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Government of Goa

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Certificate No. : IN-GA00410653222497Y
Certificate Issued Date : 18-Aug-2026 05:20 PM
Account Reference : NONACC (SV)/ ga20001504/ TISWADI/ GA-NGA
Unique Doc. Reference : SUBIN-GAGA2000150400683860528206Y
Purchased by : PRADUTT NARAYAN PRABHU LAWANDE
Description of Document : Article 5 Agreement or its records or memorandum of an agreement
Property Description : PLOTS BRG PT SHEET NO.244/ CHALTA NO.111, 112, 113,
AREA:457, 630, 222 M2, RESP, MARGAO, GOA
Consideration Price (Rs.) : 2,55,82,250
(Two Crore Fifty Five Lakh Eighty Two Thousand Two Hundred And Fifty only)
First Party : KHIMRAJ TULSHARAM CHOUDHARY
Second Party : PRADUTT NARAYAN PRABHU LAWANDE
Stamp Duty Paid By : PRADUTT NARAYAN PRABHU LAWANDE
Stamp Duty Amount(Rs.) : 7,41,900
(Seven Lakh Forty One Thousand Nine Hundred only)

CERTIFIED
TRUE XEROX COPY



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Statutory Alert

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4. The user of this Stamp Certificate is advised to use the Stamp Certificate for the purpose of the Stamp Certificate only.

AGREEMENT FOR DEVELOPMENT



THIS AGREEMENT, is executed on this 18th day of August, of the year Two Thousand and Twenty Six (18/08/2026) at Margao, Taluka of Salcete, Registration Sub-District of Salcete, District of South Goa, in the State of Goa;

BETWEEN

(1)(a) **MR. KHIMRAJ TULSHARAM CHOUDHARY** alias **KHIMRAJ TULSARAM CHOUDHRY**, son of Mr. Tulsharam Choudhary, aged 57 years, married, Businessman, holder of PAN Card No. [REDACTED], Aadhaar card No. [REDACTED] and Election card No. [REDACTED] 8, Contact No. [REDACTED], and his wife,

(b) **MRS. PREMIDEVI K CHOUDHARY** alias **PREMIDEVI KHIMRAJ CHOUDHRY**, daughter of Mr. Kumaramji N Choudhary, aged 51 years, married, housewife, holder of PAN card No. [REDACTED], Aadhaar card No. 5090 8761 4862, and Election card No. [REDACTED], Contact No. [REDACTED], both Indian Nationals and resident of F-26, St. Sebastian D Cunha road, Aquem, Margao, Goa – 403601, hereinafter referred to as the "FIRST OWNERS". and

(2)(a) **MR. NARAYANLAL CHOUDHARY** alias **NARAYANLAL CHOUDARY**, son of Mr. Thanaram Chowdhary, aged 48 years, married, Businessman, holder of PAN Card No. [REDACTED], Aadhaar card No. [REDACTED], and Election card No

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- [REDACTED], Contact No. [REDACTED] and his wife,
- (b) **MRS. JYOTI DEVI CHOUDARY alias JYOTIDEVI N CHOUDHARY** alias **JOYTI DEVI CHOUDARY**, daughter of Mr. R J Choudhary, aged 51 years, married, housewife, holder of PAN card No. [REDACTED], Aadhaar card No. [REDACTED] 1, and Election card No. [REDACTED] 4, Contact No. [REDACTED], both Indian Nationals and resident of H. No. 1, Aquem, Margao, Salcete, South Goa – 403601, hereinafter referred to as the “**SECOND OWNERS**”, and both “**FIRST OWNERS**” and the “**SECOND OWNERS**” are jointly and collectively referred to as the “**OWNERS**” (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include their respective heirs, legal representatives, executors, administrators, successors in title, nominees and assigns) of the **FIRST PART**.

AND

MR. PRADUTT NARAYAN PRABHU LAWANDE, son of Mr. Narayan Anant Prabhu Lawande, aged 32 years, married, proprietor of M/s. Lawande Building Solutions, holder of PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED], and Election card No. [REDACTED] 3, Contact No. [REDACTED] 8, Indian National and resident of 838, Yeshoda, Malwara, St. Lawrence Church, Agacaim, St. Lourence, North Goa, Goa- 403204, hereinafter for the sake of brevity referred to as the “**DEVELOPER**” (which expression shall unless it be

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repugnant to the context or meaning thereof shall be deemed to mean and include his heirs, legal representatives, executors, administrators, successors in title, nominees and assigns) of the
SECOND PART.

WHEREAS –



- a) There exists an immovable property known as “RUMBOLEACHEM CANTOLEACHEM BATA”, situated at Aquem Alto, within the area of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, in the State of Goa, described in the Land Registration Office of Salcete under No. 32155 of New Series, not enrolled in the Land Revenue Office of Salcete and is bounded on the East by the property of the heirs of Francisco Barreto, presently held by C. P. D’Costa and others, on the West by the property of Sebastiao Noronha and others, On the North by Margao - Davorlim road and on the South by the property of Francisco Mergulhao, presently held by Vinaicaxete Lotlikar (Hereinafter for the sake of brevity referred to as the “**said Property**”);
- b) The said Property was purchased in equal shares of 1/3rd each by Mr. Miguel Fernandes, Mr. Vicente Fernandes and Mr. Piedade Fernandes by Notarial Deed dated 18/06/1930, drawn by the then Notary of Salcete Comarca, Mr. Miranda, at folios 95 onwards, of Notarial Book No. 432, based on which the same is inscribed in their names in the Land Registration records, under

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Inscription of transmission No. 23232, at folio 11, overleaf of Book G 29;



- c) In Special Civil Suit No. 135/1982, filed in the Court of the Civil Judge Senior Division, Margao, by some of the co-owners for partition, the Plot detached from the said Property and bounded on the East by six meters wide road kept as access road and by Plots A and B of the said Property, on the West by Property of heirs of Sebastiao Noronha and others, on the North by a 03 mts. wide passage kept between this plot and northern portion of the said Property and on the South by Plot A and Plot E of the said Property (Hereinafter for the sake of brevity referred to as the "said Plot D"), among other plots were allotted to the wife of said Mr. Piedade Fernandes by name Mrs. Ana Francisca Dias Fernandes and their son, Mr. Francisco Fernandes alias Menino Francisco Fernandes married to Mrs. Jesuina Costa Fernandes;
- d) The part of said Plot D of the said Property, having an area of 457sq. mts. and forming a separate plot in itself is surveyed under Chalta No. 111 of P.T. Sheet No. 244 of City Survey Margao and is hereinafter for the sake of brevity individually referred to as the **"said Plot surveyed under Chalta No. 111 of P.T. Sheet No. 244 of City Survey Margao"** and is more particularly described in **Schedule "A"** hereunder written;
- e) By Deed of Sale dated 30/03/1985, registered in the office of the Sub-Registrar of Salcete, at Margao, under No. 505 at pages 110

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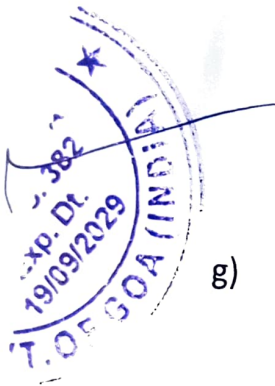
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to 117, of Book No. 1, Vol. No. 333, dated 30/03/1985, Mrs. Ana Francisca Dias Fernandes and her son Mr. Francisco Fernandes alias Menino Francisco Fernandes and his wife Mrs. Jesuina Costa Fernandes, sold and conveyed the said Plot surveyed under Chalta No. 111 of P.T. Sheet No. 244 of City Survey Margao to Mr. Anwarali Ismail Virani;

f) By Deed of Sale dated 30/06/2009, registered in the office of the Sub-Registrar of Salcete, at Margao, under No. 3523, at pages 209 to 224, of Book No. 1, Vol. No. 3495, dated 11/08/2009, Mr. Anwarali Ismail Virani and his wife Mrs. Mumtaz Anwarali Virani, sold and conveyed the said Plot surveyed under Chalta No. 111 of P.T. Sheet No. 244 of City Survey Margao to, Mr. Ashish Tajdin Nurani;



g) By Deed of Sale dated 20/11/2015, registered in the office of the Sub-Registrar of Salcete, at Margao, under Book 1 Document, bearing Registration No. MGO-BK1-05188-2015, CD Number MGOD88 on 20/11/2015, Mr. Ashish Tajdin Nurani and his wife Mrs. Zohra Ashish Nurani, sold and conveyed the said Plot surveyed under Chalta No. 111 of P.T. Sheet No. 244 of City Survey Margao to Mr. Khimraj Thulsaramji Choudhary and Mr. Narayanlal Thanaram Chowdhary i.e. the Owner No. (1)(a) and the Owner No. (2)(a);

h) The Form D, in respect of the said Plot surveyed under Chalta No. 111 of P.T. Sheet No. 244 of City Survey Margao, shows the

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name of Mr. Khimraj Thulsaramji Choudhary and Mr. Narayanlal Thanaram Chowdhary i.e. the Owner No. (1)(a) and the Owner No. (2)(a) as the Holders in the origin of title;



i) By a Deed of Sale dated 13/06/1984, registered in the office of the Sub-Registrar of Salcete, Margao, under No. 2110 at pages 197 to 203 of Book No. I, Vol. No. 310, Mr. Francisco Fernandes alias Menino Francisco Fernandes purchased Plot A detached from the said Property and which is bounded on the East by six meters wide road kept as access road and by Plots A and B of the said Property, on the West and North by Plot No. D of the said property and on the South by the Plot B of the said Property held by Mr. Constancio Fernandes, from its owners (Hereinafter for the sake of brevity referred to as the "said Plot A");

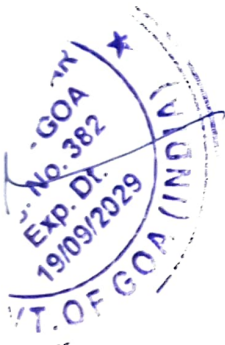
j) The said Plot A of said Property and part of the said Plot D of said Property, both adjoining one another and together forming one property, have an area of 630 sq. mts, and forming a separate property is surveyed under Chalta No. 112 of P.T. Sheet No. 244 of City Survey Margao and is hereinafter for the sake of brevity referred to as the "said Plot surveyed under Chalta No. 112 of P.T. Sheet No. 244 of City Survey Margao" and is more particularly described in Schedule "B" hereunder written;

k) By Deed of Sale dated 22/04/1985, registered in the office of the Sub-Registrar of Salcete, at Margao, under No. 624 at pages 60 to 68 of Book No. 2, Vol. No. 334, dated 30/04/1985, Mrs. Ana



Francisca Dias Fernandes, her son Mr. Francisco Fernandes alias Menino Francisco Fernandes and his wife Mrs. Jesuina Costa Fernandes, sold and conveyed the said Plot surveyed under Chalta No. 112 of P.T. Sheet No. 244 of City Survey Margao to a partnership firm M/s National Traders;

- i) By Deed of Sale dated 02/11/2015, registered in the office of the Sub-Registrar of Salcete, at Margao under Book 1 Document, bearing Registration No. MGO-BK1-04918-2015, CD Number MGOD87 on 02/11/2015, the said M/s National Traders, with Mrs. Shirin Tajdin Noorani and Mrs. Shirin Moez Nurani as Consenting parties, sold and conveyed the said Plot surveyed under Chalta No. 112 of P.T. Sheet No. 244 of City Survey Margao to Mr. Khimraj Thulsaramji Choudhary and Mr. Narayanlal Thanaram Chowdhary i.e. the Owner No. (1)(a) and the Owner No. (2)(a);



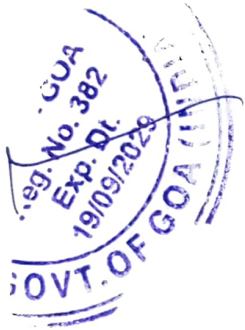
- m) The Form D, in respect of the of the said Plot surveyed under Chalta No. 112 of P.T. Sheet No. 244 of City Survey Margao, shows the name of Mr. Khimraj Thulsaramji Choudhary and Mr. Narayanlal Thanaram Chowdhary i.e. the Owner No. (1)(a) and the Owner No. (2)(a) as the Holders in the origin of title;
- n) Upon death of one of the owners of the said Property, namely, Mr. Miguel Fernandes, Inventory Proceeding No. 8/1968 was instituted in the Court of the Civil Judge, Senior Division, Margao, wherein Mr. Constancio Fernandes, as one of the heir of late Mr.

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Miguel Fernandes, was allotted on account of his share, the right to 1/20 of 1/3 share of the said property, an equal right of the same property having been allotted to his brother Mr. Romao Fernandes;



- o) The said Romao Fernandes expired intestate in the status of a bachelor, without descendants or ascendants, thus the said Mr. Constancio Fernandes qualified himself as his sole and universal heir by competent Notarial Deed of Declaration for Succession and consequently became the owner of the right to 1/20 of 1/3 share of the said property allotted to his brother Mr. Romao Fernandes, thus becoming owner of a total right to 1/10 of 1/3 of the said property;



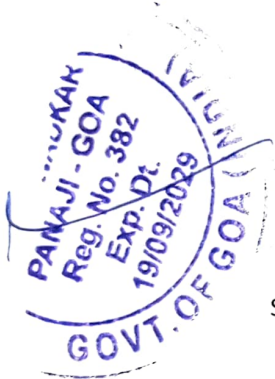
- p) Special Suit No. 135/1982 was instituted in the Court of the Civil Judge, Sr. Division, at Margao, for partition of the said property by metes and bounds, on account of the said right to 1/10 of 1/3 share of the said property allotted to Mr. Constancio Fernandes, a plot of land designated as the Plot B having an area of 222 sq. mts., including 15sq. mts. for road widening, detached from the said Property and bounded on the East by 05 mts. wide access road, surveyed under Chalta No. 149/244, on the West by portion of Plot D, of the said Property, on the North by Plot A and on the South by Plot C held by Jose Manuel Ferrao, Gregorio Ferrao and others hereinafter for the sake of brevity referred to as the "said Plot B", was allotted to Mr. Constancio Fernandes;

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q) By Deed of Sale dated 06/07/1987, registered in the office of the Sub-Registrar of Salcete, at Margao, under No. 299, at pages 186 to 200, of Book No. 1, Vol. No. 33, dated 27/07/1988, Mr. Constancio Fernandes and his wife Mrs. Maria Ponciana Fichardo, sold and conveyed the said Plot B to Mr. Anwarali Ismail Virani;

r) The said Plot B of the said Property, having an area of 222 sq. mts., including 15 sq. mts. for road widening and forming a separate property, is surveyed under Chalta No. 113 of P.T. Sheet No. 244 of City Survey Margao is hereinafter for the sake of brevity referred to as the **"said Plot surveyed under Chalta No. 113 of P.T. Sheet No. 244 of City Survey Margao"** and is more particularly described in **Schedule "C"** hereunder written;



s) By Deed of Sale dated 02/07/2009, registered in the office of the Sub-Registrar of Salcete, at Margao under No. 3524, at pages 225 to 240, of Book No. 1, Vol. No. 3495, dated 11/08/2009 and as rectified by Deed of Rectification dated 30/11/2010, registered in the office of the Sub-Registrar of Salcete, at Margao under No. MGO-BK1-06101-2010, CD Number MGOD38, dated 02/12/2010, whereby the area of the said Plot surveyed under Chalta No. 113 of P.T. Sheet No. 244 of City Survey Margao was duly rectified, Mr. Anwarali Ismail Virani and his wife Mrs. Mumtaz Anwarali Virani, sold and conveyed the said Plot surveyed under Chalta No. 113 of P.T. Sheet No. 244 to Mr. Ashish Tajdin Nurani;



- t) By Deed of Sale dated 20/11/2015, registered in the office of the Sub-Registrar of Salcete, at Margao under Book 1 Document, bearing Registration No. MGO-BK1-05187-2015, CD Number MGOD88, on 20/11/2015, Mr. Ashish Tajdin Nurani and his wife Mrs. Zohra Ashish Nurani, sold and conveyed the said Plot surveyed under Chalta No. 113 of P.T. Sheet No. 244 of City Survey Margao, Mr. Khimraj Thulsaramji Choudhary and Mr. Narayanlal Thanaram Chowdhary i.e. the Owner No. (1)(a) and the Owner No. (2)(a);



- u) The Form D, in respect of the of the said Plot surveyed under Chalta No. 113 of P.T. Sheet No. 244 of City Survey Margao, shows the name of Mr. Khimraj Thulsaramji Choudhary and Mr. Narayanlal Thanaram Chowdhary i.e. the Owner No. (1)(a) and the Owner No. (2)(a) as the Holders in the origin of title;
- v) The OWNER No. (1)(a) is married to the OWNER No. (1)(b) and the OWNER No. (2)(a) is married to the OWNER No. (2)(b);
- w) In the manner above the title, ownership and possession of the OWNERS to the said Plot surveyed under Chalta No. 111 of P.T. Sheet No. 244, the said Plot surveyed under Chalta No. 112 of P.T. Sheet No. 244 and the said Plot surveyed under Chalta No. 113 of P.T. Sheet No. 244, all together admeasuring an area of 1309 sq. mts. (Hereinafter for the sake of brevity jointly referred to as the "said plots" and which are more particularly described in Schedule "A", Schedule "B" and Schedule "C" respectively

hereunder written and which are for better clarity delineated in Red colour boundary in the plan annexed hereto as **Annexure-“A”** is thus absolutely good, clean, clear and marketable free from all encumbrance or other defects;



AND WHEREAS the OWNERS are now sole owners and possessors of the said plots;

AND WHEREAS the OWNERS proposes to develop the said plots by constructing a commercial cum residential building, comprising of stilt parkings and shops on the ground floor and residential flats on upper floors;



AND WHEREAS the DEVELOPER approached the OWNERS with a proposal to develop the said plots by constructing such building;

AND WHEREAS the DEVELOPER has on request of the OWNERS prepared the building plans and already got the plans approved at the cost and expenses of the DEVELOPER and already obtained required development permission/Technical approval from South Goa Planning and Development Authority, Margao under No. SGPDA/P/7062/1527/25-26 dt. 04.02.2026, NOC from Urban Health Centre, Margao under No.DHS/2026/DHS0901/00028/12 dt. 17.02.2026 and Construction Licence from Margao Municipal Council under No. CONSTLIC/MARGAO/2026-2027/26 dt.08/06/2026;

AND WHEREAS the parties herein have decided to enter into this

Agreement for Development on the terms and conditions mentioned hereunder.

NOW THEREFORE THIS AGREEMENT FOR DEVELOPMENT WITNESSES
AS UNDER AND IT IS HEREBY EXPRESSLY AGREED BY AND BETWEEN
THE PARTIES HERETO AS FOLLOWS:

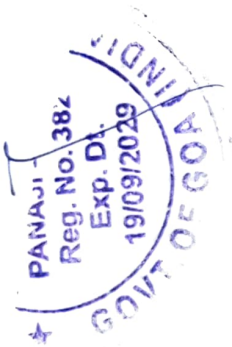


1. In pursuance of the aforesaid agreement the OWNERS shall permit the DEVELOPER to develop and put up construction of proposed building in the said plots as per the construction plans approved by all the competent Government authorities/ departments/ offices and as consideration thereof, the DEVELOPER shall construct and allot the OWNERS total super built-up area to be built in the plots in form of three shops and eleven flats, namely Flat Nos. 001 and 003 on the first floor, 101, 102 and 104 on the second floor, 203 and 205 on the third floor, 301, 302 and 304 on the fourth floor and 402 on the fifth floor and Shops Nos. 1, 2 and 5 on the ground floor and all the balance flats and shops shall be constructed and retained/sold by the DEVELOPER as his share in the proposed building in the said plots.
2. That the DEVELOPER shall construct and allot the OWNERS in the proposed building complex to be constructed in the said plots the three shops and eleven flats having area as detailed in the SCHEDULE "D" hereunder and hereinafter referred to as the "OWNERS' PREMISES" for the sake of brevity and shown in the



plan annexed hereto as **Annexure-"B"**.

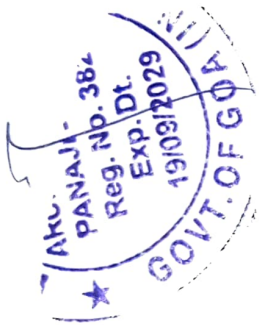
3. The OWNERS' PREMISES shall tentatively be constructed by the DEVELOPER as per the specifications described in the **SCHEDULE "E"** written hereunder.
4. The calculation of the super built-up areas of the OWNERS PREMISES shall be inclusive of the areas of walls, balconies, and common areas like staircases, lobbies/corridors, passages etc.
5. That other than the OWNERS PREMISES the DEVELOPER shall be entitled to construct all the balance shops/flats in the proposed building in the said plots for himself, which shall belong to him as his share and the DEVELOPER shall be free to retain the same for himself or sell the same to any third party purchaser along with the proportionate undivided share of land in the said plots and appropriate the consideration received therefrom exclusively to himself, and the OWNERS hereby expressly give their no objection to the DEVELOPER to enter into such document including the agreement of sale/deed of sale to sell the super built up area comprising of shops /flats along with the proportionate undivided share of land in the said plots and to accept monies towards the sale for the DEVELOPER, at his own risk and responsibility without any intervention by the OWNERS. However, the OWNERS shall sign as conveying or confirming party in all such document including the agreement for sale/deed of sale, as and when requested by the DEVELOPER.



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The OWNERS shall have a right to sell the OWNERS PREMISES and the super built-up area falling to their share, subject to the terms and conditions of this Agreement and subject to compliance of all the laws, rules and regulations. The DEVELOPER shall sign as Developer/Confirming Party in any sale agreement/deed of sale with the third party purchaser of the OWNERS.



6. The said OWNERS' premises shall be constructed and delivered by the DEVELOPER to the OWNERS with occupancy certificate within a period of 36 (thirty six) months from the date of execution of this agreement with six months grace period and shall be further constructed as per the SPECIFICATIONS annexed hereto (subject to conditions of Force Majeure, Pandemic, shortage of building material or any notice, order, rule, notification of the Government and/or other public or competent authority/court conditions/any condition/s beyond the control of the DEVELOPER affecting the regular development of the real estate project, then the OWNERS agree that the DEVELOPER shall be entitled to the reasonable extension of time for delivery of possession of the OWNERS PREMISES. The completion of OWNERS PREMISES shall be evidenced by the issuance of the occupancy certificate in case the DEVELOPER fails to complete the said OWNERS premises and deliver its possession to the OWNERS within the said stipulated period, the DEVELOPER shall be liable to pay to the OWNERS an amount of Rs. 10,000/- per month for each flat for such delay

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and Rs. 20,000/- per month for each shop for such delay. However, in case the completion and handing over possession of such flats and shops are delayed for more than twelve months, the OWNERS shall be free to terminate this agreement as per clause 24 below.

7. On execution of this agreement the DEVELOPER is hereby authorised to enter into the said land of said plots for the purpose of development of the said land as per the approved plans and/or as per revised plans he thinks fit and proper in respect of said development by constructing said proposed building exclusively at the cost of the DEVELOPER and the OWNERS shall not be liable for the same in any manner. However, in such revision of plans the location, area and size of the OWNERS' premises shall not be changed or altered in any manner. The right of the DEVELOPER will be in the nature of a licensee as defined in the Easement Act; for all purposes, the OWNERS, in their capacity as owners shall continue to have a constructive and legal possession of the said plots.

8. The DEVELOPER shall be free to enter into said land of said plots and carry out all permissible construction and development of the said plots by constructing the said proposed building therein without obstruction or hinderance and complete the same in all respects and for the said purpose free to do all works of construction and development and shall also be free to enter into firm

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commitments and/or agreements with the customers/nominees of the choice of the DEVELOPER, agreeing to construct and sell remaining premises i.e. premises in proposed building excluding the OWNERS' premises in proposed building in the said plots along with the proportionate share in land unto such customer/s for such price as may be agreed or settled by the DEVELOPER and also to receive the full or part of the consideration payable under such agreement/s to sell. However, the DEVELOPER shall not sell the premises reserved and to be constructed for the OWNERS i.e. OWNERS' premises. The OWNERS shall sign and execute the Agreements/transactions as the Confirming Parties, however, they shall not be responsible for any violations of said Agreements/transactions and have no liability of the money transactions between the DEVELOPER and his customers.



9. The OWNERS shall give power of attorney to the DEVELOPER authorising him to obtain all permissions, licences, and other requirements and to do all works of said construction of the proposed building and development of said plots.
10. The DEVELOPER shall bear all the expenses concerning the construction of the proposed building and development of the said plots, payment of all taxes and other charges relating to the said construction and development, including GST and infrastructure tax. Besides the responsibility for the construction, responsibility towards workmen and all other matters shall

exclusively vest with the DEVELOPER, without any reference to the OWNERS.



11. The DEVELOPER shall alone be responsible for violation of any laws, regulations, deviations from plans approved by concerned authorities and pay all outgoings regarding the proposed development of the said plots.
12. The construction and all the risks incidental thereto shall be that of the DEVELOPER; the DEVELOPER shall indemnify the OWNERS of any pecuniary liability that may arise on account of infringement of any law relating to the construction in the SAID PLOTS during the period of construction. The OWNERS shall be entitled to inspect the construction and if any violation of law is found which cannot be rectified by the DEVELOPER at his own cost and expense within a period of THREE MONTHS, after due notice to the DEVELOPER by the OWNERS, to terminate this Agreement forthwith; however if any violation of approved plan is found due to internal changes only to THE PREMISES, the same shall be rectified/regularised by the DEVELOPER at his own cost and expense before applying for completion and/or occupancy certificate and within the time limit of this Agreement.
13. The DEVELOPER shall alone be responsible for any violation by the DEVELOPER in the matter of construction to be raised in the SAID PLOTS, including the violation of approved plan/s, violation of building bye-laws and other laws.





14. The DEVELOPER shall be free to convey, sell and/or dispose of the proposed premises in said proposed building at his disposal along with proportionate share in land and/or free to raise loans and/or finance against the security of such premises or any of them along with the proportionate share in land and/or free to deal with the same as the DEVELOPER deems fit and proper, excluding the said OWNERS' premises retained by the OWNERS, provided all acts done by the DEVELOPER shall be at his own risk and responsibility and the OWNERS shall in no manner personally responsible for such acts and deeds of the DEVELOPER. However, it is clearly agreed that the DEVELOPER shall not sell and/or alienate or mortgage in any manner the premises in the proposed building to be constructed and allotted to the OWNERS towards their share in the said development of the said plots and consideration payable to them and the OWNERS shall be sole owners and possessors of the same.



15. All expenses towards the execution and registration of present Agreement including the stamp duty shall be exclusively borne by the DEVELOPER. The DEVELOPER shall also bear all costs, expenses and other charges for development of the said plots including revisions of plans, renewals, etc.

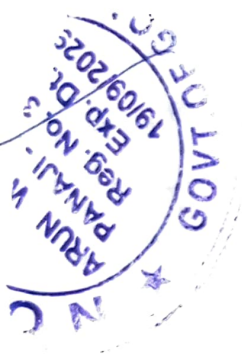
16. The OWNERS shall pay all house tax, electricity charges, water charges, sewerage charges, deposits for such connections, common maintenance charges, etc in respect of the premises to be constructed and allotted to them as per this agreement i.e.

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OWNERS' premises. In case any housing society or any other legal entity is formed for the purpose of maintenance in said proposed building complex in the said plots, the OWNERS/their purchasers as owners of the premises to be allotted/constructed for them, shall become members of such society/body/entity and sign all papers, declarations, forms, undertakings, pay all contributions, share amounts, maintenance charges, sinking fund etc.

17. That in case any of the party to this agreement fails to comply with the terms and conditions of this agreement, the other party shall be entitled for specific performance of this agreement at the costs and expenses of the defaulting party.



18. The OWNERS, upon payment of the consideration by constructing and allotting said OWNERS' premises, shall execute a Deed of Sale in respect of the proportionate share in land to the said plots corresponding to the remaining flats/premises at the disposal of the DEVELOPER in favour of the DEVELOPER or his nominee/s. All the costs, expenses and charges concerning the preparation, execution and registration of such deeds shall be exclusively borne by the DEVELOPER or his nominees and customers without any reference to the OWNERS.

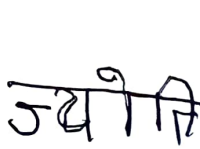
19. Either parties agree and undertake to co-operate with each other for giving effect to the terms of the present agreement and do all such acts, deeds and things as may be necessary for

compliance thereof.



20. The proposed building or building complex in the said plots shall be named as "**The Pavilion**".
21. The customers of the DEVELOPER purchasing the premises at the disposal of the DEVELOPER are free to raise finance or loan on such premises along with the proportionate share in land for the payment of purchase price at their risk and responsibility and the OWNERS shall in no manner be liable or responsible for the same.
22. The DEVELOPER shall not give possession of any premises to any of his customers whomsoever unless possession of the OWNERS' premises to be constructed and allotted to the OWNERS are first delivered to them.
23. The OWNERS shall be entitled for stilt parkings, namely Stilt Parking Nos. P1 to P11 for their exclusive use and the DEVELOPER shall allot such parking to the OWNERS as owners of the said eleven flats to be constructed for them.
24. That in case the DEVELOPER abandons the construction of proposed building in the said plots and fails to allot said eleven flats and three shops i.e. OWNERS premises to be constructed for them within the stipulated period, the OWNERS shall be free to terminate this agreement by giving three months





advance notice to the DEVELOPER and get completed the said proposed building in the said plots from any other developer and dispose of the same as they like without any claim from the DEVELOPER.

25. The DEVELOPER shall register the proposed building to be constructed in the said plots under RERA, 2016. The OWNERS and the DEVELOPER shall comply with the provisions of RERA, 2016, to the extent and as may be respectively applicable to them. The OWNERS shall have full right and authority to sell/transfer/retain all or any of the premises from the said OWNERS' PREMISES.



26. The OWNERS and the DEVELOPER shall cooperate with each other in complying with all the statutory enactments regulating land development and building construction including but not limited to the Real Estate (Regulation and Development) Act, 2016 and the rules and regulations formed thereunder by the Government. The OWNERS shall not be held responsible for any violations or delay in completion of construction of the proposed building in the said plots or payment of any compensation/damages to the customers of the DEVELOPER.

27. The construction of OWNERS premises shall be completed as per the specifications contained in the SCHEDULE "E" below.

28. After the construction of the said building is complete, and after

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the OWNERS premises are handed over to the OWNERS, the customers who have acquired premises in the said proposed building constructed in the said plots shall form themselves into a co-operative housing society for maintenance of the proposed building or any Legal Entity, for the purpose of maintenance of the proposed building and provisions of common amenities. The DEVELOPER shall facilitate or cause the formation and registration of such Society/Legal Entity; After formation of such Legal Entity, the OWNERS will contribute to such Legal Entity only towards maintenance of the OWNERS premises till the OWNERS premises are sold/transferred to their prospective customers in which event their prospective customers shall be members of such Legal Entity.



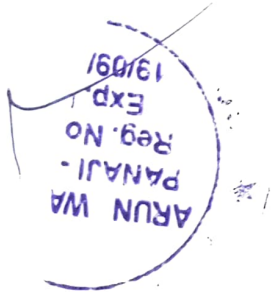
29. The OWNERS make it clear that in the event of any defect in title to the said plots, the same shall be got rectified by the OWNERS and that there shall be no burden cast on the DEVELOPER to rectify or clear aforementioned title to the said plots.
30. The OWNERS and the DEVELOPER shall cooperate with each other to form a Maintenance Society or any Legal entity as prescribed by the law in force in order to protect preserve and maintain the said building. The OWNERS and the DEVELOPER hereby undertake to maintain the building and pay all their monthly contributions to the society or legal entity with utmost diligence and duty and without any delay.



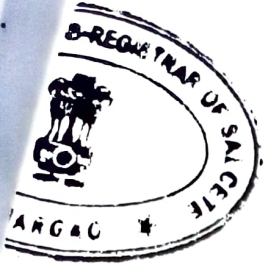
31. Both the parties are entitled for the specific performance of this Agreement.

32. In the event of any provision of this Agreement is declared, by any judicial or other competent authority, to be void, voidable, illegal or otherwise unenforceable, or if indications of the same are received by either of the parties from any relevant competent authority, the parties shall amend that provisions in such reasonable manner as it achieves the intention of the parties without illegality or at the discretion of the parties, it may be severed from this Agreement, and the remaining provisions of this Agreement shall remain in full force.

33. The OWNERS undertake that they will provide the original documents for inspection to the DEVELOPER, statutory bodies, regulatory authorities, prospective purchasers of Shops/Apartments in the proposed building and permit to make copies/true copies thereof, subject to sufficient prior notice, on a need basis. The original documents will remain in the custody of the OWNERS for the duration of the absolute completion of the proposed building which will be evidenced by the issuance of occupancy certificate. Project and post absolute Completion, the statutorily required set of documents as mutually agreed will be handed over to the DEVELOPER/Society/Association so formed by the owners of the shops/flats Apartments in the project.

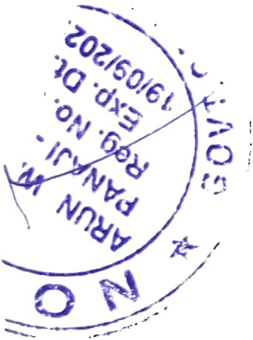


34. The consideration agreed between the OWNERS and the

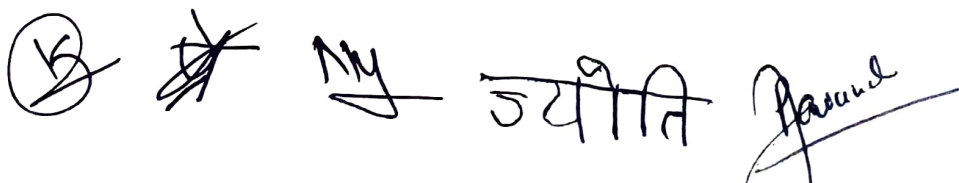


DEVELOPER for the said plots to facilitate the DEVELOPER to carry out its development by constructing thereon Commercial/Residential Complex, is the sum of Rs. 2,55,82,250/- (Rupees Two Crores Fifty Five Lakhs Eighty Two Thousand Two Hundred Fifty only) and which is the fair market value of the said plots.

35. The entire agreed consideration shall be paid by the DEVELOPER to the OWNERS in kind i.e. by constructing for the OWNERS, the Shops/Flats more particularly described in Schedule – D hereunder written free of cost. The total area of the shops to be constructed by the DEVELOPER for the OWNERS is 180.86 sq. mtr. @ Rs. 50,000/- (Rupees Fifty Thousand only) per sq. mtr. totaling Rs. 90,43,000/- (Rupees Ninety Lakhs Forty Three Thousand only) and the total area of the flats to be constructed by the DEVELOPER for the OWNERS is 661.57 sq. mtr. @ Rs. 25,000/- (Rupees Twenty Five Thousand only) per sq. mtr. totaling Rs. 1,65,39,250/- (Rupees One Crore Sixty Five Lakhs Thirty Nine Thousand Two Hundred Fifty only), total aggregating the sum of Rs. 2,55,82,250/- (Rupees Two Crores Fifty Five Lakhs Eighty Two Thousand Two Hundred Fifty only).



36. The DEVELOPER has paid on behalf of the Owner/s TDS @ 1% under Section 194 I A of the Income tax Act, vide; 1) Rs. 63,956 vide Challan No. 24966, dated 17/08/2026 on behalf of Owner No. 2 (a), 2) Rs. 63,956 vide Challan No. 25066, dated 17/08/2026 on behalf of Owner No. 2 (b), 3) Rs. 63,956 vide

 Jyoti



Challan No. 24325, dated 17/08/2026 on behalf of Owner No. 1 (a), 4) Rs. 63,956 vide Challan No. 24635, dated 17/08/2026 on behalf of Owner No. 1(b), copy of which is filed here with.

37. As the total market value of the said plots to facilitate the DEVELOPER to carry out its development by constructing thereon the proposed building is Rs. 2,55,82,250/- (Rupees Two Crores Fifty Five Lakhs Eighty Two Thousand Two Hundred Fifty only). Accordingly, the total stamp duty and registration charges is paid by the DEVELOPER.

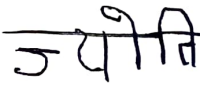
SCHEDULE-A

(DESCRIPTION OF THE SAID PLOT SURVEYED UNDER CHALTA NO.

111 OF P.T. SHEET NO. 244)

All that Plot surveyed in the City Survey of Margao under Chalta No. 111 of P.T. Sheet No. 244, forming part of the said Plot D of the property known as "RUMBOLEACHEM CANTOLEACHEM BATA", situated at Aquem Alto, within the area of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, in the State of Goa, described in the Land Registration Office of Salcete under No. 32155 of New Series, not enrolled in the Land Revenue Office of Salcete, having an area of 457 sq. mts, and forming an independent and separate property, and is bounded as follows:

North: By plot under Chalta no. 110 of P.T. Sheet no. 244 on entire property;

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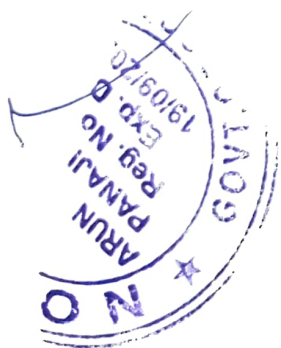
South: By plot under Chalta no. 112 of P.T. Sheet no. 244;
East: By road;
West: By property Chalta no. 73.

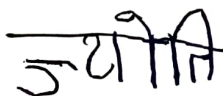
SCHEDULE-B

**(DESCRIPTION OF THE SAID PLOT SURVEYED UNDER CHALTA NO.
112 OF P.T. SHEET NO. 244)**

All that Plot surveyed in the City Survey of Margao under Chalta No. 112 of P.T. Sheet No. 244, formed by the joining of a portion of the Plot D and of entire Plot A of the property known as "RUMBOLEACHEM CANTOLEACHEM BATA", situated at Aquem Alto, within the area of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, in the State of Goa, described in the Land Registration Office of Salcete under No. 32155 of New Series, not enrolled in the Land Revenue Office of Salcete, having an area of 630 sq. mts, and forming an independent and separate property, and is bounded as follows:

North: By another plot detached by from Plot D of the said Property;
South: By plot B of the said Property held by Constancio Fernandes and Plot E of said Property held by Catarina Rodrigues Fernandes and others;
East: By six meters wide road kept as access road and by Plot B of the said Property held by Constancio Fernandes;
West: By property of heirs of Sebastiao Noronha and others.



SCHEDULE-C

(DESCRIPTION OF THE SAID PLOT SURVEYED UNDER CHALTA NO.

113 OF P.T. SHEET NO. 244)

All that Plot surveyed in the City Survey of Margao under Chalta No. 113 of P.T. Sheet No. 244, namely Plot B of the property known as "RUMBOLEACHEM CANTOLEACHEM BATA", situated at Aquem Alto, within the area of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, in the State of Goa, described in the Land Registration Office of Salcete under No. 32155 of New Series, not enrolled in the Land Revenue Office of Salcete, having an area of 207 sq. Mtrs excluding 15 sq. Mtrs. for road widening otherwise totally admeasuring 222 sq. mtrs, and forming an independent and separate property, and is bounded as follows:

North: By Plot A surveyed under Chalta No. 112 of P.T. Sheet No. 244;

South: By Plot C surveyed under Chalta No. 114 of P.T. Sheet No. 244;

East: By road, surveyed under Chalta No. 149 of P.T. Sheet No. 244;

West: By portion of Plot D surveyed under No. 115 of P.T. Sheet No. 244.

(The properties described in Schedule A, Schedule B and Schedule C, hereinabove together are referred as the "said plots" and are adjoining each other and together form one single property and for better clarity is delineated in Red colour boundary in the plan annexed hereto as Annexure "A" and together bounded,

On the East by 8 mt. wide road,

On the West by property bearing Chalta No. 73 of P.T. Sheet No. 244 of city survey of Margao,

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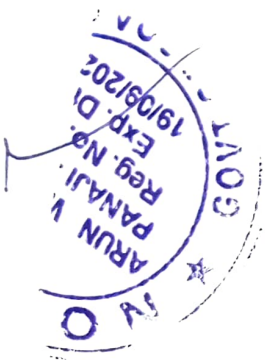
On the North by property bearing Chalta No. 110 of P.T. Sheet No. 244 of city survey of Margao,
On the South by property bearing Chalta No. 149 of P.T. Sheet No. 244 of city survey of Margao).

SCHEDULE-D

(The area statement mentioning shops/flats to the two sets of the Owners as Consideration for the said plots to facilitate the Developer to carry out its development by constructing thereon the proposed building on the terms and conditions mentioned hereinabove)

FIRST FLOOR

Khimraj Choudhary		Narayanlal Choudhary	
APT NO	AREA	APT NO	AREA
001	61.18	003	59.21



SECOND FLOOR

Khimraj Choudhary		Narayanlal Choudhary	
APT NO	AREA	APT	AREA
102	60.46	101	61.18
		104	59.15

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THIRD FLOOR

Khimraj Choudhary		Narayanlal Choudhary	
APT	AREA	APT	AREA
205	61.18	203	59.21

FOURTH FLOOR

Khimraj Choudhary		Narayanlal Choudhary	
APT	AREA	APT	AREA
302	60.46	301	61.18
304	59.15		

FIFTH FLOOR

Shared by Khimraj Choudhary & Narayanlal Choudhary	
APT	AREA
402	59.21

GROUND FLOOR

Khimraj Choudhary		Narayanlal Choudhary	
SHOP NO	AREA	SHOP NO	AREA
SHOP NO :01	77.68	SHOP NO:02	72.69

GROUND FLOOR

Shared by Khimraj Choudhary & Narayanlal Choudhary	
SHOP NO	AREA
SHOP NO :05	30.49

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SCHEDULE -E
(SPECIFICATIONS/FIXTURES/FITTINGS)

For Apartments

Structure :

The building will be of Earthquake resistant R.C.C. framed structure with all external walls of 23 cm light weight cement blocks, Internal partitions walls will be of 10 cms light weight cement blocks.

Plastering :

External walls will be finished with 2 coats of sand faced cement plaster with suitable waterproofing additives. Internal walls and ceiling will have single coat plaster in c.m 1:4, smooth finished with suitable cement based material.

Flooring :

Full body Vitrified tiles in Living/Bedrooms (6ft x 4ft).

Matt finish Vitrified tiles in Kitchen (6ft x 4ft).

Bathrooms - Non-skid ceramic tiles 300 x 300 in floor, ceramic wall tiles 450 x 300 up to door height.

Doors / Windows:

Main door frame will be Teakwood or equivalent of size 5" x 2 1/2" or 4" x 2 1/2", with Marine grade flush door finished with veneer, night latch and Aldrop from outside.

Bedroom door frames will be of seasoned teak of size 4" x 2.5" with Marine grade flush doors and tubular mortice lock.

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Bathroom door frames will be of seasoned hardwood of size 4" x 2.5". Shutters will be marine grade flush doors with laminate finish or FRP, and will have tubular locks.

Balcony / terrace doors / French doors will be of anodized / Powder coated aluminium with 4 mm glass.

Windows will be of anodized / Powder coated aluminium with 4 mm plain glass.

Kitchen Platform:

Black granite counter top with stainless steel sink.

Plumbing and Sanitary:

All SWR lines will be in PVC. External water lines will be of UPVC. Concealed lines will be of UPVC and/or CPVC.

Provision for individual solar water heater will be made in the piping.

Plumbing fittings will be of CP from reputed brand.

Sanitary ware will be of reputed brands in white colour.

Bathroom will have shower area with EWC and counter top / under counter / wall mounted basin.



Finishes:

External walls will be painted with Weather resistant paint.

Internal walls and ceiling will be painted with washable acrylic oil bound distemper.

Main door and Bedroom doors will be finished with French polish.

Electrification :

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All wiring will be of concealed type with multi strand copper cables of make Finolex / Polycab / RR or equivalent.

Switches and fittings will be of modular type from recognized manufacturers.

Power Points: Minimum One 15 amps powerpoint each will be provided in the Bedroom, Living Room and Bathroom. 2 nos 15 amps power points in Kitchen.

Other Points :

Liv / Din. - Minimum 4 light points, 1 fan point, three 5amp points, one TV jack, one telephone jack and one bell point.

Bedroom - Minimum 3 light points, 1 fan point, three 5 amp points, one TV jack and one Telephone jack.

Kitchen - Minimum 2 light points, 1 fan point, four 5 amps points.

Bathroom - Minimum 2 light points, 1 exhaust fan point and one 5 amp points on board.

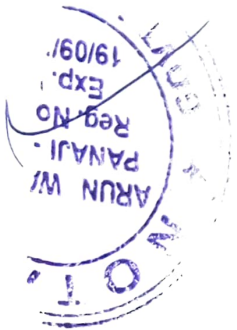
For Shops

Structure :

The building will be of Earthquake resistant R.C.C. framed structure with all external walls of 23 cm light weight cement blocks, Internal partitions walls will be of 10 cms light weight cement blocks.

Plastering :

External walls will be finished with 2 coats of sand faced cement plaster with suitable waterproofing additives. Internal walls and ceiling will have single coat plaster in c.m 1:4, smooth finished with



suitable cement based material.

Flooring :

Full body Vitrified tiles in Living/Bedrooms (6ft x 4ft).

Bathrooms -- Non-skid ceramic tiles 300 x 300 in floor, ceramic wall tiles 450 x 300 up to door height.

Shatter:

Main entrance will be given aluminum shatter with hand liver.

Bathroom door frames will be of seasoned hardwood of size 4"x 2.5".

Shutters will be marine grade flush doors with laminate finish or FRP, and will have tubular locks.

Windows will be of anodized / Powder coated aluminium with 4 mm plain glass.

Plumbing and Sanitary:

All SWR lines will be in PVC. External water lines will be of UPVC.

Concealed lines will be of UPVC and/or CPVC.

Plumbing fittings will be of CP from reputed brand.

Sanitary ware will be of reputed brands in white colour.

Finishes:

External walls will be painted with Weather resistant paint.

Internal walls and ceiling will be painted with washable acrylic oil bound distemper.

Electrification:

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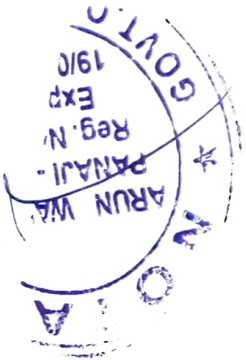




Electricity point – 15amp (4Points) and 5 amp (4Points)



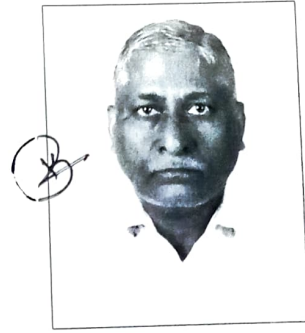


SIGNED AND DELIVERED BY THE)
WITHIN NAMED "THE OWNERS")
OF THE ONE PART)



(Signature)



1. MR. KHIMRAJ TULSHARAM CHOUDHARY alias
KHIMRAJ TULSARAM CHOUDHRY

L.H.F.P.

R.H.F.P.



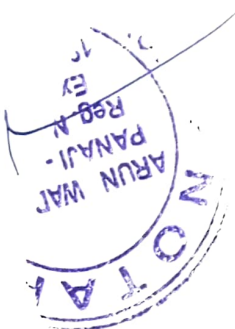
(Signature) *(Signature)* *जयति* *(Signature)*



2. MRS. PREMIDEVI K CHOUDHARY alias
PREMIDEVI KHIMRAJ CHOUDHRY

L.H.F.P.

R.H.F.P.



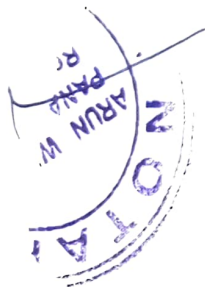
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3. MR. NARAYANLAL CHOUDHARY alias
NARAYANLAL CHOUDARY

L.H.F.P.

R.H.F.P.



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4. MRS. JYOTI DEVI CHOUDARY alias
JYOTIDEVI N CHOUDHARY alias
JOYTI DEVI CHOUDARY

L.H.F.P.

R.H.F.P.



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PANWAL
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SIGNED AND DELIVERED BY THE)
WITHIN NAMED "DEVELOPER")
OF THE SECOND PART.)



Lawande



Lawande
MR. PRADUTT NARAYAN PRABHU LAWANDE

L.H.F.P.

R.H.F.P.

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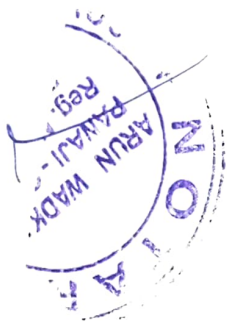
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In the presence of :

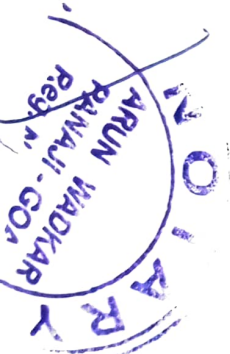


1. 

MR. AMEYA DESSAI, son of Mr. Suresh Dessai, aged 39 years, married, Business, holding Aadhaar Card No. [REDACTED] and Election card No. [REDACTED], Contact No. [REDACTED], residing at F-a-i-3, Power House, Margao, South Goa, 403601.

2. 

MS. VAISHNAVI BHOSLE, daughter of Mr. Uday Bhosle, aged 22 years, Unmarried, Service, holding Aadhaar Card No. [REDACTED] and Election card No. [REDACTED], Contact No. [REDACTED], residing at H.No. 686, Tari wada, Orgao, Marcela, Goa, 403107.



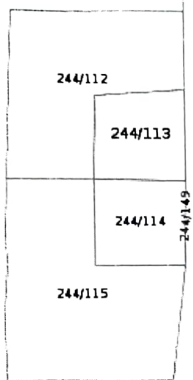
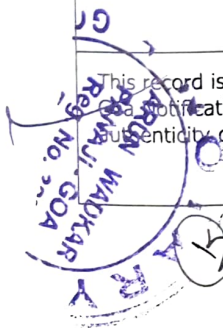



Government of Goa
Directorate of Settlement and Land records
Survey Plan
Salcete Taluka, Margao City
PT Sheet No.: 244 , Chalta No.: 113

Annexure A

Scale 1:1000

Reference No.: 17225107598



This record is computer generated on 24-09-2025 07:26:30. This record is valid without any signature as per Govt of Goa notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE

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Government of Goa
Directorate of Settlement and Land records

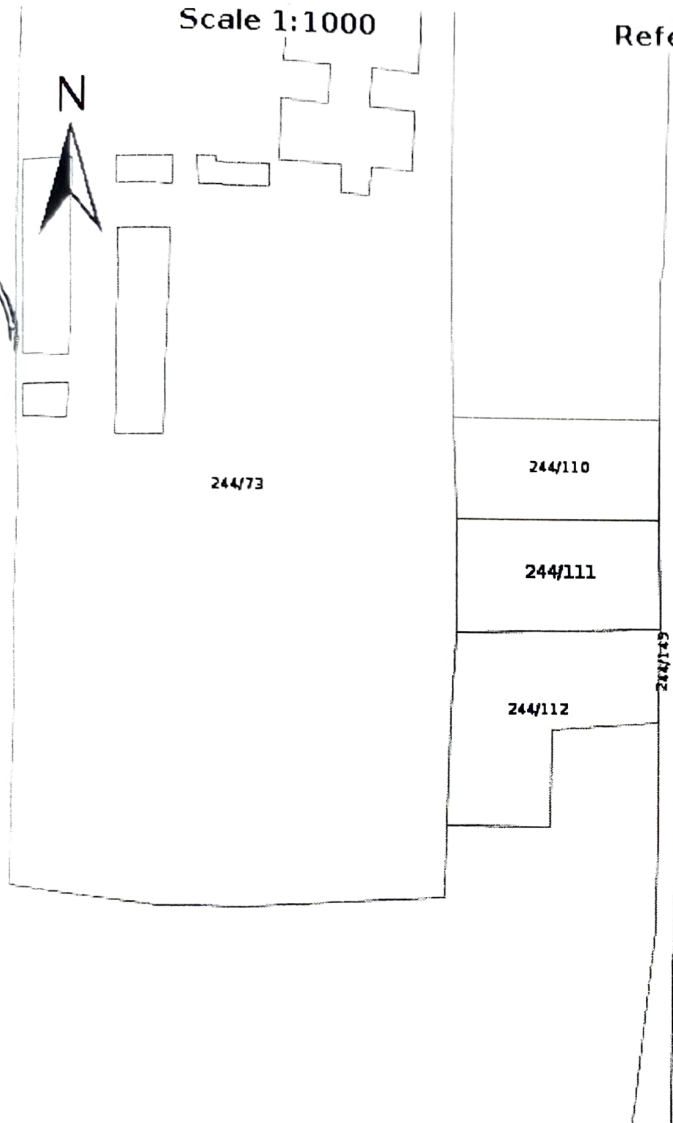
Survey Plan

Salcete Taluka, Margao City

PT Sheet No.: 244 , Chalta No.: 111

Scale 1:1000

Reference No.: 17225107596



This record is computer generated on 24-09-2025 07:16:29. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE

(Handwritten signatures and marks)



Government of Goa
Directorate of Settlement and Land records

Survey Plan
Salcete Taluka, Margao City
PT Sheet No.: 244 , Chalta No.: 112

Scale 1:1000

Reference No.: 17225107597



244/73

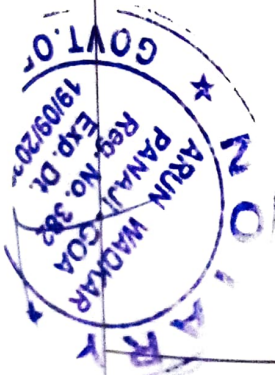
244/111

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244/113

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244/115

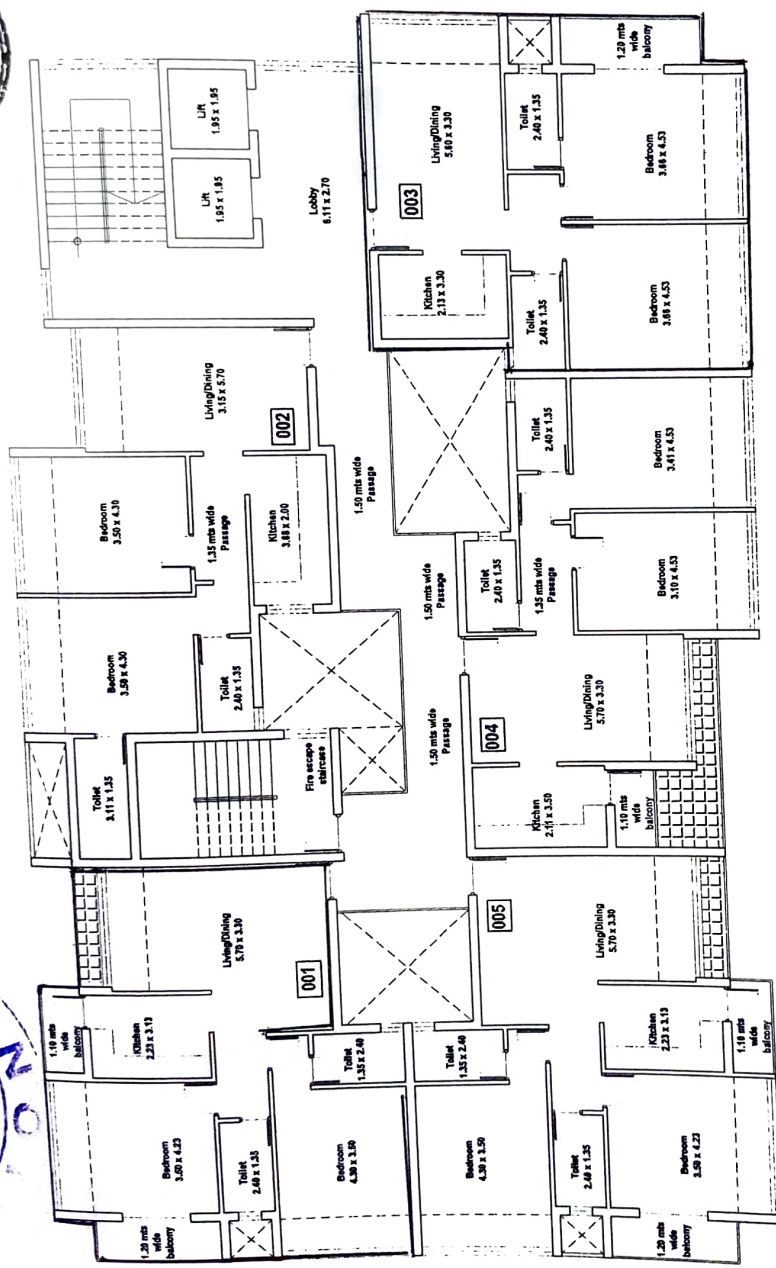


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NOTE: PLAN TO BE PRINTED ON A4 SIZE

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REG. NO. 100
ARUN BHADKAR
PANAJI-GOIA



FIRST FLOOR PLAN

FIRST FLOOR PLAN				
Type	BUA	SBUA	Open Terrace	
001	2 bhk	87.92	116.93	2.10
002	2 bhk	82.17	109.29	
003	2 bhk	83.81	111.47	
004	2 bhk	80.96	107.68	5.78
005	2 bhk	87.47	116.34	2.10
Total				

PROJECT ARCHITECT

ASHWINIKUMAR PRABHU

studio Arche'type

architecture + interiors

Office no.2, First floor, Alcon chambers, D.B road
Panaji-Goa . Pin 403001
Tel: 0091 832 2421800 e-mail: www.studioarchetype@gmail.com

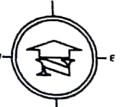
TITLE :

PROPOSED CONSTRUCTION OF RESIDENTIAL
BUILDING ON PLOT BEARING SURVEY NO.
244.SUB DIV NO-111,112,113.
FOR MR.PRADUTT LAVANDE

SCALE:- 1:100

DATE :24 Oct 2025

North



DRAWN BY: Vishal

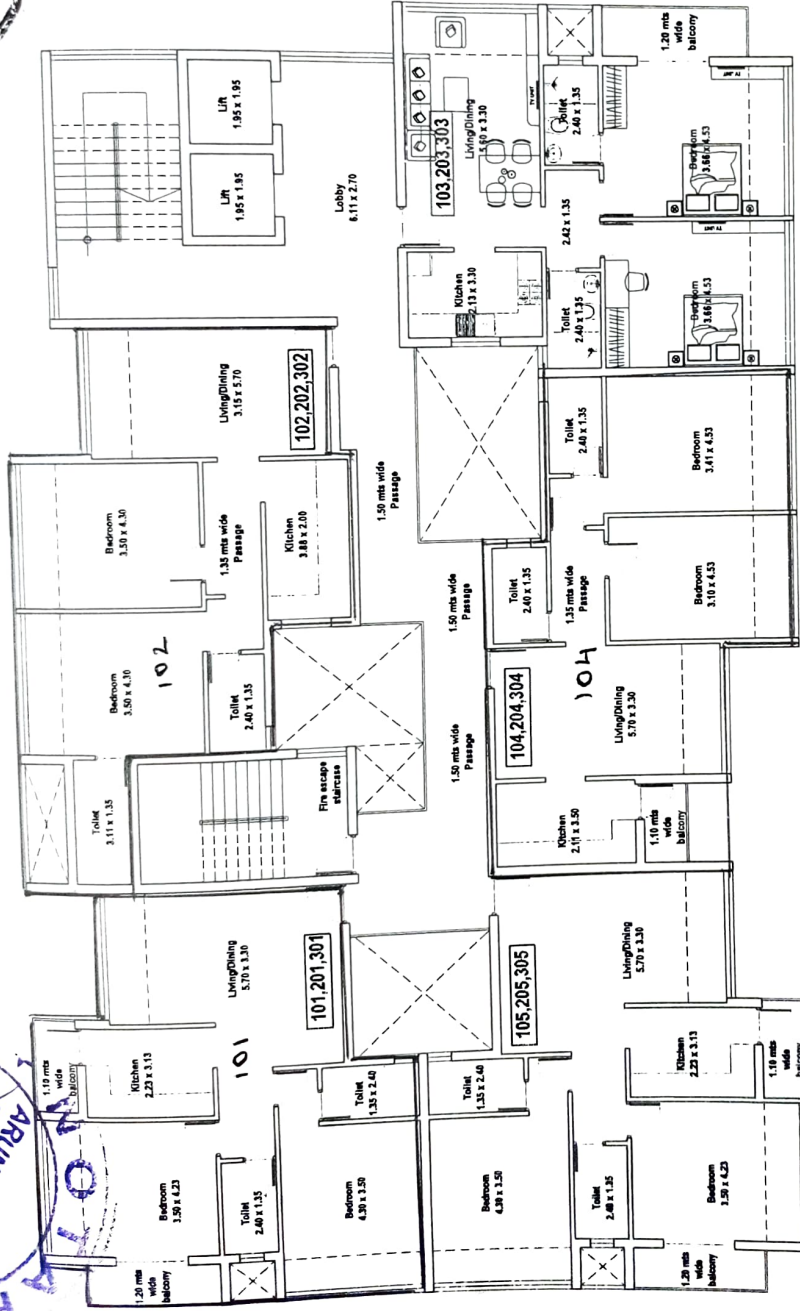
CKD. BY: Ashwin P.

FLOOR PLAN

SECOND FLOOR

TYPICAL SECOND THIRD & FOURTH FLOOR PLAN

No.	Type	BUA	SBUA
101/201/301	2 bhk	87.92	116.93
101/202/302	2 bhk	82.17	109.29
103/203/303	2 bhk	83.81	111.47
104/204/304	2 bhk	80.96	107.68
105/205/305	2 bhk	87.47	116.34
Total			



TYPICAL SECOND, THIRD & FOURTH FLOOR PLAN

PROJECT ARCHITECT

ASHWINIKUMAR PRABHU

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architecture + interiors

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Panaji-Goa Pin 403001
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TITLE : PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING ON PLOT BEARING SURVEY NO. 244.SUB DIV NO-111,112,113. FOR MR.PRADUTT LAVANDE

SCALE:- 1:100

DATE : 24 Oct 2025

CKD. BY: Ashwin P.

DRAWN BY: Vishal

FLOOR PLAN

North

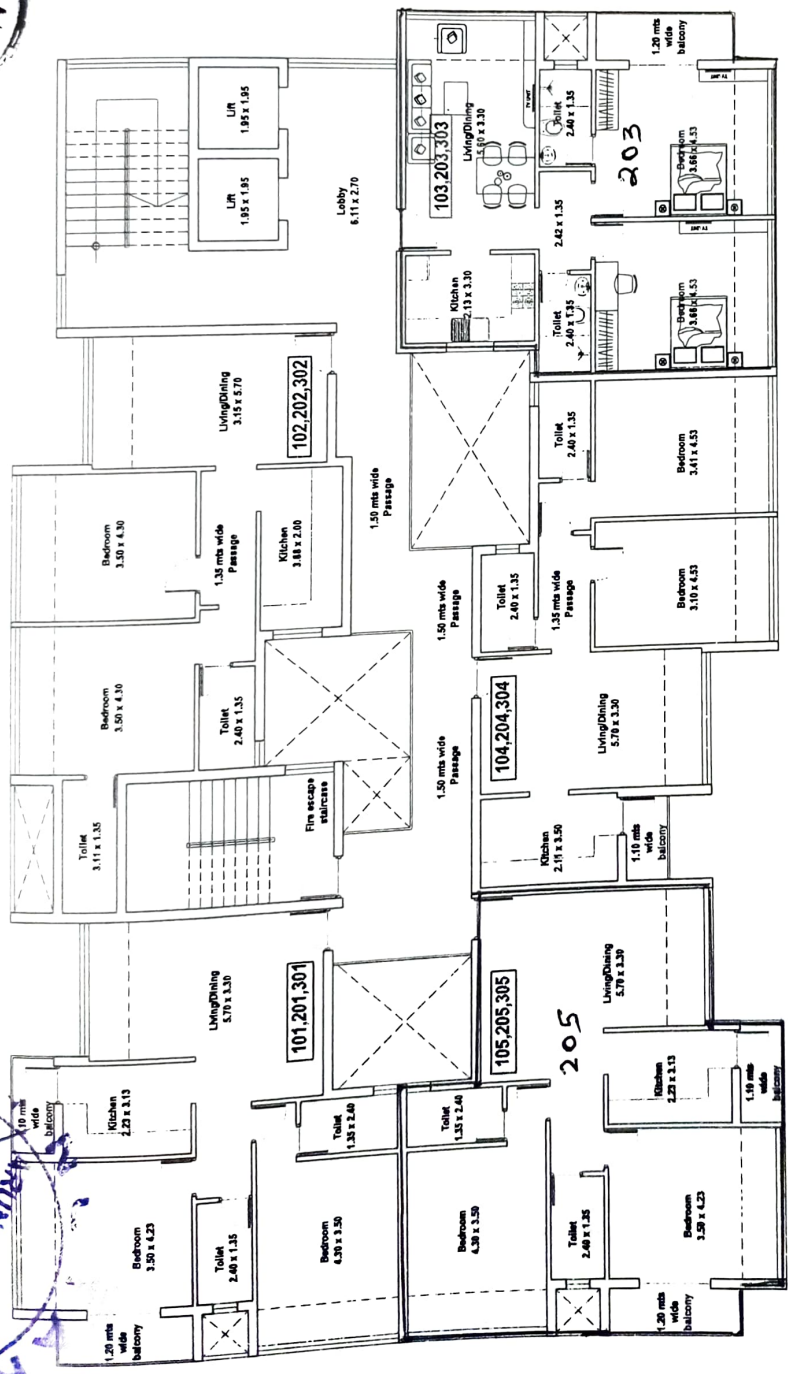
THIRD FLOOR

WADKAR
PANAJI-GOIA
REG NO 388

STUDIO ARCHE'TYPE
ARCHITECTS

TYPICAL SECOND THIRD & FOURTH
FLOOR PLAN

No.	Type	BUA	SBUA
101/201/301	2 bhk	87.92	116.93
101/202/302	2 bhk	82.17	109.29
103/203/303	2 bhk	83.81	111.47
104/204/304	2 bhk	80.96	107.68
105/205/305	2 bhk	87.47	116.34
Total			



TYPICAL SECOND, THIRD
& FOURTH FLOOR PLAN

Handwritten signatures and initials: *ASHWIN*, *ASHWIN*, *ASHWIN*

PROJECT ARCHITECT

ASHWINIKUMAR PRABHU

 **studio Arche'type**
architecture + interiors

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TITLE :
**PROPOSED CONSTRUCTION OF RESIDENTIAL
BUILDING ON PLOT BEARING SURVEY NO.
244.SUB DIV NO-111,112,113.
FOR MR.PRADUTT LAVANDE**

SCALE:- 1:100

DATE :24 Oct 2025

North



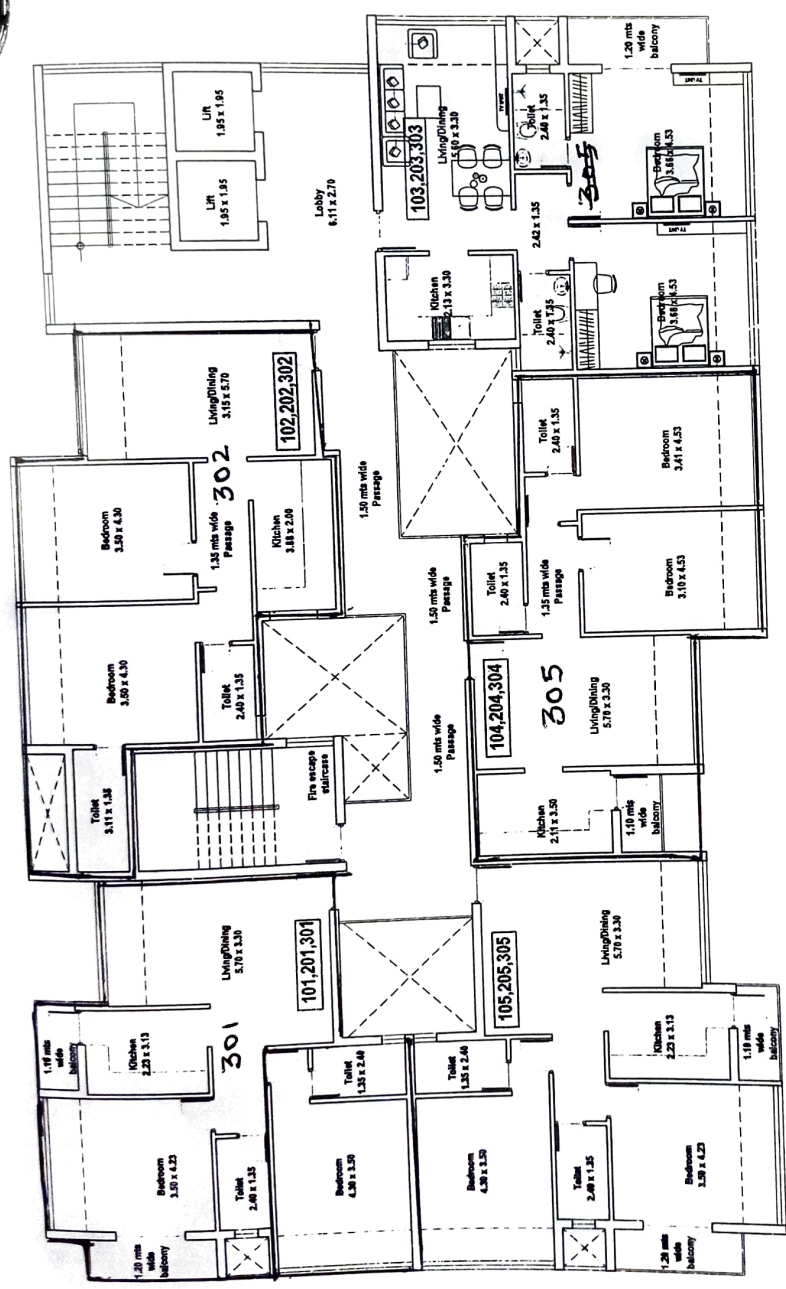
DRAWN BY: Vishal

CKD. BY: Ashwin P.

FLOOR PLAN

ASHWINI KUMAR PRABHU
PANAJI-GOIA PIN 403001
Tel: 0091 832 2421800 e-mail: www.studioarchetype@gmail.com

FOURTH FLOOR



TYPICAL SECOND, THIRD & FOURTH FLOOR PLAN

507 507A 507B

No.	Type	BUA	SBUA
101/201/301	2 bhk	87.92	116.93
101/202/302	2 bhk	82.17	109.29
103/203/303	2 bhk	83.81	111.47
104/204/304	2 bhk	80.96	107.68
105/205/305	2 bhk	87.47	116.34
Total			

PROJECT ARCHITECT

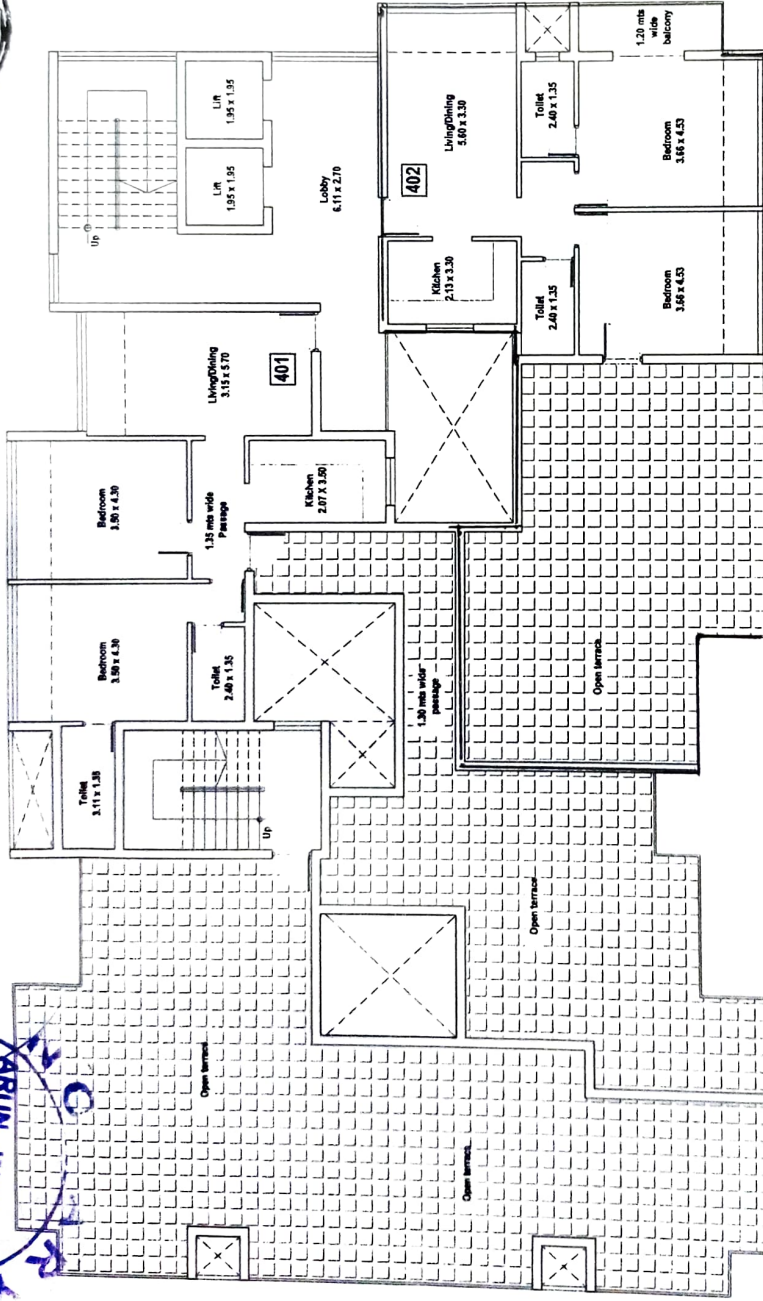
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Panaji-Goa. Pin 403001
Tel: 0091 832 2421800 e-mail: www.studioarchetype@gmail.com

SCALE:- 1:100	DATE :24 Oct 2025	North	TITLE :
DRAWN BY: Vishal	CKD. BY: Ashwin P.		PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING ON PLOT BEARING SURVEY NO. 244.SUB DIV NO-111,112,113. FOR MR.PRADUTT LAVANDE
			FLOOR PLAN

FIFTH FLOOR PLAN				
No.	Type	BUA	SBUA	Open terrace
401	2 bhk	82.25	109.392500	68.32
402	2 bhk	83.81	111.467300	64.85
Total				



FIFTH FLOOR PLAN

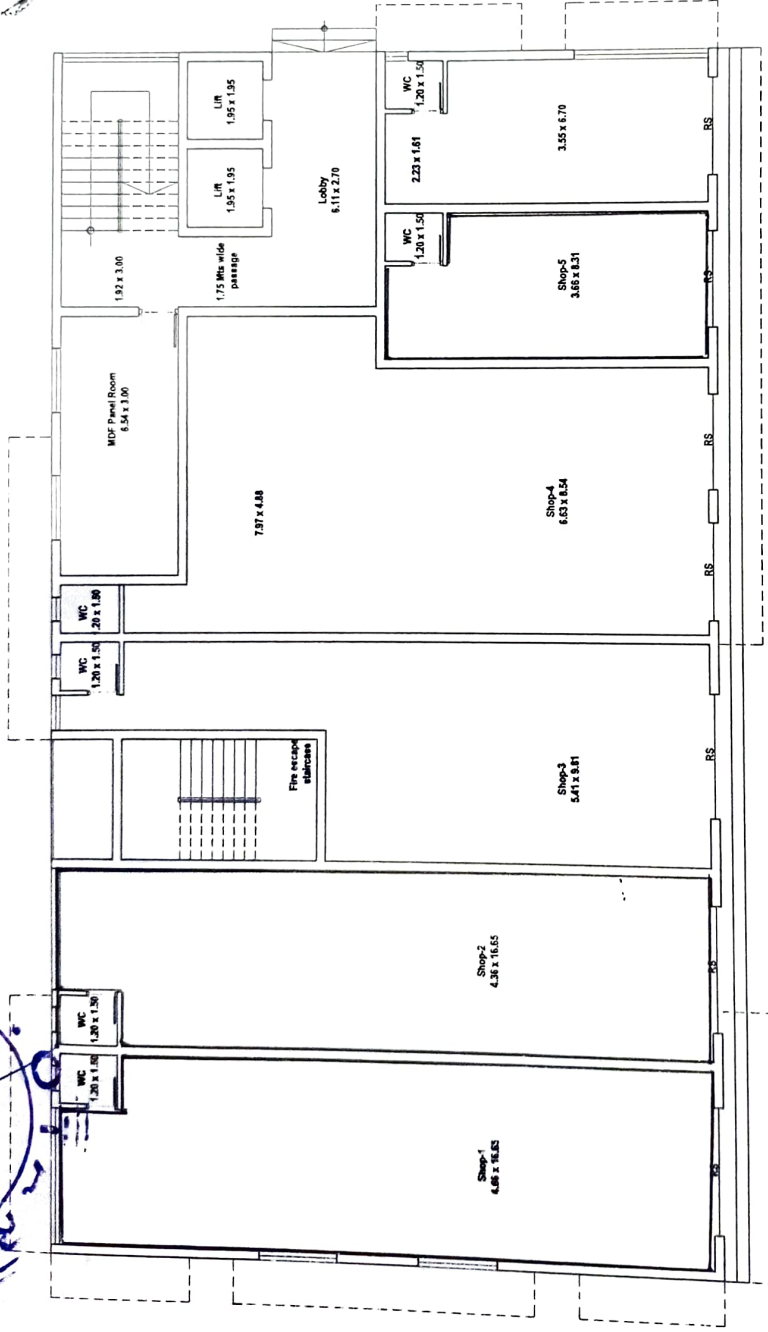
SCALE:- 1:100	DATE :24 Oct 2025	North	TITLE :	
			PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING ON PLOT BEARING SURVEY NO. 244.SUB DIV NO-111,112,113. FOR MR.PRADUTT LAVANDE	
			PROJECT ARCHITECT	
DRAWN BY: Vishal	CKD. BY: Ashwin P.	FLOOR PLAN	ASHWINIKUMAR PRABHU	
			studio Arche'type architecture + interiors	
			Office no.2, First floor, Alcon chambers, D.B road, Panaji-Goa Pin 403001 Tel 0091 832 2421800 e-mail: www.studioarchetype@gmail.com	

ARUN WADKAR
PANAJI - GOA
Reg. No. 382

[Handwritten signatures and notes]

ARUN WIADKAR
PANAJI - GOA
382

GOA
382



GROUND FLOOR PLAN

GROUND FLOOR PLAN			
30% of Carpet area has been added.			
Type	Carpet area	BUA in sqmt	BUA
Shop-1	77.68	85.73	109.03
Shop-2	72.68	79.42	101.22
Shop-3	68.07	75.28	95.70
Shop-4	99.38	107.79	137.60
Shop-5	30.49	34.03	43.26
Shop-6	29.53	34.19	43.05
			529.860000

ASHWINIKUMAR PRABHU

PROJECT ARCHITECT

ASHWINIKUMAR PRABHU



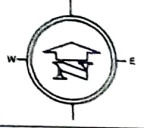
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Panaji-Goa Pin 403001
Tel. 0091 832 2421800 e-mail: www.studioarchetype@gmail.com

TITLE :

PROPOSED CONSTRUCTION OF RESIDENTIAL
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244.SUB DIV NO-111,112,113.
FOR MR.PRADUTT LAVANDE

North



DATE :17 Nov 2025

CKD. BY: Ashwin P.

SCALE:- 1:125

DRAWN BY: Vishal

FLOOR PLAN

~~11/12/5~~ ~~7/11~~ ~~11/12/5~~ ~~11/12/5~~ ~~11/12/5~~



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Reg. No. 382
Frm No.



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 19-Aug-2026 11:59:58 am

Document Serial Number :- 2026-MGO-4285(MGO)

Presented at 11:55:48 am on 19-Aug-2026 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows



3

Description	Rs.Ps
Stamp Duty	741900
Registration Fee	767470
Processing Fee	2100
Total	1511470

Stamp Duty Required :741900/-

Stamp Duty Paid : 741900/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Pradutt Narayan Prabhu Lawande ,Father Name:Narayan Anant Prabhu Lawande, Age: 32, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - 838, Yeshoda, Malwara, St. Lawrence church, Agacaim, St. Lourence, North Goa, Goa, Address2 - , PAN No.: [REDACTED]			

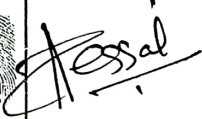
Executer

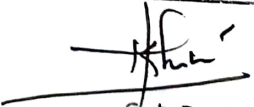
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Khimraj Tulsharam Choudhary Alias Khimraj Tulsaram Choudhary, Father Name:Tulsharam Choudhary, Age: 57, Marital Status: Married ,Gender:Male,Occupation: Business, F-26, St. Sebastian D Cunha road, Aquem, Margao, Goa, PAN No.: [REDACTED]			
2	Premidevi K Choudhary Alias Premidevi Khimraj Choudhry , Father Name:Kumaramji N Choudhary, Age: 51, Marital Status: Married ,Gender:Female,Occupation: Housewife, F-26, St. Sebastian D Cunha road, Aquem, Margao, PAN No.: [REDACTED]			

NO	Party Name and Address	Photo	Thumb	Signature
3	Narayanlal Choudhary Alias Narayanlal Choudary , Father Name:Thanaram Chowdhary, Age: 48, Marital Status: Married ,Gender:Male,Occupation: Business, H. No. 1, Aquem, Margao, Salcete, South Goa, PAN No.: [REDACTED]			
4	Jyoti Devi Choudary Alias Jyotidevi N Choudhary Alias Jyoti Devi Choudary , Father Name:R J Choudhary, Age: 51, Marital Status: Married ,Gender:Female,Occupation: Housewife, H. No. 1, Aquem, Margao, Salcete, South Goa, 403601, PAN No.: [REDACTED]			
5	Pradutt Narayan Prabhu Lawande , Father Name:Narayan Anant Prabhu Lawande, Age: 32, Marital Status: Married ,Gender:Male,Occupation: Business, 838, Yeshoda, Malwara, St. Lawrence church, Agacaim, St. Lourence, North Goa, Goa, PAN No.: [REDACTED]			

Witness:

I/We individually/Collectively recognize the Developer, Owner,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Ameya Dessai, Age: 39, DOB: , Mobile: [REDACTED], Email: , Occupation: Business , Marital status : Married , Address: 403601, F-a-i-3, F-a-i-3, Power House Margao, Margao, Salcete, South Goa, Goa			
2	Name: Vaishnavi Bhosle, Age: 22, DOB: , Mobile: [REDACTED], Email: , Occupation: Service , Marital status : Unmarried , Address: 403107, H. No. 686 Tari wada Orgao Marcela Goa, H. No. 686 Tari wada Orgao Marcela Goa, Orgao, Ponda, South Goa, Goa			


Sub Registrar
Civil Registry
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403601 (MGO)

Document Serial Number :- 2026-MGO-4285 (MGO)

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Book :- 1 Document

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Date : 20-Aug-2026

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

Civil Registrar-cum-Sub Registrar
Salcete



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ARUN WADKAR
NOTARY AT TISWADI, GOA
STATE OF GOA
REG. No. 382/14
DATED 19/9/2014

445
REG. No.
DATED 21/08/2026

