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(Rupees One Thousand only)
CITIZEN CREDIT CO-OP BANK LTD
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PANAJI, GOA 403 001

D-5/STP(V)/C.A./35/8/2006-RD(PART-III)

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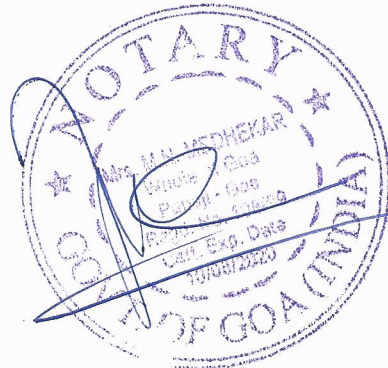
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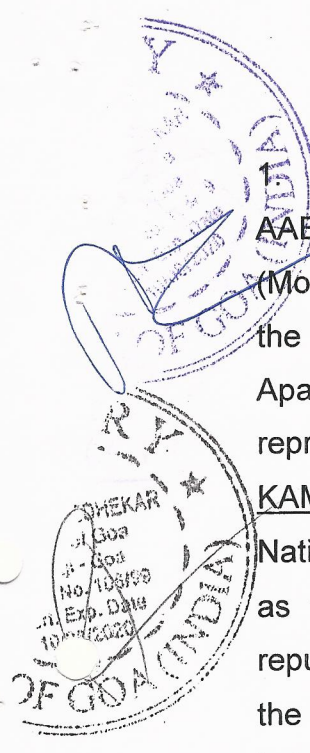
Name of Purchaser

KAMAT REAL ESTATE DEVELOPERS



AGREEMENT

THIS AGREEMENT is made at Panjim, on this 15th day of
September, 2016 BETWEEN:



1. KAMAT REAL ESTATE DEVELOPERS, (PAN NO. AABFK8817C), (Email ID - admin@kamatconstruction.com), (Mobile No. 9822125009), a Partnership Firm, registered under the Indian Partnership Act 1932, having its Office at F/2, Indira Apartments, Caetano Albuquerque Road, Panaji, Goa, represented herein by its Partner MR. DATTAPRASAD A. KAMAT, aged 65 years, son of late Mr. Anant V. Kamat, Indian National, residing at Miramar, Panaji, Goa, hereinafter referred to as the FIRST PARTY, (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include the partners of the said firm for the time being, their respective heirs, successors, legal representatives and assigns), of the FIRST PART; AND

2. RISARA PROPERTIES, (PAN NO. AAHFP2733Q), (Email ID – gaurang@risara.co.in), (Mobile No. 9850478001), a Partnership Firm, registered under the Indian Partnership Act 1932, having its Office at RISARA HOUSE, Vasudev Dempo Marg, Tonca, Caranzalem, Goa, represented herein by its Partner MR. GAURANG SINAI SUCTANCAR, aged 43 years, son of Mr. Manguesh Suctancar, Indian National, residing at Miramar, Panaji, Goa, hereinafter referred to as the SECOND PARTY, (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include the partners of the said firm for the time being, their respective heirs, successors, legal representatives and assigns), of the SECOND PART;

I. WHEREAS:

1. There exist two immovable properties, one situated at Caranzalem Ilhas Goa, within the limits of The Corporation of the City of Panaji, sub – district of Ilhas, district of North Goa, Tiswadi, Goa, bearing Chalta No. 7 of P.T. Sheet No. 144



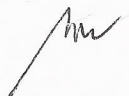
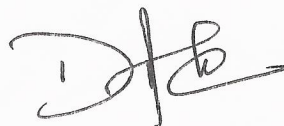
admeasuring about 5862 sq. meters hereinafter referred to as the SAID FIRST PROPERTY and another situated within the limits of Village Panchayat of Taleigao, bearing Survey no. 71, sub division no. 8 of Village Taleigao and admeasuring about 1938 sq. meters hereinafter referred to as the SAID SECOND PROPERTY both these properties adjoining each other, which properties are described in detail in SCHEDULE No. I (a) and I (b) hereafter written and shall hereinafter be together referred to as the "SAID PROPERTIES".

II AND WHEREAS :

2. (a) The SAID PROPERTIES originally belonged to Krishna Kenny and his wife Radhabai Kenny.

(b) Consequent upon the death of the said Krishna Kenny and Radhabai Kenny, the ownership of the SAID PROPERTIES devolved unto their legal/testamentary heirs.

(c) In pursuance of the agreements/deeds/transactions with these legal/testamentary heirs of the said Krishna Kenny and Radhabai Kenny, the FIRST PARTY has acquired good title to the SAID PROPERTIES comprising of ownership of 1/6th share and a right to obtain conveyance in respect of the balance 5/6th share of the SAID PROPERTIES in the name of the FIRST PARTY or its nominee(s)/assignee(s) such title/rights having been duly verified/traced by the SECOND PARTY from the documents/deeds presented to them and separately recorded in a memorandum signed between the Parties hereto.



3. In pursuance to the aforesaid agreements/deed/transactions, the consideration payable by the PURCHASERS, is payable/paid partly by way of monetary consideration and partly by way of certain premises in the building project named as Kamat's Marao Kenny Complex which the FIRST PARTY is constructing on the SAID FIRST PROPERTY.

III. AND WHEREAS :

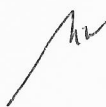
4. The SECOND PARTY has approached the FIRST PARTY with the following proposal concerning the SAID SECOND PROPERTY:

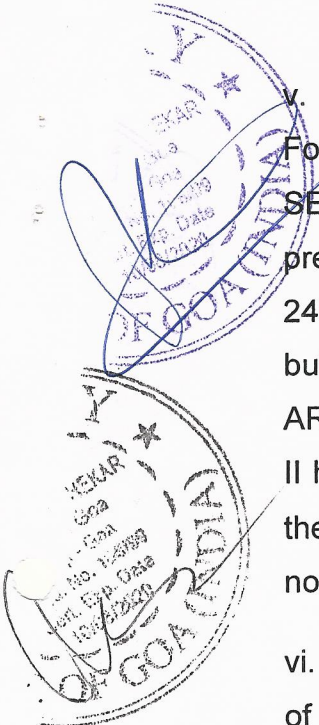
- i. The FIRST PARTY shall obtain the transfer of right, title and interest to undivided 3731 upon 6136th portion of the SAID SECOND PROPERTY in the name of the SECOND PARTY, which portion shall hereinafter be referred to as the SECOND PARTY'S UNDIVIDED PORTION OF THE SAID SECOND PROPERTY.
- ii. The FIRST PARTY shall obtain the transfer of right, title and interest to the remaining undivided 2405 upon 6136th portion of the SAID SECOND PROPERTY in the FIRST PARTY's name, which portion shall hereinafter be referred to as the FIRST PARTY'S UNDIVIDED PORTION OF THE SAID SECOND PROPERTY.
- iii. The consideration for obtaining the transfer of the SECOND PARTY'S UNDIVIDED PORTION OF THE SAID SECOND PROPERTY payable by the SECOND PARTY to the FIRST PARTY shall be a sum of Rs. 4,81,00,000/- (Rupees Four Crores Eighty One Lakhs Only).

- iv. The SECOND PARTY shall put up a composite building project in the SAID SECOND PROPERTY comprising of the following premises:

SR. NO.	TYPE OF PREMISES	SUPER BUILT UP AREA OF EACH PREMISES INCL. FULL TERRACE	TERRACE AREA	NUMBER OF PREMISES	TOTAL SUPER BUILT UP AREA
1	SHOPS	264.00	NA	2	528.00
2.	FLATS	114.00	NA	4	456.00
3	FLATS	122.00	NA	4	488.00
	FLATS	124.00	9.00	1	124.00
	FLATS	130.00	10.00	1	130.00
	FLATS	135.00	10.00	1	135.00
		136.00	13.00	1	136.00
4.	FLATS	160.00	NA	4	640.00
5.	FLATS	161.00	NA	12	1932.00
6.	FLATS	343.00	22.00	1	343.00
7.	FLATS	354.00	109.00	1	354.00
		368.00	109.00	1	368.00
8.	FLATS	502.00	145.00	1	502.00
				TOTAL	6136.00

The number of premises contained in the above table and their respective areas shall be subject to change as may be required.



v. The above consideration of Rs 4,81,00,000/- (Rupees Four Crores Eighty One Lakhs Only). shall be met by the SECOND PARTY by constructing for the FIRST PARTY the premises having an approximate super built up area of 2405.00 sq. mts., from and out of the aforesaid proposed building project, hereinafter referred to as the FIRST PARTY'S AREA and these premises are described in detail in Schedule II hereafter written and the same shall be in the ownership of the FIRST PARTY or in the ownership of its assignee/s or nominee/s or transferees or their successor/s-in-title).

vi. The SECOND PARTY shall be entitled to the ownership of the balance super built up area of 3731 sq. mts., from and out of the aforesaid proposed building project, hereinafter referred to as the SECOND PARTY'S AREA and is described in detail in Schedule III hereafter written and the SECOND PARTY shall be free to sell or allot the SECOND PARTY'S AREA to such third parties and for such consideration as the SECOND PARTY may deem fit.

vii. The SECOND PARTY'S UNDIVIDED PORTION OF THE SAID SECOND PROPERTY shall constitute the land incidence proportionate to the built up area of the SECOND PARTY'S AREA.

viii. The FIRST PARTY'S UNDIVIDED PORTION OF THE SAID SECOND PROPERTY shall constitute the land incidence proportionate to the built up area of the FIRST PARTY'S AREA.

ix. The right of development of the SAID SECOND PROPERTY by way of constructing the proposed building project thereon as stated above, shall vest exclusively unto the SECOND PARTY.



5. The FIRST PARTY has accepted the proposal of the SECOND PARTY and the parties hereto have decided to reduce the terms of their agreement in writing.

NOW THIS AGREEMENT WITNESSETH AS UNDER:

CONSIDERATION

In consideration of a sum of Rs. 4,81,00,000/- (Rupees Four Crores Eighty One Lakhs Only). to be met by the SECOND PARTY in the manner stated hereinafter, the FIRST PARTY agrees to nominate the SECOND PARTY as FIRST PARTY's Nominee and obtain transfer/conveyance of the SECOND PARTY'S UNDIVIDED PORTION OF THE SAID SECOND PROPERTY i.e. the right, title and interest to undivided 3731 upon 6136th portion of the SAID SECOND PROPERTY in the name of the SECOND PARTY.

2. The above consideration of a sum of Rs. 4,81,00,000/- (Rupees Four Crores Eighty One Lakhs Only). shall be met by the SECOND PARTY by way of constructing for the FIRST PARTY, the FIRST PARTY'S AREA i.e. a super built up area of approximately 2405.00 sq. mts., from and out of the building project which the SECOND PARTY shall construct in the SAID SECOND PROPERTY, which area is described in detail in Schedule II hereafter written.



3. The right of development of the SAID SECOND PROPERTY by way of constructing the proposed building project thereon shall vest exclusively unto the SECOND PARTY.

POSSESSION

4. It is clearly agreed by and between the parties hereto that the possession of the SAID SECOND PROPERTY will be given by the FIRST PARTY to the SECOND PARTY on the date the SECOND PARTY obtains the requisite Construction Licence for the proposed building project of the SECOND PARTY. In the meantime, the FIRST PARTY hereby allows the SECOND PARTY, by way of licence only, to enter into the SAID SECOND PROPERTY and to take measurements, make survey and take all steps as may be required to enable the SECOND PARTY to design and plan a building project thereon.
5. The proposed building project to be constructed on the SAID SECOND PROPERTY shall be named as "RISARA ELEGANTE".

APPROVALS AND LICENCES

6. The SECOND PARTY shall be responsible for planning and designing of the proposed building project exclusively without any reference to the FIRST PARTY and shall prepare the necessary plans/drawing/design for the construction of said project for submission to the concerned statutory authorities in the manner the SECOND PARTY deems fit and proper.



7. The SECOND PARTY shall be entitled to modify the plan already submitted to/approved by the concerned authorities, or submit fresh plans from time to time as may be decided by the SECOND PARTY without materially affecting the benefits accruing to the Project and the Parties herein.

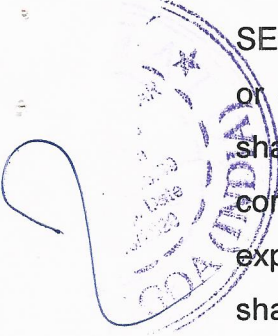
8. The FIRST PARTY hereby permits the SECOND PARTY to apply for all licences and approvals for the proposed building project or for renewals of such licences and approvalson the SAID SECOND PROPERTY, including North Goa Planning and Development Authority, Village Panchayat of Taleigao and such other prescribed authorities.

9. The FIRST PARTY shall give suitable Power of Attorney to the representative of the SECOND PARTY for the purposes of applying and obtaining the requisite approvals.

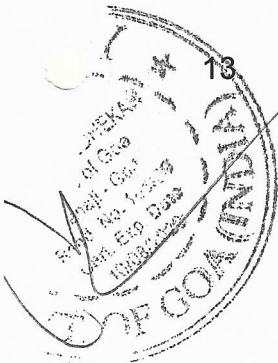
10. Notwithstanding a power of attorney which may be executed by the FIRST PARTY in favour of the SECOND PARTY as is set out hereinabove, the FIRST PARTY shall, whenever called upon by the SECOND PARTY, duly sign all applications, declarations, affidavits and any other writing by whatever name called, which may be necessary for the purpose of obtaining all approvals, etc.

11. The SECOND PARTY shall apply for the requisite permissions for the building project in the SAID SECOND PROPERTY within a period of 3 months from the date of this agreement.



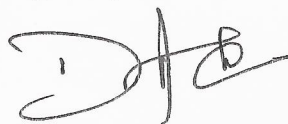
12. The SECOND PARTY shall be at liberty to develop the SAID SECOND PROPERTY either by self or by entrusting the work or any part thereof to any contractor. The SECOND PARTY shall appoint architects, RCC consultant, landscaping consultants and all other professionals of necessary experience and expertise. However, the SECOND PARTY shall be solely responsible for due performance of its contractors, consultants and such other appointees



13. In the event the FAR presently allowed to the SAID SECOND PROPERTY is increased or decreased or any other or further benefits /restrictions are granted/imposed by law or any authority in respect of the SAID SECOND PROPERTY, all such benefits/restrictions shall accrue to or shared by, the FIRST PARTY and the SECOND PARTY in the ratio of the respective areas viz. the FIRST PARTY'S AREA and the SECOND PARTY'S AREA.

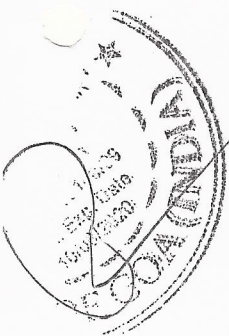
FIRST PARTY'S AREA

14. The FIRST PARTYS AREA shall be constructed in accordance with the specifications contained in Schedule No. IV hereafter written.
15. For the flats comprised in the FIRST PARTY'S AREA, one parking lot per flat in the stilt portion or the basement shall be provided.
16. The SECOND PARTY shall complete the construction of the FIRST PARTY'S AREA within a period of 3 years from the date the SECOND PARTY obtains the requisite construction licence for the construction of the building project on the SAID



SECOND PROPERTY, subject to an extension of further 6 months.

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17. The SECOND PARTY shall intimate in writing, of the completion of the FIRST PARTY'S AREA whereupon the FIRST PARTY shall take the possession of the FIRST PARTY'S AREA.

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18. It is agreed by and between the parties hereto that the SECOND PARTY shall construct the building on the SAID SECOND PROPERTY, as per the plans which the SECOND PARTY shall prepare and get it approved by the concerned authorities. The FIRSTY PARTY'S AREA shall be as per the plans annexed which shall be subject to minor revisions.

19. The SECOND PARTY shall not incur any liability if the SECOND PARTY is unable to deliver possession of the SAID FIRST PARTY'S premises within the time stipulated above if the construction or completion thereof or the payment is delayed by reasons of non availability of material or by reason of war, civil commotion or any act of God or if the non delivery of possession is due to or is a result of any Act, Rule, Regulation, Notice, Order, Notification or Circular of the Government of Goa or the Central Government or due to any legal proceedings in any court/tribunal, and/or any competent authority or other reasons beyond the control of the SECOND PARTY and in any of the aforesaid events, the SECOND PART shall be entitled to a reasonable extension of time for handing over/delivery of the possession of the SAID FIRST PARTY'S premises.

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[Signature]

20. The FIRST PARTY is entitled to sell or transfer in any manner as the FIRST PARTY may deem fit, any of the FIRST PARTY'S AREA to the any third party/ies for such consideration and on such terms and conditions as the FIRST PARTY may solely decide and the cost of stamp duty, registration fees and other incidental charges of such sale shall be borne by the FIRST PARTY.

21. In the event it may be so required, the SECOND PARTY hereby agrees to join the agreement/s which the FIRST PARTY may enter into with such person/s with respect to any or all of the FIRST PARTY'S AREA. For this purpose the SECOND PARTY shall give a specific power of attorney to the representative of the FIRST PARTY.

22. It is further agreed that such intending purchasers of the FIRST PARTY'S AREA shall be entitled to raise loans from any Bank or Financial Institution against mortgage of their respective premises. It is specifically agreed by and between the parties hereto that the SECOND PARTY shall be deemed to have given consent for such loan/mortgage and that no separate consent shall be required from the SECOND PARTY.

SECOND PARTY'S AREA

23. The SECOND PARTY is entitled to sell or transfer in any manner as the SECOND PARTY may deem fit, any of the SECOND PARTY'S AREA which is described in detail in Schedule III hereafter written to the any third party/ies for such consideration and on such terms and conditions as the SECOND PARTY may solely decide and the cost of stamp duty, registration fees and other incidental charges of sale shall be borne by the SECOND PARTY.

24. In the event it may be so required, the SECOND PARTY hereby agrees to join the agreement/s which the FIRST PARTY may enter into with such person/s with respect to any or all of the FIRST PARTY'S AREA. For this purpose the FIRST PARTY shall give a specific power of attorney to the representative of the SECOND PARTY to sign such agreements.

25. It is further agreed that such intending purchasers of the SECOND PARTY'S AREA shall be entitled to raise loans from any Bank or Financial Institution against mortgage of their respective premises. It is specifically agreed by and between the parties hereto that the FIRST PARTY shall be deemed to have given consent for such loan/mortgage and that no separate consent shall be required from the FIRST PARTY.

26. The FIRST PARTY hereby specifically entrusts unto the SECOND PARTY all rights for marketing of the building project proposed to be constructed on the SAID SECOND PROPERTY.

TITLE

27. The FIRST PARTY does hereby agree to submit to the SECOND PARTY all the requisite documents relating to the SAID SECOND PROPERTY as also all the documents establishing their right/title to the SAID SECOND PROPERTY and undertake to do all such acts, deeds and things as the SECOND PARTY may require for more perfectly confirming such right/title.



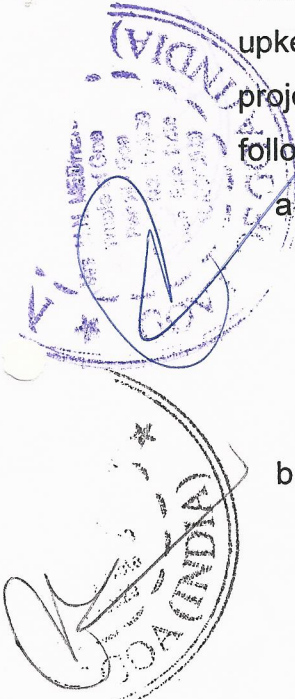
28. The FIRST PARTY hereby agrees to do all that is necessary to ensure that the title to the SAID SECOND PROPERTY is unimpeachable, good, marketable and subsisting, free from any encumbrance, charge, lien, or claims whatsoever and that the rights of the said FIRST PARTY under their agreements with the original owners are valid and subsisting and shall be responsible and liable to do all that is necessary to clear the objections, if any, raised in respect of the title of the land or development of the same by the FIRST PARTY or SECOND PARTY and the FIRST PARTY indemnifies the SECOND PARTY in case of any losses, damage, borne by the SECOND PARTY arising out of any claims or objections or proceedings that may arise out of defect or want of title to the land or right of the FIRST and SECOND PARTY for development which has the effect of affecting the development rights of the SECOND PARTY and/or development of the SAID SECOND PROPERTY by the SECOND PARTY.

COMMON AMENITIES AND FACILITIES

29. The common amenities and facilities which the SECOND PARTY shall provide for the building project in the SAID SECOND PROPERTY shall be available to the FIRST PARTY and the SECOND PARTY vis-à-vis their respective premises as also to their respective assignee/s, nominee/s or successor/s-in-title.
30. It shall be the responsibility of the SECOND PARTY to apply for and help obtain the requisite service connections including but not restricted to water connection/s, electricity connection/s, etc. and such other infrastructural facilities for the building project as also the ones required for the FIRST PARTY'S AREA.



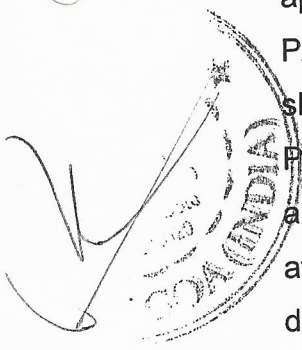
31. The FIRST PARTY and the SECOND PARTY and their respective assignee/s, nominee/s or successor/s-in-title shall contribute for the expenses incurred for the maintenance and upkeep of common facilities and amenities for the building project in the SAID SECOND PROPERTY which shall be as follows:

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- a. Rs. 2000/- (Rupees Two Thousand Only) per sq.m. as deposit to be passed on to the ENTITY to enable the ENTITY to meet the expenditure towards the upkeep of common amenities.
- b. Rs. 500/- (Rupees Five Hundred Only) per sq mt. per annum shall be taken by the SECOND PARTY from the FIRST PARTY to meet the expenditure towards the upkeep of common amenities of the SAID PREMISES for a period of 12 months from the date of completion of the project or formation of the ENTITY, whichever is earlier.
- c. Rs. 510/- (Rupees Five Hundred and Ten Only) PER FLAT or such other sum prescribed by the registering authority, to be passed on to the ENTITY towards shares/membership of the ENTITY.
- d. Rs. 2,500/- (Rupees Two Thousand Five Hundred Only) PER FLAT towards the formation of the ENTITY and other incidental charges.
- e. The cost of the Electricity Meter /Security Deposit / Supervision charges/ Service Connection charges and other charges corresponding to the flat comprised in the FIRST PARTY'S AREA shall be borne by the FIRST PARTY as per actuals. Cost of Transformer, if required to be installed by the



SECOND PARTY, shall be shared between the FIRST PARTY and the SECOND PARTY in proportion of the number of flats comprised in their respective areas.

TAXES/FEES:

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32. Service Tax, VAT or any other taxes or fees which are applicable or which may come into existence or become applicable on the construction of the area given to the FIRST PARTY, including all the amounts mentioned hereinabove, shall be charged extra by the SECOND PARTY to the FIRST PARTY and collected from the FIRST PARTY. In the event of any additional amount becoming payable in respect of the aforesaid items, the FIRST PARTY shall forthwith on demand deposit the difference with the SECOND PARTY within a period of 7 days from the date of such demand. If such payment is not made, the SECOND PARTY shall have the right to reduce the area to be given to the FIRST PARTY to recover such taxes, fees.

FORMATION OF ENTITY

33. Upon completion of the building project in the SAID SECOND PROPERTY, the SECOND PARTY shall facilitate the formation and registration of a co-operative housing society or such other legal entity of the premisesowners in the building project on the SAID SECOND PROPERTY, hereinafter referred to as the ENTITY.

CONVEYANCE OF THE SAID SECOND PROPERTY.

34. The FIRST PARTY shall obtain the conveyance of the SAID SECOND PROPERTY as under :



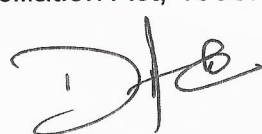
a. The conveyance of the FIRST PARTY'S UNDIVIDED PORTION of the SAID SECOND PROPERTY i.e. the undivided share in land proportionate to the built up area of the FIRST PARTY'S AREA shall be obtained in the name of the FIRST PARTY. The stamp duty and registration charges for the same shall be borne by the FIRST PARTY.

b. The conveyance of the SECOND PARTY'S UNDIVIDED PORTION of the SAID SECOND PROPERTY i.e. the undivided share in land proportionate to the built up area of the SECOND PARTY'S AREA shall be obtained in the name of the SECOND PARTY. The stamp duty and registration charges for the same shall be borne by the SECOND PARTY.

35. Upon formation of the ENTITY, the FIRST PARTY and the SECOND PARTY shall convey their respective right, title and interest in the SAID SECOND PROPERTY and in the building project to be constructed in SAID SECOND PROPERTY in the name of the ENTITY.

GENERAL

36. Nothing contained in this Agreement shall be construed to be a partnership between the parties except as provided in the clauses hereinabove nor shall anything contained in this Agreement be construed to create a relationship of a principal and agent between the parties.
37. Either party shall have the right to obtain specific performance of this agreement.
38. All disputes which may arise between the parties to this agreement, in relation to any matter whatsoever concerning this agreement shall be referred to arbitration in accordance with the provisions of Indian Arbitration and Conciliation Act, 1996.



SCHEDULE I (a)

(DESCRIPTION OF THE SAID FIRST PROPERTY)



All that property surveyed under Chalta No. 7 of P.T. Sheet No. 144 of City Survey Panaji admeasuring 5862 sq. mts. and comprised in the property known as TOLI BRAGANCACHI or PANDUDVA TOLOI COM SEUS ALTOS E MORODA situated at Caranzalem, sub district of Ilhas, Taluka Tiswadi, District of North Goa, State of Goa described in the Land Registration Office of Ilhas under no. 19881 at page 57 of Book B-53 new, and registered for Land Revenue under Matriz No. 879 in the Taluka Revenue office of Ilhas, Tiswadi, Goa and bounded as under:

On the East: By the property bearing Chalta no. 6 of P. T. Sheet no. 144 of Panaji and Survey no. 71/8 of the Village Taleigao;

On the West: By Panaji Dona Paula Road;

On the North: By property bearing Chalta no. 6 of P.T. Sheet no. 144 of Panaji City;

On the South: By property bearing Chalta no. 8 and 14 of P.T. Sheet no. 144 of the Panaji City.



SCHEDULE I (b)

(DESCRIPTION OF THE SAID SECOND PROPERTY)



All that property partly surveyed under Survey no. 71 sub Division no. 8 of Village Taleigao, Tiswadi, Goa admeasuring 1938 sq. mts. and comprised in the property known as TOLI BRAGANCACHI or PANDUDVA TOLOI COM SEUS ALTOS E MORODA situated at Caranzalem, sub district of Ilhas, Taluka Tiswadi, District of North Goa, State of Goa described in the Land Registration Office of Ilhas under no. 19881 at page 57 of Book B-53 new, and registered for Land Revenue under Matriz No. 879 in the Taluka Revenue office of Ilhas, Tiswadi, Goa. The SAID SECOND PROPERTY is shown delineated in red boundary line on the plan annexed and is bounded as under:

On the East: By the property bearing survey no. 71/3 and 71/3A of the Village Taleigao;

On the West: By the property bearing Chalta no. 6 of P.T.Sheet no. 144 of Panaji;

On the North: By property bearing survey no. 71/6 ad 71/2 of Village Taleigao;

On the South: Partly by property bearing survey no. 71/3A and partly By property bearing survey no. 71/11 of Village Taleigao.



SCHEDULE II

(DESCRIPTION OF THE FIRST PARTY'S AREA)

All that Super Built up area of 2405.00 sq. mts. which shall comprise of different residential flats which shall have different individual areas and shall be located on different floors of the building project proposed to be constructed on the SAID SECOND PROPERTY as detailed herebelow. The FIRST PARTY shall be entitled for one covered car park in the basement or in the stilt portion of the proposed building project for each flat comprised in the FIRST PARTY'S AREA.

DESCRIPTION	FLAT NOS.	TOTAL CARPET INCL TERRACE	TERRACE BUA	TOTAL BUA INCL TERRACE	TOTAL BUA INCL INCIDENCE OF COMMON AREA (SBUA)	TOTAL NO OF FLATS	TOTAL SBUA
2BHK	201, 301, 401	82.64	0.00	102.04	122.00	3	366.00
2BHK	302, 402	81.50	0.00	95.59	114.00	2	228.00
3BHK	103, 203	113.68	0.00	133.60	160.00	2	320.00
3BHK	204, 304, 404, 504, 604, 704	115.58	0.00	134.59	161.00	6	966.00
2BHK WITH TERRACE	501	95.46	13.00	113.66	136.00	1	136.00
2BHK WITH TERRACE	502	90.18	9.25	103.46	124.00	1	124.00
2BHK WITH TERRACE	601	94.14	10.29	113.20	135.00	1	135.00
2BHK WITH TERRACE	602	94.65	10.24	108.46	130.00	1	130.00
TOTAL AREA							2405.00

SCHEDULE III

(DESCRIPTION OF THE SECOND PARTY'S AREA)

All that Super Built up area of 3731.00 sq. mts. which shall comprise of (i) an area of 528.00 sq. mts. constituting shops and (ii) an area of 3203 sq. mts constituting different residential flats which shall have different individual areas and shall be located on different floors of the building project proposed to be constructed on the SAID SECOND PROPERTY as detailed below:

DESCRIPTION	FLAT NOS.	TOTAL CARPET INCL TERRACE	TERRACE BUA	TOTAL BUA INCL TERRACE	TOTAL BUA INCL INCIDENCE OF COMMON AREA (SBUA)	TOTAL NO OF FLATS	TOTAL SBUA
2BHK	101	82.64	0.00	102.04	122.00	1	122.00
2BHK	102, 202	81.50	0.00	95.59	114.00	2	228.00
3BHK	303, 403	113.68	0.00	133.60	160.00	2	320.00
3BHK	205, 305, 405, 505, 605, 705	115.58	0.00	134.59	161.00	6	966.00
5BHK WITH TERRACE AND SERVANTS QUARTERS	503-603	247.46	22.46	286.71	343.00	1	343.00
4BHK WITH TERRACE	701-801	259.33	109.31	307.51	368.00	1	368.00
4BHK WITH TERRACE	702-802	258.39	109.35	295.55	354.00	1	354.00
5BHK WITH TERRACE AND SERVANTS QUARTERS	703-803	362.21	145.36	419.61	502.00	1	502.00
SHOP 1	SH-01	202.10	0.00	220.80	264.00	1	264.00
SHOP 2	SH-02	202.10	0.00	220.80	264.00	1	264.00
TOTAL AREA							3731.00

Note: "Carpet area" means the net usable floor area of an apartment, excluding the area covered by the internal and external walls, areas under services shafts, but inclusive of balcony or verandah area or private open terrace area.

SCHEDULE IV

(SPECIFICATIONS IN ACCORDANCE WITH WHICH THE FIRST PARTY'S AREA SHALL BE CONSTRUCTED)

The Structure:

It is a R.C.C. framed structure of columns, beams and slabs. The internal partition walls will be brick masonry and the external walls will be brick/laterite masonry.

Plaster:

External plaster will be double coat sand faced cement plaster. Internal plaster will be single coat with second coat of plaster of paris/gypsum.

Flooring:

The flooring will be of vitrified tiles or equivalent. The average landing cost of the tiles at Rs.750/- per sq. mtr. Toilet dado and floor will have ceramic tiles or equivalent. The average landing cost of the tiles will be Rs.550/- per sq. mtr.

Doors & Windows:

All doors will have teakwood frames or equivalent and flush/teak shutters or equivalent. Window frames and shutters will be of teak wood or aluminum or equivalent. The doors and windows will have brass hinges and Aluminum fittings. The main door will have a night latch.



Kitchen:

The kitchen will have a cooking platform with black granite top. Stainless steel sink with single bowl with 45 cms. Ceramic tiles or equivalent lining above the platform will be provided.

Internal Decor:

The walls and the ceiling will be painted with acrylic bound distemper.

External Decor:

External walls will be painted with weather shield paint.

Water Tanks:

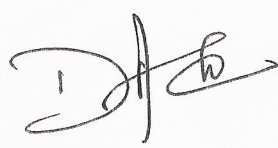
A common underground sump with a common electric pump and a common overhead tank will be provided.

Plumbing & Sanitary:

Soil, waste and water pipes will be partially concealed. White glazed European W.C. units will be provided with flushing system. The sanitary installations will be in accordance with Municipal specifications. One shower and one wash basin will be provided in each toilet.

Electrical Installations:

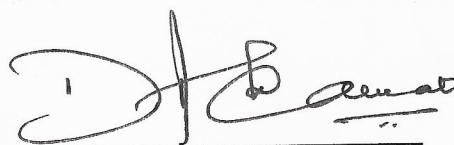
The electrical wiring will be concealed. In the living cum dining room, four light points, two fan points and three plug points will be provided. The bedroom will have two light points, one fan point, one TV point, one AC point and one plug point. Kitchen will have one light point, one 15 amps point and one 5 amps point. Toilets will have one light point each. Balconies and service verandah, if any, will have one light point. One bell point will be provided.



IN WITNESS WHEREOF this agreement is signed by the parties hereto on the day, the year and the place hereinabove mentioned.

SIGNED AND DELIVERED By)
the withinnamed FIRST PARTY)
at Panaji in the presence of)
witnesses)

For KAMAT REAL ESTATE
DEVELOPERS



MR. DATTAPRASAD A. KAMAT
(PARTNER)

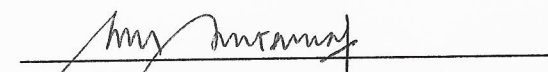
1. Mr. Udeskh Fataspelar uttapel.

2. Miss. Nisha Naik

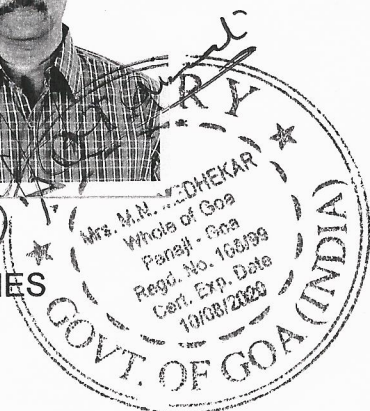
Nisha Naik

SIGNED AND DELIVERED By)
the withinnamed SECOND)
PARTY at Panaji in the)
presence of witnesses)

For RISARA PROPERTIES



MR. GAURANG SINAI SUCTANCAR
(PARTNER)



1. Mr. Udeskh Fataspelar uttapel.

2. Miss. Nisha Naik

Nisha Naik





GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI - GOA

Plan showing plot situated at

Taleigao Village

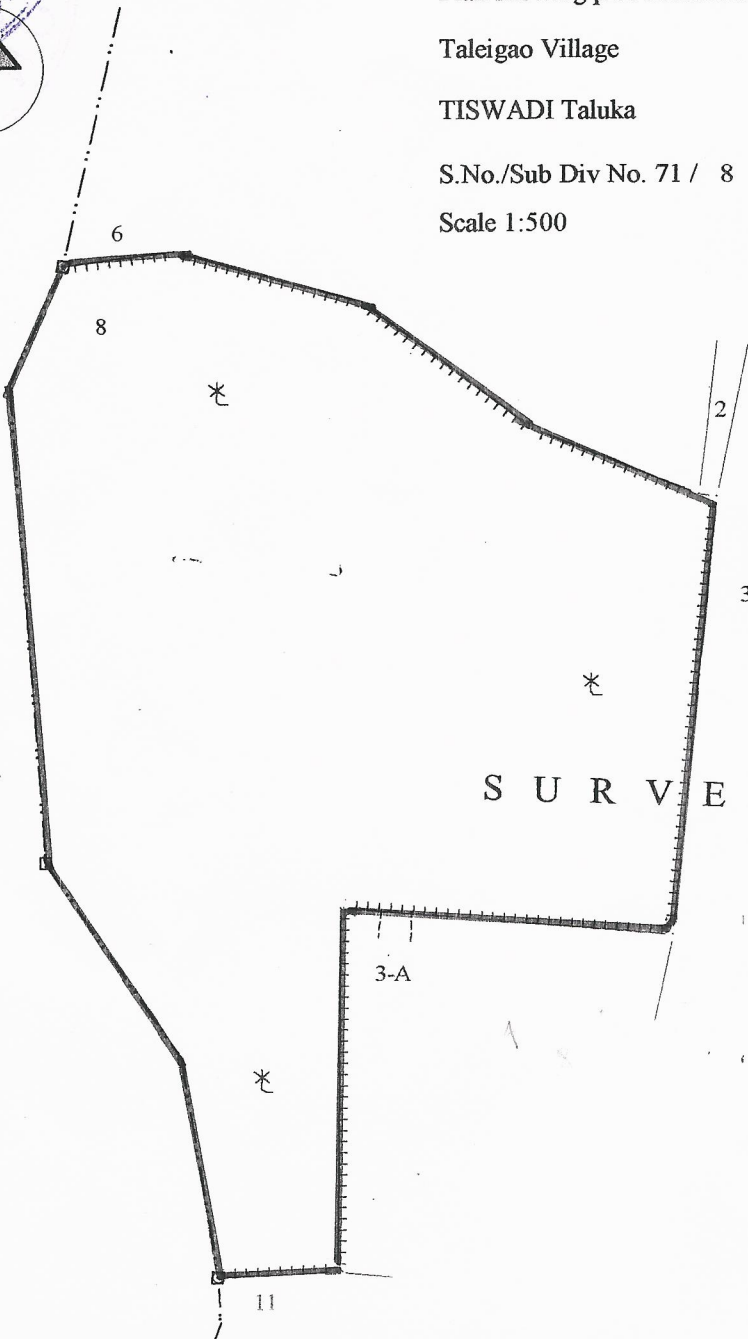
TISWADI Taluka

S.No./Sub Div No. 71 / 8

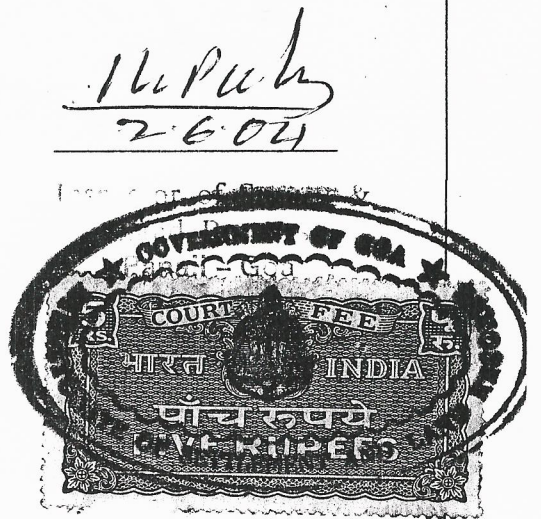
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PANAJI CITY



S U R V E Y No. 71



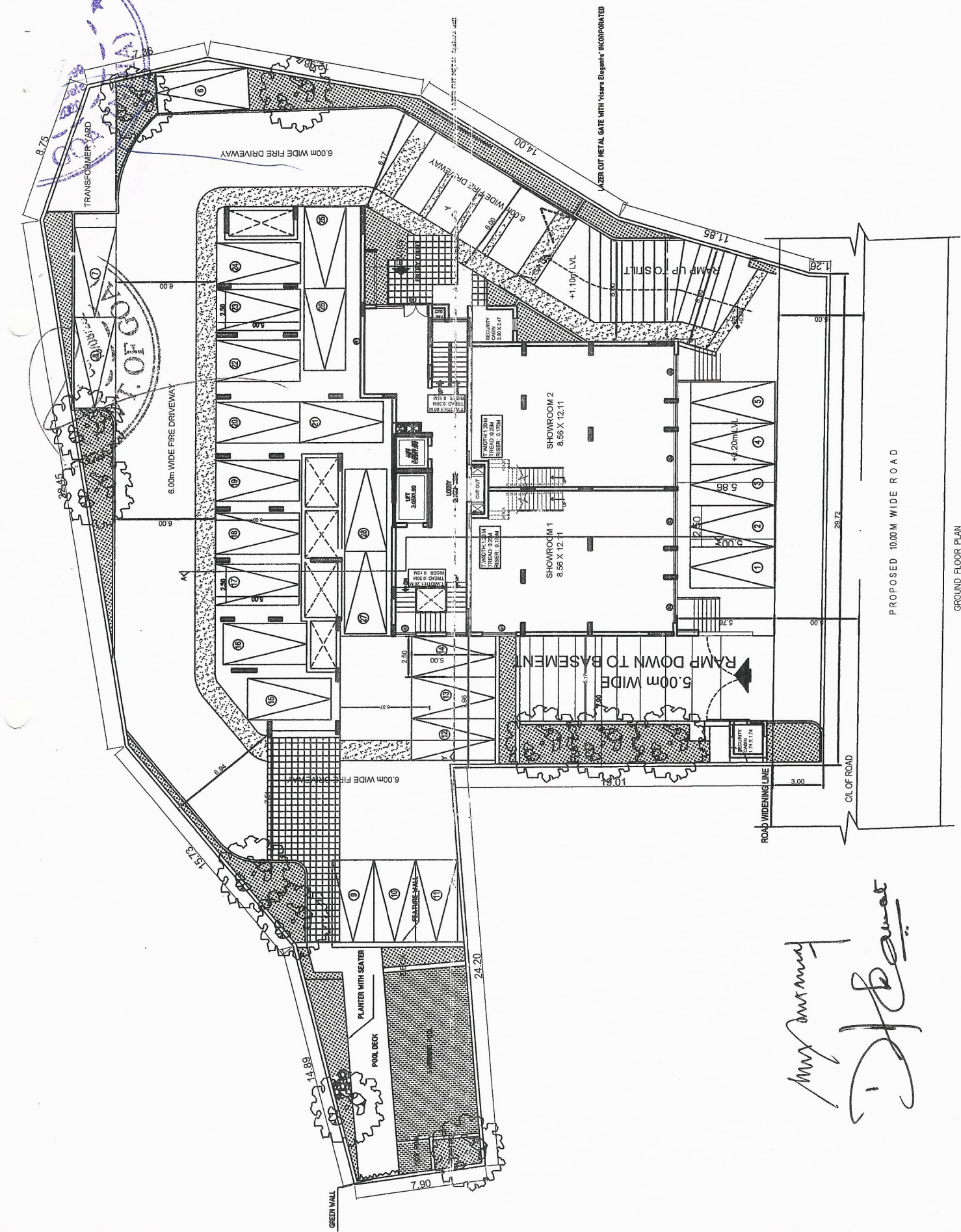
[Handwritten signature]
[Handwritten signature]

Computer Generated On 02-06-2004

Compared by : *[Signature]* 2/6/04
D. Manglik

SCHEDULE OF OPENING		
TYPE	DESCRIPTION	SIZE
SG	STRUCTURAL GLAZING	AS PER ELEVATION
GD	GLAZED DOOR WINDOW	1.50x2.15
TD	TYPED FRAME PANELED DOOR	1.50x2.15
TFD	TYPED FRAME FLUSH DOOR	0.90x2.15
TFD	TYPED FRAME FLUSH DOOR WITH PIVOT GLAZING	0.90x2.15
DO	AL. FRAME GLAZED DOOR OPENABLE	0.90 x 2.10
DO	AL. FRAME GLAZED SLIDING DOOR	2.00x2.15
DO	AL. FRAME GLAZED SLIDING DOOR	2.00x2.15
DO	AL. FRAME GLAZED SLIDING DOOR	2.00x2.15
DO	AL. FRAME GLAZED WINDOW	2.00 x 1.00
DO	AL. FRAME GLAZED WINDOW	2.0 x 1.00
DO	AL. FRAME GLAZED WINDOW	1.50x1.00
DO	AL. FRAME GLAZED WINDOW	1.00x1.00
DO	AL. FRAME GLAZED WINDOW	2.00x1.30
DO	AL. FRAME GLAZED WINDOW	1.20x1.30
DO	AL. FRAME GLAZED WINDOW	1.70x1.30
DO	AL. FRAME GLAZED WINDOW	1.00x1.30
DO	AL. FRAME GLAZED WINDOW	0.90x1.00
DO	AL. FRAME GLAZED WINDOW	0.60x1.00

Note: All Enclosed Balconies have Sliding Glass panel shutters above 0.6 mtrs parapet for bedrooms and 1.0 mtr parapet for kitchen



SHEET NO.
2

GROUND FLOOR PLAN

PROJECT
REVISED PLANS FOR BUILDING ON PLOT
BEARING SURVEY NO:7 SUBDIVISION NO:
7/1B, AT TALEIGAO

ARCHITECT'S/
ENGINEER'S
SIGNATURE:

OWNER'S SIGNATURE:

SCALE : 1:100, DATE : 28-03-2019
KAMAT REAL ESTATE DEVELOPERS
PLOT, INDRA APARTMENTS, CADETANO ALBUQUERQUE ROAD, PANAJI-GOIA.

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GROUND FLOOR PLAN

SCHEDULE OF OPENING		
TYPE	DESCRIPTION	SIZE
SG	STRUCTURAL GLAZING	AS PER ELEVATION
GD	GLAZED DOOR/WINDOW	1.50x2.15
ED	T.W FRAME PANNELED DOOR	1.05x2.15
DF	T.W FRAME FLUSH DOOR	0.90x2.15
DL	T.W FRAME FLUSH DOOR WITH P.V.A COATING	0.90x2.15
DV1	AL FRAME GLAZED DOOR OPENABLE	0.80 x 2.10
SD1	AL FRAME GLAZED SLIDING DOOR	2.80x2.15
SD2	AL FRAME GLAZED SLIDING DOOR	2.40x2.15
SD3	AL FRAME GLAZED SLIDING DOOR	2.00x2.15
W	AL FRAME GLAZED WINDOW	2.68 x 1.80
W1	AL FRAME GLAZED WINDOW	2.0 x 1.80
W2	AL FRAME GLAZED WINDOW	1.80x1.80
W3	AL FRAME GLAZED WINDOW	1.80x1.80
W4	AL FRAME GLAZED WINDOW	1.00x1.80
KW1	AL FRAME GLAZED WINDOW	2.00x1.30
KW2	AL FRAME GLAZED WINDOW	1.20x1.30
KW3	AL FRAME GLAZED WINDOW	1.70x1.30
KW4	AL FRAME GLAZED WINDOW	1.40x1.30
V1	AL FRAME GLAZED VENTILATOR	0.60x0.90
V2	AL FRAME GLAZED VENTILATOR	0.40x0.90

Note: All Enclosed Balconies have Sliding Glass panel shutters above 0.6 mts parapet for bedrooms and 1.0 mt parapet for kitchens

SHEET NO.

3

N

FIRST FLOOR PLAN

PROJECT

REVISED PLANS FOR BUILDING ON PLOT BEARING SURVEY NO: / SUBDIVISION NO: 71/8, AT TALEIGAO

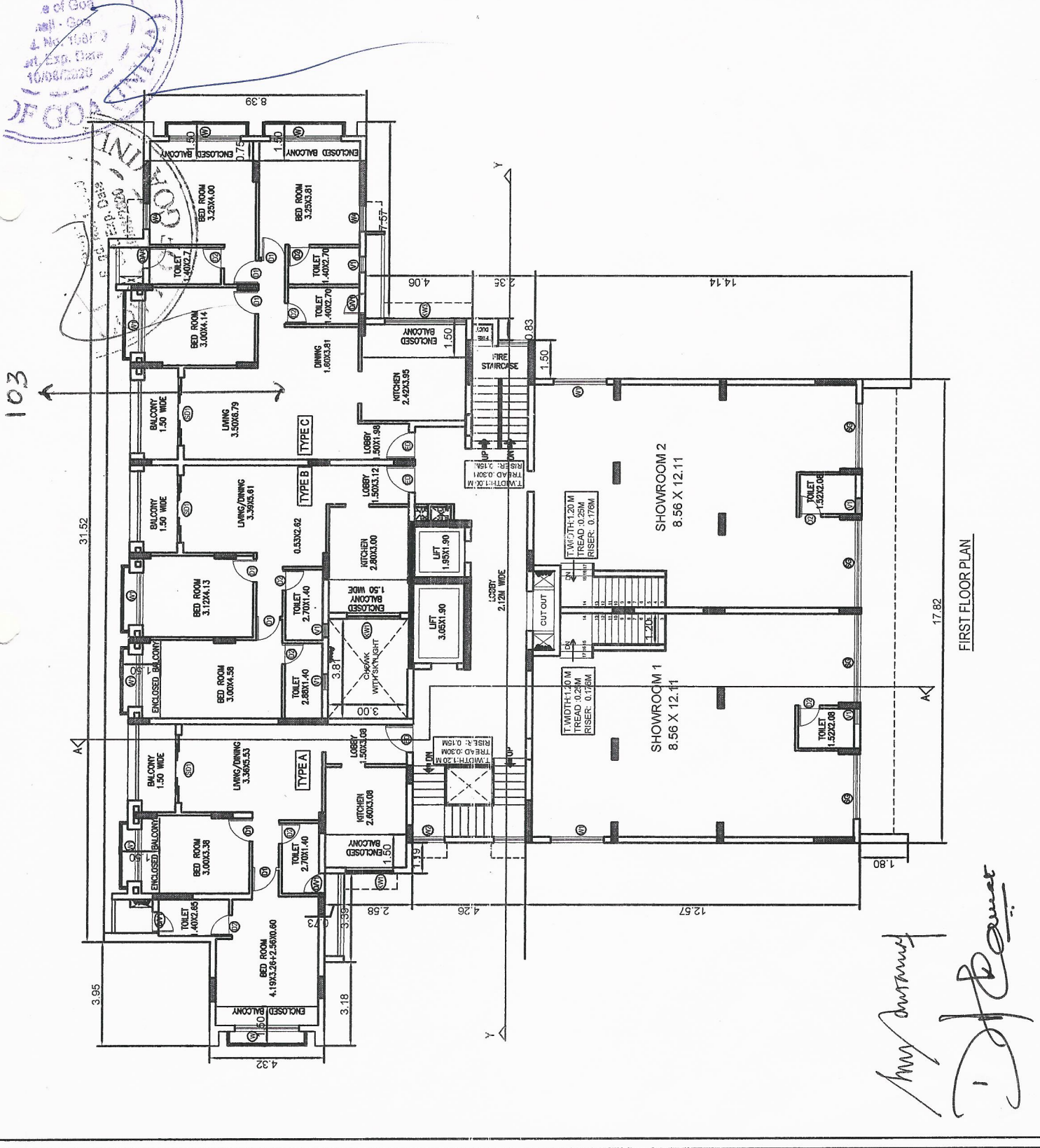
ARCHITECT'S/ENGINEER'S SIGNATURE:

OWNER'S SIGNATURE:

SCALE : 1:100, DATE : 28-03-2016

KAMAT REAL ESTATE DEVELOPERS

F/1, INDRA APARTMENTS, CAETANO ALBUQUERQUE ROAD, PANAJI-GOIA.



SCHEDULE OF OPENING		
TYPE	DESCRIPTION	SIZE
SG	STRUCTURAL GLAZING	AS PER ELEVATION
GD	GLAZED DOOR WINDOW	1.50x2.15
ED	T.W. FRAME PANNELED DOOR	1.05x2.15
DT	T.W. FRAME FLUSH DOOR	0.90x2.15
DZ	T.W. FRAME FLUSH DOOR WITH P.V.A COATING	0.80x2.15
DW1	AL. FRAME GLAZED DOOR OPENABLE	0.80 x 2.10
SD1	AL. FRAME GLAZED SLIDING DOOR	2.80x2.15
SD2	AL. FRAME GLAZED SLIDING DOOR	2.40x2.15
SD3	AL. FRAME GLAZED SLIDING DOOR	2.00x2.15
W	AL. FRAME GLAZED WINDOW	2.88 x 1.80
W1	AL. FRAME GLAZED WINDOW	2.0 x 1.80
W2	AL. FRAME GLAZED WINDOW	1.80x1.80
W3	AL. FRAME GLAZED WINDOW	1.80x1.80
W4	AL. FRAME GLAZED WINDOW	1.00x1.80
WV1	AL. FRAME GLAZED WINDOW	2.00x1.30
WV2	AL. FRAME GLAZED WINDOW	1.20x1.30
WV3	AL. FRAME GLAZED WINDOW	1.70x1.30
WV4	AL. FRAME GLAZED WINDOW	1.40x1.30
V1	AL. FRAME GLAZED VENTILATOR	0.80x0.50
V2	AL. FRAME GLAZED VENTILATOR	0.40x0.50

Note: All Enclosed Balconies have Sliding Glass panel shutters above 0.6 mts parapet for bedrooms and 1.0 mt parapet for kitchens

SHEET NO.

4

N

SECOND TO FOURTH FLOOR PLAN

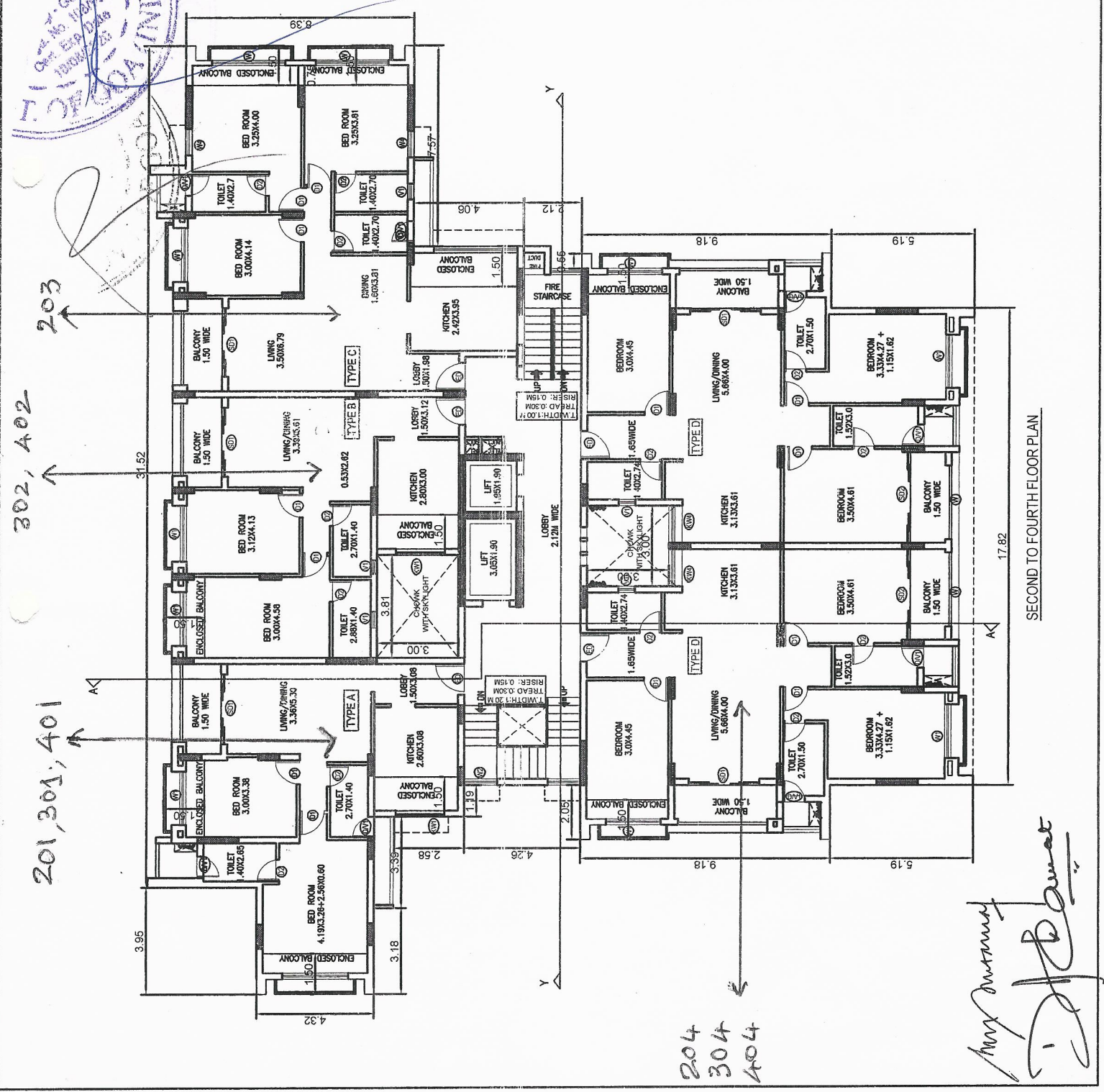
PROJECT
REVISED PLANS FOR BUILDING ON PLOT
BEARING SURVEY NO:7 SUBDIVISION NO:
71/8, AT TALEGAO

ARCHITECT'S/
ENGINEER'S
SIGNATURE:

OWNER'S SIGNATURE:

SCALE : 1:100, DATE : 28-03-2016

KAMAT REAL ESTATE DEVELOPERS
F11, INDIRA APARTMENTS, CAETANO ALBUQUERQUE ROAD, PANAJI-GOIA



SCHEDULE OF OPENING

TYPE	DESCRIPTION	SIZE
SG	STRUCTURAL GLAZING	AS PER ELEVATION
GD	GLAZED DOOR WINDOW	1.50x2.15
ED	T.W. FRAME PANNELED DOOR	1.05x2.15
DT	T.W. FRAME FLUSH DOOR	0.90x2.15
DV	T.W. FRAME FLUSH DOOR WITH P.V.A. COATING	0.80x2.15
DV1	AL. FRAME GLAZED DOOR OPENABLE	0.80 x 2.10
SD1	AL. FRAME GLAZED SLIDING DOOR	2.80x2.15
SD2	AL. FRAME GLAZED SLIDING DOOR	2.40x2.15
SD3	AL. FRAME GLAZED SLIDING DOOR	2.00x2.15
W	AL. FRAME GLAZED WINDOW	2.88 x 1.80
W1	AL. FRAME GLAZED WINDOW	2.0 x 1.80
W2	AL. FRAME GLAZED WINDOW	1.80x1.80
W3	AL. FRAME GLAZED WINDOW	1.80x1.80
W4	AL. FRAME GLAZED WINDOW	1.00x1.80
KW1	AL. FRAME GLAZED WINDOW	2.00x1.30
KW2	AL. FRAME GLAZED WINDOW	1.20x1.30
KW3	AL. FRAME GLAZED WINDOW	1.70x1.30
KW4	AL. FRAME GLAZED WINDOW	1.40x1.30
V1	AL. FRAME GLAZED VENTILATOR	0.60x0.30
V2	AL. FRAME GLAZED VENTILATOR	0.40x0.30

Note: All Enclosed Balconies have Sliding Glass panel shutters above 0.6 mtr parapet for bedrooms and 1.0 mtr parapet for kitchens

SHEET NO.

4



SECOND TO FOURTH FLOOR PLAN

PROJECT

REVISED PLANS FOR BUILDING ON PLOT BEARING SURVEY NO:7 SUBDIVISION NO: 71/8, AT TALEGAO

ARCHITECT'S/ENGINEER'S SIGNATURE:

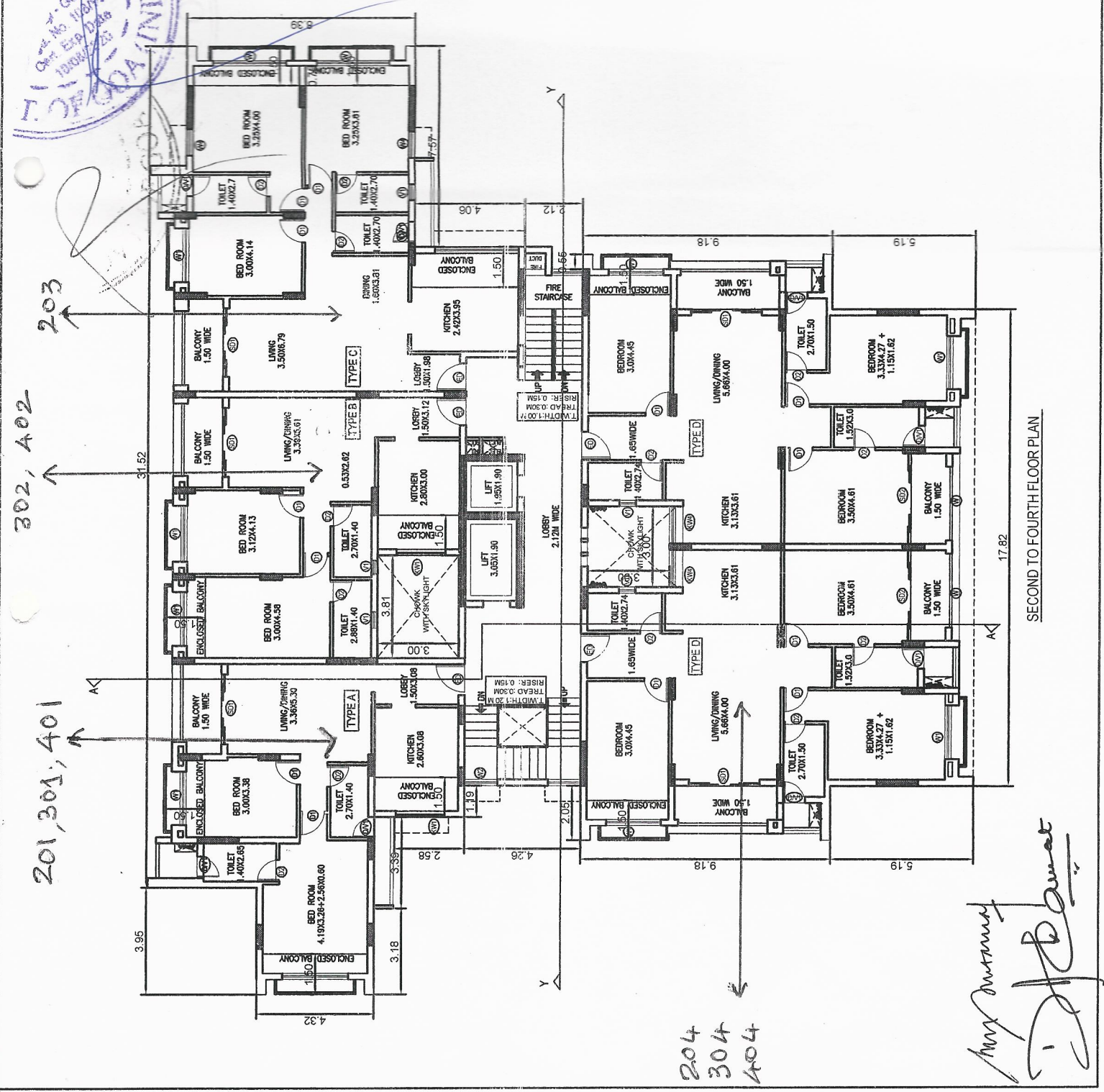
OWNER'S SIGNATURE:

SCALE : 1:100,

DATE : 28-03-2016

KAMAT REAL ESTATE DEVELOPERS

F/1, INDIRA APARTMENTS, CAETANO ALBUQUERQUE ROAD, PANAJI, GOA



SECOND TO FOURTH FLOOR PLAN

SCHEDULE OF OPENING		
TYPE	DESCRIPTION	SIZE
SG	STRUCTURAL GLAZING	AS PER ELEVATION
GD	GLAZED DOOR/WINDOW	1.50x2.15
	T.W FRAME PANNELED DOOR	1.05x2.15
	T.W FRAME FLUSH DOOR	0.90x2.15
	T.W FRAME FLUSH DOOR WITH P.V.A COATING	0.90x2.15
DV1	AL FRAME GLAZED DOOR OPENABLE	0.80 x 2.10
SD1	AL FRAME GLAZED SLIDING DOOR	2.60x2.15
SD2	AL FRAME GLAZED SLIDING DOOR	2.40x2.15
SD3	AL FRAME GLAZED SLIDING DOOR	2.00x2.15
	AL FRAME GLAZED WINDOW	2.88 x 1.80
	AL FRAME GLAZED WINDOW	2.10 x 1.80
	AL FRAME GLAZED WINDOW	1.80x1.80
	AL FRAME GLAZED WINDOW	1.80x1.80
	AL FRAME GLAZED WINDOW	1.00x1.80
KW1	AL FRAME GLAZED WINDOW	2.00x1.30
KW2	AL FRAME GLAZED WINDOW	1.20x1.30
KW3	AL FRAME GLAZED WINDOW	1.70x1.30
KW4	AL FRAME GLAZED WINDOW	1.40x1.30
	AL FRAME GLAZED VENTILATOR	0.80x0.80
	AL FRAME GLAZED VENTILATOR	0.40x0.30

Note: All Enclosed Balconies have Sliding Glass panel shutters above 0.6 mts parapet for bedrooms and 1.0 mt parapet for Kitchens

SHEET NO.
5

FIFTH FLOOR PLAN

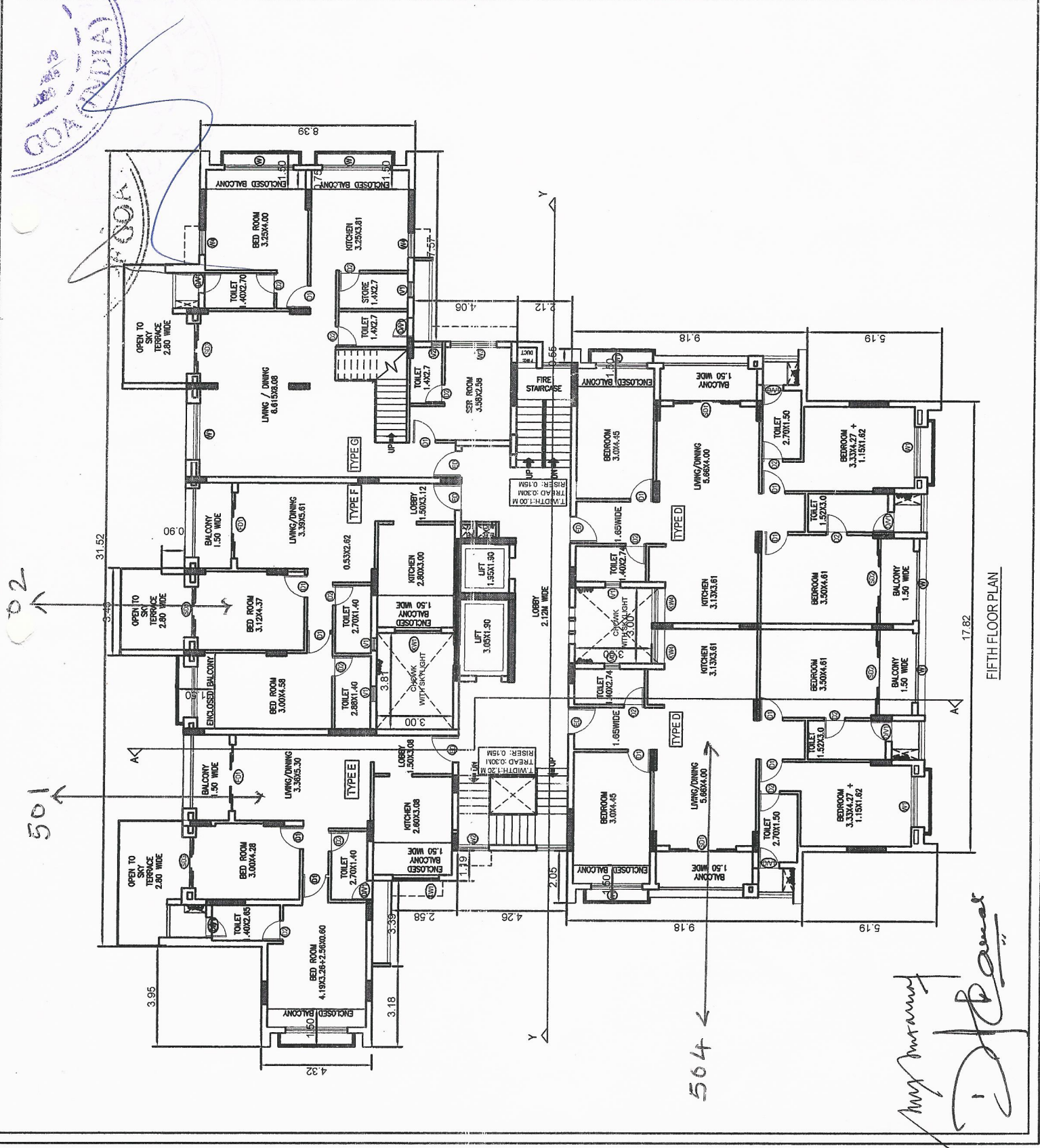
PROJECT
REVISED PLANS FOR BUILDING ON PLOT
BEARING SURVEY NO./ SUBDIVISION NO:
71/8, AT TALEIGAO

ARCHITECT'S/
ENGINEER'S
SIGNATURE:

OWNER'S SIGNATURE:

SCALE : 1:100, DATE : 28-03-2016

KAMAT REAL ESTATE DEVELOPERS
F/1, INDIRA APARTMENTS, CAETANO ALBUQUERQUE ROAD, PANAJI-GOIA.



SCHEDULE OF OPENING		
TYPE	DESCRIPTION	SIZE
SG	STRUCTURAL GLAZING	AS PER ELEVATION
GD	GLAZED DOOR/WINDOW	1.50x2.15
	T.W FRAME PANNELED DOOR	1.05x2.15
	T.W FRAME FLUSH DOOR	0.90x2.15
	T.W FRAME FLUSH DOOR WITH P.V.A COATING	0.80x2.15
DV1	AL FRAME GLAZED DOOR OPENABLE	0.80 x 2.10
SD1	AL FRAME GLAZED SLIDING DOOR	2.60x2.15
SD2	AL FRAME GLAZED SLIDING DOOR	2.40x2.15
SD3	AL FRAME GLAZED SLIDING DOOR	2.00x2.15
	AL FRAME GLAZED WINDOW	2.88 x 1.80
	AL FRAME GLAZED WINDOW	2.0 x 1.80
	AL FRAME GLAZED WINDOW	1.80x1.80
	AL FRAME GLAZED WINDOW	1.80x1.80
	AL FRAME GLAZED WINDOW	1.00x1.80
KW1	AL FRAME GLAZED WINDOW	2.00x1.30
KW2	AL FRAME GLAZED WINDOW	1.20x1.30
KW3	AL FRAME GLAZED WINDOW	1.70x1.30
KW4	AL FRAME GLAZED WINDOW	1.40x1.30
	AL FRAME GLAZED VENTILATOR	0.60x0.90
	AL FRAME GLAZED VENTILATOR	0.40x0.90

Note: All Enclosed Balconies have Sliding Glass panel shutters above 0.6 mts parapet for bedrooms and 1.0 mt parapet for kitchens

SHEET NO.

6

N

SIXTH FLOOR PLAN

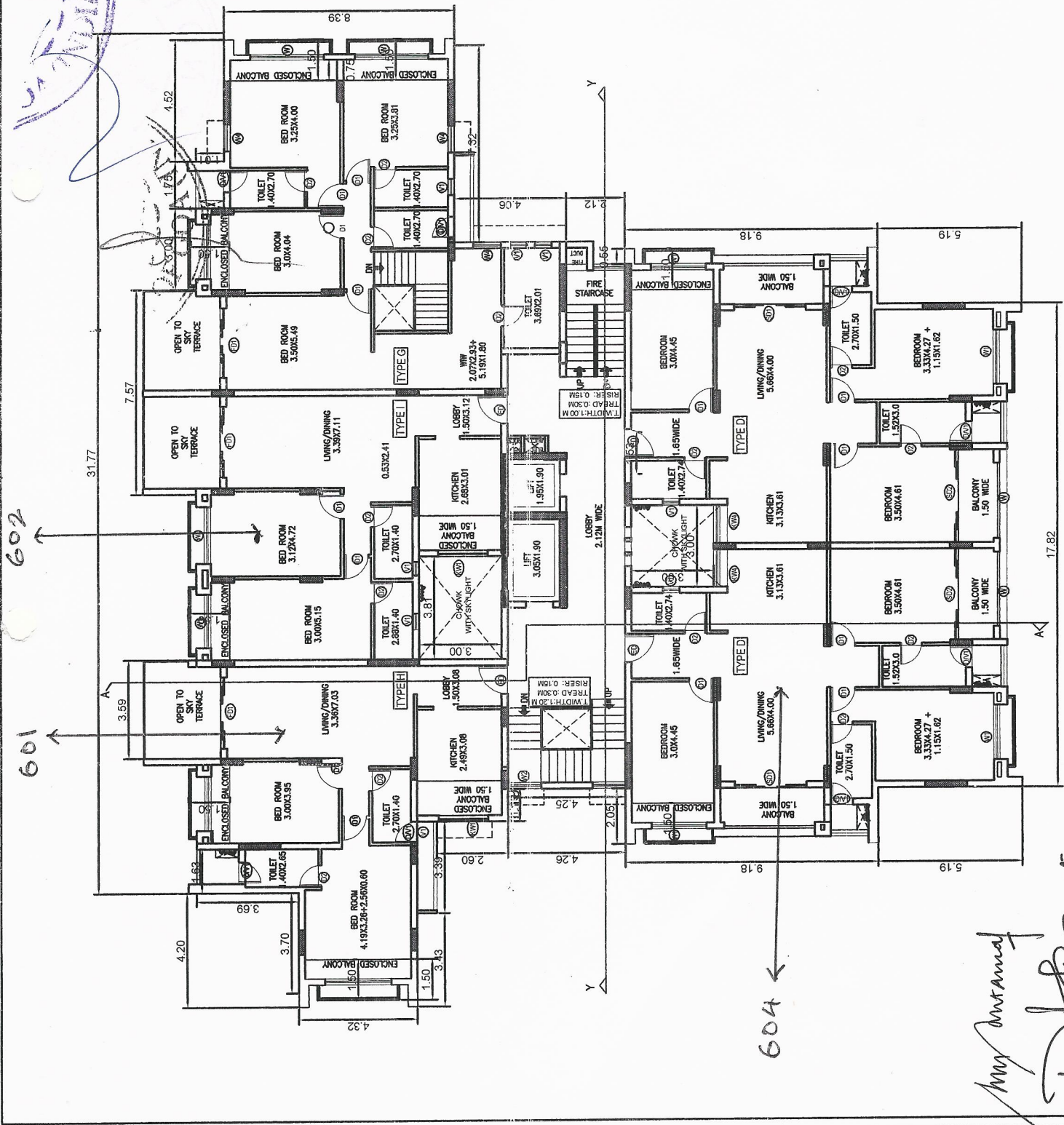
PROJECT
REVISED PLANS FOR BUILDING ON PLOT
BEARING SURVEY NO: / SUBDIVISION NO:
71/8, AT TALEIGO

ARCHITECT'S/
ENGINEER'S
SIGNATURE:

OWNER'S SIGNATURE:

SCALE : 1:100, DATE : 28-03-2016

KAMAT REAL ESTATE DEVELOPERS
F11, INDIRA APARTMENTS, CAETANO ALBUQUERQUE ROAD, PANAJI-GOA.



SIXTH FLOOR PLAN

SCHEDULE OF OPENING		
TYPE	DESCRIPTION	SIZE
SG	STRUCTURAL GLAZING	AS PER ELEVATION
GD	GLAZED DOOR/WINDOW	1.50x2.15
	T.W FRAME PANNELED DOOR	1.05x2.15
	T.W FRAME FLUSH DOOR	0.90x2.15
	T.W FRAME FLUSH DOOR WITH P.V.C COATING	0.80x2.15
DV1	AL FRAME GLAZED DOOR OPENABLE	0.80 x 2.10
SD1	AL FRAME GLAZED SLIDING DOOR	2.60x2.15
SD2	AL FRAME GLAZED SLIDING DOOR	2.40x2.15
SD3	AL FRAME GLAZED SLIDING DOOR	2.00x2.15
	AL FRAME GLAZED WINDOW	2.68 x 1.80
	AL FRAME GLAZED WINDOW	2.0 x 1.80
	AL FRAME GLAZED WINDOW	1.90x1.80
	AL FRAME GLAZED WINDOW	1.80x1.80
	AL FRAME GLAZED WINDOW	1.00x1.80
KW1	AL FRAME GLAZED WINDOW	2.00x1.30
KW2	AL FRAME GLAZED WINDOW	1.20x1.30
KW3	AL FRAME GLAZED WINDOW	1.70x1.30
KW4	AL FRAME GLAZED WINDOW	1.40x1.30
	AL FRAME GLAZED VENTILATOR	0.80x0.90
	AL FRAME GLAZED VENTILATOR	0.40x0.90

Note: All Enclosed Balconies have Sliding Glass panel shutters above 0.6 mts parapet for bedrooms and 1.0 mt parapet for kitchens

SHEET NO.

7

N

SEVENTH FLOOR PLAN

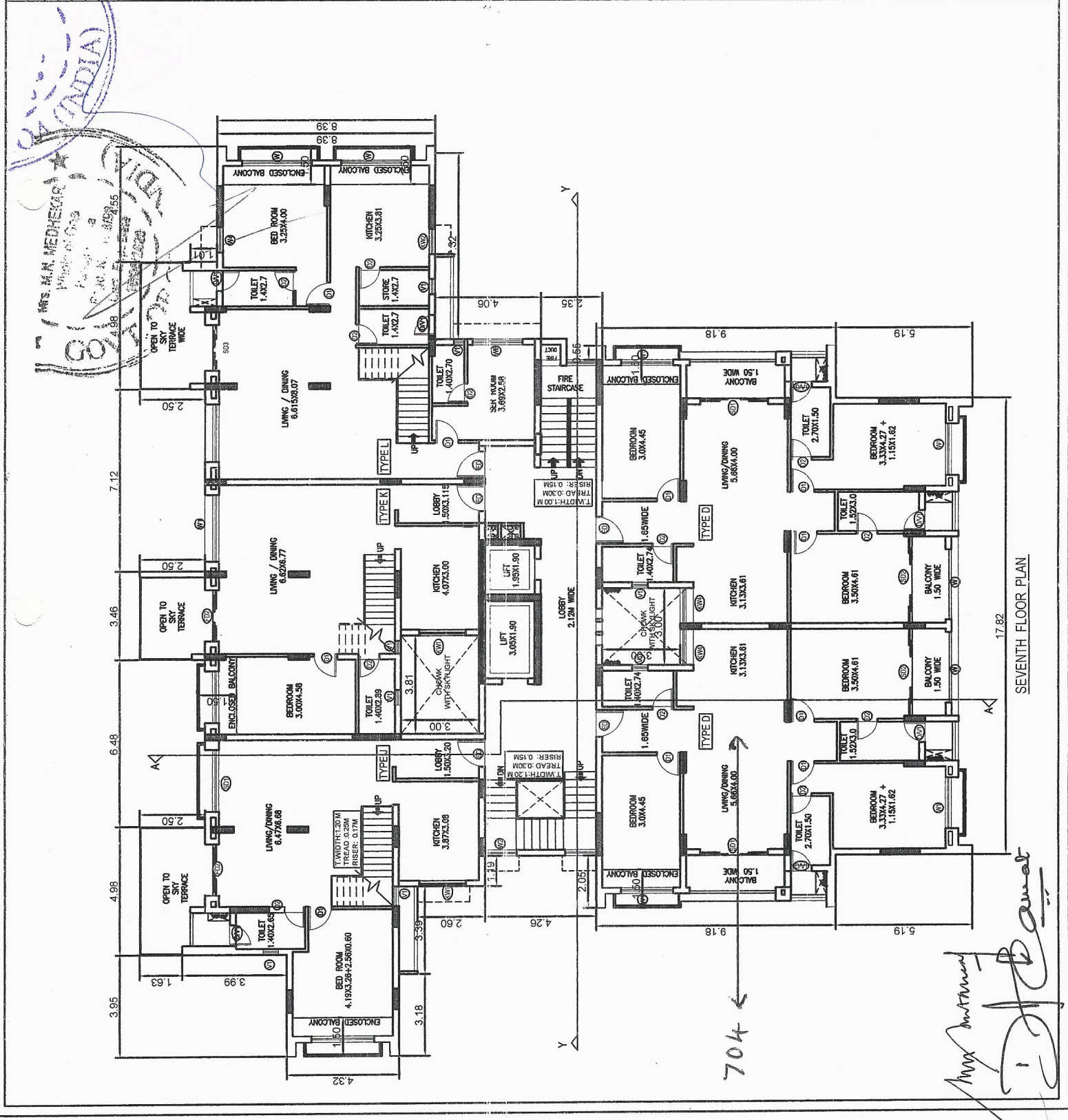
PROJECT
REVISED PLANS FOR BUILDING ON PLOT
BEARING SURVEY NO:7 SUBDIVISION NO:
71/8, AT TALEGAO

ARCHITECT'S/
ENGINEER'S
SIGNATURE:

OWNER'S SIGNATURE:

SCALE : 1:100, DATE :28-03-2016

KAMAT REAL ESTATE DEVELOPERS
F11, INDIRA APARTMENTS, CAETANO ALBUQUERQUE ROAD, PANAJI-GOIA



SCHEDULE OF OPENING

TYPE	DESCRIPTION	SIZE
SG	STRUCTURAL GLAZING	AS PER ELEVATION
GD	GLAZED DOOR/WINDOW	1.50x2.15
	T.W. FRAME PANNIELED DOOR	1.05x2.15
	T.W. FRAME FLUSH DOOR	0.90x2.15
	T.W. FRAME FLUSH DOOR WITH P.V.A. COATING	0.80x2.15
DV1	AL. FRAME GLAZED DOOR OPENABLE	0.80 x 2.10
SD1	AL. FRAME GLAZED SLIDING DOOR	2.80x2.15
SD2	AL. FRAME GLAZED SLIDING DOOR	2.40x2.15
SD3	AL. FRAME GLAZED SLIDING DOOR	2.00x2.15
	AL. FRAME GLAZED WINDOW	2.88 x 1.80
	AL. FRAME GLAZED WINDOW	2.0 x 1.80
	AL. FRAME GLAZED WINDOW	1.80x1.80
	AL. FRAME GLAZED WINDOW	1.80x1.80
	AL. FRAME GLAZED WINDOW	1.00x1.80
KW1	AL. FRAME GLAZED WINDOW	2.00x1.30
KW2	AL. FRAME GLAZED WINDOW	1.20x1.30
KW3	AL. FRAME GLAZED WINDOW	1.70x1.30
KW4	AL. FRAME GLAZED WINDOW	1.40x1.30
	AL. FRAME GLAZED VENTILATOR	0.80x0.80
	AL. FRAME GLAZED VENTILATOR	0.40x0.80

Note: All Enclosed Balconies have Sliding Glass panel shutters above 0.6 mts parapet for bedrooms and 1.0 mt parapet for kitchens

SHEET NO.

8



EIGHTH FLOOR PLAN

PROJECT

REVISED PLANS FOR BUILDING ON PLOT BEARING SURVEY NO.: SUBDIVISION NO.: 71/8, AT TALEIGAO

ARCHITECT'S/
ENGINEER'S
SIGNATURE:

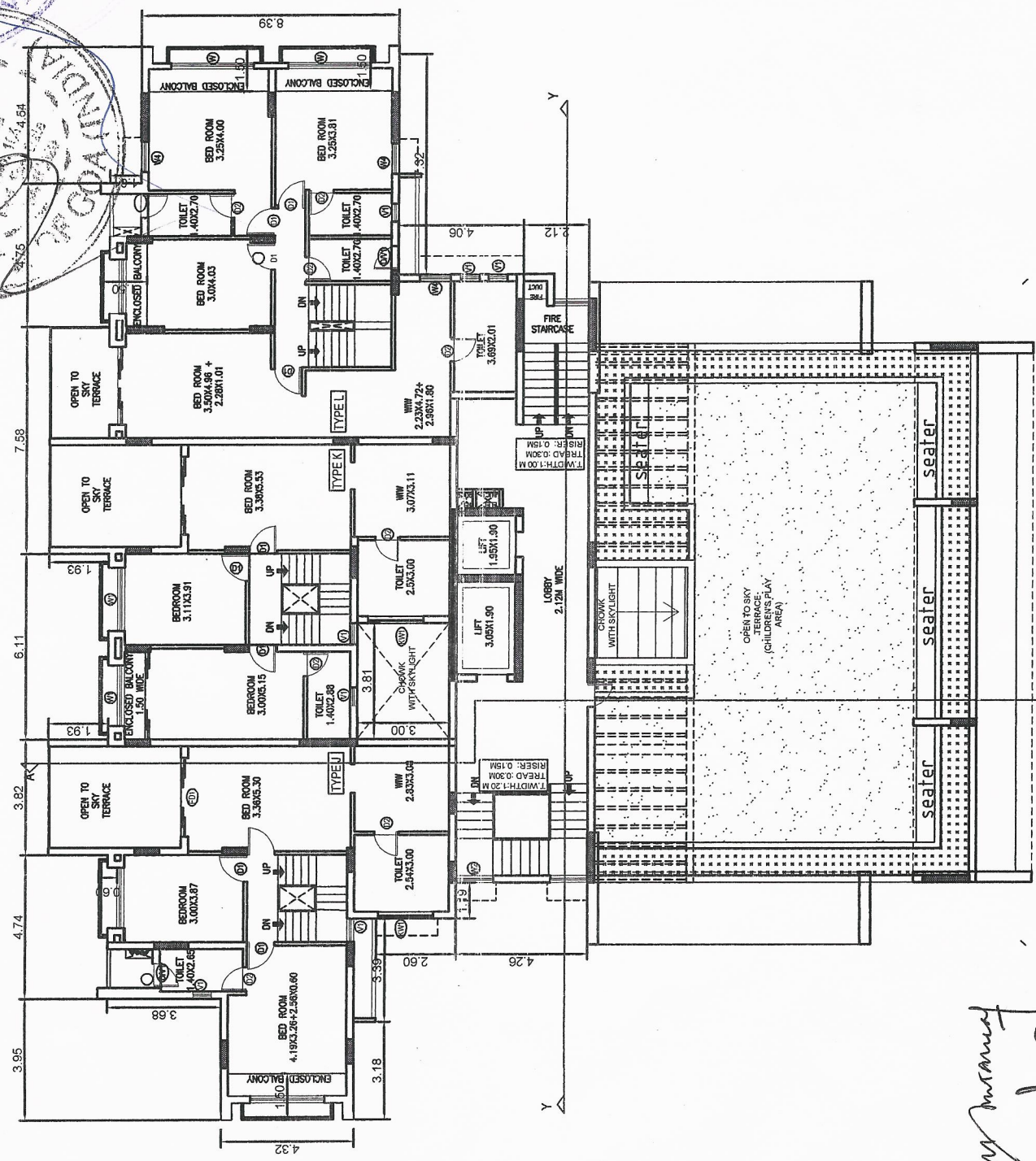
OWNER'S SIGNATURE:

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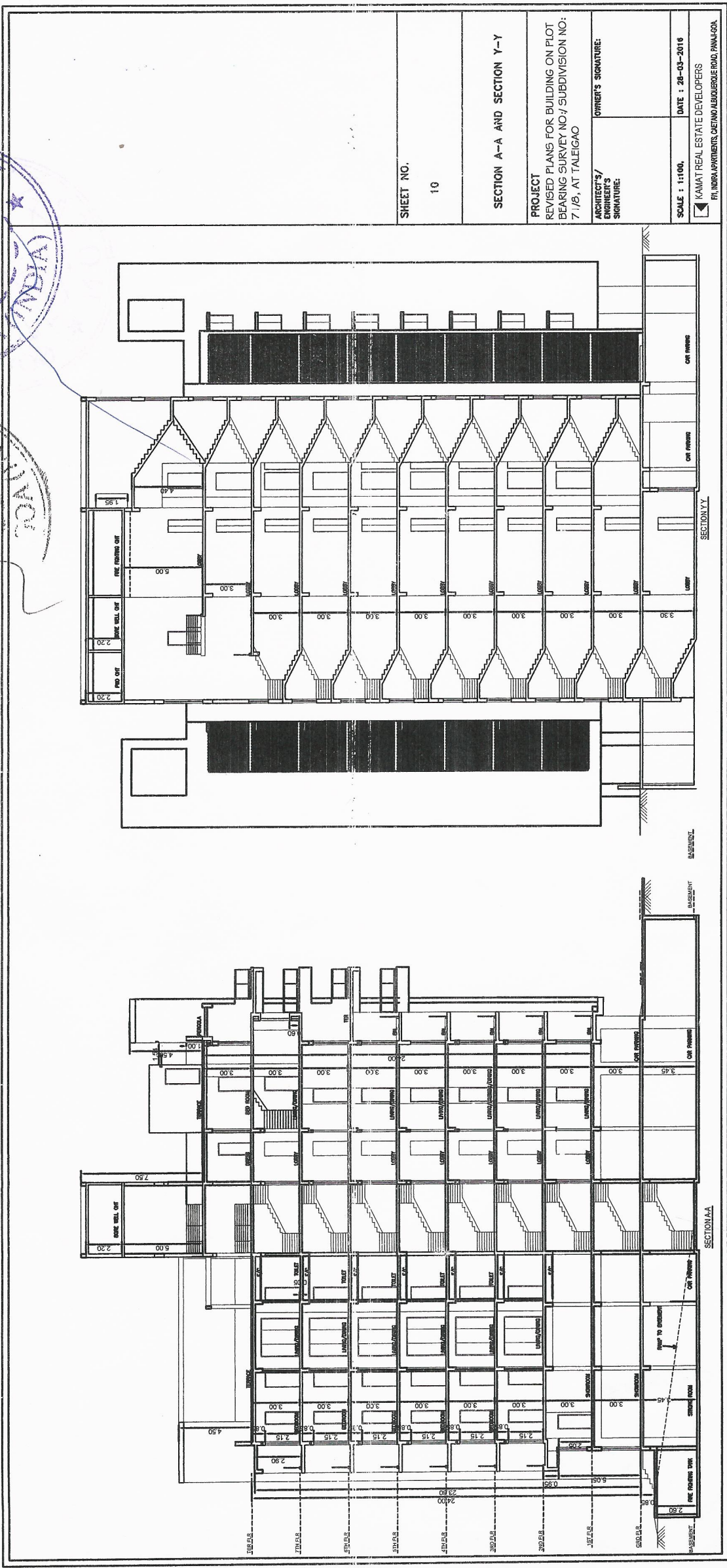
DATE :28-03-2016

KAMAT REAL ESTATE DEVELOPERS

F11, INDIRA APARTMENTS, CAETANO ALBUQUERQUE ROAD, PANAJI-GOA.



EIGHTH FLOOR PLAN



SHEET NO.

10

SECTION A-A AND SECTION Y-Y

PROJECT
REVISED PLANS FOR BUILDING ON PLOT
BEARING SURVEY NO/ SUBDIVISION NO:
7/1/5, AT TALEGAO

ARCHITECT'S/
ENGINEER'S
SIGNATURE:

OWNER'S SIGNATURE:

SCALE : 1:100.

DATE : 28-03-2016

KANAT REAL ESTATE DEVELOPERS
P/1, INDRA APARTMENTS, CHETANABHARQUE ROAD, PANAJI, GOA.

Handwritten signature and text:
Kanat
Kanat

AREA STATEMENT:

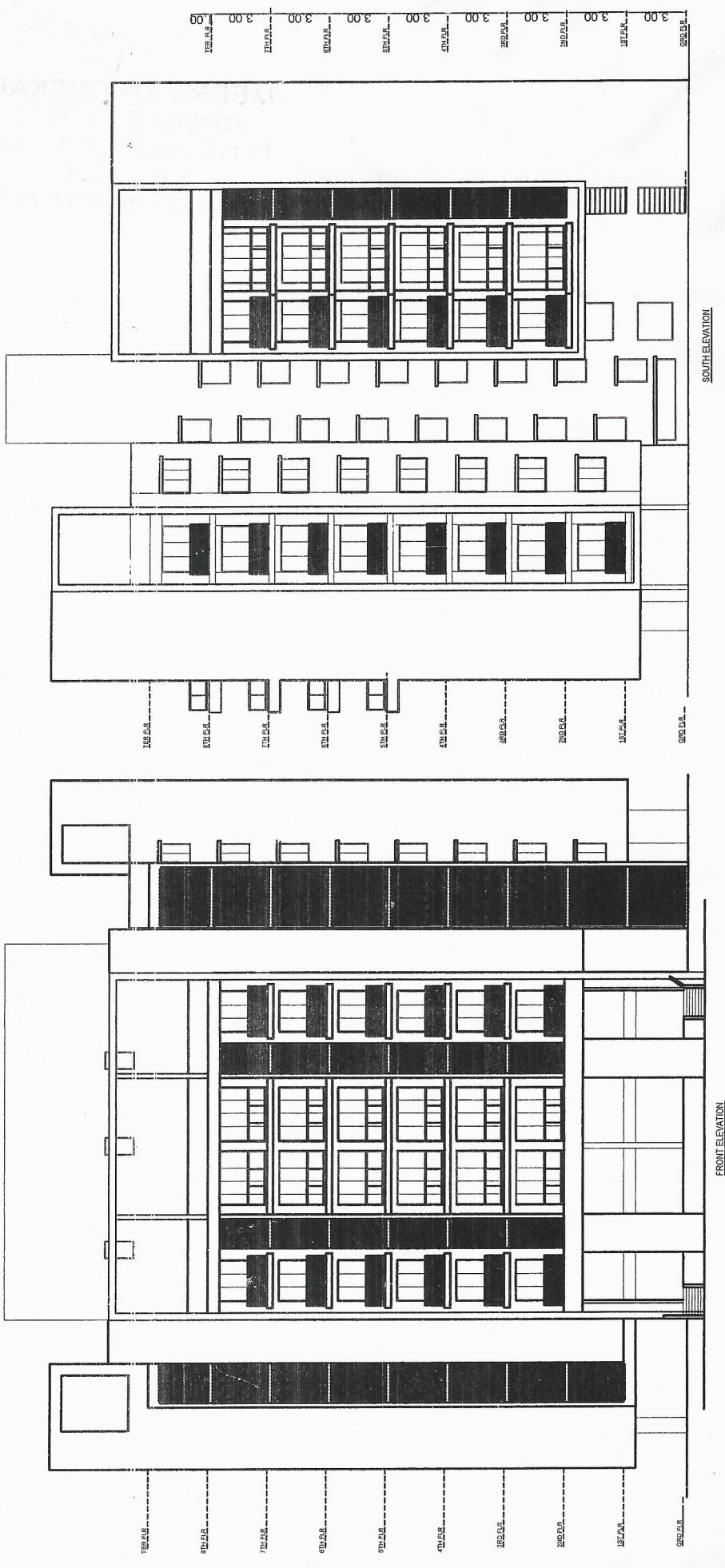
- 01. Total Area of the plot = 938.00 sq. mt.
- 02. Area under road widening = 58.19 sq.mts
- 03. Total Effective Area of the plot = 879.80sq. mts
- 04. Permissible Coverage = 40 % = 751.94 sq.mts.
- 05. Covered area of proposed building= 605.30 sq. mts.
- 06. Total Coverage = 32.19 %
- 07. F.A.R. Allowed = 200% = 2x 1938 = 3876m2
- 08. Details of area and use, floor wise.

TYPES OF FLOOR PLATS	FLOOR AREA	USE	PARKING DETAILS		TOTAL CAR PARKS PROVIDED
			NO. OF UNITS	NO. OF CAR PARKS REQUIRED	
SHOP	411.03	COMMERCIAL	1	9.00	9
TYPE A	75.54	RESIDENTIAL	4	1.25	5
TYPE B	78.15	RESIDENTIAL	4	1.25	5
TYPE C	105.61	RESIDENTIAL	4	1.50	6
TYPE D	111.32	RESIDENTIAL	12	1.50	18
TYPE E	78.89	RESIDENTIAL	1	1.25	1.25
TYPE F	78.15	RESIDENTIAL	1	1.25	1.25
TYPE G	238.70	RESIDENTIAL	1	2.00	2
TYPE H	82.96	RESIDENTIAL	1	1.25	1.25
TYPE I	87.14	RESIDENTIAL	1	1.25	1.25
TYPE J	159.70	RESIDENTIAL	1	2.00	2
TYPE K	159.43	RESIDENTIAL	1	2.00	2
TYPE L	222.34	RESIDENTIAL	1	2.00	2
			33		56

FLOOR REFERENCE	USE	TOTAL BUILT UP AREA	AREA UNDER FREE FAR		PARKING AREA	FAR
			TERMINAL AREA UNDER 7.5% FREE FAR	AREA UNDER 10% ADJUNCTS IN BASEMENT		
BASEMENT	PARKING / SERVICES	1454.74	41.95	37.40	91.34	1284.15
GROUND/FIRST	COMMERCIAL / PARKING	714.98	76.10	44.80	389.19	200.09
FIRST FL.	RESIDENTIAL	612.13	72.86	19.86		465.99
SECOND FL.	RESIDENTIAL	664.98	60.26	19.86		481.90
THIRD FL.	RESIDENTIAL	664.98	60.26	19.86		481.90
FOURTH FL.	RESIDENTIAL	664.98	60.26	19.86		481.90
FIFTH FL.	RESIDENTIAL	695.13	66.83	19.86		491.08
SIXTH FL.	RESIDENTIAL	711.83	68.14	19.86		501.93
SEVENTH FL.	RESIDENTIAL	693.71	70.94	19.86		492.57
EIGHTH FL.	RESIDENTIAL	453.21	50.69	19.86		244.59
			676.2961	616.3982	240.87	240.87
			7210.60		91.34	1073.14
						877.98

BUILDING:

- 09. Total FAR = 3871.98 SQ.MTS
- 10. Total FAR = 198.79 %
- 11. Parking to be provided = 56 Nos
- 12. Parking Provided = 56 Nos
- 13. ADDITIONAL FAR ALLOWED -7.50% (290.39 SMT)
- 14. ADDITIONAL FAR ACHIEVED -8.22% (240.87 SMT)



SHEET NO. 11

FRONT ELEVATION AND SOUTH ELEVATION

PROJECT
REVISED PLANS FOR BUILDING ON PLOT
BEARING SURVEY NO/ SUBDIVISION NO:
71/8, AT TALEGAO

ARCHITECT'S/ENGINEER'S SIGNATURE:
OWNER'S SIGNATURE:

SCALE : 1:100, DATE : 28-03-2018

KAMAT REAL ESTATE DEVELOPERS
P1, INDRA APARTMENTS, CAETANO ALBUQUERQUE ROAD, PANAJI, GOA.