitted to this office from the concerned authority. In case of any boundary dispute encroachment if any shall be resolved by the applicant with clear demarcation of the boundaries from survey Department. This office shall not be held responsible at any point of time as the said technical clearance order is only from Planning point of view.
23. Applicant shall dispose the construction debris at his/her own level and/or the same shall be taken to the designated site as per the disposal plan given by the applicant in the Affidavit to be produced to the corporation/Municipal Council/Village Panchayat (as the case may be).
24. This technical clearance issued with concurrence of Government vide memo no. TPM/33638/Const/Lout/258/1/21/286 dtd 4/2/2021.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 24/12/2021 RECEIVED FROM MARIA AUGUSTA TEREZINHA SABINA FIGUEIREDO GRACIAS.

THIS ORDER 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.

  
(Vinod Kumar Choudhary)  
Town Planner

Note:- Pursuant to this office assessment Order No. TPM/33638/Const/Lout/258/1/2022/554 dtd 7/2/2022 the applicant has paid the Infrastructure Tax of Rs. 26,26,138/- vide challan no. 366 dtd. 7/2/2022 paid vide challan no. 202200102874.

To,  
Maria Fernanda Figueiredo Gracias and  
Rui Ernesto Anil de Sousa Sequeira,  
Opp, Kala Academy, Campal, Paraji Goa.

Copy to:  
The Sarpanch/Secretary,  
Village Panchayat of Leotulina,  
Salete Goa.

Tgt.



# 12. Exhibits

## Exhibit C – Copy of Technical Clearance Order bearing no. TPM/33592/const/Lout/258/1/2022/345 dated 24/01/2022

  
**OFFICE OF THE SENIOR TOWN PLANNER  
TOWN & COUNTRY PLANNING DEPARTMENT,  
SOUTH GOA DISTRICT OFFICE,  
OSIA COMMERCIAL ARCADE, 4<sup>TH</sup> FLOOR B'WING  
MARGAO-GOIA.**

REF: TPM/33592/const/Lout/258/1/2022/345  
DATE: 24/01/2022

**TECHNICAL CLEARANCE ORDER**

Technical Clearance is hereby granted for carrying out the work of proposed construction of ware house building and amalgamation of plots as per the enclosed approved plans in the property zoned as Settlement zone in Regional Plan for Goa 2021 and situated in survey no. 258/1(part), AR, AT, A5 AU and AV of Loutulim Village of Salcete Taluka with 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 compound wall shall be constructed after leaving the road widening area as shown in the plan.
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 1.00mts. x 0.50mts. with writing in black colour on a white background at the site, as required under the Regulations.
6. The construction of compound wall shall not amount to blocking of any natural water course/drain and adequate number of openings in the compound wall shall be made for smooth flow of water.
7. The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1956, before the commencement of any development/construction as per the permission granted by this order.
8. The soak pit should not be located within a distance of 15.00meters from any existing well in the surrounding area.
9. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
10. Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the licensing authority.
11. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
12. Adequate Utility space for the dustbin, transformer etc. should be reserved within the plot area.
13. In case of any cutting of sloopy land or filling of low lying land, are involved, prior permission of the Chief Town Planner shall be obtained before the commencement of the works per the provisions of Section 17(A) of the Goa Town and Country Planning Act, 1974.
14. The Ownership of the property shall be verified by the licensing body before issuing the licence.

15. Verification of the tenancy position as on 21/11/1990 and thereafter shall be made by the licensing body before issuing the licence.
16. In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
17. Maximum height of a compound wall along the boundary other than that abutting on a street shall be 1.80mts and along the boundary abutting on a street upto a height of 1.50mts only which shall be of closed type up to a height of 90cm. only and open type above that height.
18. Along the intersections of streets no compound wall shall be raised to a height of more than 1.0mts from the crown of the road for a length of 9.0mts from the intersections corner of the plot, on both sides of the plot.
19. In case of road intersection the construction of compound wall should be carried out in a smooth curve of 3.00mts radius for roads upto 10.0mts R/W and that of 5.00mts radius for roads above 10.00mts R/W.
20. As regards complaints, pertaining to encroachments, Judicial orders/directive and other legal issues, the same may be verified and confirmed by the concern Village Panchayat before issuing licence.
21. The set backs shown on the site plan shall be strictly maintained.
22. The Village Panchayat shall ensure about the availability of power and water supply and other required infrastructure before issuing licence.
23. This Technical Clearance order is issued relying on the approved survey plan submitted to this office. In case of any boundary dispute/encroachment if any shall be resolved by the applicant with clear demarcation of the boundaries from survey Department. This office shall not held responsible at any point of time as the said Technical Clearance order is only from Planning point of view.
24. Applicant shall dispose the construction debris at his/her own level and/or the same shall be taken to the designated site as per the disposal plan given by the applicant in the Affidavit to be produced to the Village Panchayat (as the case may be).
25. Applicant has to obtain prior NOC/permission for cutting of slopping land U/s 17-A of TCP Act before commencement of the construction in the plot.
26. The proposed ware housing activity shall not cause any disturbance to traffic movement on the National Highway(Missing link).
27. This technical clearance order issued with the approval of Government vide note no. TPM/33592/Const/Lout/258/1/2021/182 dtd 12/1/22.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 11/11/2021 RECEIVED FROM MARIA AUGUSTA TEREZINHA SABINA FIGUEIREDO GRACIAS

THIS ORDER 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.

  
Vinod Kumar Chandra  
Town Planner

Note: Pursuant to this office assessment Order No TPM/33592/Const/Lout/258/1/2022/324 dtd 19/1/2022, the applicant has paid the Infrastructure Tax of Rs.37,74,400/- vide challan no. 343 dtd. 19/1/2022.

To:  
Maria Augusta Terezinha Sabina Figueiredo Gracias,  
H/No: 766, Xaxem,  
Loutulim, Salcete-Goa.

Copy to:  
The Sarpanch/Secretary  
Village Panchayat of Loutulim  
Salcete Goa.



# 12. Exhibits

Exhibit D – Copy of Zoning Certificate bearing no. JPM/ION-INJ/Lout/258/IAR/2021/4457 dated 07/10/2021

JPM/ION-INJ/Lout/258/IAR/2021/4457  
4457

Not. No. JPM/ION-INJ/Lout/258/IAR/2021/4457  
Town & Country Planning Dept.  
Government of Goa  
1st Floor, One Complex  
MARGAO-GOIA

**CERTIFIED TRUE COPY**

TOWN & COUNTRY PLANNING DEPARTMENT  
SOUTH GOA DISTRICT OFFICE  
GOVERNMENT OF GOA  
MARGAO-GOIA

**LAND USE ZONING INFORMATION**

**NOTARY**  
Raj. No. 304/14  
SALCETE  
TALUKA  
02-02-2021  
OF GOA, (INDIA)

Inward no: \_\_\_\_\_ Dated: - \_\_\_\_\_

The Zoning of the properties bearing Survey. No 258/1-AR,1-AS,1-AT,1-AU & 1-AV of Loutolim village in Salcete Taluka admeasuring 14154.00sqmtrs is as follows:

- As per Regional Plan for Goa 2021, the plot under reference falls in :-

Survey No.	Zone as per RPG 2021
258/1-AR	Industrial Estater
258/1-AS	Partly Industrial Estate & Partly NH
258/1-AT	Industrial Estate
258/1-AU	Industrial Estate
258/1-AV	Partly Industrial Estate & partly NH

This information is issued based on the application received Maria Augusta Terezinha Sabina Figueiredo Gracias dtd. Nil to be read with note given below.

This information is valid only for three years, from the date of issue of this letter or till the Regional Plan for Goa 2021 is in force, whichever is earlier.

Processing fees Rs.10000/- Paid vide Challan No. 473 dated. 22/09/2021, Amount paid E-Challan no.202100918475 dtd. 22/9/2021.

As per letter bearing no.29/8/TCP/Pt.file/2020/239 dtd 31/07/2020 issued by Chief Town Planner (Administration) additional information shall be noted for evaluation of the value of the properties if the plot/plots fall in other Zones except settlement Zone. For Determination of value under settlement Zone, the same shall be as per prevailing rates in the concerned areas.

**Additional Information for reference:-**

Broad Land use classification and sub-classification of Zone as per Regional Plan for Goa 2021.

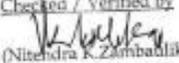
Eco-sensitive Zone I		Eco-sensitive Zone II	
1	Protected / Reserved Forest	1	Orchard
2	Mangrove Forest	2	Natural Cover
3	No Development Slopes	3	Fish Farm
4	Paddy Field / Khazan	4	Cultivable Lands
5	River & Nallah / Ponds	5	Irrigation Command Area
6	Mud flats	6	Salt Pans
7	Sand Dunes / Sandy Area		

For the purpose of Evaluation of the value of the property following shall be noted.

All the aforesaid Zones in Eco-sensitive Zone - I Category shall be taken as **A - Zone (Agriculture).**

All the aforesaid Zones in Eco - sensitive Zone - II Category shall be taken under Orchard/ Forest Zone.

  
 (Vinod Kumar Chandra)  
 Town Planner

Checked / Verified by  
  
 (Nitesh K. Zambadikar)  
 Planning D'Man G-II

To,  
 Maria Augusta Terezinha Sabina Figueiredo  
 Gracias,  
 H.No.766,Vanvem,Loutolim,  
 Salcete-Goa.

**Note:-** The Zoning information provided is as per Regional Plan for Goa 2021 in force as on date of issue of the above information and shall not be construed as NOC in any form for undertaking any development including construction, sub-division etc.

**TOWN & COUNTRY PLANNING DEPT. - MARGAO**  
SOUTH GOA DIST. OFFICE

# 12. Exhibits

Exhibit E – Copy of Zoning Certificate bearing no. JPM/ION-INJ/Lout/258/2021/4458 dated 07/10/2021

Pt. No. JPM/ION-INJ/Lout/258/2021/4458  
 Town & Country Planning Dept.  
 Government of Goa  
 1st Floor, Dea Complex  
 Margao-Goa  
 7/10/2021

**CERTIFIED TRUE COPY**

**TOWN & COUNTRY PLANNING DEPARTMENT**  
**SOUTH GOA DISTRICT OFFICE**  
**GOVERNMENT OF GOA**  
**MARGAO-GOA**

**LAND USE ZONING INFORMATION**



Inward no: \_\_\_\_\_ Dated: - \_\_\_\_\_

The Zoning of the properties bearing Survey. No 258/1-AH,1-AL1-AJ,1-AK and 1-ALof Loutolim village in Salcete Taluka admeasuring 11594.00sqmtrs is as follows:

- As per Regional Plan for Goa 2021, the plot under reference falls in " Industrial Estate zone"

This information is issued based on the application received from Maria Fernanda Figueiredo Gracias an,l Rui Ernesto Anil de Erasmo Sequeira dtd.NIL to be read with note given below.

This information is valid only for three years, from the date of issue of this letter or till the Regional Plan for Goa 2021 is in force, whichever is earlier:

Processing fees Rs.7000/- Paid vide Challan No. 474 dated. 22/09/2021, Amount paid E-Challan no. 202100918503 dtd. 22/09/2021.

As per letter bearing no.29/8/TCP/Pt.file/2020/239 dtd 31/07/2020 issued by Chief Town Planner (Administration) additional information shall be noted for evaluation of the value of the properties if the plot/plots fall in other Zones except settlement Zone. For Determination of value under settlement Zone, the same shall be as per prevailing rates in the concerned areas.

P.T.O

**Additional Information for reference:-**

Broad Land use classification and sub-classification of Zone as per Regional Plan for Goa 2021.

Eco-sensitive Zone I		Eco-sensitive Zone II	
1	Protected / Reserved Forest	1	Orchard
2	Mangrove Forest	2	Natural Cover
3	No Development Slopes	3	Fish Farm
4	Paddy Field / Khazan	4	Cultivable Lands
5	River & Nallah / Ponds	5	Irrigation Command Area
6	Mud flats	6	Salt Pans
7	Sand Dunes / Sandy Area		

For the purpose of Evaluation of the value of the property following shall be noted.

All the aforesaid Zones in Eco-sensitive Zone - I Category shall be taken as A - Zone (Agriculture).

All the aforesaid Zones in Eco - sensitive Zone - II Category shall be taken under Orchard/ Forest Zone.

  
 (Vinod Kumar Chandra)  
 Town Planner

Checked / Verified by  
 (Nitinendra K.Zambaulikar)  
 Planning D'Man G-II



# 12. Exhibits

Exhibit F – Copy of No Objection Certificate bearing no. TPM/3800/49(6)/Lout/258/1/E/2021/4880 dated 29/10/2021

**CERTIFIED TRUE COPY**

**TOWN AND COUNTRY PLANNING DEPARTMENT  
SOUTH GOA DISTRICT OFFICE  
MARGAO-GOIA**

Ref. No. TPM/3800/49(6)/Lout/258/1/E/2021/4880  
Date 29/10/2021

**NO OBJECTION CERTIFICATE**

Under Section 49(6) of Goa, Daman and Diu, Town and Country Planning Act, 1974, Town and Country Planning Department has No objection for the registration of Deed of Sale in respect of property bearing Survey No. 258/1 (part) Plot No. E, of village Loutolim Taluka Salcete as per the Plan hereby annexed. The plot falls within Industrial Estate zone as per RPG 2021 admeasuring 3725.00m<sup>2</sup> known as " AUTOLE "

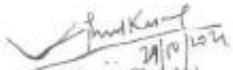
The plot/property falls within 500mts from High Tide Line. No

**BOUNDARY DETAILS AS GIVEN BY THE APPLICANT ARE:**

**NORTH BY:** Survey No. 258/1-AJ and 258/1-AL  
**SOUTH BY :** Service road of IDC  
**EAST BY:** Survey No. 203  
**WEST BY:** Internal road

  
NOTARY  
Sandeep B. Desai  
Reg. No. 304/14  
SALCETE  
TALUKA  
GOA, INDIA

1. This N.O.C is issued at the request of the applicant and as per the details submitted by the applicant and is subject to verification of ownership documents by the appropriate Authority.
2. It will not be binding on this Department to grant any Technical Clearance in the aforementioned property under Goa Land Development and Building Construction Regulations.
3. 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 NOC.
4. Traditional access and natural water drain if any passing through the property shall be maintained.
5. This N.O.C is valid for the purpose of Reg. for period of 3 years.

  
Vinod Kumar Chahdra  
Town Planner



# 12. Exhibits

Exhibit G – Copy of No Objection Certificate bearing no. TPM/3801/49(6)/Lout/258/2021/4881 dated 29/10/2021

**CERTIFIED TRUE COPY**

**TOWN AND COUNTRY PLANNING DEPARTMENT  
SOUTH GOA DISTRICT OFFICE  
MARGAO-GOIA**

Ref. No. TPM/3801/49(6)/Lout/258/10/2021/4881  
Date: 29/10/2021

**NO OBJECTION CERTIFICATE**

Under Section 49(6) of Goa, Dams and Diu, Town and Country Planning Act, 1974, Town and Country Planning Department has No objection for the registration of Deed of Sale in respect of property bearing Survey No. 258/1 (part) Plot No. D, of village Loutolim Taluka Salcete as per the Plan hereby annexed. The plot falls within Industrial Estate zone as per RPG 2021 admeasuring 1334.00m<sup>2</sup> known as " AUTOLE "

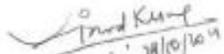
The plot/property falls within 500mts from High Tide Line. No

**BOUNDARY DETAILS AS GIVEN BY THE APPLICANT ARE:**

**NORTH BY:** Survey No. 258/1-AS and 258/1-AV  
**SOUTH BY:** Service road of IDC  
**EAST BY:** By Internal road  
**WEST BY:** Survey No. 261



1. This N.O.C. is issued at the request of the applicant and as per the details submitted by the applicant and is subject to verification of ownership documents by the appropriate Authority.
2. It will not be binding on this Department to grant any Technical Clearance in the aforementioned property under Goa Land Development and Building Construction Regulations.
3. 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 NOC.
4. Traditional access and natural water drain if any passing through the property shall be maintained.
5. This N.O.C. is valid for the purpose of Reg. for period of 3 years.

  
[Vinod Kumar Chandra]  
Town Planner

# 12. Exhibits

Exhibit H – Sanctioned building plan bearing TPM/33592/Const/Lout/258/1/2022/345 dated 24/01/2022 approved by Town Planner, Town & Country Planning Dept. Goa.



FLR. REF.	USE	TOTAL BUILT UP AREA	Free of FAR	NET FLOOR AREA
GROUND FLOOR	INDUSTRIAL	7554.96	0.00	7554.96
FIRST FLOOR	INDUSTRIAL	7554.96	0.00	7554.96
TOTAL		15109.92	0.00	15109.92

**AREA STATEMENT**

- AREA OF THE PLOT: = 16488 m<sup>2</sup>
- DEDUCTION FOR-
  - (A) AREA FOR ROAD WIDENING: = nil
  - (B) AREA FOR ANY OTHER PURPOSE: = nil
- EFFECTIVE AREA OF PLOT: = 16488 m<sup>2</sup>
- AREA OCCUPIED BY EXISTING BLDG.: = nil
- AREA OF THE BLDG. TO BE DEMOLISHED: = nil
- ZONE: = INDUSTRIAL
- COVERED AREA OF PROPOSED BUILDING: = 7554.96 m<sup>2</sup>
- PROPOSED COVERAGE: = 45.82%
- PERMISSIBLE COVERAGE: = 50.00%
- TOTAL FLOOR AREA OF PROPOSED BUILDING: = 15109.92
- PROPOSED F.A.R.: = 91.64%
- PERMISSIBLE F.A.R.: = 100%
- HEIGHT OF BUILDING: = 15 m
- LENGTH OF COMPOUND WALL: = 494 m
- PARKING: = 3800 SQM
- PROPOSED OPEN SPACE: = 1803 SQM (10.9 %)
- REQUIRED OPEN SPACE: = 7.5 %

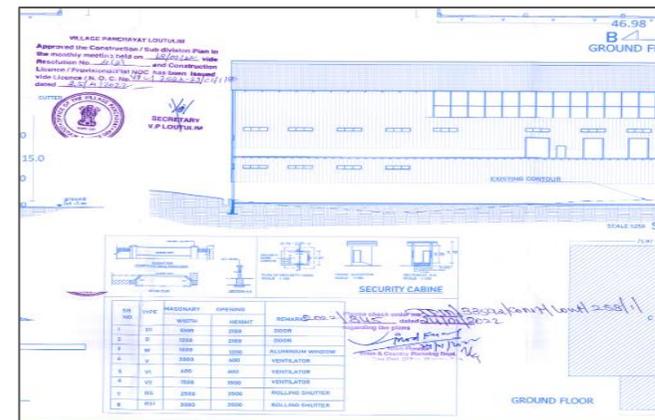
  

Architect's Sign: *[Signature]*  
 Architect: **MOHINI A TELI**  
 REG. NO. - AR/1009/2011

Owner's Sign: *[Signature]*

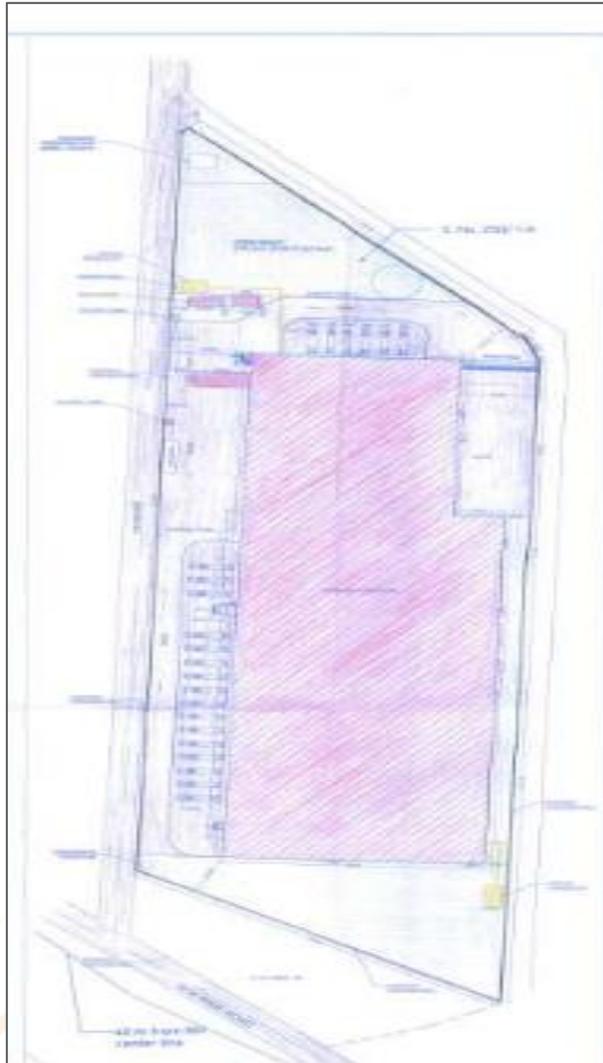
**PROPOSED WAREHOUSE & COMPOUND WALL FOR MARIA**

**AYD** Architecture Interior Design Landscape Design solution



# 12. Exhibits

Exhibit I – Sanctioned building plan bearing no. TPM/33638/const/Lout/258/1R/2022 dated 06/07/2022 approved by Town Planner, Town & Country planning Dept. South Goa of plot 258/1-R.



# 12. Exhibits

Exhibit J – Copy of amalgamation order no. 7/ISLR/Amal/08/2022/891 dated 16/06/2022 issued by Inspector of Survey & Land Records, Margao

IN THE COURT OF INSPECTOR OF SURVEY AND LAND RECORDS,  
MARGAO-GOIA.

FILE NO: - 7/ISLR/Amal/08/2022 | 891

1. NDR GOASPACE PRIVATE LIMITED  
Loutulim,  
Salcete-Goa.

**JUDGEMENT**

This Judgment & order shall dispose off the application dated 07/06/2022 moved by the applicant requesting therein for amalgamation of the properties bearing Survey Nos. /Sub -Div. Nos. 258/1-R, 1-S, 1-T, 1-U, 1-V, 1-W, 1-X, 1-Y, 1-Z, 1-AA, 1-AB, 1-AC, 1-AD, 1-AE, 1-AF, 1-AG, 1-AH, 1-AI, 1-AJ, 1-AK, 1-AL, 1-AZ & 1-BA of Loutulim village of Salcete Taluka.

Due notice under rule 11 (2) of Goa Daman & Diu of Land Revenue Rules 1969 (Revenue Surveys Division of Survey Numbers Rules, 1969) were issued to remain present for enquiry. Accordingly the applicants remained present. The applicants have produced on records: 1) certified copies of Survey Plan and Form I & XIV pertaining to Survey Nos. 258/1-R, 1-S, 1-T, 1-U, 1-V, 1-W, 1-X, 1-Y, 1-Z, 1-AA, 1-AB, 1-AC, 1-AD, 1-AE, 1-AF, 1-AG, 1-AH, 1-AI, 1-AJ, 1-AK, 1-AL, 1-AZ & 1-BA of Loutulim village of Salcete Taluka. 2) Notarized copy of Deed of Sale dated 22/04/2022 3) Notarized copy of Deed of Sale dated 21/04/2022 4) Notarized copy of Deed of Sale dated 17/01/2022.

— F1 —

After the preliminary inquiry the case was fixed for site inspection. The Field Surveyor, Shri Vinayak Katambale had inspected the properties and submitted the plan along with the site inspection report to this court.

Therefore the matter was fixed for evidence. The applicants accepted the site inspection report wherein the property surveyed under Survey Nos. 258/1-R, 1-S, 1-T, 1-U, 1-V, 1-W, 1-X, 1-Y, 1-Z, 1-AA, 1-AB, 1-AC, 1-AD, 1-AE, 1-AF, 1-AG, 1-AH, 1-AI, 1-AJ, 1-AK, 1-AL, 1-AZ & 1-BA of Loutulim village of Salcete Taluka admeasuring 32724.00 sq.mts is amalgamated in Survey Nos. 258/1-R thereby admeasuring total area 33787.00 sq.mts in Survey Nos. 258/1-R.

I have carefully gone through the application of the applicant and all the documents produce on records and hence I pass the following order:-

**ORDER**

The application dated 07/06/2022 of NDR GOASPACE PRIVATE LIMITED of amalgamation is hereby allowed. The property under Survey Nos. /Sub Div. Nos. 258/1-R, 1-S, 1-T, 1-U, 1-V, 1-W, 1-X, 1-Y, 1-Z, 1-AA, 1-AB, 1-AC, 1-AD, 1-AE, 1-AF, 1-AG, 1-AH, 1-AI, 1-AJ, 1-AK, 1-AL, 1-AZ & 1-BA of Loutulim village of Salcete Taluka admeasuring 32724.00 sq.mts is amalgamated in Survey Nos. 258/1-R thereby admeasuring total area 33787.00 sq.mts.

The Survey Nos. /Sub- Div. No. 258/1-S, 1-T, 1-T, 1-U, 1-V, 1-W, 1-X, 1-Y, 1-Z, 1-AA, 1-AB, 1-AC, 1-AD, 1-AE, 1-AF, 1-AG, 1-AH, 1-AL, 1-AJ, 1-AK, 1-AL, 1-BA & 1AZ is to be deleted.

The corrections in all records to be carried out accordingly.

— F1 —

# 12. Exhibits

Exhibit K – Form I & XIV dated 30/06/2022 issued by Inspector of Survey & Land Records, Margao



**FORM I & XIV** 100015250325  
नमुना नं १ व १४

Date: 30/06/2022 Page 1 of 2

Taluka	SALCETE	Survey No.	258
तालुका		सर्वे नंबर	
Village	Loutulim	Sub Div. No.	1-R
गांव		सुबड्या नंबर	
Name of the Field	Autole	Tenure	
शेत्याचें नांव		सत्ता प्रकार	

Cultivable Area (Ha.Ars.Sq.Mtrs) जागण क्षेत्र (हे. आर. चौ. मी.)						
Dry Crop शिरावट	Garden बागवट	Rice रीस	Khajjan खाजन	Ker केर	Morad मोरद	Total Cultivable Area एकूण जागण क्षेत्र
0003.37.87	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0003.37.87

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

Pol-Kharab पोटे खराब				Remarks शेत
Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जागीर	Grand Total एकूण	Judgment & Order dated 19/06/2022 as per File No. 715L/VAma/0602201991 issued by the Inspector of Survey & Land Records, Margao.
0000.00.00	0000.00.00	0000.00.00	0003.37.87	

Assessment : कायदा	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेडियल	Rs. 0.00	Rent रेट	Rs. 0.00
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S.No.	Name of the Occupant कसेदारणे नांव	Khata No. खाते नंबर	Mutation No. केदार नं	Remarks शेत
1	NDR Goospace Pvt. Ltd.,		99078	

S.No.	Name of the Tenant युज्याचे नांव	Khata No. खाते नंबर	Mutation No. केदार नं	Remarks शेत
1	-NI-			

Other Rights इतर हक्क  
Name of Person holding rights and nature of rights  
इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार  
-NI-

Details of Cropped Area पिकावासीन क्षेत्राचा तापशील										
Year वर्ष	Name of the Cultivator कायद करणा-याचे नांव	Mode रीट	Season सीजन	Name of Crop पिकाचे नांव	Irrigated बागवट	Unirrigated शिरावट	Land not Available for cultivation, utilization उपार		Source of irrigation शिरावट	Remarks शेत
	-NI-						Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Ha.Ars.Sq.Mts हे. आर. चौ. मी.	

**End of Report**

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



**FORM I & XIV** 100015250325  
नमुना नं १ व १४

Date: 30/06/2022 Page 2 of 2

Taluka	SALCETE	Survey No.	258
तालुका		सर्वे नंबर	
Village	Loutulim	Sub Div. No.	1-R
गांव		सुबड्या नंबर	
Name of the Field	Autole	Tenure	
शेत्याचें नांव		सत्ता प्रकार	



The record is computer generated on 30/06/2022 at 11:06:39AM as per Online Reference Number - 100015250325. This record is valid without any signature as per Government of Goa Notification No. 25/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the D&LR website <https://egov.goa.nic.in/dlr>

# Contact Us

## INDIA OFFICES

### Mumbai Office

1121, Building No. 11, 2nd Floor,  
Solitaire Corporate Park, Chakala,  
Andheri Kurla Road, Andheri (E),  
Mumbai - 400 093,  
Tel: +91 22 6130 6000

### Ahmedabad Office

912, Venus Atlantis Corporate Park,  
Anandnagar Road, Prahladnagar,  
Ahmedabad - 380 015  
Tel: +91 79 4050 6000  
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## GLOBAL REACH

### Singapore Office

105 Cecil Street,  
#22-00 The Octagon,  
Singapore – 069534  
Mob: +65 8589 4891  
Email: singapore@rbsa.in

### Delhi Office

2nd Floor, IAPL House,  
23 South Patel Nagar,  
New Delhi – 110 008  
Tel: +91 11 2580 2300  
Tel: +91 99585 62211

### Kolkata Office

9th Floor, KAHM Tower,  
13, Nellie Sengupta Sarani,  
Kolkata - 700 087  
Tel: +91 33 4603 4731

### Dubai Office

2001-01, Level 20, 48 Burj Gate Tower,  
Downtown, Sheikh Zayed Road,  
PO Box 29734, Dubai, UAE  
Tel: +971 4 518 2608  
Fax: +971 4 518 2666  
Mob: +971 55 478 6464  
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### Bengaluru Office

104, First Floor, Sufiya Elite,  
# 18, Cunningham Road,  
Near Sigma Mall,  
Bangalore - 560 052  
Tel: +91 80 4112 8593  
Tel: +91 97435 50600

### Hyderabad Office

607, 6<sup>th</sup> Floor, Shangrila Plaza,  
Road no. 2, Opposite KBR Park,  
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