

BEFORE THE NATIONAL GREEN TRIBUNAL
(WESTERN ZONE) BENCH, AT PUNE.

Original Application 70/2022,

(western zone).

Mr.Chandrakant Suryakant KhorjuvekarAPPLICANT

Versus

Goa Coastal Zone Management

Authority and othersRESPONDENTS

**Affidavit in reply on behalf of the
Respondents nos. 5 and 6 Pankaj Chopra
and Goldy Chopra to the original application
filed by the Applicant.**

MAY IT PLEASE YOUR LORDSHIPS

I, Pankaj Chopra, son of Late Shri R. N. Chopra, major in age, Indian national, r/o of survey no. 211/2-A-3 , village Mandrem, Pernem taluka, North Goa district, Goa due hereby on solemn affirmation state and submit as under:

- 1) I say that all the allegations made by the Applicant which are contrary to the case set out by the Respondents 5 and 6 in this reply are hereby denied. Any averments/ contentions which have not been specifically denied may not be construed to have been admitted by me for lack of specific denial. The Respondent nos.5 and 6 run a resort by the name of M/s Margit Beach Resort in the property bearing survey no.211/2-A-3 of village Mandrem, Pernem -Goa. The resort comprises of only 26 (twenty six) temporary cottages which has been authorized by the GCZMA (Goa Coastal Zone Management Authority) by issuing N.O.C. (no objection certificate) dated 9.06.2021. The Respondents no.5 and 6 obtained their approval, or so called permission from the GCZMA (Goa Coastal Zone Management Authority) on 9/06/2021.

Annexed hereto as **Annexure A** is a copy of permission from the GCZMA dated 9/06/2021.

- 2) The Respondents 5 and 6 were ordered to be proceeded ex-parte by the order dated 20.10.2022. These Respondents subsequently filed an application for setting aside the ex-parte order and accordingly by order dated 18.11.2022, this Hon'ble Tribunal allowed the application and permitted the Respondents 5 and 6 to file their reply. Accordingly this Affidavit in reply is being filed to oppose the admission and grant of interim relief to the Applicant.

Annexed hereto as **Annexure B-Colly** are copies of the orders dated 20.10.2022 and 18.11.2022.

- 3) The present Original Application is not maintainable as the Applicants have not challenged the permission dated 09.06.2021 in case the Applicant intended to challenge the said permission the same could only be done by filing an appeal under section 16 of the National Green Tribunal Act within 30 days from the date of the permission, since the challenge to the Respondents permission is barred by the law of limitation and the Applicant

has resorted to the present Original Application to revive a time barred claim indirectly.

- 4) It is expressly denied that there is any ongoing construction activity at the behest of Respondent nos.5 and 6. The setting up of cottages as per the no objection certificate issued by the Goa Coastal Zone Management Authority has been completed about more than 6 months prior and the resort has been operational for the last 6 months. Respondents 5 and 6 purchased a distinct portion of property bearing survey no. 211sub division 2A of village Mandrem admeasuring 3592 sq. metres. The said distinct portion has subsequently been partitioned in survey records and now bares an independent survey no. that is 211/2-A-3 of Village Mandrem. They have not received any notice from the Goa Coastal Zone Management Authority till date pertaining to the alleged complaint by the Applicant in the Original Application.

Annexed hereto as **Annexure C-Colly** is the copy of Deed of Sale dated 06.10.2020, Form I & XIV, Area Adjustment Statement and Survey Plan.

- 5) With reference to paragraph 2 of the application it is expressly denied that there is any construction in violation of the CRZ (coastal regulation zone) law 2011, and the temporary cottages

put up by the Respondents nos.5 and 6 are in accordance with the approval granted by the Goa Coastal Zone Management Authority. It is also denied that there is any construction on behalf of Respondent nos.5 and 6 in violation of the beach carrying capacity report. In any case, the lawful temporary structures and the lawful business of Respondent nos. 5 and 6 have no adverse impact on any sea turtle nesting habitat.

- 6) These Respondents submit that although their property is located within the limits of the village Panchayat of Mandrem, it is not on the Mandrem beach which is stated to be the turtle nesting site by the Petitioner but is in fact located on the Ashvem beach which is a distinct beach located within the jurisdiction of the same Panchayat. These Respondents submit that there is no turtle nesting on Ashvem beach. In any case there are several other resorts/ cottages located within 100 to 200 mts. of the Respondents property. The said resorts are Palm Grove Beach Resorts, Ocean 7 Ashvem Beach Hotel, Silent Beach Resort, Ukiyo Beach Resort, Boomerang Resort, Acacia, Aurum, La Cabana Beach and Spa, Beach Club Leela, Babu Beach Resort etc. The Applicant has selectively targeted only a few and joined them as parties in the present application. The Applicants

intentions are therefore clearly not bonafide. In any case, the Applicants have relied on the Sea Turtle Nesting and Habitat Management Plan, which is a draft prepared by the center for environmental education and is not notified as a law under the Environment Protection Act. As regards ground 1(one) it is submitted that it amounts to gross misrepresentation of the coastal regulation zone notification. Only certain portions of the Mandrem beach are to be designated as Turtle nesting or breeding area. The prohibition on development only pertains to the said designated area of the beach and not to the larger property which is not designated as Turtle nesting or breeding area. The property bearing survey no.211/2-A-3 is classified as settlement zone in terms of outline development plan for Mandrem village. As per the beach carrying capacity report itself there is enough capacity for shacks and seasonal structures on the Mandrem beach.

Annexed hereto as **Annexure D-Colly** are photographs of the afore said neighboring resorts.

- 7) Survey no.211/2-A-3 of village Mandrem, Pernem, Goa is not classified as no take zone and neither has the applicant placed

any material to suggest that the property is so identified. The submissions made as regards no take zone are not substantiated by any documents and such submissions are liable to be rejected.

- 8) There is no violation of "carrying capacity of beaches of Goa for providing shacks and other seasonal structures in private areas" (Beach Carrying Capacity Report) . In any case, the beach carrying capacity report is only a recommendation which may be accepted or not by the GCZMA(Goa Coastal Zone Management Authority). The fact that the GCZMA has granted N.O.C. to keep Respondent nos. 5 and 6 would mean that the decision of GCZMA would prevail over the beach carrying capacity report. In any case the Applicant has not challenged the permission issued by the GCZMA (Goa Coastal Management Authority).
- 9) With reference to paragraph 3 it is stated that the GCZMA (Goa Coastal Management Authority) has correctly issued permission to the Respondents for the construction of 24 (twenty four) cottages, one reception and one spa in the property bearing survey no.211/2 A of village Mandrem located on Ashvem beach. The Respondents have done their construction in accordance with the permission and there is no violation of the CRZ (Coastal Regulation Zone) law.

Annexed hereto as **Annexure E-Colly** are permissions obtained by the Respondent 5 and 6.

- 10) With reference to paragraph no.4, it is denied that the Applicant came to know of the construction in July, 2022. The remaining contents of the said paragraph are denied for want of knowledge.
- 11) With reference to paragraph no.5, it is stated that there is no question of the GCZMA (Goa Coastal Zone Management Authority) taking any action against the Respondents as these Respondents have not carried out any illegal construction activity.
- 12) It is specifically stated that the construction done by these Respondents is of 24(twenty four) single storey cottages using wood and G.I. pipes as permitted. The entire construction has been done using the material prescribed by law and these Respondents have not used any material which would be harmful to the environment.
- 13) With reference to para 7, it is denied that the Applicants have filed the application within limitation and that the cause of action is recurring.

- 14) With reference to para 9 it is stated that the Respondents construction has been completed for more than 6 months prior to filing of the original application and therefore there is no question of any stay on further construction.
- 15) The entire Application is misconceived and does not disclose any violation of CRZ (Coastal Regulation Zone) law by the Respondents.
- 16) For the reasons stated above, the Original Application is liable to be rejected with costs

*PANKAJ KHOPRA

(Respondent no. 5)

Dinolkar

(Advocate for the Respondent no. 5 & 6).

Date: 30.12.2022

Place: Panaji

BEFORE THE NATIONAL GREEN TRIBUNAL
(WESTERN ZONE) BENCH, AT PUNE.

Original Application 70/2022,

(western zone).



Mr. Chandrakant Suryakant

Khorjuvekar

.....APPLICANT

Versus

Goa Coastal Zone Management

Authority and others

.....RESPONDENTS

AFFIDAVIT

I, Mr. **Pankaj Chopra**, son of Late Shri R.N. Chopra, major in age, Indian national resident of survey No. 211/2-A3, village Mandrem, Pernem Taluka, North Goa, District Goa, do hereby solemnly affirm and declare as under:

1. That the Deponent has filed the above reply to the Original Application before this Hon'ble Court, the contents of which may be read as part and parcel of this Affidavit. The contents of the Reply are true to best of my belief and knowledge.

2. That I have read over and fully understood the contents of the accompanying reply, the contents of which are true and correct to the best of my knowledge and belief and are as per my instructions.

Solemnly affirmed on this 30th day of December, 2022 at Panaji, Goa.

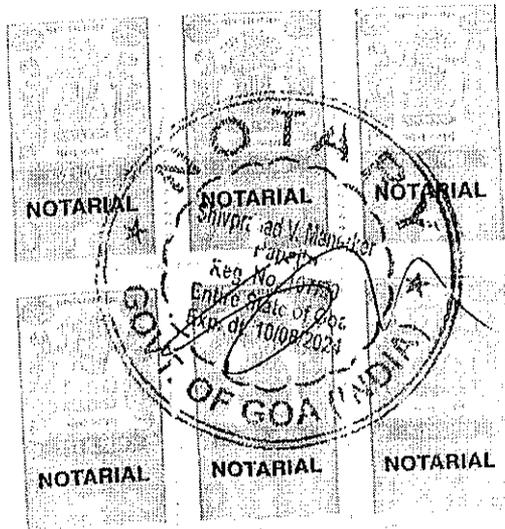
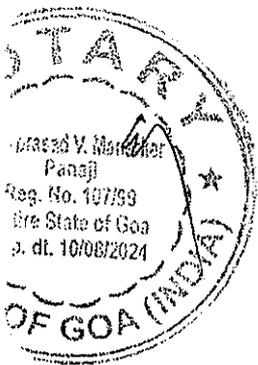
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DEPONENT

Identified by:

[Handwritten signature]

(Adv. S. J. Mulgankar)
Adv. for Respondents 5 & 6.



SOLEMNLY AFFIRMED AND VERIFIED
BEFORE ME BY Shri. Kankaj Chopra Ho Mandre
REG. No. 10687 DATED 30/12/22
[Handwritten signature]
SHIVPRASAD V. MANIKHAR
NOTARY AT PANAJI
GOA STATE OF INDIA

GOA COASTAL ZONE MANAGEMENT AUTHORITY

C/o Department of Environment & Climate Change, (Govt. of Goa)

4th floor, Dempo Tower, Patto Panaji-Goa.

Website: www.czma.goa.gov.in.

Annexure A

Ref. No. GCZMAN/Shack-Hut-Cott-Tent/20-21/14/ 313

Dated: 09/06/2021

To,
 Mr. Parkaj Chopra,
 Mrs. Geldy Chopra,
 R/o AE-23, Shalimar Bagh,
 New Delhi.

Sub: Revised Permission/Approval for erection of temporary Shack, Cottages and Reception in the property bearing Survey No. 211/2-A of Mandrem Village, Pernem Taluka in terms of CRZ Notification, 2011 as amended.

Ref: 1. Your application no. nil dated 18/11/2020.
 2. CRZ Notification, 2011 as amended from time to time.

With reference to your application on the above mentioned subject, it is hereby conveyed that the Goa Coastal Zone Management Authority (herein after referred to as 'the GCZMA', in short) has examined your proposal in its 241st GCZMA Meeting held on 22/12/2020 in accordance with the provisions of the Para 8 (v) (3).CRZ (iii) of Goa of CRZ Notification 2011 as amended issued by the Ministry of Environment, Forests & Climate Change, Government of India. Accordingly, after detailed deliberation and discussion, the authority decided to grant revised approval for erection of temporary Shack Cottages and Reception made of wood and/or natural/biodegradable material only in the property bearing Sy. No. 211/2-A of Mandrem Village, Pernem Taluka, Goa. A shacks & huts having an total area of 800.00 sq.mtrs is approved (as per enclosed plan) subject to the conditions as specified in the Beach Carrying Capacity Report and further compliance of following conditions:-

1. The provisions of the CRZ Notification 2011, (as amended), should be strictly adhered to by you. No activity in contravention to the provisions of the CRZ Notifications shall be carried out.
2. The applicant shall take all requisite environmental safeguard to ensure that there would not be any environmental degradation in this area.
3. The traditional access, right of way, easement shall not be blocked by the applicant.
4. The proposed temporary seasonal structure should be made of wooden material and as per the recommendation of Beach Carrying Capacity report. No cement / concrete should be used for flooring. No structure of permanent nature shall be erected/constructed.
5. In the event of any change in the project profile, a fresh reference shall be made to the GCZMA.
6. The GCZMA may stipulate any additional conditions subsequently if deemed necessary, for environmental protection which shall be complied with.
7. The office of the GCZMA reserves the right to revoke this recommendation / clearance without prior intimation of non compliance of any one or more of the aforesaid conditions.

8. You are required to obtain all the requisite permissions / licences / NOC etc from the competent Authorities before actual operation of the said temporary structure/ enabling activities. This NOC is issued without prejudice to any other permission as required under the law including that of ownership of the property, property dispute, easement rights, court case etc. As such, prior to the erection and operation of the aforementioned temporary seasonal structures, it will be incumbent upon the applicant to obtain all the requisite permission / NOC / licences etc from the Authorities / Departments for any other authority as required under the law including from the local authority, Goa State Pollution Control Board, Revenue Authority, Department of Tourism, etc.
9. Regular site inspections shall be carried by the team comprises of the Expert Members of the GCZMA and or other Authorities / Departments to ensure compliance of aforesaid condition. In case of any non compliance of the terms and conditions stipulated above, the action as deemed fit including that of demolition of structure, disconnection of Power / Water supply will be taken.
10. The said structures should be one meter above the ground on stilts of wooden poles wherever possible. However the ground clearance should not be more than 1.5 m.
11. The applicant will not transfer by any mode his premises to any other person.
12. This permission stands automatically revoked in case of any illegal/unlawful/immoral acts done by the applicant/proponent and or agent, lawful power of attorney holder, authorized person, any person acting for on behalf of the applicant/proponent in the said structures.
13. Further this approval also shall stand automatically revoked in case of any standing order of court of law/tribunal, arbitrator, quasi-Judicial authority etc. in force and suppressed by the applicant/proponent or otherwise.
14. All temporary structures shall maintain a standard buffer of a minimum of 3 m from adjacent huts/tents/cottages.
15. Appropriate use of renewable energy such as solar and wind energy to be used wherever possible.
16. Potable water requirement for domestic and tourist population has to be made available. The quality of water to be supplied should meet the national standard. Measures like rain water harvesting should also be encouraged to have access to clean and potable water.

17. Separate bins for different types of solid wastes (source segregation of solid wastes biodegradable and non bio-degradable) shall be provided by the operator. It will be the responsibility of the plot owner to dispose the waste generated from their plots to the respective bins. The Municipality/Village Panchayat or the contractor appointed by the Department of Tourism, as the case may be, shall collect waste from time to time and hand over the non- biodegradable waste to the Goa Waste Management Corporation. Solid waste to be transported to the solid Waste Management Facility at Calangute by the Village Panchayats in North Goa whereas in South Goa it will be responsibility of the owner/authorized representative to dispose the same by composting/biogas plant or to transport to the piggeries for the biodegradable waste.
18. In case the property on which these structures are permitted to be erected has several title holders any dispute/objection to this permission by any such title holder/holders, this permission shall stand revoked. This permission would be withdrawn in case an objection from owners regarding lease is filed before GCZMA. No hearing in the matter shall be allowed.
19. The validity of this permission is for 5 years from the date of issue or period of lease whichever is earlier. This permission should abide by the Notification dated 3rd May 2017 S.O 1393(E) issued by Ministry of Environment, Forests and Climate Change.
20. The applicant has to pay annual fee of Rs. 10000/- for shack and Rs. 10000/- for huts to GCZMA at the beginning of the tourist season month of October every year during the validity of this NOC. The fee may be revised by GCZMA.
21. All the structures shall be of ground floor in nature.
22. For private plots adjoining the beach, a minimum set back of 3 mts from the survey boundary shall be kept by the applicant.
23. You should not barricade the proposed site.
24. In case of lease, the permission is conditional on the period of lease only and on the consent of the land owner.
25. All the other conditions as mentioned in Beach Carrying Capacity report with FAIR, construction material, spacing between huts, consent to establish from SPCB etc. shall have to be followed by the applicant.
26. This permission is liable to be revoked, if it is found, at any stage, that the application contained false information / wrong plans / calculations / documents / misleading or false information, etc. or documents not submitted as called for in this application.

Any appeal against this provisional permission shall lie with the Hon'ble National Green Tribunal, if preferred within 30 days as prescribed under section 16 of the National Green Tribunal Act, 2010.

Yours faithfully,



02/06/2024

(Dasharath M. Redkar)

Member Secretary (GCZMA)

Encl: As above

Copy to:

1. P.A to Secretary (Environment) / Chairman (GCZMA), Secretariat, Porvorim....for kind information.
2. The Chairman, District Level Committee, Collectorate building, Panaji-Goa ... for kind information.
3. The Director, Department of Tourism, Government of Goa, Patto Panaji Goa ... for information and necessary action.
4. The Member Secretary, Goa State Pollution Control Board, Saligao, Goa..... for information and necessary action.
5. The Commissioner of Commercial Taxes, Vikrikar Bldg. M.G. Road, Panaji-Goa ... for information and necessary action.
6. The Dy. Collector & SDO, (Pernem), Pernem Goa.... for information
7. The Secretary, Village Panchayat of Mandrem, Pernem Talukafor information and necessary action.

Item No.4

(Pune Bench)

**BEFORE THE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH, PUNE**

(By Video Conferencing)

ORIGINAL APPLICATION NO.70 OF 2022 (WZ)

Chandan Suryakant KhorjuvekarApplicant

Versus

GCZMA and othersRespondent(s)

Date of hearing: 20.10.2022

**CORAM: HON'BLE MR. JUSTICE DINESH KUMAR SINGH, JUDICIAL MEMBER
HON'BLE DR. VIJAY KULKARNI, EXPERT MEMBER**

Applicant : Mr. Aagney Sail, Advocate
 Respondents : Mr. Abhay Anturkar, Advocate for R-1 and R-3
 Mr. J.J. Mulgaonkar and Mr. Gaurawardhar Nadkarni,
 Advocates for R-4

ORDER

1. From the side of the applicant, learned counsel Mr. Aagney Sail is present and submits that he has already filed the service affidavit.
2. On behalf of respondent No.1 - GCZMA and respondent No.3 - Department of Environment & Climate Change, learned counsel Mr. Abhay Anturkar has appeared and appraised us that the Joint Committee report has already been filed in which violations have been found to have been done by respondent No.4 - Project Proponent. Therefore, the notices have been issued to respondent No.4 and hearing is to take place on 27.10.2022. He, therefore, prays for grant of time to file detailed reply-affidavit after that date so that he would be better able to assist this Tribunal. We accept his request and grant him time of ten days after 27.10.2022 to file reply-affidavit, copy of which shall be served to the applicant as well as other respondents.

3. From the side of respondent No.2, no-one has appeared. Hence, the proceeding to go ahead *ex parte* against respondent No.2.

4. On behalf of respondent No.4 - Project Proponent, learned counsel Mr. J.J. Mulgaonkar and Mr. Gaurawardhan Nadkarni have appeared and pray that two weeks' time may be granted to file reply-affidavit, as there is no violation made by respondent No.4.

5. None has appeared for respondent Nos.5 and 6 despite service. Hence, the proceeding would go ahead *ex parte* against these respondents.

6. The Joint Committee report dated 30.08.2022 is also on record wherein it is recorded that the project was approved by the Authority; however, several unauthorized developments were noted, which are listed at serial Nos.3 to 6 in the table given in paragraph 18 of the said report. These structures/developments constitute violation of CRZ notification and are recommended for demolition. Since as per the learned counsel for respondent Nos.1 and 3 notice has been issued to respondent No. 4, 5 and non-party and the hearing is due to be taken soon i.e. on 27.10.2022, we fix this matter for next hearing after the said hearing is completed i.e. 18.11.2022.

7. At this stage, learned counsel for the applicant prays for grant of interim relief against the site Satyam Thakral, but said Satyam Thakral has not been impleaded as one of the respondents in the present proceeding. He has pointed out that despite Satyam Thakral not having been impleaded, respondent No.1 - GCZMA may proceed against it because in the Joint Committee report, violations have been noted to the following effect :-

Serial No.	Structures under construction at time of inspection	Structures approved by the Authority
01	Cottage blocks :- 6 nos. (7.30 m x 9.90m. H=5.60m) 9 nos.(6.10m x 10.50m.H=3m)	Cottage blocks : 15 (30 rooms)
02.	Restaurant on south-western side:01	Restaurant/Shack : 02
03	Swimming Pool on western side. 16m x 5.80 m. Depth 1.40m.	No approval.
04	Sloping RCC platform on eastern boundary alongside public road. Dimensions : 11.10 m x 3m. Height: 1.50 m. No setback maintained from the road.	No approval
05	Structure on eastern side Dimensions 9.30 m x 4.6 m. Height : approx. 6 m.	No approval
06	RCC underground water tank on south- eastern side within setback from public road. Dimensions could not ascertained	No approval

8. Since we find that Satyam Thakral has not been impleaded, we expect that if violation is found to have been done by Satyam Thakral, respondent No.1 - GCZMA would proceed against it on its own under the provisions of law.

9. As regards respondent No.4 - Project Proponent, the applicant is convinced that as per the Joint Committee report, there is no violation found to have been done by respondent No.4, hence no interim order may be passed. As far as respondent Nos.5 and 6 are concerned, they have already completed the construction work, hence, against them too, no interim relief can be granted.

10. Put up this matter for further hearing on 18.11.2022.

Dinesh Kumar Singh, JM

Dr. Vijay Kulkarni, EM

October 20, 2022
Original Application No.70 of 2022
Npj

Item No.2

(Punc Bench)

**BEFORE THE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH, PUNE**

(By Video Conferencing)

ORIGINAL APPLICATION NO.70 OF 2022 (WZ)

Chandan Suryakant Khorjuvekar

....Applicant

Versus

Goa Coastal Zone Management Authority & Ors.

....Respondent(s)

Date of hearing: 18.11.2022

**CORAM: HON'BLE MR. JUSTICE DINESH KUMAR SINGH, JUDICIAL MEMBER
HON'BLE DR. VIJAY KULKARNI, EXPERT MEMBER**

Applicant : Mr. Aagney Sail, Advocate
Respondents : Ms. Bhavya Pande, Advocate for R-1
Mr. Dattaprasad Lawande, Advocate for R-4
Mr. J.J. Mulgaonkar, Advocate for R-5 and R-6

ORDER

1. From the side of the applicant, learned counsel Mr. Aagney Sail has appeared, who has filed rejoinder to the reply-affidavit filed by respondent No.1. In the rejoinder, it is submitted by the applicant that respondent No.1 - GCZMA has failed to observe that the structures constructed/ being constructed on survey no.211/2-A involve use of concrete (RCC/PCC) on the floor/structure/digging of soak pits/digging and laying of pipes/metal staircases grouted in cement, etc. which is in blatant violation of the law. The GCZMA has not stated anything about the turtle nesting site on Mandrem beach describing its survey numbers. The GCZMA has also not responded to the contention that as per recommendation made in the 'Beach Carrying Capacity Report', no additional cottages should be considered for Mandrem beach. The inspection report dated 30.08.2022 does not contain a single picture

showing any violation. Therefore, the GCZMA should be directed to place on record before the next date all the pictures taken by all the expert members at the time of inspection in respect of structures raised by the respondents and all other record relating to survey plan, site plan, etc. It is wrongly mentioned in the report of GCZMA that no violation has been committed by Lucky Realtech Pvt. Ltd. - respondent No.4. Regarding Maargit Beach Resort and Satyam Thakral, it is stated in the applicant's rejoinder that they have raised illegal constructions.

2. In compliance of our previous order dated 20.10.2022, the meeting of GCZMA - respondent No.1 was held on 27.10.2022 wherein a decision is taken to drop the proceedings in respect of M/s Lucky Realtech Pvt. Ltd. - respondent No.4 although regarding other violators i.e. Satyam Thakral and Pankaj Chopra for M/s Maargit Beach Resort, the matter is posted on 24.11.2022.

3. Since M/s Lucky Realtech Pvt. Ltd. has been exonerated as the proceeding against it has been dropped, the final order would be passed on merits only after taking into consideration the detailed reply of respondent No.1 - GCZMA. The learned counsel for respondent No.1 - GCZMA apprised us that the Authority is no longer in force since its term came to an end on 31.10.2022. Therefore, it would not be possible to consider the matter as regards violations noted. The GCZMA, in its affidavit dated 18.10.2022, has given in tabular form the findings of the site inspection made by it, which are reproduced hereinbelow:-

Sr. No	Property	Structures	Findings
1.	M/s Lucky Realtech Pvt. Ltd.(Construction in Progress	a) Cottage Blocks- 18 b) Restaurant - 01	The project proponent has not exceeded the approval granted

		c) Reception Block- 01	by the GCZMA and construction is permissible.
2.	Maargit Beach Resort(Construction complete and resort is operational)	<ul style="list-style-type: none"> a) Cottage blocks- 24 b) Restaurant – 01 c) Reception block-02 d) Wooden Platform e) Concrete stormwater drain f) Swimming Pool g) Compound Wall h) Structure next to the reception having two molded polyethylene water tanks. 	The project has approval of the GCZMA. However, structures d) to h) are unauthorized and recommended for demolition.
3.	Satyam Thakral (Construction is progress)	<ul style="list-style-type: none"> a) Cottage Blocks-15 b) Restaurant-01 c) Swimming Pool d) RCC platform e) Structure on eastern side f) RCC underground water tank. 	The project has approval of the GCZMA. However, Structures c) to f) are unauthorized and recommended for demolition.

4. It is apparent that the GCZMA has noted violations as regards structure Nos. (d) to (h) having made by M/s Maargit Beach Resort/respondent Nos.5 and 6 and also by Satyam Thakral construction with respect to structure No.(c) to (f), which show that there is construction raised using RCC which was impermissible in the said area.

5. The learned counsel for respondent No.1 - GCZMA orally stated that against Satyam Thakral, stop order has been issued but its copy has not been submitted before us. Therefore, it is directed that the same shall be placed on record before this Tribunal forthwith.
6. As regards the violations committed by M/s Maargit Beach Resort, the learned counsel for respondent No.1 states that the matter is still to be considered but the difficulty is that the Authority is not in existence.
7. In view of the fact that the term of respondent No.1 - GCZMA has ended and as on today, the GCZMA is not functional, as per the previous example some interim arrangement needs to be put in place. The learned counsel for the applicant has sent us Notification issued by the Department of Science, Technology and Environment, Govt. of Goa, dated 03.08.2016 whereby interim arrangement was made in similar situation earlier. We direct the Registry to send a letter to Ministry of Environment, Forest & Climate Change (MoEF&CC), Govt. of India to take necessary steps in regard to making some interim arrangement at the earliest preferably within a period of one month so that the matters which are pending before the GCZMA may not linger for long. A copy of the aforesaid notification shall also be annexed with the said letter.
8. We find that vide order dated 20.10.2022, we had directed that the proceeding would go ahead *ex parte* against respondent Nos.5 and 6. Therefore, the learned counsel for respondent Nos.5 and 6 has sent us an application dated 10.11.2022 praying to set aside the said order as the presence of Advocate Jagannath J. Mulgaonkar has wrongly been recorded for respondent No.4, who at the time of hearing was representing respondent Nos.5 and 6. The ground for getting the said order dated 20.10.2022 set aside is that respondent Nos.5 and 6 were being represented by the counsel namely Mr. J.J. Mulgaonkar on that date, but by mistake, this Tribunal has passed order to proceed against

respondent Nos.5 and 6 *ex parte*. In view of above, we are of the view that the order deserves to be set aside to the extent it directs the proceeding to go ahead *ex parte* against respondent Nos.5 and 6. Accordingly, the said order dated 20.10.2022 is set aside. The learned counsel Mr. Mulgaonkar, appearing for respondent Nos.5 and 6 seeks two weeks' time to file reply-affidavit. The same is allowed.

9. On behalf of respondent No.4 - M/s Lucky Realtech Pvt. Ltd., learned counsel Mr. Dattatray Lawande has appeared and states that the reply-affidavit has already been filed. The learned counsel for the applicant may file rejoinder against the same within a week.

10. We further direct the applicant to move impleadment application, to implead Satyam Thakral as respondent No.7 forthwith.

11. Put up this matter on 06.01.2023.

Dinesh Kumar Singh, JM

Dr. Vijay Kulkarni, EM

November 18, 2022
O.A. No.70 of 2022
npj

(RUPEES NINE LAKHS NINETEEN THOUSAND FOUR HUNDRED ONI

Citizen credit co-operative Bank Ltd
Mapusa Branch,
Shop No G - 1, Ground Floor, Block D - 1,
Beshan Homes,
Mapusa, Goa - 483 587



भारत STAMP DUTY GOA
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Rs. ≈ 0919400 ≈ -5.10.2020
365430 GOA
INDIA **Zero* Nine * One ** Nine * Four * Zero * Zero **

7533 5341498

FAT...
M. Pankaj
Auth. ...

Name of ... MR. PANKAJ CHOPRA



- 1A -

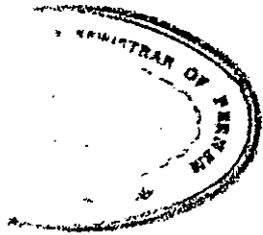
DEED OF SALE

...2/-

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PANKAJ CHOPRA

Goldy Chopra



This DEED OF SALE is made at Pernem, Goa, on this 06th day of October of the year 2020;

BETWEEN

1. Dr. **PRADEEP ANAND KENI** alias **PRADEEPA QUENIM**, son of late Anand Keni, aged 75 years, USA National of Indian Origin, doctor in profession, holding Overseas Citizen of India Card No. A 0936976, also having Income Tax PAN EWRPK2816K, married; and his wife,
2. Dr. (Mrs.) **SADHANA PRADEEP KENI**, daughter of Shri. Nagappa Nayak, aged 75 years, USA National of Indian Origin, doctor in profession, holding Overseas Citizen of India Card No. A 0936977, also having Income Tax PAN EWRPK2818H; both residing at 2005, Midwest Club Pkwy, OAK, Brook, IL 60523;
3. Mrs. **SUCHETA PRAKASH KADKADE** nee **SUCHETA ANAND KENI**, daughter of late Anand Keni, aged 72 years, USA National of Indian Origin, housewife, holding Overseas Citizen of India Card No. A 2356237, also having Income Tax PAN GTNPK6192P, married; and her husband,

Nirupa G. Keni

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4. Dr. **PRAKASH GOPAL KADKADE**, son of Shri Gopal Kadkade, aged 78 years, USA National of Indian Origin, doctor in profession, holding Overseas Citizen of India Card No. A 455975, also having Income Tax PAN GTNPK6193N, both residing at 45 Lambert Circle, Marlborough, MA 01752, USA;
5. Mrs. **NIRUPA GIRISH KENI** alias **CAMAKXIBAI NAGUEXA CARE** alias **NIRUPA GUIRISH KENY** alias **NIRUPA GUIRISH QUENIM**, daughter of Shri Nagesh Datta Kare, widow of Girish Anand Keni, aged 62 years, Indian National, housewife, having Income Tax PAN ADQPK0036R, Aadhar No. 5531 7320 6290, residing at House No. 14/288/B1, Kamat Vision, Flat No. F-1, Caranzalem, Tiswadi, Goa 403 002;
6. Mrs. **NAMRATA SACHIN WAGLE** nee **NAMRATHA GIRISH KENI**, daughter of Girish Anand Keni, aged 39 years, Indian National, housewife, having Income Tax PAN AAYPW7637H, Aadhar Card No. 3156 2486 5773, married; and her husband,
7. Mr. **SACHIN BALCHANDRA WAGLE**, son of Balchandra Anant Wagle, aged 40 years, Indian National, Business, having Income Tax PAN



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AAMPW1021D, Aadhar Card No. 8799 4083 9592, both residents of House No. 624-A, Anant Laxmi, V. V. Dempo Marg, Tonca, Opp. Tonca Pillar, Caranzalem, North Goa, Goa 403002;

8. Dr. (Mrs.) MAITHILI SANKALP NAIK nee Mrs. GANGA alias MAITHILI GIRISH KENI, daughter of Girish Anand Keni, aged 34 years, Indian National, Service, having Income Tax PAN AWTPK2633A, Aadhar Card No. 7858 8402 6423, married; and her husband,

9. Mr. SANKALP SANDESH NAIK, son of Sandesh Krishna Naik, aged 36 years, Indian National, Business, having Income Tax PAN ACZPN2188F, Aadhar Card No. 7626 9609 6902, both residents of House No. 2831, Krishnasheel, Monte-Hill, Borda, Margao, Goa 403 602; hereinafter referred to as the "VENDORS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, legal representatives, administrators, successors and assigns) of the **FIRST PART**;

AND

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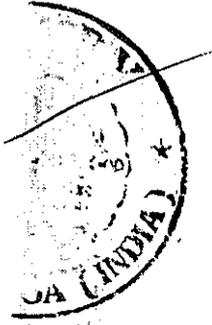
1. Mr. **PANKAJ CHOPRA**, son of Mr. Ram Nath Chopra, aged 49 years, Indian National, businessman, married, resident of AE-23, Shalimar Bagh, New Delhi 110 088, having PAN No. ACPPC2172A, Aadhaar Card No. 3179 5419 4260; and his wife,
2. Mrs. **GOLDY CHOPRA**, daughter of Mr. Subhash Sharma, aged 44 years, resident of AE-23, Shalimar Bagh, New Delhi 110 088, having PAN No. ALEPC4568J, Aadhaar Card No. 6071 2048 9858; hereinafter called as the "**PURCHASERS**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include all his heirs, successors, administrators, executors and assigns) of the **SECOND PART**;

WHEREAS the members No. 1 and 2 of the **VENDORS** are represented herein by their sister-in-law, the member No. 5 of the **VENDORS**, by virtue of the instrument of Power of Attorney dated 29-06-2020 executed before Mr. Asim Mandal, Vice Consul (Consular), Consulate General of India, Chicago, Illinois, U.S.A. and duly adjudicated by the Collector of North Goa, Panaji, Goa, on 25-08-2020; a certified Xerox copy whereof is being presented to the Sub-Registrar of Pernem, Goa, at

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1. Mr. PANKAJ CHOPRA, son of Mr. Ram Nath Chopra, aged 49 years, Indian National, businessman, married, resident of AE-23, Shalimar Bagh, New Delhi 110 088, having PAN No. ACPPC2172A, Aadhaar Card No. 3179 5419 4260; and his wife,

2. Mrs. GOLDY CHOPRA, daughter of Mr. Subhash Sharma, aged 44 years, resident of AE-23, Shalimar Bagh, New Delhi 110 088, having PAN No. ALEPC4568J, Aadhaar Card No. 6071 2048 9858; hereinafter called as the "PURCHASERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include all his heirs, successors, administrators, executors and assigns) of the SECOND PART;



WHEREAS the members No. 1 and 2 of the VENDORS are represented herein by their sister-in-law, the member No. 5 of the VENDORS, by virtue of the instrument of Power of Attorney dated 29-06-2020 executed before Mr. Asim Mandal, Vice Consul (Consular), Consulate General of India, Chicago, Illinois, U.S.A. and duly adjudicated by the Collector of North Goa, Panaji, Goa, on 25-08-2020; a certified Xerox copy whereof is being presented to the Sub-Registrar of Pernem, Goa, at

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the time of presenting this Instrument for the purposes of registration under The Indian Registration Act, 1908;

AND WHEREAS the members No. 3 and 4 of the **VENDORS** are represented herein by their sister-in-law, the member No. 5 of the **VENDORS**, by virtue of the instrument of Power of Attorney dated 28-07-2020 executed before Mr. Vijay Shankar Prasad, Consul (Visa & Attestation), Consulate General of India, New York and duly adjudicated by the Collector of North Goa, Panaji, Goa, on 29.09.2020; a certified Xerox copy whereof is being presented to the Sub-Registrar of Pernem, Goa, at the time of presenting this Instrument for the purposes of registration under The Indian Registration Act, 1908;

AND WHEREAS the members No. 6 to 9 of the **VENDORS** are represented herein by their mother/mother-in-law, the member No. 5 of the **VENDORS**, by virtue of the Power of Attorney dated 03-10-2020 executed before the Notary of Panaji, Goa, Mr. Babuso R. Sawant, under his Registration No. 892/2020, a certified Xerox copy whereof is being presented to the Sub-Registrar of Pernem, Goa, at the time of presenting this Instrument for the purposes of registration under The Indian Registration Act, 1908;

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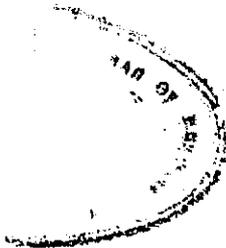
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AND WHEREAS there exists a portion of land identified as Plot O admeasuring 3592 square meters situated at Mandrem of Pernem Taluka, within the Jurisdiction of Village Panchayat of Mandrem, Registration and Sub-District of Pernem, District of North Goa, State of Goa, forming part of the property bearing Survey No. 211/2-A described in the SCHEDULE-III hereto, which in turns is part of the Plot-E/1 described in the SCHEDULE-II hereunder written, which is forming part of a larger property known as "SOCRI BORODO" described in the SCHEDULE-I hereunder written, which portion of the land, hereinafter referred to as "the SAID PLOT", more particularly described in the SCHEDULE-IV hereunder written;

AND WHEREAS the property "SOCRI BORODO" situated at Mandrem of Pernem Taluka, within the Jurisdiction of Village Panchayat of Mandrem, Registration and Sub-District of Pernem, District of North Goa, State of Goa, which property bears as a whole Land Registration No. 23832 at Book B-61 and enrolled in the Taluka Revenue Office under Matríz No. 6 and new Survey Nos. 210, 211 and 212, which property is hereinafter called as the "SAID LARGER PROPERTY" and more particularly described in SCHEDULE-I hereunder written;

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AND WHEREAS the SAID LARGER PROPERTY originally belonged to one Mr. Filipe Heitor Pinto and is recorded in his name under Entry No. 17238;

AND WHEREAS the said Mr. Filipe Heitor Pinto expired and upon his death an inventory Proceeding was initiated in the Court, wherein the said larger property was allotted to one Jose Luis Pinto de Carvalho, which fact was confirmed by Order dated 19/07/1939 passed in the said inventory proceeding;

AND WHEREAS the wife of said Shri. Jose Luis Pinto de Carvalho i.e. Smt. Maria Cunha Pinto expired and upon her death, an inventory proceeding No.239/63 was instituted and the same was concluded by Order dated 9/7/1965, wherein 1/2 of the SAID LARGER PROPERTY was allotted to the said Mr. Jose Luis Pinto Carvalho, 1/4th to Gilberto Tulshidas Pinto Carvalho and 1/4th to Rui Tulshidas Pinto Carvalho;

AND WHEREAS the parties to whom the said allotments were done by Order dated 09/07/1965, executed a Deed of Partition dated 06/05/1975, duly presented for registration under Serial No. 24/75 and duly registered in the Sub-Registrar's Office Pernem under No. 242 of Book No. I, Volume No. 3 at pages 227 to 234 on 08/05/1975

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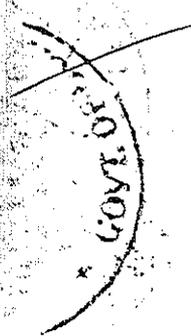
and thereby partitioned the SAID LARGER PROPERTY among themselves by metes and bounds so that each of the three parties became absolute and exclusive owners of distinct and separate portions of the SAID LARGER PROPERTY;

AND WHEREAS in the said partition, a Plot "E" from Survey No. 211, admeasuring 44,015 sq. mts. was allotted to Shri Gilberto Tulshidas Pinto Carvalho;

AND WHEREAS by Deed of Sale dated 05/06/1975, registered under No. 260 of Book No.1, Volume No. 3 at pages 294 to 298 dated 24/6/1975 in the Sub-Registrar's Office Pernem, the said Shri Gilberto Tulshidas Pinto Carvalho and his wife Smt Anne Philomena Distina Pereira sold a portion of said Plot-E from Survey No.211, i.e. Sub-plot designated as E/1, admeasuring 39,395 m² to Shri Anand G. Keni and thus the said Shri Anand G. Keni became the absolute owner of the said Sub-plot designated as E/1, admeasuring 39,395 m², which is more particularly described in SCHEDULE-II hereunder written and hereinafter referred to as the said "PLOT E/1";

AND WHEREAS the said Shri Anand G. Keni subsequently mutated the said Plot E/1 in his name and got partitioned the same, and the said

Nirupama G. Keni
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PLOT E/1 was allotted new survey number as 211/2-A for an area of 40,600 square meters as per the survey that was conducted at that time;

AND WHEREAS the said Shri Anand G. Keni divided the said PLOT E/1 into smaller portions, and for the purpose of identification numbered the same as Plot No. 01 (one) to 25 (twenty-five);

AND WHEREAS vide Deed of Sale dated 23/06/1988, the said Shri Anand G. Keni as a Widower sold and conveyed two small plots being Plot No.23, admeasuring 450 sq.mts. approximately and Plot No.24, admeasuring 440 sq.mts. approximately to Mrs. Marina Mendonca, which deed was registered under No.180 of Book No.1, volume No. VIII, dated 19-07-1988, in the Sub-Registrar's Office Pernem, Goa;

AND WHEREAS vide another Deed of Sale dated 22/03/1991, Shri. Anand G. Keni sold and conveyed a portion of the PLOT E/1, admeasuring 10,750 sq. mts. and admeasuring 2,250 sq. mts. to The Cochin Malabar Estates & Industries Ltd., which deed was registered under No. 80 of Book No.1, volume No. 20 dated 06-06-1991 in the Sub-Registrar's Office Pernem, Pernem, Goa;

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AND WHEREAS as per survey records i.e. Form No. I & XIV area of said Survey No. 211/2-A of village Mandrem of Pernem Taluka is 27,600 square meters. This area includes the areas of 890 square meters (i.e. area of Plots No. 23 and 24) since the purchasers thereof have not got their said area partitioned; and, further the area of the said survey holding also includes the existing road areas. Therefore, after deducting therefrom the said area of 890 square meters and also after deducting an area of 3,251 square meters being the areas of the existing roads, the net available area is 23,459 square meters, which is hereinafter referred to as "the SAID PROPERTY" and more fully described in the **SCHEDULE-III** hereinafter appearing;

AND WHEREAS the said Shri. Anand G. Keni died as a widower on 28/10/1993, leaving behind him the legal heirs namely Dr. Pradip Quenim married to Dr. Sadhana Pradip Keni (1/3rd share), Mrs. Sucheta Quenim married to Dr. Prakash Gopal Kadkade (1/3rd share) and Mr. Guirish Anand Keni married to Nirupa Keni (1/3rd share), which fact, is confirmed by Deed of Succession dated 10/06/1994, drawn in the Notary Book No.649 at pages 40V to 42V of Notarial Deeds dated 5/8/1994;

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PANKAJ KHOPRA

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AND WHEREAS the said Mr. Guirish Keni expired on 19.04.2017, leaving behind his moiety sharer Mrs. Nirupa Keni (1/6th share) and Mrs. Namrata Sachin Wagle married to Mr. Sachin Balchandra Wagle (1/12th share), and Mrs. Ganga alias Maithili Sankalp Naik married to Mr. Sankalp Sandesh Naik (1/12th share), which fact is confirmed by Deed of Succession dated 25.04.2018, drawn in the Notary Book No. 1650 at pages 91V to 93V of Notarial Deeds, dated 8.06.2018 of Special Notary Salcete, thus the **VENDORS** become the absolute owners of the SAID PROPERTY;



AND WHEREAS the **PURCHASERS** have approached the **VENDORS** and offered to purchase the SAID PROPERTY and the **VENDORS** have agreed to sell the SAID PROPERTY to the **PURCHASERS** on 'where is as is basis' and on the terms and conditions and for the consideration payable;

AND WHEREAS the **PURCHASERS** proposed to buy the SAID PROPERTY in parts; and one of the PLOTS is as shown in the plan annexed hereto to form part of the present sale Deed and hereinafter referred to as "the SAID PLOT" and more fully described in the **SCHEDULE-IV** hereunder written;

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AND WHEREAS the PURCHASERS have taken inspection of the SAID PLOT and documents of title relating to the SAID PROPERTY and is fully satisfied about the same.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER: -

1. That in consideration of a total amount of Rs. 4,42,51,163/- (Rupees Four Crores Forty Two Lakhs Fifty One Thousand One Hundred Sixty Three Only) which amount the PURCHASERS have paid to the VENDORS in the manner stated herein below, the receipt of which the VENDORS do hereby accept, admit and confirm and the VENDORS do hereby transfer, convey and assign by way of sale all that the SAID PLOT on as is where is basis and more particularly described in SCHEDULE-IV hereunder written and delineated in red colour in the plan annexed hereto to HOLD the same UNTO the PURCHASERS as absolute owners thereof free from any encumbrances and/or defect in title, subject however to payment of all taxes, rates, assessments and duties hereafter to become due and payable to the Government or any other public or local body in

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respect thereof. The **VENDORS** do hereby deliver the possession of the same unto and in favour of the **PURCHASERS** the SAID PLOT to have and to hold the same for his exclusive use and benefit absolutely and unconditionally forever together with all its attendant rights, liabilities, privileges, easements and appurtenances, whatsoever, legally permissible and available to the "SAID PLOT" in any way appertaining usually held or occupied herewith or reputed to belong to or be appurtenant thereto.

2. The **PURCHASERS** shall hold and own the SAID PLOT in equal shares i.e. 50% each.
3. 50% of the above said total price consideration, being Rs.2,21,25,582/- is paid by the **PURCHASER** No. 1 (Pankaj Chopra) to the **VENDORS** in the following manner: -

Name of the VENDORS	Share	Entitlement	Less: TDS deducted	Net Paid	TDS Challan No.
Dr. Pradeep Keni & his wife, Dr. Mrs Sadhana Pradeep Keni	1/3	73,75,194	23.92%= 17,64,147	56,11,047	00018 24/09
Mrs. Sucheta Prakash	1/3	73,75,194	23.92%= 17,64,147	56,11,047	00017 24/09

Nirupam G. Keni
 PANKAJ CHOPRA Golly Chopra

Kadkade & her husband Dr. Prakash Gopal Kadkade					
Mrs. Nirupa Girish Keni	1/6	36,87,597	0.75%= 27,657	36,59,940	04901 18/09
Mrs. Namratha Sachin Wagle & her husband, Mr. Sachin Balchandra Wagle	1/12	9,21,899	0.75%= 6,915	9,14,984	04855 18/09
Mrs. Maithili Sankalp Naik & her husband, Mr. Sankalp Sandesh Naik	1/12	18,43,799	0.75%= 6,915	18,29,969	04889 18/09
			0.75%= 6,915		04880 18/09
Total: -		2,21,25,582	35,83,611	1,85,41,971	

4. Balance 50% of the above said total price consideration, being Rs.2,21,25,581/- is paid by the PURCHASER No. 2 (Goldy Chopra) to the VENDORS in the following manner: -

Name of the VENDORS	Share	Entitlement	Less: TDS deducted	Net Paid	TDS Challan No.
Dr. Pradeep Keni & his	1/3	73,75,193	23.92%= 17,64,147	56,11,046	00001 25/09

Nirupa G. Keni
PANKAJ CHOPRA Goldy Chopra

wife, Dr. Mrs Sadhana Pradeep Keni					
Mrs. Sucheta Prakash Kadkade & her husband Dr. Prakash Gopal Kadkade	1/3	73,75,193	23.92%= 17,64,147	56,11,046	00002 25/09
Mrs. Nirupa Girish Keni	1/6	36,86,597	0.75%= 27,657	36,59,940	05028 18/09
Mrs. Namratha Sachin Wagle & her husband Mr. Sachin Balchandra Wagle	1/12	9,21,899	0.75%= 6,915	9,14,984	04995 18/09
Mrs. Maithili Sankalp Naik & her husband, Mr. Sankalp Sandesh Naik	1/12	18,43,800	0.75%= 6,915	18,29,970	05002 18/09
			0.75%= 6,915		05014 18/09
Total: -		2,21,24,581	35,83,611	18,541,970	

Note:

The amount of TDS as above is remitted by the
PURCHASER to the Income Tax Department against

Nirupa G. Keni

PANKAJ CHOPRA

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the PAN of the VENDORS. The PURCHASER has issued copy of the Challan to the VENDORS, showing remittance of the same to the Income Tax Department. The PURCHASER further undertakes to issue TDS Certificate to the VENDORS.

5. Net payable amount as above is paid by the PURCHASER to the VENDOR No. 1 (Pankaj Chopra), in the following manner: -

Srl. No.	Name of the Vendor/ Payee	Cheque No. / Date	Name of the Bank	Amount (Rs.)
1.	Pradeep Anand Keni	067932 17-09-2020	ICICI Bank Shalimar Bagh, Delhi	56,11,047
3.	Sucheta Prakash Kadkade	067933 17-09-2020	ICICI Bank Shalimar Bagh, Delhi	56,11,047
5.	Nirupa Girish Keni	063635 12-09-2020	ICICI Bank Shalimar Bagh, Delhi	36,59,940
6.	Namrata Sachin Wagle	063637 17-09-2020	ICICI Bank Shalimar Bagh, Delhi	9,14,984
7.	Sachin Balchandra Wagle	RTGS	ICICI5202009240 0782782	9,14,984
8.	Maithili Sankalp Naik	103247 17-09-2020	ICICI Bank Shalimar Bagh, Delhi	18,29,969
			Total: -	1,85,41,971

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PANKAJ CHOPRA

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6. Net payable amount as above is paid by the PURCHASER to the VENDOR No. 2 (Goldy Chopra), in the following manner: -

Srl. No.	Name of the Vendor/ Payee	Cheque No. Date	Name of the Bank	Amount (Rs.)
1.	Pradeep Anand Keni	356920 17-09-2020	IndusInd Bank, Rohini, Delhi.	56,11,046
3.	Sucheta Prakash Kaddake	356922 17-09-2020	IndusInd Bank, Rohini, Delhi.	56,11,046
5.	Nirupa Girish Keni	356923 17-09-2020	IndusInd Bank, Rohini, Delhi.	36,59,940
6.	Namrata Sachin Wagle	356924 17-09-2020	IndusInd Bank, Rohini, Delhi.	9,14,984
7.	Sachin Balchandra Wagle	000689 17-09-2020	ICICI Bank Shalimar Bagh, Delhi	9,14,984
8.	Maithili Sankalp Naik	000688 17-09-2020	ICICI Bank Shalimar Bagh, Delhi	18,29,970
			Total: -	1,85,41,970

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7. The **VENDORS** hereby covenant with the **PURCHASER** that the **VENDORS** have a clear and marketable title to the SAID PLOT described in **SCHEDULE-IV** hereby conveyed is free from any defects in title. The **VENDORS** hereby indemnified and keeps the **PURCHASER** indemnified for the title of the "SAID PLOT" described in **SCHEDULE-IV** herein below written.
8. The **PURCHASER** shall and may at all times hereafter peaceably and quietly enter upon, own, hold, occupy, possess and enjoy the "SAID PLOT" and receive the rents, issues and profits, thereof and of every part thereof to and for their own use and benefit without any suit, eviction, interruption, claim and demand whatsoever from or by the **VENDORS** or their heirs or their person or persons, lawfully and equitably claiming or to claim by, from, under, or in trust for the **VENDORS** or their respective heirs, executor and administrator or any of them shall and will from time to time and at all times hereafter at the request and the cost of the **PURCHASER** do and execute or cause to be done or executed all such further and other acts, deeds, matters, things, conveyances, and assurances in law whatsoever for the better and more perfectly

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granting, conveying, transferring and assuring the "SAID PLOT" and every part thereunto and to the use and benefit of the PURCHASER, or his heirs, executors, successors and assigns as shall be reasonably required in the manner aforesaid, and the VENDORS shall attend the Sub Registration Office and admit execution of the present deed of sale.

9. The VENDORS covenant with the PURCHASER that:

- (a) The SAID PLOT is not subject matter of any litigation or any proceedings pending before any Court, tribunal, Forum, Arbitrator, Revenue Authorities under the law in force and the title of the VENDORS are subsisting clear, liens, etc., against the SAID PLOT.
- b) The SAID PLOT is not affected by any law prohibiting the present sale.
- c) That there are no agricultural tenants, protected or otherwise or lease holders or mundkars under the provision of Goa, Daman and Diu Agricultural Tenancy Act, 1964, or Mundkars Act or under any

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other law in force in the State of Goa, in respect of the SAID PLOT.

d) The VENDORS have not entered into any agreement for sale, transfer, etc, with any other third party concerning the SAID PLOT nor have the VENDORS agreed to sell or encumber the SAID PLOT in any manner whatsoever.

e) No Notification is issued under the Ordinance Act, Statues/Rules or Regulations affecting the SAID PLOT, whereby the VENDORS are not prevented from selling the SAID PLOT.

f) That there are no outstanding taxes or any other outgoings payable in respect of the SAID PLOT as on the execution of this deed of sale and the same have been cleared by the VENDORS.

10. The VENDORS do hereby grant their NOC for carrying out mutation and partition of the SAID PLOT in the name of the PURCHASERS.

11. The VENDORS have today handed over the possession of the SAID PLOT better described in SCHEDULE-IV hereto to the PURCHASERS.

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Ramkai Uttopra

G. H. Clapp

12. The **PURCHASERS** has checked all the document of title pertaining to the **LARGER PROPERTY**, the said **PROPERTY** and is fully satisfied of the title of the **VENDORS** to the same.
13. The **PURCHASERS** have identified the boundaries of the **SAID PLOT** and they are satisfied with the same. The **PURCHASERS** expressly declare that in the event of any claim over the **SAID PLOT** by any person or party, same shall be solely settled by the **PURCHASERS** at their own efforts, costs and expenses and without any reference to or liability on the part of the **VENDORS**.
14. The Town & Country Planning Department, Pernem, Goa, has granted its **NOC** for registration of this Deed, vide their letter No. **49(6)/TCP/PER/90/2020/676** dated **22.09.2020**, original whereof is submitted to the Sub-Registrar of Pernem, Goa, along with this Deed.
15. The **VENDORS** declare that they do not belong to the Schedule Caste and Schedule Tribe and are not covered under the Notification No. **RD/LND/318/77**, dated **21/08/1978**.

Nirupam S. Fernandes

Pankaj Chopra

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16. The members No. 1 to 4 of the **VENDORS** do hereby declare that (a) they have not violated FEMA Regulations; (b) they have complied with all the formalities under FEMA; and (c) the property involved in this deed is not an agricultural property.
17. The SAID PLOT hereby sold is marked in green colour in the plan annexed to this Deed, which plan is forming part of this Deed.
18. The said value of Rs. 4,42,51,163/- is the present market value of the SAID PLOT and stamp duty @ 4.5 % thereon being Rs. 19,91,400/- (rounded off) is affixed to this deed.

SCHEDULE - I
(Description of the SAID LARGER PROPERTY)

ALL THAT PROPERTY "SOCRI BORODO" situated at Mandrem of Pernem Taluka, within the Jurisdiction of Village Panchayat of Mandrem, Registration and Sub-District of Pernem, District of North Goa, State of Goa, which property bears as a whole Land Registration No.23832 at Book B-61 and enrolled in the Taluka Revenue Office under Matriz No.6 and new Survey Nos. 210, 211 and 212 and bounded as under:-

Nerayya G. Keri

Pankaj Chohan

G. D. Chohan

48

24

East: By property of Vassudeva Balaji Dessai and Nulla;

West: By the Sea and land of Naguxa Mucunda Gad;

North: By the property of Apolis Miguel Fernandes,
Lourenco Aleixo Fernandes, Premabai
Ramchandra Dessai and Anant Ganesh Dessai;
and

South: By the boundary of Village of Morjim, the Nulla
and the Land of Cecilia Fernandes.

SCHEDULE - II
(Description of the Plot E/1)

ALL THAT PLOT known as E/1, admeasuring 39,395 m²
(40,600 square meters as per survey held in the village of
Mandrem of Pernem Taluka) forming part of the property
known as a whole as "SOCRI BORODO" situated at
Mandrem of Pernem Taluka, within the Jurisdiction of
Village Panchayat of Mandrem, Registration and Sub-
District of Pernem, District of North Goa, State of Goa,
which property bears as a whole Land Registration No.
23832 at Book B-61 and enrolled in the Taluka Revenue
Office under Matríz No. 6 and new Survey Nos. 211/2-A,

Nirupa G. Fernandes

Pankaj Chatur

Goldy Chopra

49

25



211/2-A-1 and 211/2-A-2 of Village Mandrem of Pernem Taluka and bounded as under:

East: By Plot-F allotted in the deed of Partition to Rui Tulsidas Pinto de Carvalho; Plot-C allotted to Jose Luis Pinto de Carvalho; Plot-B allotted to Rui Tulsidas Pinto de Carvalho and Plot-A allotted to Mr. Gilberto Tulsidas Pinto de Carvalho and his wife;

West: By the land of Naguexa Mucunda Gad;

North: By Plot H of the said Mr. Gilberto and his wife and Sub-Plot E/2 out of the Plot-E (which sub-plot admeasures 4620 sq.mts.); and

South: By the Arabian Sea.

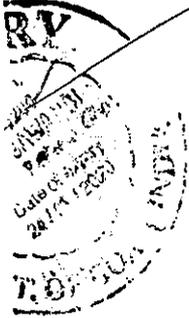
SCHEDULE - III
(Description of the SAID PROPERTY)

ALL THAT land having an area of 27,600 square meters surveyed under Survey No. 211/2-A of village Mandrem of Pernem Taluka, forming part of the PLOT known as E/1 of the larger property known as a whole as "SOCRI BORODO" situated at Mandrem of Pernem Taluka, within the Jurisdiction of Village Panchayat of Mandrem,

Wicupa G. Kem

PANKAJ CHADDA

Goldy Chijun



Registration and Sub-District of Pernem, District of North Goa, State of Goa, which property bears as a whole Land Registration No. 23832 at Book B-61 and enrolled in the Taluka Revenue Office under Matríz No. 6 and bounded as under:

East: By properties bearing Survey Nos. 211/2-A-1, Survey No. 211/2-A-2 and Survey No. 212 of village Mandrem of Pernem Taluka;

West: Partly by reserved road access in the same property bearing Survey No. 211/2-A, partly by property bearing Survey No. 216 and partly by Arabian Sea;

North: By properties bearing Survey No. 211/2-B and 216 of village Mandrem of Pernem Taluka; and

South: By property bearing Survey No. 211/2-A-2 of village Mandrem of Pernem Taluka.



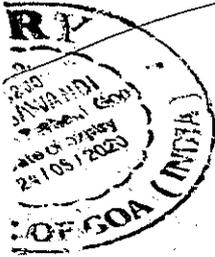
SCHEDULE - IV
(Description of the PLOT HEREBY SOLD)

ALL THAT a portion of land identified as Plot-O, admeasuring 3,592 square meters situated at Mandrem of Pernem Taluka, within the Jurisdiction of Village Panchayat

Nirupa G. Keri
PANKAJ KHOSLA Gopalji Chopra

51

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of Mandrem, Registration and Sub-District of Pernem, District of North Goa, State of Goa, forming part of the property bearing Survey No. 211/2-A described in the SCHEDULE-III hereinabove written, which portion of land is detached from the Plot E/1 described in the SCHEDULE-II hereinabove written which in turn forms part of the larger property known as "SOCRI BORODO" described in the SCHEDULE-I above, and bounded as under:-

East: By road in the same property bearing Survey No. 211/2-A of village Mandrem of Pernem Taluka and thereafter partly by part of the same property in the same property bearing Survey No. 211/2-A of village Mandrem of Pernem Taluka;

West: By Arabian Sea;

North: By remaining part of the same property bearing Survey No. 211/2-A of village Mandrem of Pernem Taluka; and

South: By remaining part of the same property bearing Survey No. 211/2-A of village Mandrem of Pernem Taluka.

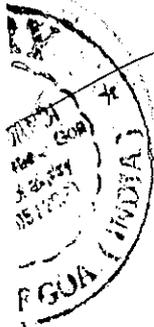
Nirupa of K...

Pinkal Uttappa

Goldy Ch...

52

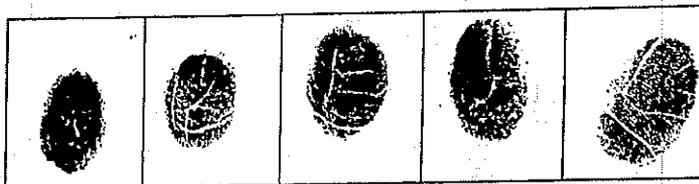
IN WITNESS WHEREOF the parties have executed these presents on the day, month and year first mentioned hereinabove.



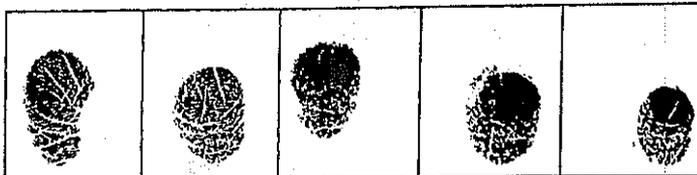
Keni
Nirupa G. Keni

SIGNED AND DELIVERED by the within named Mrs. Nirupa Girish Keni, the member No. 5 of the VENDORS, for self and as duly Constituted Attorney for the members No. 1 to 4 and 6 to 9 of the VENDORS.

Left hand fingers impression of Mrs. Nirupa Girish Keni



Right hand fingers impression of Mrs. Nirupa Girish Keni



Nirupa G. Keni

PANKAJ CHOPRA

Goldy Chopra



53

29

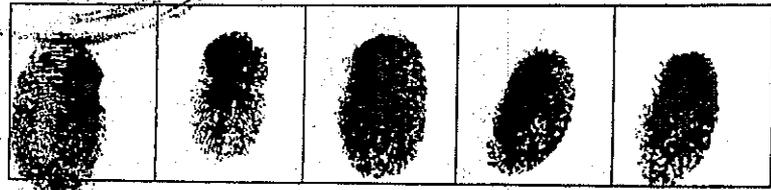


PANKAJ CHOPRA

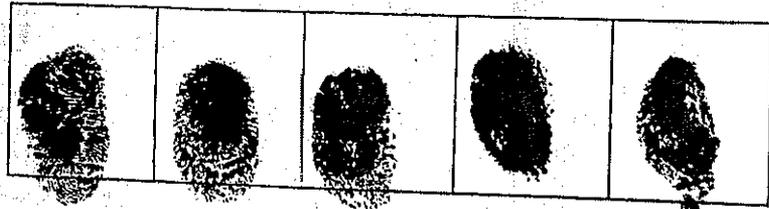
SIGNED AND DELIVERED by the
Within named the PURCHASER No.
1, Mr. Pankaj Chopra



Left hand fingers impression of Mr. Pankaj Chopra



Right hand fingers impression of Mr. Pankaj Chopra



Nirupa lg. Ken

PANKAJ CHOPRA

Goibby Chopra

54

30

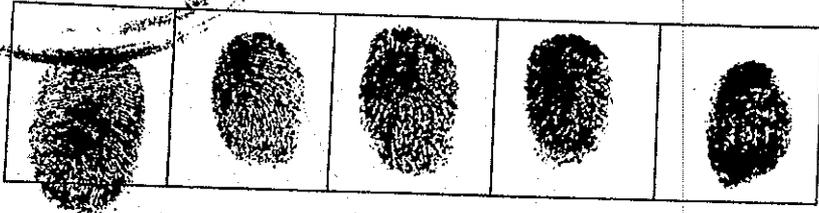


Goldy Chopra

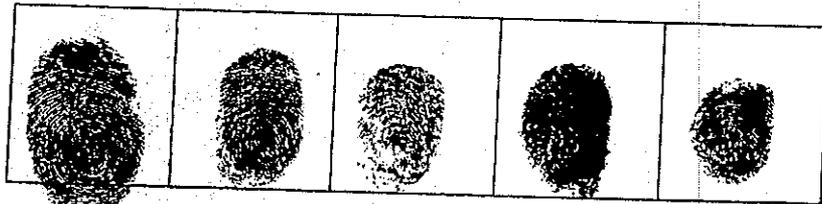
SIGNED AND DELIVERED by the
Within named the PURCHASER No.
2, Mrs. Goldy Chopra



Left hand fingers impression of Mrs. Goldy Chopra



Right hand fingers impression of Mrs. Goldy Chopra



WITNESSES:

Signature:

1. *[Signature]*

2. *[Signature]*

Name: *Chinnabhyam M Sausant*

Sanjay Madhukar Shetge

Address: *Hno 760, New wada*

40 Hno 892, 1calle wada

Majim Belhan Coa

Majim Belhan Coa

Nisarga G. Keri

Pankaj Chopra

Goldy Chopra



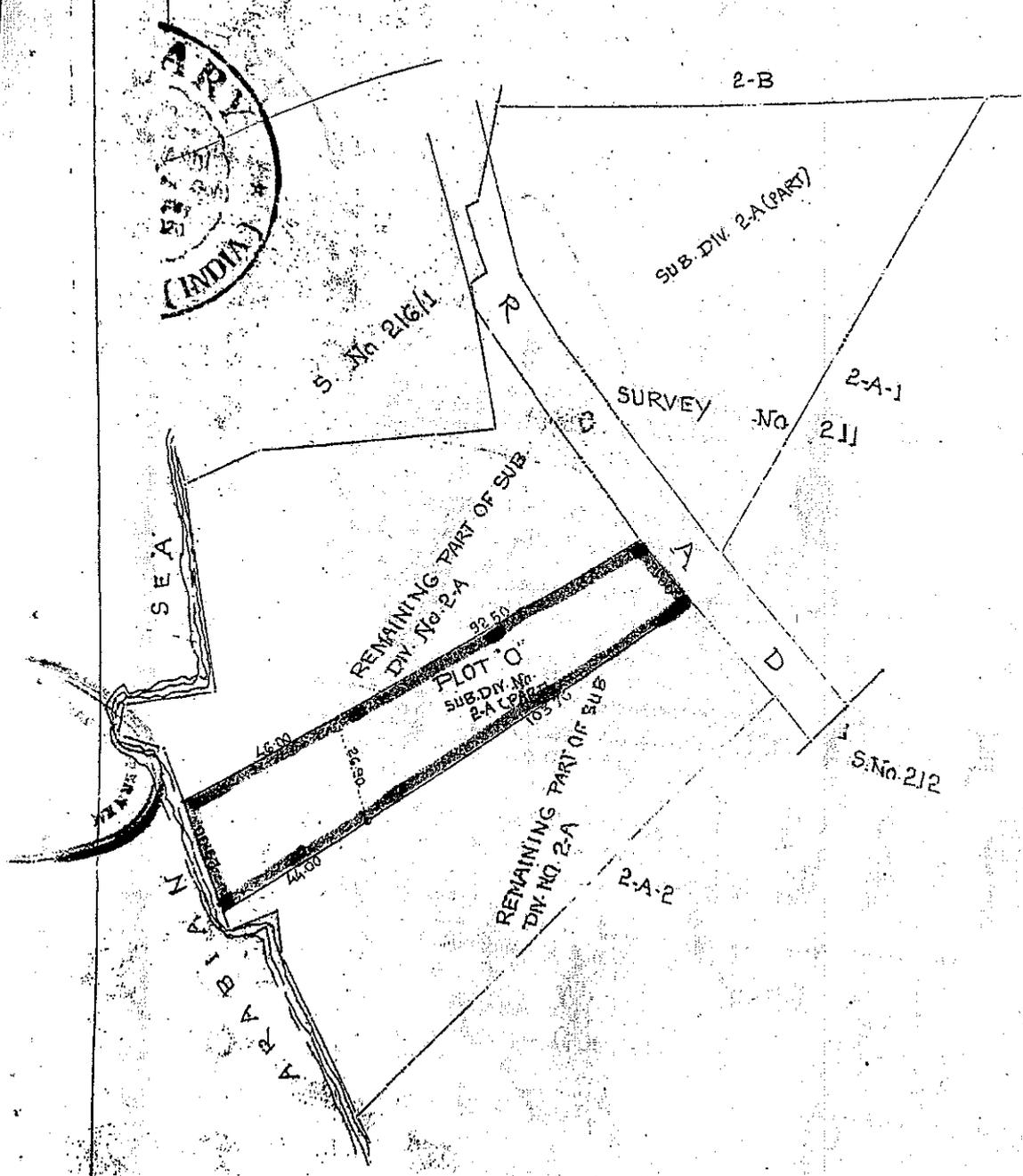
PLAN

SHOWING THE PLOT 'O' PART OF SUB. DIV. NO. 2-A (PART) OF SURVEY NO 211 AND SITUATED AT MANDREM VILLAGE OF PERNEM TALUKA.

SCALE: ----- 1:1000

55

AREA OF PLOT 'O' FOR DEED OF SALE: ----- 3592 SQ. MTS.



Nirupa y. Kani
 PANKAJ CHOPRA
 Goldyessp



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 12-Oct-2020 01:10:13 pm

Document Serial Number :- 2020-PNM-212

Presented at 12:10:14 pm on 12-Oct-2020 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Pernem along with fees paid as follows

Sr.No	Description	Rs.Ps
	Stamp Duty	1991400
	Registration Fee	1548800
	Mutation Fees	2500
	Processing Fee	1070
	Total	3543770

Stamp Duty Required :1991400

Stamp Duty Paid : 1991400

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Pankaj Chopra ,S/o - D/o Ramnath Chopra Age: 49, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - AE-23, Shalimar Bagh, New Delhi, Address2 - , PAN No.: ACPPC2172A			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Nirupa Girish Keni ,S/o - D/o Nagesh Datta Kare Age: 62, Marital Status: Married ,Gender:Female,Occupation: Housewife, Address1 - House No. 14-288-B1, Kamat Vision Flat No. F1, Caranzalem, Tiswadi, Goa, Address2 - , PAN No.: ADQPK0036R			
2	Pankaj Chopra ,S/o - D/o Ramnath Chopra Age: 49, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - AE-23, Shalimar Bagh, New Delhi, Address2 - , PAN No.: ACPPC2172A			
3	Goldy Chopra ,S/o - D/o Subhash Sharma Age: 44, Marital Status: Married ,Gender:Female,Occupation: Business, Address1 - AE-23, Shalimar Bagh, New Delhi, Address2 - , PAN No.: ALPPC4568J			
4	Nirupa Girish Keni ,S/o - D/o Anand Keni Age: 62, Marital Status: ,Gender:Female,Occupation: Housewife, Address1 - House No. 14-288-B1, Kamat Vision Flat No. F1, Caranzalem, Tiswadi, Goa 403002, Address2 - , PAN No.: ADQPK0036R			

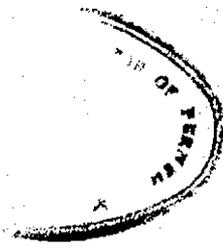
57

Sr.NO	Party Name and Address	Photo	Thumb	Signature
5	Nirupa Girish Keni ,S/o - D/o Nagesh Datta Kare Age: 62, Marital Status: ,Gender:Female,Occupation: Housewife, Address1 - House No. 14-288-B1, Kamat Vision Flat No. F1, Caranzalem, Tiswadi, Goa 403002, Address2 - , PAN No.: ADQPK0036R			
6	Nirupa Girish Keni ,S/o - D/o Nagesh Datta Kare Age: 62, Marital Status: ,Gender:Female,Occupation: Housewife, Address1 - House No. 14-288-B1, Kamat Vision Flat No. F1, Caranzalem, Tiswadi, Goa 403002, Address2 - , PAN No.: ADQPK0036R			

Witness
I/We individually/Collectively recognize the Vendor, Purchaser, POA Holder,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Ganashyam Manohar Sawant, 51 , ,9822685933 , ,Advocate , Marital status : Married 403512, 760 New Wadda, 760 New Wadda Morgim, Pernem, NorthGoa, Goa			
2	Sanjay Madhkar Shetye, 51 , ,9765951063 , ,Service , Marital status : Unmarried 403512, 892 Katte Waddo, 892 Katte Waddo Morgim, Pernem, NorthGoa, Goa			

Sub Registrar
S.D.H. - PERNEM
PERNEM



Document Serial No:-2020-PNM-212

Book :-1 Document
Registration Number :- PNM-1-207-2020
Date : 12-Oct-2020

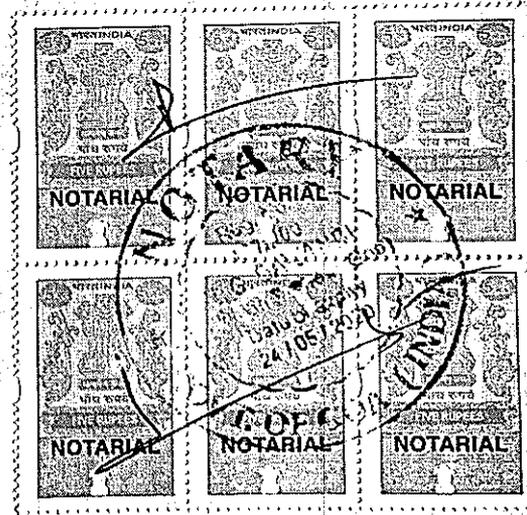
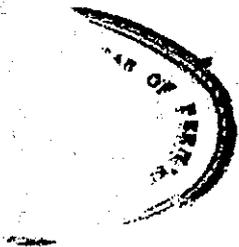
[Handwritten Signature]

Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Pernem)
PUNJAB
PERNEM



Reg. No. 7246/2021
On 22/11/2021

Certified to be A True Copy
[Handwritten Signature]
AKHILANANT G. GOWANDI
NOTARY





FORM I & XIV

100015848584

Date : 03/11/2022

तमुना नं १ व १४

Page 1 of 1

Taluka PERNEM

तालुका

Village Mandrem

गांव

Name of the Field साखरी घरडे

शेताचे नांव

Survey No. 211

सर्वे नंबर

Sub Div. No. 2-A-3

हिस्ता नंबर

Tenure

सत्ता प्रकार

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

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.35.92	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.35.92

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

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जामीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.35.92

As per order in Case No.

ISLR-PART-PER-MAN-52-22 dated 24/06/2022

passed by the Inspector of Survey and Land

Assessment : Rs. 0.00 For Rs. 0.00 Perial Records, Remem Goa, and ISLR Report No. ISLR/PART/PERMAN/52/22/5 dated 02/08/2022

S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Pankaj Chopra		33322	
2	Goldy Chopra		33322	

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

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

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

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

End of Report

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

Government of Goa
Office of Inspector of Survey & Land Records, Pernem
Pernem-Goa.

Ref. No.: Case No. ISLR/PART/PER-MAN-52-22 DATED 05/04/2022
ISSUED BY INSPECTOR OF SURVEY AND LAND RECORDS, PERNEM - GOA

W. S. ...
Inspector of Surveys & Land Records
Pernem-Goa

File No.: ISLR/PART/PER/MAN/52/22

AREA ADJUSTMENT STATEMENT

VILLAGE: **MANDREM**

TALUKA: **PERNEM**

District: **NORTH- GOA**

Survey No.	Sub Div. No.	Class of Land			Total Cultivable area	Uncultivable Area Pot-Kharab		Total Pot-Kharab (a) & (b)	Grand Total	Area Assessment Rs.	Occupant	Remarks
		Dry Crop	Garden	Rice		(a)	(b)					
						3	4					
1	2	3	4	5	6	7	8	9	10	11	12	13

(A) ORIGINAL POSITION

211	2-A	26145	-	-	26145	1455	-	1455	27600	-	AS PER FORM I & XIV	-
-----	-----	-------	---	---	-------	------	---	------	-------	---	---------------------	---

(B) POSITION AFTER CORRECTION

211	2-A-3	3592	-	-	3592	-	-	-	3592	-	PANKAJ CHOPRA GOLDY CHOPRA	-
211	2	Area and names to be revised after deducting/deleting the above.										

Prepared by: *Pranita Chari* (F.S)
Surveyed on 11/04/2022

Verified by: Prakash Naik (H.S)

CERTIFIED COPY
K. G. ...
Inspector of Survey &
Land Records
Pernem-Goa

UNRECORDED



Government Of Goa

Directorate of Settlement and Land records

61

Plan

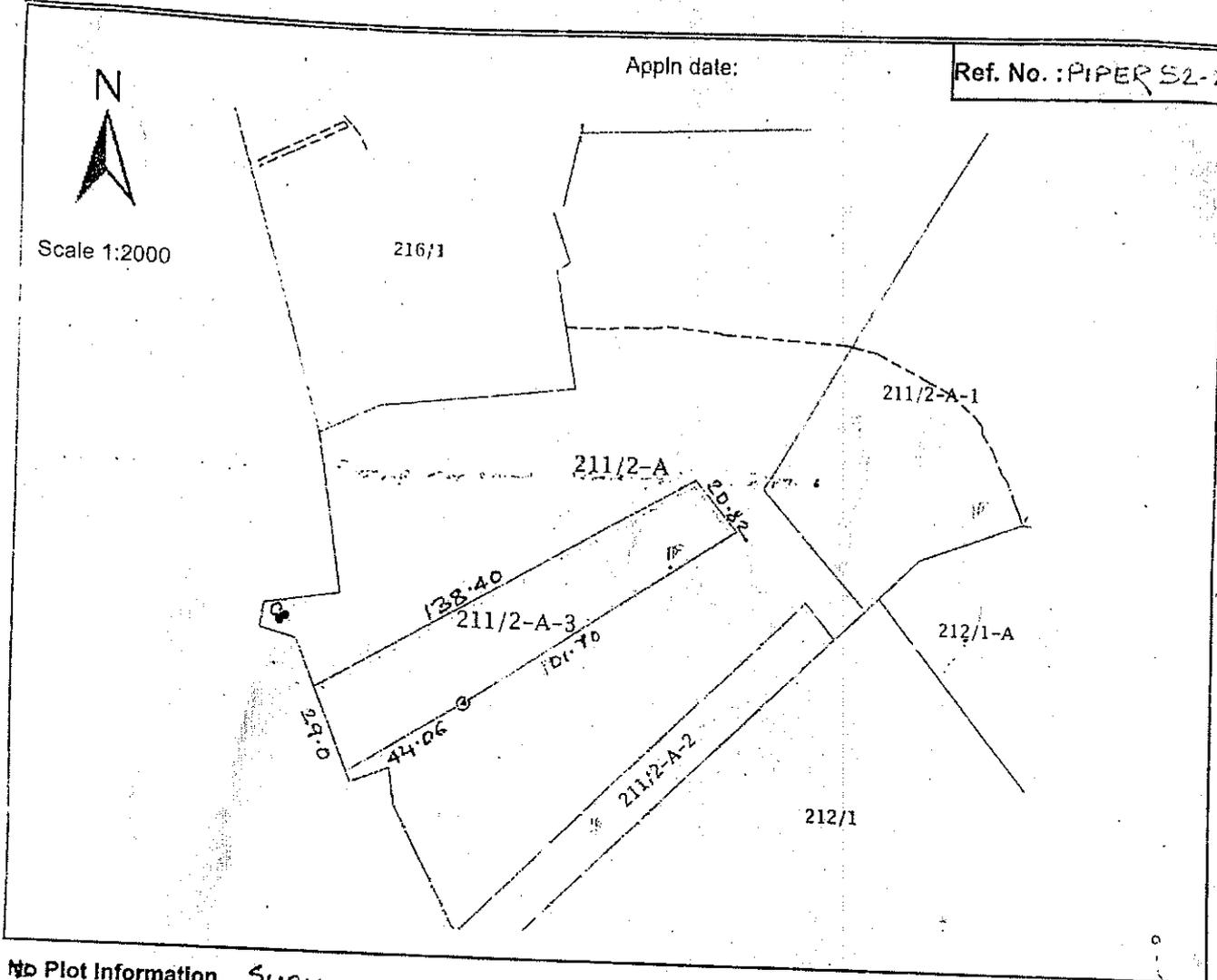


Appln date:

Ref. No. : PIPER S2-22



Scale 1:2000



NO Plot Information SURVEY NO - 211/2-A - MANDREM

FILE NO - ISLR-PART-PER-MAN-S2-22

NEWLY CREATED SUB-DIV - 2-A-3

OF SURVEY NO 211/2-A

AREA OF NEWLY FORMED SUB DIV - 2-A-3 = 3592.0m²

SURVEYED ON - 11/04/2022

Vinita V. Kamble
Inspector of Survey &
Land Records
Mandrem-Goa

CERTIFIED COPY

Inspector of Survey &
Land Records
Mandrem-Goa

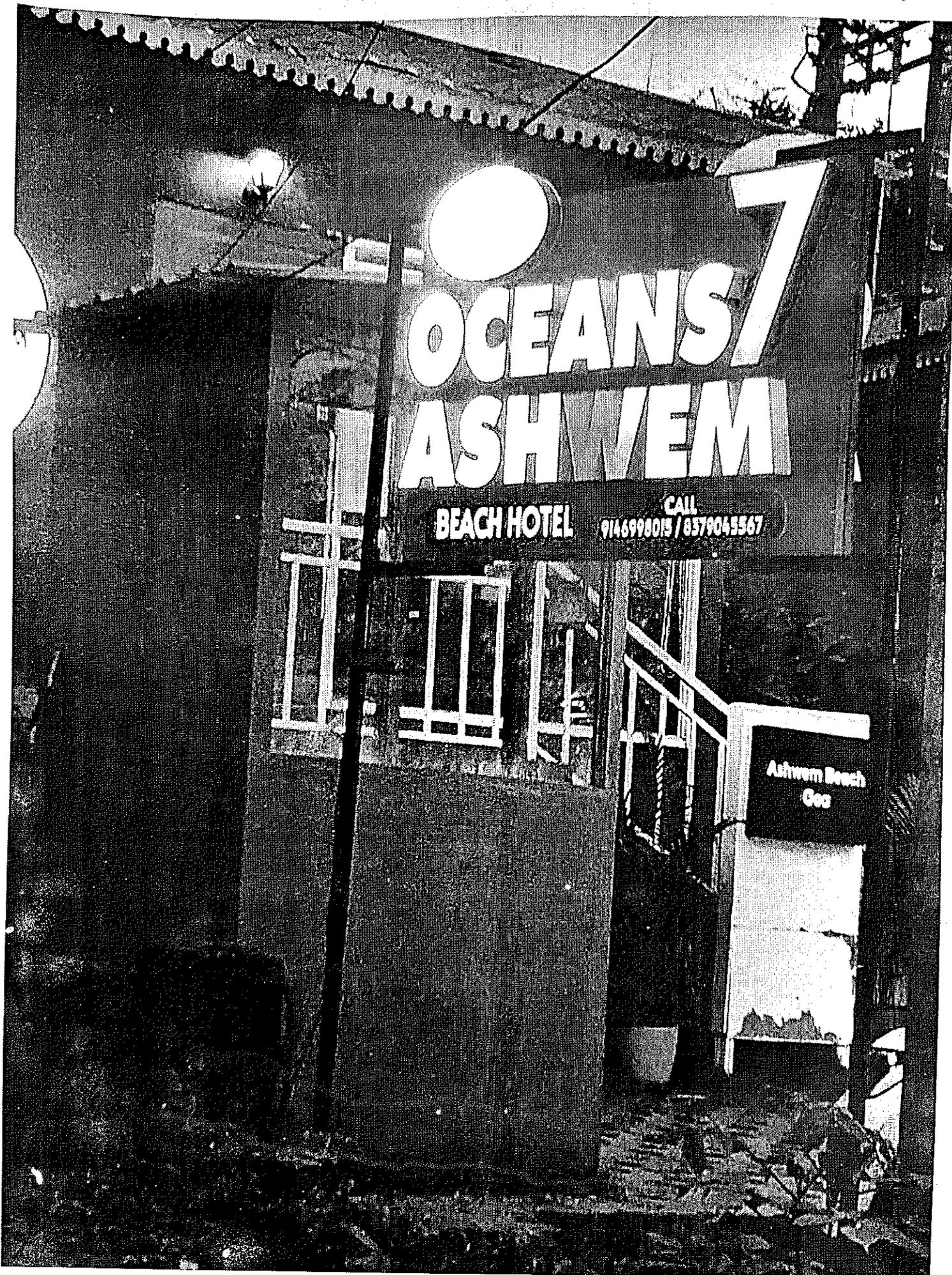
VERIFIED BY

Prakash Naik (H.S)

Report Generated By: Pranita Prasad Chari

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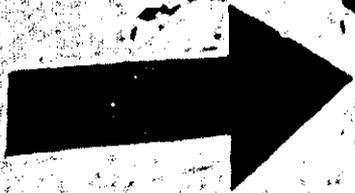






SILENT BEACH RESORT

ASH EM, MANDREM
GOA





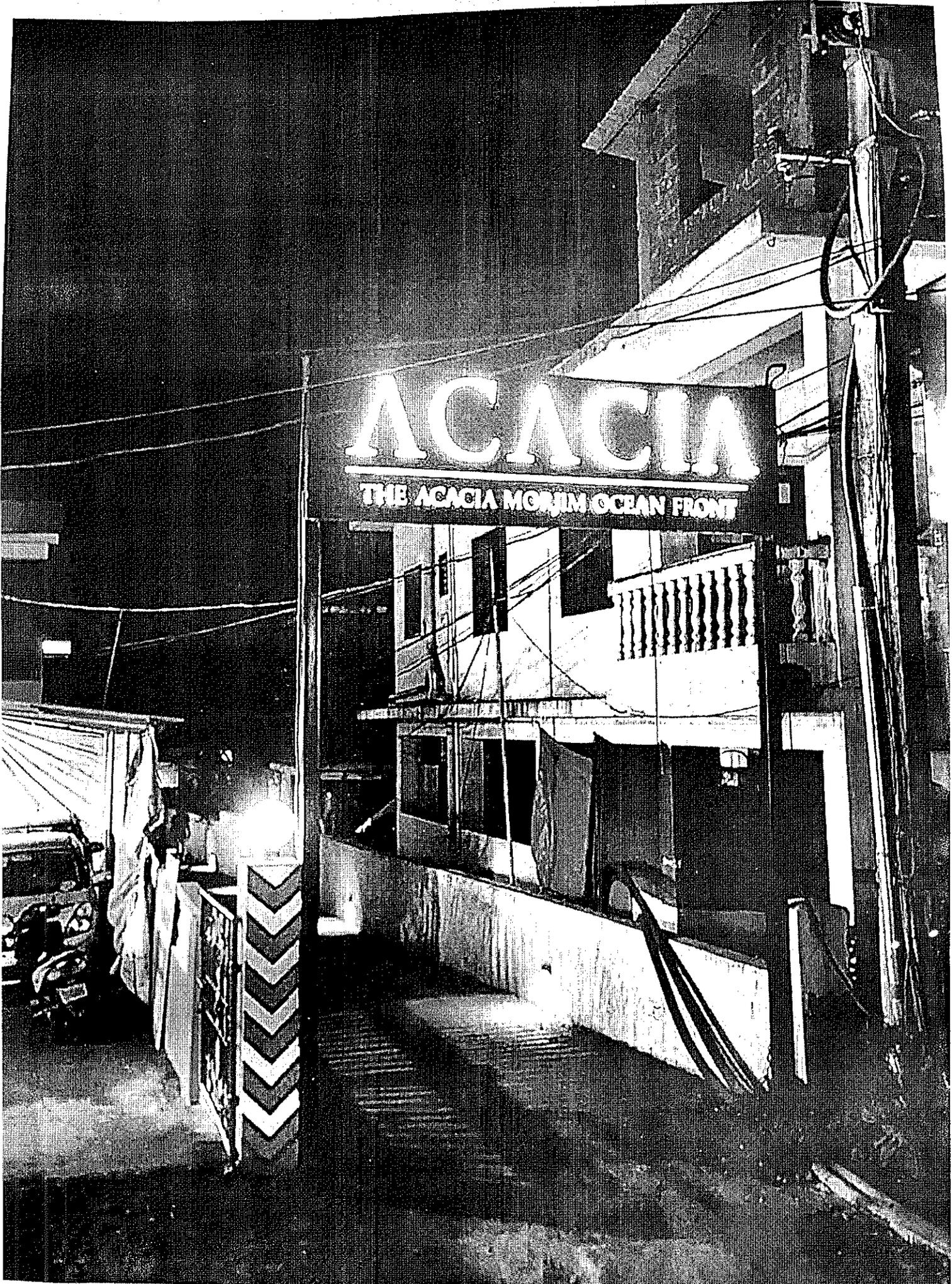
BOOMERANG RESORT

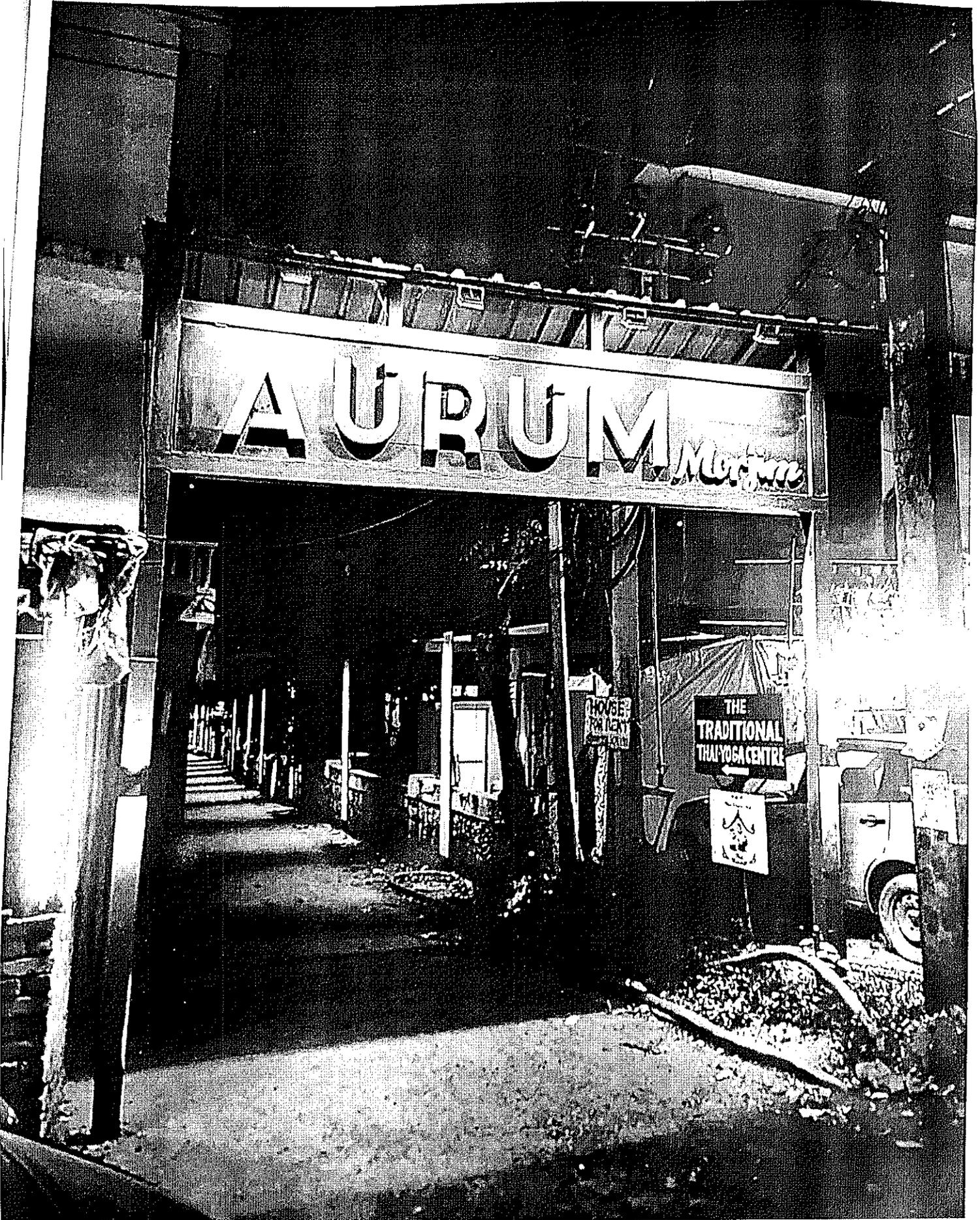
RESTAURANT & BAR

www.audashvem.com

ASHVEM BEACH





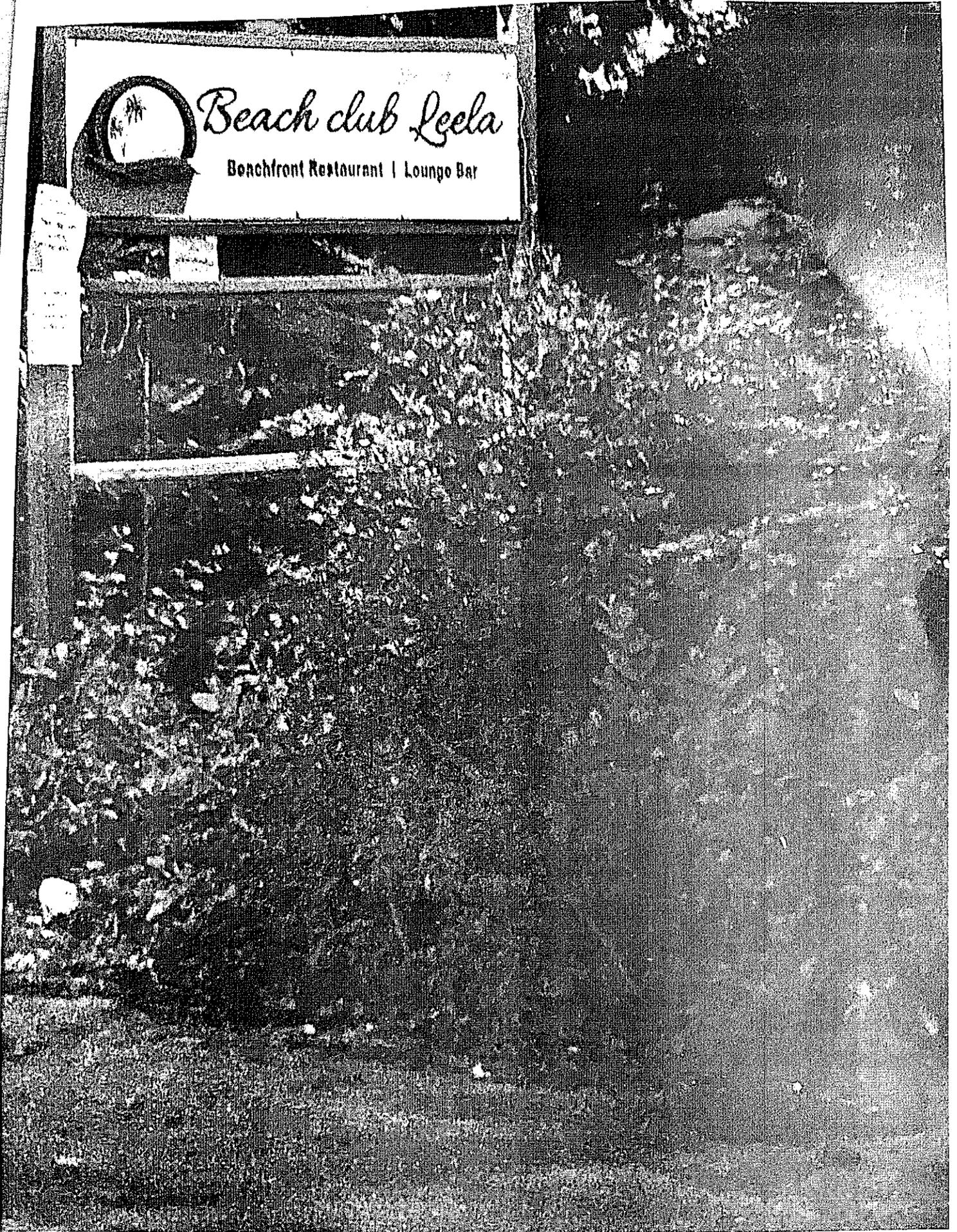


LA CABANA

Beauty & Spa



LUKHO THAI
amazing thai spa





BABU
BEACH RESORT

606



Annexure E - Colly
72

Directorate of Health Services
Government of Goa
Chc Pernem

No. DHS/2022/DHS0801/O0050/258

Date :15-Jul-2022

Ref No: DHS082201367

N.O.C. FROM SANITATION POINT OF VIEW FOR ESTABLISHMENT OF GUEST HOUSE

With reference to your application for the issuance of NOC from sanitation point of view to run a **Guest House**, and with reference to the NOC/Trade License /letter issued by the Licensing authority, bearing No. VP/MAN/PER/NOC/2021-2022/3219 dated 19-Feb-2022, As per the site inspection conducted by this office, this is to state that this office has NO OBJECTION FROM SANITARY POINT OF VIEW ONLY to run Guest House at M/s, Maargit Beach Resort Goa, Sy No-211/2-A, Mandrem, Pernem, Goa, belonging to Mr. Pankaj Chopra And Mrs. Goldy Chopra, on condition that the same will be withdrawn in case any problem of public health hazard or otherwise arises and further subject to the following conditions:

1. There shall be minimum of 3 rooms of sufficient capacity being one for public service and other for preparation of food where they shall use smokeless stoves or chulas.
2. There shall be sufficient number of water taps for washing the utensils and clean potable water in closed containers for preparation of food.
3. There shall be sufficient number of utensils for boiling the water.
4. There shall be sufficient number of filters.
5. There shall be tap water or running water or running water for washing the crockery and utensils.
6. There shall be proper arrangements for disposal of waste water in order to avoid collection.
7. There shall be tables with top covered with material easily washable like marble stone, sunmica or any other similar material.
8. There shall be independent one or more toilets block for male and female apart from the 3 rooms mentioned in sub-rule (a) of rule 15. This condition may be relaxed if the connected block have arrangements for public toilet within the radius of 50 mts. from the establishment.
9. The cutlery shall be washed with soap and running water and there after passed through boiling water every time after it is used by the customer.
10. The garbage and waste products shall not be thrown indiscriminately but shall be collected in proper closed containers which shall be discharged in the Municipal garbage collection pit. The entire premises of the establishment shall be maintained clean, free from flies, insects and shall observe recommendation done by the sanitary authority or public sanitary inspector during their inspection.

Remarks : CONSENT TO OPERATE OBTND FROM GSPCB VIDE ORDER 12/2022-PCB/1275999/0009751
ON 16.6.22

607

Chopra and Mrs. Goldy Chopra

73

Copy to :

1. The Secretary/Sarpanch/chairperson/Chief officer Municipal Council.

Vidya Ashok Parab
Medical/Health Officer
CHC Barnam



608



Directorate of Health Services
Government of Goa
Chc Pernem

74

No. DHS/2022/DHS0801/O0050/245

Date :08-Jul-2022

Ref No: DHS082201366

N.O.C. FROM SANITATION POINT OF VIEW FOR ESTABLISHMENT OF BAR AND RESTAURANT

With reference to your application for the issuance of NOC from sanitation point of view to run a Bar And Restaurant, and with reference to the NOC/Trade License /letter issued by the Licensing authority, bearing No. VP/MAN/PER/NOC/2021-2022/3220 dated 19-Feb-2022, As per the site inspection conducted by this office, this is to state that this office has NO OBJECTION FROM SANITARY POINT OF VIEW ONLY to run Bar And Restaurant at M/s Maargit Beach Resort, Sy No-211/2-A, Plot - O, Mandrem, Pernem, Goa ,belonging to Mr. Pankaj Chopra And Mrs. Goldy Chopra, on condition that the same will be withdrawn in case any problem of public health hazard or otherwise arises and further subject to the following conditions:

1. There shall be minimum one or more rooms according to the nature of the establishment and movement of the public.
2. The size of the rooms shall be sufficient for sitting of the public and preparation of drinks, if cooking is done there shall be a separate room for such purposes and with sufficient wash basins and smokeless environment. The washing rooms for utensils shall be away from preparation place.
3. The utensils shall be washed every time after use with running water and soap and after washing the same shall be immersed in boiled water before they are kept ready for use.
4. There shall be filters to provide potable water.
5. The potable water used for preparation of food or drink shall be stored in closed clean container.
6. There shall be arrangements for disposal of waste water so as to avoid stagnation.
7. There shall be tables with top covered by marble, glass or sunmica or any other material easily washable.
8. There shall be toilets in sufficient number independent for male and female. The condition can be waived if the market complex is provided with toilet block or there are any public toilets within the distance of 50 mts.
9. The entire premises shall be kept clean and workers shall wear clean clothes or dress during the work.
10. The workers shall hold valid sanitary cards issued by the sanitary authority.

Remarks : GSPCB CONSENT TO OPERATE OBTAINED VIDE ORDER NO. 12/2022-PCB/1275999/00009751
Dtd16.6.22

609

. Pankaj Chopra and Mrs. Goldy Chopra

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Copy to :

1. The Secretary/Sarpanch/chairperson/Chief officer Municipal Council.

Vidya Ashok Parab
Medical/Health Officer
CHC Barnam



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Fire permission of 2G-cottage

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Government of Goa
Directorate of Fire & Emergency Services
North Zone, St. Inez, Panaji,
Goa - 403 001 - India



No. DFES/ADO/LIC-FEE/2022-23/72

Dated:- 28/04/2022

MEMORANDUM

Ref:-Govt. Notification No.3/7/85-HD (G) Vol. II, dated 18.05.2010.

In pursuance to the Government Notification referred above, an amount of Rs. 8,500/- (Rupees Eight Thousand Five Hundred Only) is leviable towards the issue of No Objection Certificate for your premises M/s. Maargit Beach Resort Goa, admeasuring 850 Sq. Mt situated at Survey No.211/2-A, Plot '0', Mandrem, Pernem - Goa at the rate of Rs.10/- per Sq. Mtrs. built-up area under Goa Fire Force Rules 1997 for licensing purpose.

The amount should be remitted to the Accounts Section of this Directorate for issue of No Objection Certificate as required for your Establishment/Occupancy.



(A.K.Kamat)
Asst. Divisional Officer (Offg.)
North Zone

To,

Mr. Pankaj Chopra & Mrs. Goldy Chopra,
M/s. Maargit Beach Resort Goa,
Survey No.211/2-A, Plot '0',
Mandrem, Pernem-Goa.

as/-

Phone Nos.: +91 (832) 2225500 / 2425101
Directorate of Fire & Emergency Services

Fax No.: +91 (832) 2226100
www.goadfes.gov.in
Email: adonz-fre.goa@gov.in



Government of Goa
 Directorate of Fire & Emergency Services
 North Zone, St. Inez, Panaji,
 Goa - 403 001 - India



File No. DFES/ADO/HTL/2022-23/73

Dated: 28/04/2022

NO OBJECTION CERTIFICATE
 (Rule 26)

Sub:- Uses of places and trades for purpose involving risk from fires. Issue of No Objection Certificate issued under Fire Force Act 1986 and Rules 1997 to M/s. Maargit Beach Resort Goa, Survey No.211/2-A, Plot '0', Mandrem, Pernem-Goa.

Ref:- Application No. FES2200646 dated 03/03/2022.

Consequent upon the fire safety inspection of the premises of M/s. Maargit Beach Resort Goa, Survey No.211/2-A, Plot '0', Mandrem, Pernem-Goa it is certified that the licensee has observed appropriate precautions against the danger of fire in the use of relevant premises. There is no objection from the fire service point of view to issue the licence for 26 Temporary Cottages to the said premises for the contemplated use.

The management of M/s. Maargit Beach Resort Goa, shall ensure that the fire protection arrangements installed are maintained which can be safely and effectively used at all material times during the certificate validity period.

The next date of inspection for renewal shall be on 19.04.2023.


 (Ajit K. Kamat)
 Asst. Divisional Officer (Offg.)
 North Zone.

To,

Mr. Pankaj Chopra & Mrs. Goldy Chopra,
 M/s. Maargit Beach Resort Goa,
 Survey No.211/2-A, Plot '0',
 Mandrem, Pernem-Goa.

as/-



Government of Goa
Directorate of Accounts
e-Challan

202200369312

202200369312

Name of the Bank	CENTRAL BANK OF INDIA PERNEM	Treasury	14 STO-PERNEM
Department	26 - FIRE & EMERGENCY SERVICES	DDO	44 - AAO, Dte. Of Fire & Emme
Challan Ref. No.	DFESADOLICFEE20222372	Date	02/05/2022

MR PANKAJ CHOPRA AND MRS GOLDY CHOPRA, M/s Maargit
Beach Resort Goa, Sy.No.211/2-A, plot: O Mandrem Pernem Goa

Nature of Remittance

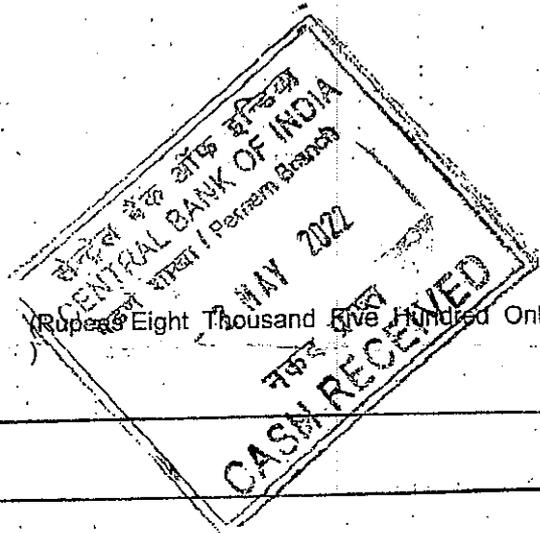
0070 - Other Administrative Services
60 - Other Services
109 - Fire Protection and Control

Deposited towards licence fees built up area
850 sq mtre, charges Rs 8500

01 - 00 - Fire Protection and Control 8500

Total Amount: 8500

(Rupees Eight Thousand Five Hundred Only)



Signature of Remitter

(Customer Copy)

Signature and Designation
of the Officer (if required)

Valid upto: 08/05/2022

(Receipt is valid only after bank seal)

Print Date: 02/05/2022

No. GSFF/SFO/PRN/2022-23/28
Office of the Station Fire Officer,
Fire Force Station Pernem,
Pernem - Goa.

79

Dated: - 01/04/2022.

Sub: Uses of places and trades for the purpose involving risk from fire regarding issue of No Objection Certificate under Rule 26 of Fire Force Act, 1986 to M/s: Maargit Beach Resort Goa, Survey No. 211/2A Plot 'O' Mandrem, Pernem - Goa.

Ref: Letter No.FES2200646 dated:- 03.03.2022.

With reference to the above the Fire Prevention Inspection was carried out by the undersigned on 19.04.2022 in this connection the following fire safety measures are recommended for immediate implementation:

- a) **UNDERGROUND STATIC WATER STORAGE TANK** :- The underground Static Water Storage tank of 50,000 liters capacity shall be provided at ground level as per design specified in the rules with baffled wall. The tank shall be connected all through by a Fire Pump capable of delivery 2,280 ltrs./Min. of water at a ground level at a pressure of not less than 3.5 kg/cm². The Electric supply to this pump shall be on independent circuit.
- b) **COURTYARD HYDRANT** :- Courtyard hydrant conforming to IS : 908/1975 shall be located at a distance of 45 mtrs. in the courtyard of the premises with a minimum size of the main being not less than 150 mm. which shall be pillar post type with 63 mm single outlet conforming to BIS:908 shall be provided. The Provision and maintenance of the Hydrant system shall be as per IS : 13039 : 1991.
- c) **HOSE REEL HOSE** : Hose Reel Hose conforming to IS : 884 / 1985 Shall be provided in the each floors in such a way that no part of the floors is more than 6 meters away from the nozzle when fully extended. The Hose Reel Hose Shall be connected to the terrace water tank of minimum 10,000 liters water capacity which shall be coupled to Booster Pump capable of giving minimum pressure not less than 3kg/Cm².
- d) **MANUALLY OPERATED ELECTRIC FIRE ALARM SYSTEM** :- The premises shall be provided with manually operated Electric Fire Alarm System conforming to BIS:2189/1999 with the main control panel at ground floor and pill boxes, hooters at each side of the upper floors. The layout shall be in accordance with Indian Standard Specification.
- e) **SMOKE DETECTORS** : Smoke Detectors of Optical type as per Indian Standard Specification should be installed in the Rooms.
- f) **PORTABLE FIRE EXTINGUISHERS** :- The type & distribution of first aid Fire fighting appliances in the premises shall be in accordance with good practice as per BIS: 2190/1992. There shall be Fire Points recessed to the wall 0.9- mtr. above floor comprising of Carbon-di-Oxide extinguisher 2 kgs/4,5kgs capacity and ABC Type Fire extinguisher 4 kgs / 6 kgs capacity. All extinguishers shall confirm to BIS: 15683/2006.

- g) DIRECTIONAL FIRE EXIT SIGN :- 'FIRE EXIT' signs boards (photo luminescent) showing the line of escape shall be provided in the premises and shall conform to BIS:12349/1988.
- h) The Staff should be trained in handling, usage and maintenance of First Aid Fire Extinguisher and Fire Fighting system installed in the premises
- h) Further you have to submit the total built-up area of the adjacent villas in your premises so as to remit the licence fee as per the Govt. Notification No.3/7/85-HD(G)Vol-II, dated;18.05.2010.

The above recommendations are to be implemented and compliance be reported at the earliest so as to consider your case for Issue of No Objection Certificate as required under rules.



(Handwritten Signature)
(Namdev H. Parwar)
STATION FIRE OFFICER

To,
M/s Maargit Beach Resort Goa
C/o. Mr. Pankaj Chopra & Mrs. Goldy Chopra.
Survey No. 211/2A Plot 'O'
Mandrem, Pernem - Goa.



GOVERNMENT OF GOA
DEPARTMENT OF EXCISE
FORM E-25 B
(See Rule 92)

81



Occasional licence for retail sale of liquor for stall in connection with public entertainments of temporary nature and each other public gatherings.

Licence No. **SEASONAL/PRIVATE/32**

Name of the licence holder:-**M/s. Maargit Beach Resort Goa, C/o. Mr. Pankaj Chopra & Mrs. Goldy Chopra.**

Address of the licence Holder:-**AE-23, Shalimar Bagh, New Delhi.**

Name and Style: **"M/S. MAARGIT BEACH RESORT GOA"**

Location & description of the stall: **Under Survey No. 211/2-A, Situated at Plot "O", Mandrem, Pernem-Goa.**

Details of Public Entertainments/Public gatherings (Not applicable to Shacks/Stalls permitted by Department of Tourism on beaches):-**Seasonal Licence.**

This licence is valid for a period from:-**22/12/2022 to 19/02/2023.**

Hours of sale :-**09.00 A.M. to 11.00 P.M.**

Licence fee of Rs.:- **25,000/- (Rupees Twenty Five Thousand Only) is paid under Chalan No. 202201003298, dated 22/12/2022.**

The licence holder is hereby authorized to sell in retail the above mentioned type of liquor for consumption on the stall described above, subject to the provisions of Goa Excise Duty Act & Rules, 1964. This licence may be canceled or suspended if any declaration made or information given in the application therein is found to be false or if any declaration given with such application is not correct or if the licensee fails to comply with the provisions of the aforesaid act and the Rules made there under and the conditions given in this licence.

Conditions of Licence:-

1. The applicant should possess permission/N.O.C. from the local Authorities viz. the Gram Panchayat/Municipal Council/Corporation etc. as the case may be for grant of liquor licence in the proposed stall.
2. The licensee shall obtain all the relevant permissions from the other Government Authorities under various Laws, Rules etc. prior to the conduct of the sale of Liquor in the licensed stall.
3. The licensee shall neither transfer the licence nor allow any other person without permission from the Excise Department.
4. This license shall be valid only for the days and time specified and for one stall described, herein above.
5. The licence shall be displayed in a conspicuous place within the licenced premises.
6. Any other Conditions imposed from time to time.
7. Record of liquor should be maintained properly.
8. The applicant should display of board **DON'T DRINK AND DRIVE**


Signature of Issuing Authority



DEPARTMENT OF TOURISM
GOVERNMENT OF GOA
PANAJI-GOA

FORM V
(See Rule 3)

GOA

Certificate of Registration
"Hotel"

Certificate No: HOIN004207

C. Category

This is to certify that Mr Pankaj Chopra And Mrs Goldy Chopra resident of Ashve, Mandrem, Pernem, North Goa- 403527 has been registered under the Goa Registration of Tourist Trade Act, 1982 to carry on the business of HOTEL under the name and style MAARGTI BEACH RESORT located at Ashewadda, Mandrem, Pernem, North Goa- 403527 having 24 No. of Rooms.

This certificate is valid upto 31-Mar-2023

Place: Department Of Tourism, North Zone Office

Issue Date: 19-Nov-2022

Prescribed Authority

Rajesh A Kale

Deputy Director



* The applicant shall ensure that all applicable NOC / permissions are valid / renewed for the period of validity of certificate.

*This certificate provided by Department of tourism is merely to show that this activity is registered under Goa Registration of Tourist trade Act 1982, for the current activity financial year. This certificate should not be used as a legal document or as any ownership document to any court or department.

*During the period of validity if the renewal fees are revised the shortfall if any will have to be paid by the applicant. (i.e. from the year in which the fees were revised.)

*The Owner Shall display the certificate at the reception and also make available the certificate in original issued by the department as and when demanded by Government officials.