



गोवा GOA

Serial No. B/ 881 Please of Vendor Mapusa Date 14/11/2017  
Value of Stamp Rs 500  
Name of Purchaser Pish Pongara Holdings Pvt Ltd  
Resident at Poshun Son of  
Signature of Vendor Signature of Purchaser  
Anaceta L P Fernandes  
Lic. No 13, Benaum Mapusa



AGREEMENT

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CDS  
14/11



This Agreement is made on this 14th day of November, 2017, at Mapusa, Bardez - Goa.

**BETWEEN**

**PINTO ROSARIO HOLDINGS PVT LTD**, a Company registered under the Companies Act, 1956, having its registered office at House No 698, Porvorim, Bardez, Goa - 403501, represented by its authorized representative **MR. SEBASTIAO ANTONIO SUNIL PINTO ROSARIO**, son of **DR CARLOS SIDNEY ANTONIO PINTO DO ROSARIO**, aged about 36 years, business, Indian National, residing at HOUSE NO 698, PORVORIM, BARDEZ, GOA - 403501, authorized vide Resolution dated 6<sup>th</sup> October, 2017, hereinafter jointly referred to as the **"FIRST PARTY"** (which expression shall, wherever the context requires unless repugnant to the meaning thereof, be deemed to mean and include his legal representatives, executors, administrators, transferees and assigns) of the **ONE PART**.

**AND**

1. **WALTER EMMANUEL D'SOUZA** alias **WALTER D'SOUZA**, aged 67 years, son of late Archibald D'Souza, married, retired, Indian National; and his wife;



*Mapusa*  
*D'Souza*

*14/11/17*



2. **MRS. CECILIA D'SOUZA**, aged <sup>59</sup>52 years, married, service, Indian National, both residents of House No. 362, Pinto Vaddo, Verla, Post Parra, Bardez, Goa, hereinafter collectively referred to as the "**SECOND PARTY**" (which expression shall, wherever the context requires unless repugnant to the meaning thereof, be deemed to mean and include their respective legal heirs, successors, administrators and permitted assigns) of the **OTHER PART.**

**REPRESENTATIONS BY THE SECOND PARTY:**

WHEREAS the **SECOND PARTY** is the owner in possession of a parcel of land known as "Bhatulem", bearing Survey No 13/16 of Verla Village, Bardez, Goa admeasuring 3450 sq mts. or thereabout situated at within the limits of Gram Panchayat of Verla Village, Bardez Taluka, Sub District of Bardez, District North Goa in the State of Goa, which property as a whole is described in the Land Registration Office of Bardez under No.11607 of Book B30(New) and not enrolled in the Taluka Revenue Office, more particularly described in Schedule I hereunder and hereinafter referred to as the "**Said Property**".



AND WHEREAS the late grandmother/grand mother-in-law of the **SECOND PARTY** purchased the "**Said Property**" and the **SECOND PARTY** has acquired ownership of the Said Property by Inventory Proceeding No. 265/2015/B held before the Court of AD-HOC Additional Senior Civil Judge 'B' Court at Mapusa,

*Witness*  
*CD Souza* *11/11/95*



wherein Property marked as Item No. 1 has been allotted to the SECOND PARTY.

AND WHEREAS the SECOND PARTY being desirous of getting the said property developed as a residential project of villas have approached the **FIRST PAR-TY** herein, which is in the business of developing and selling real estate and offered the Schedule Property for development, by making the following representations:

(a) That the SECOND PARTY has a good, marketable and subsisting title over the Said property and that none else has any right, title and interest or share there-in and cost of making good title shall be that of the SECOND PARTY at all times and the Schedule Property is free from encumbrances and claims including all claims by way of sale, exchange, mortgage, gift, inheritance, trust, possession, easement, lien or otherwise;

(b) That the Said Property is not subject to any attachments before or after judgment, acquisition/requisition proceedings, mortgage, charge and /lien of any kind, or vested interest in any other person by way of prior Agreements and/or agency coupled with interests or tax liabilities, attachment towards tax liability, nor has the Said Property been given as security for any purpose either directly or indirectly or made part of any surety in any case or court proceedings;



1st Party  
2nd Party



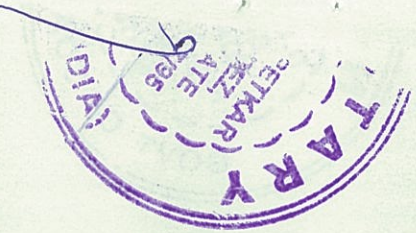
(c) That there are no tenancy claims, minor claims, lien or encumbrances of any kind on the Said Property;

(d) That the SECOND PARTY has not entered into any agreement/arrangements for sale, lease, transfer or development of the Said Property with any other person and has not executed any Power's of Attorney to deal with the same;

(e) That the SECOND PARTY do not have any pending liabilities with income tax or any other tax which would affect its title to the Schedule Property and/or its development and/or sale in terms herein;

(f) That the SECOND PARTY is in possession and enjoyment of the Said Property and is competent to permit the FIRST PARTY to enter upon the Schedule Property to develop the same in terms of this Agreement;

(g) That the SECOND PARTY have not charged, mortgaged or encumbered the Schedule Property to any banks or financial institutions and have agreed to sell, alienate, lease, transfer the Schedule Property to any person/s and the same is completely free from third party rights/claims of whatsoever nature;



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(h) That there are no legal impediments in law or under any other statute for the development of the Said Property, and there are no restrictive covenants, ease-ments and/or servitudes;

(i) That the SECOND PARTY has paid and discharged all property taxes and other out goings in respect of the Said Property up to date and there are no arrears of taxes and other statutory dues to any authority;

(j) That the SECOND PARTY will keep the Schedule Property free from all en-cumbrances, attachments, court orders, charges, leases, mortgages and other third party claims during the terms of this Agreement;

(k) That no notice from the Government or any other local body or authority under the Land Acquisition Act or any other Act (Central or State) otherwise or under another Legislative Enactment, Government Ordinance Order or Notification (including any notice for acquisition or requisition of the Schedule Property) has been received by the owners to acquire whole or portions of the Schedule Property;



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(l) That the Said Property is contiguous block of land with proper road access as described in the Schedule I here under and shown demarcated in the plan annexed hereto marked as ANNEXURE A;

(m) That the Schedule Property is zoned as settlement under both the Regional Plan 2001 and the Regional Plan 2021 published by the Town and Country Planning Department and the same can be developed as a residential enclave;

WHEREAS based on the aforesaid representations of the SECOND PARTY, the FIRST PARTY has agreed to develop the Schedule Property into a residential enclave of 8 villas and has agreed to secure at its cost all the required approvals/sanctions as are necessary under law for development of the Schedule Property from the statutory authorities and develop, construct, complete and deliver 2 (two) identical villas (numbered 4 & 5), described in Schedule II, to the SECOND PARTY as per the proposed plan (annexed hereto is proposed plan showing the SECOND PARTY UNITS marked as ANNEXURE C), in consideration of the SECOND PARTY agreeing to transfer to the FIRST PARTY or of any of its assignees/prospective purchasers, undivided rights in the said property corresponding to 6 residential villas (numbered 1,2,3,6,7,8) (FIRST PARTY UNITS are marked in the proposed plan annexed as ANNEXURE B).



*W. Jayasinghe*  
*Attorney General*

*[Signature]*



### THE AGREEMENT

AND WHEREAS the Parties after verifying and establishing each other's credentials and capabilities have agreed that the FIRST PARTY as part of their normal business and at their own costs shall develop and construct Residential villas in the Said Property.

AND WHEREAS the Parties hereto have mutually agreed for the terms and conditions of the FIRST PARTY executing the development and construction in the Said Property and upon such development, the SECOND PARTY conveys undivided share in land and built up area to the ultimate buyers of the residential villas as called upon by the **FIRST PARTY**.

AND WHEREAS based on the representations of the Parties to each other, both Parties hereto are desirous of reducing in writing the terms and conditions agreed between them for the development of the Said Property and built up areas, as set out herein after and upon development the SECOND PARTY shall sell the un-divided right to the land and the built up areas to the ultimate buyers of the Villas as identified by the FIRST PARTY and the combined areas shall be shared in terms of this Agreement between the FIRST and the SECOND PARTY and or such other subsequent agreements that may be entered into by and between the Parties hereto in writing.



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*CO. Secy*



**NOW THEREFORE THIS AGREEMENT WITNESSETH**  
**AND IT IS HEREBY AGREED AND UNDERSTOOD**  
**BETWEEN THE PARTIES HERETO AS UNDER:**

That in pursuance of the foregoing and subject to the mutual obligations and consideration undertaken by the Parties hereto, the SECOND PARTY hereby entrust Schedule Property for development as a residential enclave of villas and the FIRST PARTY agrees to develop the Schedule Property into a residential enclave of villas subject to the terms and conditions that are mutually agreed and recorded as under:

**PERMISSION FOR DEVELOPMENT:**

1.1) That in pursuance of the foregoing and subject to the obligations undertaken by each Party hereto and in consideration of the benefits accruing to each Party as agreed upon and also provided herein, the FIRST PARTY as their own business has agreed to construct and develop the Said Property whereby the FIRST PAR-TY shall construct residential villas with or without commercial spaces, cleared by the concerned authorities, as also revisions and changes made by the FIRST PARTY as are



*Signature*  
*C. S. Seng*      *Attty*



permissible under the law [hereinafter referred to as “**the said Project**”]

1.2) The SECOND PARTY does hereby irrevocably permit and authorize the FIRST PARTY to enter upon the Said Property and as their own business to construct and develop the Said Property by constructing the said Project at their own cost, as per the plan to be sanctioned and / or revised, subject to the terms of this Agreement.

1.3) The SECOND PARTY does hereby DECLARE and assure that they shall not revoke the irrevocable permission HEREBY GRANTED, during the subsistence of this Agreement till completion and sale of the entire Project by the respective Parties as the FIRST PARTY will be incurring substantial expenditure in planning and obtaining approvals/revisions, followed by construction of the said Project in the Said Property, provided however that, the FIRST PARTY adheres to the terms of this Agreement and all documents executed by the SECOND PARTY shall be read accordingly. The SECOND PARTY do hereby undertake to sign and execute any further documents or deeds or agreements that may be called by the FIRST in order to implement the scheme of this Project successfully and without any hindrance or obstruction from any Party whatsoever.



1.4) The SECOND PARTY hereby agree not to interfere or interrupt in any man-ner whatsoever in the construction and

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development of the said Project in the Said Property and construction of the villas thereon and / or omit to commit any act having the effect of delaying or stopping the work that has to be done under this Agreement, provided the FIRST PARTY adheres to the terms of this Agreement. However, the SECOND PARTY and /or their authorized representative/s are entitled to inspection as provided in this Agreement.

## 2. PLANS/LICENCES:

2.1) The FIRST PARTY, at its cost, shall revise the existing plans and / or prepare or get prepared development plan, building construction plans and all required drawings as per bye laws, rules and regulations in force for development of the Said Property into a residential premises and also the necessary drawings, designs, etc., for other buildings therein.

2.2) That the FIRST PARTY shall also be entitled to decide upon the entire master planning of the Said Property for efficient planning and use of the FAR available, marketability and positioning of the said Project while taking into account and planning within the provisions of the local laws for the time being in force in respect of the use and consumption of the FAR and development of the Said Property.



*Signature*  
*CS Rao*



2.3) The SECOND PARTY agrees to sign and execute all necessary paper/s, applications, declarations and other documents in respect thereto. The responsibility and expenses for revising/preparing the plans and obtaining necessary licenses and sanctioned plans and all other permissions required to take up and complete the said Project shall be that of the FIRST PARTY in respect of the Said Property.

2.4) The SECOND PARTY, has of even date, executed a Power of Attorney to enable the FIRST PARTY to secure plans, licenses and other permissions and for purposes connected with the development of the said Project on the said Property. Notwithstanding execution of the power of attorney, the SECOND PARTY shall sign and execute such other document, papers and other agreements, applications that may be required by the FIRST PARTY for securing permission and license and effectively developing the Said Property. However, as agreed all costs associated with the plan approvals, no objection certificates, permission, licenses, etc., in respect of the Said Property shall be met and borne by the FIRST PARTY. The Parties shall co-operate for completion and mutual success of the development of Said Property. If so required by the FIRST PARTY, the SECOND PARTY shall furnish to the FIRST PARTY such deeds, documents including POA'S or Resolutions for more effectively performing the terms of this Agreement and successfully completing the said Project.

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### 3. CONSTRUCTION/DEVELOPMENT

3.1) The FIRST PARTY shall solely, at its own cost and as a part of its business develop the Said Property in accordance with approved development plans and sanctioned construction plans with necessary internal and external services, roads, driveways, walkways, common area amenities, facilities including compound and passages, and sewerage disposal system, water distribution lines and electricity connections. The construction and other developments shall be in accordance with the Specifications mentioned in this agreement or equivalents thereto. The Specifications of construction shall remain the same for the entire development. However the Developer shall be entitled to offer upgrades at additional cost.

3.2) The FIRST PARTY shall be entitled to make additions, deletions and alterations to the development and construction plans as demanded by the sanctioning authorities and / or as per construction or aesthetic exigencies, without materially affecting the entitlements of the SECOND PARTY. The FIRST PARTY shall have absolute discretion in matters relating to the method and manner of construction without affecting the quality, safety and time frame agreed for completion of the development.

3.3) The FIRST PARTY shall have absolute discretion in selection of construction materials, methodology of construction, equipment to be used for construction and other related techniques



*Signature*  
*CS Rao*

*Signature*



of construction and the SECOND PARTY shall not interfere with the same. Provided however, the development and construction shall be in accordance with the specifications agreed between the parties and in terms of this Agreement.

**4. APPOINTMENT OF ARCHITECTS, CONTRACTORS AND ENGINEERS:**

4.1) The FIRST PARTY shall be entitled to, at its cost, appoint architects, con-tractors, engineers and other consultants to execute the development and construction works. All fees payable to the architects, engineers contractors, consultants and other staff and workmen and all persons connected with the development shall be fully borne by the FIRST PARTY.

4.2) Plant and machinery, tools and implements, stores and materials, the FIRST PARTY and/or its contractors, workmen and other agencies may bring into the Schedule Property for purposes of development and construction of the buildings shall remain the exclusive property of the FIRST PARTY at all times and/or entitled to remove the same.



**5. COST OF DEVELOPMENT AND CONSTRUCTION**

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*CD Saig*



The entire cost of development of said Project together with all other infrastructure for sewerage disposal, water and electricity supply as per the agreed Specifications and as per sanctioned plans including the built up area to be constructed and delivered to the SECOND PARTY shall be borne entirely by the FIRST PARTY. The SECOND PARTY shall not be required to pay/contribute any amount for the aforesaid purposes.

**6. SHARES OF THE FIRST PARTY AND SECOND PARTY  
UNDER THE JOINT VENTURE AND THEIR  
RESPECTIVE RIGHTS AND OBLIGATIONS IN RESPECT  
THEREOF:**

In consideration of the respective promises, obligations and contributions as aforesaid:

A). The SECOND PARTY shall get –

Two identical villas (numbered 4 & 5), described in Schedule II as per proposed plan in the SAID PROJECT on ownership basis explained with specifications as per Schedule III, hereby referred to as the SECOND PARTY UNITS shown delineated with red boundary lines in the plan annexed hereto as Annexure C.

To retain proportionate undivided rights to the SAID PROPERTY corresponding to the area of the SECOND PARTY villas.



*Signature*  
*CD & Co*



B). The FIRST PARTY shall get -

Six (6) villas (numbered 1,2,3,6,7 & 8) as per proposed plan in the SAID PROJECT on ownership basis together with the proportionate undivided rights to the SAID PROPERTY hereby referred to as the FIRST PARTY UNITS, shown delineated with red boundary lines in the plan annexed hereto as Annexure B.

C.i). The actual identification of the TWO Villas to be given to the SECOND PARTY shall be done by the SECOND PARTY, (hereinafter referred to as a SAID PREMISES) in consultation with the FIRST PARTY within 30 days of approved plans being furnished to the SECOND PARTY by the FIRST PARTY.

ii). The area of the Villas shall include the incidence of common staircase, common passages, elevators, terrace, landings and other common areas as applicable to other villas in the SAID PROJECT.

iii). The villas so identified by the SECOND PARTY and confirmed by the FIRST PARTY shall be described in SCHEDULE II and such SCHEDULE shall form a part and parcel of this Agreement.



*Signature*  
*CD Singh*

*Signature*



**7. THE SCOPE OF WORK, OBLIGATIONS AND CONTRIBUTION OF THE FIRST PARTY AND THE SECOND PARTY UNDER THE JOINT VENTURE:**

**7.1) OBLIGATION OF THE FIRST PARTY**

The FIRST PARTY at his own cost shall:

Put up a board or hoarding at the SAID PROPERTY displaying the details about the development being undertaken as required by law or as deem fit by the FIRST PARTY and SECOND PARTY, including advertisements;

Issue advertisements to the public about the SAID PROJECT and/or the premises/unit(s) in the SAID PROJECT by such medium as deemed fit by the FIRST PARTY, including advertisements inviting offers for purchase, lease etc. of premises/unit(s) in the SAID PROJECT.

Obtain change of zone if required for development in respect of the said property from the concerned authority.

Obtain the completion or occupancy certificate forthwith upon completion of the construction by the FIRST PARTY as per the approved plans and the cost and out of pocket expenses incidental thereto for the completion and occupancy certificate for the complex shall be borne and paid by the FIRST PARTY.



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*CSG*



**7.2) OBLIGATION OF THE SECOND PARTY:**

The primary obligation and contribution of the SECOND PARTY shall be to bring into agreement the SAID PROPERTY, which the SECOND PARTY hereby does with the execution of this Agreement.

The SECOND PARTY have this day executed a Power of Attorney in favour of the FIRST PARTY or to any person of their own choice, to enable the FIRST PARTY to proceed with obtaining the Development Plan, Licences and Building Construction Plans, consents in regard to the development on the Schedule Property and construction to be made in the form of Villas and other facilities and authorising the FIRST PARTY to represent the SECOND PARTY before the Town and Country Planning Department, State and Central Government Departments, Forest Department, Electricity, Water Supply, Health Departments and all other Statutory Authorities, which will be in force until the development and sale of all the built up areas in the Schedule Property, sale of the undivided share in the Schedule Property corresponding to the Villas to be retained by the FIRST PARTY and construction of Villas with all the amenities as per the specifications are completed and occupancy certificates, water, electricity and sanitary connections are obtained from the respective authorities/departments.



*Wrenya* *1/11/15*  
*Culshaw*



The FIRST PARTY shall be entitled to enter into agreements with its prospective purchasers/nominees/transferees to sell or otherwise dispose off the divided/undivided share/right in the land corresponding to its share of 6 Villas in the said project namely Villa's (numbered 1,2,3,6,7 & 8) and to receive advances/payments towards sale consideration, cost of construction and all other amounts in its own name without being liable to give any account to the SECOND PARTY. The FIRST PARTY shall be entitled to utilise the same power of attorney to convey land share allocated to the FIRST PARTY.

Notwithstanding execution of Power of Attorney as above, the SE-COND PARTY shall sign and execute necessary applications, papers, affidavits, undertakings and documents and do all acts, deeds and things as the FIRST PARTY may lawfully require in order to legally and effectively vest in the FIRST PARTY and/or heir nominee/s title to the FIRST PARTY share in the Schedule Property and for completing the development of the Schedule Property.



The SECOND PARTY shall be liable to convey the Schedule Property in favour of the prospective purchasers after receipt of the Completion Certificate in respect of the Project land and building and upon receipt of the entire consideration. Provided that all costs and expenses incidental thereto shall be borne and

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*Chandra*



paid by the FIRST PARTY or the purchasers of premises in the said Villas.

The SECOND PARTY will have to assist the FIRST PARTY to obtain all the permissions, licences, approvals, N.O.C's and revisions, modifications, alterations thereof or of any term or condition therein etc. required by law for the said project and everything that is necessary in this regard

The SECOND PARTY shall provide to the FIRST PARTY permissions to use land belonging to the Church and/or Panchayat for access for development and completion of the Said Project. Provided that all costs and expenses incidental thereto shall be borne and paid by the First Party.

#### 8. APPROPRIATION OF PROCEEDS OF SALE

The proceeds from booking received from the SAID PROJECT shall be appropriated and/or adjusted in terms of the allotment of the villas to the respective parties in as much as if the booking is in respect of the villas of the FIRST PARTY, then the amount will be appropriated by the FIRST PARTY and if the booking is in respect of the villas allotted to the SECOND PARTY, then the amount will be appropriated by the SECOND PARTY



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## 9. TAXES

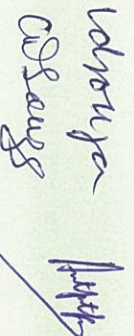
The FIRST PARTY shall pay, from time to time, all the applicable taxes, fees, charges or outgoings levied by the Local Authority or any other competent authority (hereinafter jointly "taxes") in respect of the villas in the SAID PROJECT during the period of construction. On handing over the possession of the SECOND PARTY UNITS, the SECOND PARTY shall pay all taxes applicable with respect to the Schedule II villas.

## 10. VARIATIONS IN PLANS.

The FIRST PARTY shall carry out such variations and alterations in the SAID PROJECT, building plans or in the layout/ elevations of building including relocating the open space/all structures/ buildings/ garden spaces and/or varying the location of the access of the building, as the exigencies of the situation and the circumstances of the case may require. Notwithstanding anything to the contrary aforesaid, the FIRST PARTY and SECOND PARTY shall be entitled to amalgamate the SAID PROPERTY with one or more adjoining properties and also to grant or to obtain access or right of way to or from such adjoining properties, if any.

The FIRST PARTY is entitled to revise the specifications relating to the exterior of the SAID PROJECT and/or all common structures, areas, amenities in and around SAID PROJECT.







## 11. COMPLETION OF PROJECT

11.1) The FIRST PARTY shall do all that is necessary to complete the project within 48 months (forty eight months) from the date of receiving all the necessary approvals and shall comply with the terms and obligations.

11.2) In respect of the delivery of possession of the SECOND PARTY UNITS by the FIRST PARTY to the SECOND PARTY:

The same shall be done only after the FIRST PARTY has obtained an occupancy certificate from the concerned authority in respect of the villa(s) to be handed over.

However in the event that the SECOND PARTY UNITS is otherwise complete in all respects as per this Agreement but the FIRST PARTY is unable to obtain the occupancy certificate due to no fault whatsoever attributable to the FIRST PARTY or on account of unjust, un-reasonable or illegal denial, neglect or failure to grant, the same by the concerned Authority, the FIRST PARTY shall be entitled to call upon the SECOND PARTY to take possession of the SECOND PARTY UNITS as provided hereinbelow:

Once the SECOND PARTY UNITS are ready in all respects to be handed over as aforesaid, the FIRST PARTY shall inform the SECOND PARTY in writing, unless the SECOND PARTY waives this requirement in writing or by conduct, by Registered A.D. Post calling upon the SECOND PARTY to take possession of the SECOND PARTY UNITS and to complete all formalities in

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respect thereof within 15 days from the date of receipt of the said letter.

The delivery of possession shall be acknowledged in writing by the SECOND PARTY to the FIRST PARTY and the actual delivery of possession shall be given to the SECOND PARTY simultaneously upon the SECOND PARTY, or their agent, signing and handing over the letter of acknowledgement to FIRST PARTY.

In the event, the SECOND PARTY refuses, fails or neglects to take delivery of possession of the SECOND PARTY UNITS within 15 days from the date of receipt of the aforesaid letter, without justifiable and reasonable cause, the FIRST PARTY shall be deemed to have fulfilled his obligation under this agreement and in law in respect of handing over the SAID PREMISES on the expiry of the 15 days from the date of receipt of the said letter.

It is the duty of the SECOND PARTY to inspect and verify and satisfy themselves of the quality of construction of the SECOND PARTY UNITS and that the same confirms to the details/specifications agreed herein, and that the SAID PREMISES is free from all defects and deficiencies.

Upon completion of the respective stage/slab or works as stated above, the SECOND PARTY shall be precluded and will not be entitled to make any complains or claims regarding defective or deficient work(s) in respect of the said stage/slab or the said works.



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*CS Seng*



It is the duty of the SECOND PARTY and the SECOND PARTY shall at the time of taking delivery of the SECOND PARTY UNITS, to inspect, verify, the SECOND PARTY UNITS or cause the same to be inspected, verified, and satisfy themselves that the SECOND PARTY UNITS are complete in all respects and free from all defects or deficiencies. The letter acknowledging delivery of possession shall signify, and will be treated as an acknowledgment, that the SECOND PARTY are satisfied with the quality of construction of SECOND PARTY UNITS and of the common areas, and that the same is free from all defects and deficiencies and is complete in all respects.

Upon taking delivery of possession and handing over of the letter acknowledging delivery of possession, or upon deemed delivery as stipulated above, the SECOND PARTY shall be precluded and shall not be entitled to claim or seek redress against the FIRST PARTY in respect of any item of work, in the SECOND PARTY UNITS or any common area of SAID PROJECT, which may be alleged to be defective or deficient, or alleged to have not been carried out or completed.

Cracks/dampness shall not be considered as defective work. The FIRST PARTY shall not be responsible for colour/ size variations in flooring tiles, glazed tiles or any natural stones like marble, granite, or any sanitary fitting etc.

11.3) Under no circumstances shall the SECOND PARTY be entitled to claim and the FIRST PARTY be made liable to pay any amount towards the cost, expenses or charges of repairing or



*Signature*  
*CD Seng*



curing any defects undertaken or carried out by the works conducted by the SECOND PARTY without the prior written consent of the FIRST PARTY.

11.4) The FIRST PARTY shall not incur any liability if the FIRST PARTY is unable to deliver possession of the SECOND PARTY UNITS or delays in making payment as aforesaid 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 FIRST PARTY and in any of the aforesaid events, the FIRST PARTY shall be entitled to a reasonable extension of time for handing over/delivery of the possession of the SECOND PARTY UNITS or making the payment.

11.5) With effect from execution of this Agreement, In respect of their respective premises/ units, including their respective proportionate undivided rights to the SAID PROPERTY, each party shall be free to deal with and dispose of their respective villa(s) in the said project, including entering into memorandum(s) of understanding, agreement(s) or deed(s) with any person, thereby selling, letting out, or agreeing to sell, let out



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or otherwise transfer or put another person in possession of any or all of their premise(s)/ unit(s) in the **SAID PROJECT** with or without the corresponding undivided rights in the **SAID PROPERTY** and receive the consideration thereof, including earnest money or deposit and do all that is necessary in this regard, subject to:

11.6) The title and interest of the FIRST PARTY and the SECOND PARTY to the undivided proportionate share in the land of the SAID PROPERTY shall be joint and impartable and the parties shall not be entitled for demarcation or partition of their right in or to the land of the SAID PROPERTY.

11.7) All monies or other benefits received by the SECOND PARTY from their SECOND PARTY UNITS shall be exclusively for, and be retained by, the SECOND PARTY themselves and similarly all monies or other benefits received by the FIRST PARTY from the FIRST PARTY UNITS in the SAID PROJECT shall be exclusively for, and be retained by, the FIRST PARTY for itself.

11.8) The SECOND PARTY from the date of delivery of possession shall not do or suffer to be done anything to the external look of the SECOND PARTY UNITS, or any party thereof, and shall not change or alter the externals of the SECOND PARTY UNITS or the building or any part thereof. The SECOND PARTY shall be bound to maintain the externals of the



*Signature*  
*Signature*  
*Signature*



SECOND PARTY UNITS in uniformity with the other villa(s) of the SAID PROJECT as regards the colour, wood work, grills etc, unless otherwise permitted in writing by the FIRST PARTY.

11.9) On completion of the **PROJECT**,

The FIRST PARTY shall get –

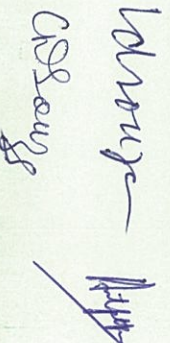
On ownership basis, villas (numbered 1,2,3,6,7 & 8) as per proposed plan of the said project along with undivided rights in the said property corresponding to the said villas.

11.10) The SECOND PARTY shall get –

On ownership basis, identical furnished villas (numbered 4 & 5) as per proposed plan of the said project along with undivided rights in the said property corresponding to the said villas.

11.11) After allotment of villas in terms of this Agreement, In respect of their respective premises/villas in the SAID PROJECT, the FIRST PARTY and SECOND PARTY shall execute the necessary documents/instruments of allotment of villas including transfer of corresponding undivided rights in the SAID PROPERTY by the SECOND PARTY in favour of the FIRST PARTY.

  
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CD 2008



11.12) Upon completion of the project, the FIRST PARTY and SECOND PARTY shall execute necessary documents/instruments for sale of villas in favour of respective Purchasers of the villas along with proportionate undivided rights in the said property.

11.13) Due to unforeseen reason, in the case of the project not being completed the FIRST PARTY may handover the possession of the SECOND PARTY UNITS as per the specifications mentioned in Schedule III and the SECOND PARTY shall be liable to transfer the balance divided/undivided share in the Schedule Property and corresponding to the FIRST PARTY UNITS to the FIRST PARTY.

## **12. INDEMNITY & ASSURANCES BY OWNERS**

12.1) The SECOND PARTY hereby covenant, declare and confirm that their title to the Schedule Property is valid, good, marketable and subsisting and that no one else has any right, title, interest or share in the Schedule Property and that the Schedule Property is not subject to any encumbrances, attachments, court or taxation or acquisition proceedings or charges of any kind or any tenancy claims and which shall bar the development and sale of the Schedule Property and or disposal of the FIRST PARTY share, The SECOND PARTY shall keep the FIRST PARTY fully indemnified and harmless against any loss or liability, cost or claim, action or proceedings and third party claims that may arise against the FIRST PARTY or any one claiming through the FIRST PARTY for any act of omission or commission of the SECOND PARTY on account of any defect in or want of title on



*Voluntary* *1st*  
*Cudang*



the part of the FIRST PARTY and make good any losses/damages sustained by the FIRST PARTY on account of defect in title of the SECOND PARTY to the Schedule Property. The SECOND PARTY agrees that the cost of making out clear title to the Schedule Property shall always be that of the SECOND PARTY.

12.2) The SECOND PARTY acknowledge that the FIRST PARTY has agreed to enter into this Agreement expressly on the faith and strength of such representation that the SECOND PARTY has free hold title to the Schedule Property, not subject to any encumbrances, mortgage/s, leasehold rights, acquisition proceeding/s, maintenance/s and other charge/s and claim/s and demand/s and that they have a clear and marketable title to the same and that there is no other person interested in the Schedule Property. The SECOND PARTY assures the FIRST PARTY that the Schedule Property is zoned as settlement under both the Regional Plan 2001 and the Regional Plan 2021 published by the Town and Country Planning Department and the same can be developed as a residential enclave. The SECOND PARTY are aware that the FIRST PARTY has to represent the above facts to the prospective purchasers of the Villas to be constructed in the Schedule Property. The SECOND PARTY will not encumber the Schedule Property nor shall deal with or dispose of the Schedule Property or any interest/s therein in any manner whatsoever inconsistent with this Agreement nor shall grant any licence to use the Schedule Property or grant any Power of Attorney to deal with




*Shreyas* *Shreyas*  
*Choudhary*



the Schedule Property during the subsistence of this Agreement to any other person other than the FIRST PARTY.

### **13. INDEMNITY & ASSURANCES BY DEVELOPER**

The FIRST PARTY shall keep the SECOND PARTY fully indemnified and harmless against any loss or liability, cost or claim, action or proceedings, that may arise against the SECOND PARTY by reason of any failure on the part of the FIRST PARTY to discharge their liabilities/obligations or on account of any act of omission or commission in relation to the development of the Schedule Property or otherwise or arising out of development and/or the putting up of the construction, amenities and further the FIRST PARTY shall be fully liable and responsible to the Government, Statutory Authorities and all other Authorities for compliance of all the statutory requirements regarding development and construction of buildings in or upon the Schedule Property. The FIRST PARTY assured that, on receipt of all approvals and sanctions the FIRST PARTY shall develop the Schedule Property/construct villas in accordance with the approvals/sanctioned plans with internal and external services, walkways, roads, passages, amenities, facilities, fittings, fixtures, compounds, reception block, electrical works, water connections, sewers lines and pipes etc and secure an occupancy certificate(s). The FIRST PARTY further assures that the constructions shall be in accordance with the agreed Specifications and shall be of good quality.

  
Vishnu  
Cheng



**14. TRANSFER OF UNDIVIDED RIGHT/SHARE IN THE SCHEDULE PROPERTY TO DEVELOPER**

14.1) The FIRST PARTY on obtaining sanction of development plan, licence, approvals and plan for construction of Villas shall be entitled to enter into agreements to sell, transfer, lease and/or otherwise dispose of the FIRST PARTY UNITS together with proportionate share of divided/undivided right/interest in land area in the Schedule Property as per terms of this agreement, with persons intending to own villas and receive the consideration there under in its own name.

14.2) That on completion of the development of the Schedule Property and obtaining the occupancy/completion certificate the FIRST PARTY shall be entitled to execute sale deeds and all other other documents of conveyance to effectively transfer and convey the FIRST PARTY UNITS and proportionate divided/undivided right, title and interest in the Schedule Property allocated to share of the FIRST PARTY.

14.3) The stamp duty, registration charges, legal fees and expenses in connection with the preparation and execution of the Deed/s if Conveyance and/or other documents relating to divided/undivided right/share in the Schedule Property corresponding to the FIRST PARTY UNITS to be conveyed to the FIRST PARTY and/or its nominee/s and assignee/s in term of



*Signature*  
*Chandrasekar*




this agreement shall be borne by the FIRST PARTY and/or its nominee/s and assignee/s.

14.4) The capital gains tax, if any that may be leviable on the transfer of land rights as aforesaid in Schedule Property to FIRST PARTY and/or its nominees under one or more documents shall be borne by the SECOND PARTY while the FIRST PARTY shall meet all their tax liabilities arising on development of the Schedule Property and/or sale/transfer of FIRST PARTY UNITS.

**15. TAXES, MAINTENANCE, DEPOSITS, ETC. ON  
SECOND PARTY UNITS/FIRST PARTY UNITS**

15.1) The SECOND PARTY and/or its transferees/assignees/nominees shall be liable to bear and pay all property taxes, rates and ceases and maintenance charges, electricity and water charges and all other outgoings payable in respect of the SECOND PARTY UNITS from the date of taking delivery of possession of the same as spelled out in clause 9.

15.2) The SECOND PARTY and/or its transferees/assignees/nominees is liable to pay the pro rata deposits payable to the Electricity Authorities, Water Supply or concerned Authorities in proportion to the SECOND PARTY UNITS. The SECOND PARTY and/or its transferees/assignees/nominees will also be liable to pay GST/VAT/Sales Tax on works contract, Service Tax on the SECOND PARTY UNITS.

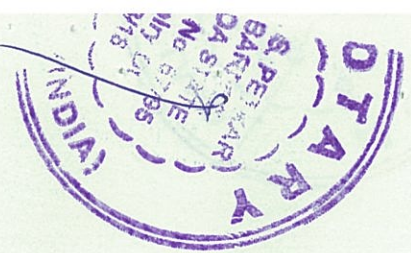
  
Vahne  
C. S. Seng



**16. COMMON AMENITIES AND MAINTENANCE CHARGES:**

16.1) The FIRST PARTY shall be developing the Schedule Property into a Residential Enclave by laying internal roads/driveways, reception block and other areas of common enjoyment. The SECOND PARTY/occupants/owners of the SECOND PARTY UNITS and FIRST PARTY/owners/occupants of the FIRST PARTY UNITS shall be entitled to make use of all such common amenities provided in the development/enclave/layout including the right to enjoy all common areas such as roads/passages etc. The SECOND PARTY/purchasers/occupants of the SECOND PARTY UNITS and the FIRST PARTY/owners/occupants of the FIRST PARTY UNITS shall have the right to use all the internal roads/driveways, common areas, amenities and facilities without any obstruction from anyone, subject to sharing expenses for maintenance of all these common amenities.

16.2) It is hereby agreed by the SECOND PARTY and the FIRST PARTY that from the date the development is complete in all respects and the SECOND PARTY UNITS is ready for occupation for which a notice has been sent to the SECOND PARTY in accordance with clause 11 above, whether possession of the same is taken by the SECOND PARTY or not, the SECOND PARTY and/or its nomi-nee(s)/transferee(s) shall bear and pay proportionate maintenance expenses for the maintenance



*Signature*  
*Signature*  
*Signature*



of common areas and facilities and all outgoings on general expenses in respect of the Schedule Property such as insurance, taxes, electricity and water taxes and charges/s or deposits in respect of meters, maintenance charges, security charges and all other costs and expenses connected with maintenance and its common area/facilities.

#### **17. FORMATION OF ENTITY:**

If mutually agreed the FIRST PARTY and SECOND PARTY shall assist each other in forming a co-operative maintenance society (hereafter referred to as an ENTITY) for maintaining the SAID PROPERTY and the SAID PROJECT.

When a decision in this matter is taken, the respective parties shall sign all form(s), application(s), deed(s), and other document(s) as may be required for the formation of the ENTITY.

#### **18. FINANCE**

The SECOND PARTY hereby give their express consent to the FIRST PARTY to receive money/ finance by raising any loans, mortgage, or creating a charge or security interest against the FIRST PARTY UNITS and their corresponding undivided share of land, in favour of Bank(s), Financiers, Financial Companies and/or other financial institution(s) etc.



*Chennai*  
*10/04/2014*  
*10/04/2014*



#### 19. INCREASE IN FAR/TDR

In the event, before the execution of the final sale deed(s), the FSI/FAR presently allowed to the SAID 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 PROPERTY, all such benefits shall be exclusively for the use of the FIRST PARTY.

#### 20. PUBLIC NOTICE

The SECOND PARTY does hereby authorize the FIRST PARTY to issue Notice(s) to the public by whatsoever mediums inviting objections against this Joint Venture and/or development of the SAID PROPERTY. In case any objection is received from any person against the SAID PROPERTY this Joint Venture and/or the development thereof which in the opinion of the advocate of the FIRST PARTY has the effect of disturbing or frustrating this agreement or smooth development of the SAID PROPERTY the FIRST PARTY shall be entitled to terminate this Agreement for Joint Venture by giving the SECOND PARTY a one months notice in writing to this effect and upon expiry of one month, the Agreement shall stand terminated for all effective and practical purposes.



*Signature* *14/11/18*  
*CS/Sevgi*



## 21. ADDITIONAL WORK:

The FIRST PARTY may at their discretion agree to execute additional items of work (other than those specified in the specifications annexed hereto) as required by the SECOND PARTY on a separate and mutually agreed terms/and/or rates or that the SECOND PARTY shall be at liberty to get any additional items of work done by their own agency only after possession is handed over to them by the FIRST PARTY. The time taken for undertaking such additional work shall be added to the time stipulated for completion of construction of the SECOND PARTY UNITS if the same is undertaken by the FIRST PARTY.

## 22. ACQUISITION:

If the entire Schedule Property is acquired under any Law by the Government or other Authority under the law, then this Agreement shall stand terminated, Compensation payable for the full area of land shall be taken by the SECOND PARTY in entirety and the compensation payable for development and construction made thereon by the FIRST PARTY shall be taken by the FIRST PARTY in its entirety.



*Signature* *Signature*  
*CD Saug* *Signature*



**23. MISCELLANEOUS:**

i. The SECOND PARTY shall execute Irrevocable Power of Attorney in favour of the FIRST PARTY for the purpose of development of the SAID PROPERTY and sale of the villas.

ii. The respective rights and obligations of each party shall continue and subsist even after the completion of the SAID PROJECT and/or the lapse of this Joint Venture.

iii. The SECOND PARTY covenants that they have not entered into any Agreement in respect of the said property with any THIRD PARTY and that they have not created any encumbrance of whatsoever nature in respect of the said property

iv. The SECOND PARTY does hereby undertake that they shall at all times hereafter do, perform, execute or cause to be done, performed and executed all such acts, deeds and things whatsoever which may be necessary for further, better and more perfectly every part thereof for development of the SAID PROJECT or according to the intent and meaning of this Agreement or as reasonably required by the FIRST PARTY.



*Signature*  
*CSougs*



**24. INTERPRETATION:**

This Agreement shall not be construed as a Partnership between the parties herein and shall be on a principal to principal basis.

**25. ADVERTISEMENT:**

Upon obtaining of plan approval for the development, the FIRST PARTY shall be entitled to advertise for sale and disposal of the Villas in the Schedule Property and to publish in the Newspapers/place advertisements on the internet, calling for response from prospective purchasers and in terms of this Agreement.

**26. SPECIFIC PERFORMANCE:**

In the event of breach by either party, the other party (the aggrieved party) shall be entitled to specific performance and also be entitled to recover all expenses incurred as a consequence of such breach from the party committing breach;

**27. AMENDMENT:**

No Decision or exercise of discretion/judgement/opinion/approval of any matter arising out of or contained in this Agreement shall be deemed to amend this Agreement. This Agreement may be amended only by a written document executed between the parties.



*Whitney*  
*CD Seng*



**28. WAIVERS:**

The failure by either parties to enforce any term or for any period, or any one or more of the terms or conditions of this Agreement will not be construed as waiver of them or of the right at any time subsequently to enforce all terms and conditions of this Agreement.

**29. NOTICE AND ADDRESSES:**

All letters, notices, communications to the FIRST PARTY and the SECOND PARTY, by or under this agreement or otherwise shall be addressed to the FIRST PARTY, addressed and sent to:

Pinto Rosario Holdings Private Limited,

House No 698,

Porvorim, Bardez,

Goa - 403501.

to the SECOND PARTY, addressed and sent to :

Walter Emmanuel D'Souza,

House No. 362,

Pinto Vaddo, Verla,

Post Parra, Bardez, Goa.



*Walter Emmanuel D'Souza*  
*Walter Emmanuel D'Souza*



Any change in the above address shall be notified by the concerned party to the other party, in writing. Until and unless the communication of such change in address is received by the other party the above address shall be deemed to the valid and existing address of the parties. Any letters, reminders, notices, documents, papers or communication etc. sent on the above address or the changed address (subject to the immediately above preceding clause) by REGISTERED AD or Under Certificate of Posting shall be deemed to have been lawfully served and received by the respective parties.

### 30. JURISDICTION:

Any proceedings arising out of or in connection with this Agreement may be brought in any courts of competent jurisdiction in Goa only.

### SCHEDULE I

All that PROPERTY known as "Bhatulem" bearing survey no. 13/16 of Verla Village, Bardez, Goa, admeasuring 3450 sq.mts., situated within the limits of Gram Panchayat of Verla Village Sub District of Bardez, District North Goa in the State of Goa, which property as a whole is described in the Land Registration Office of Bardez under No.11607 of Book B30(New) and not enrolled in



*Verla* *Bardez*  
*CD Bardez*



Towards the West :- by survey no. 13/12 & 13/15;

## SCHEDULE II



14/11/19



**SCHEDULE III****STRUCTURE :**

RCC framed structure

**FINISHING :**

External surfaces shall be plastered with double coat cement plaster and painted with external paint.

Internal surfaces shall be plastered, finished with wall care and painted with acryl-ic emulsion.

**DOORS & WINDOWS :**

Main door shall have Teak wood frame and shutter.

All other doors shall have Sal wood frame and shall be solid core flush doors.

Windows/ventilators shall be in wood or powder coated aluminium with 4mm thick clear float glass.

**FLOORING & DADO :**

Villa flooring will be of vitrified tiles

Flooring/dado of toilets will be of ceramic tiles.

Garage will have rough shahabad/checkered tiles.

**KITCHEN :**

Dado tiles shall be 60 cms in height.



*Shree*  
*Adhikary*



Countertop will be of granite.

Under counter cabinets shall be provided.

**ELECTRICAL INSTALLATION:**

Wiring shall be with PVC insulated, copper conductor, multi strand cables.

Switches/sockets shall be of modular type.

All lighting will be a combination of ambient and designer lighting fixtures.

**PLUMBING & SANITARY INSTALLATION:**

All plumbing futures shall be in CP brass of Jaquar make.

Hot and cold mixer shall be provided.

Sanitary ware will be of Hindware/Kohler or similar.

**SWIMMING POOL:**

6.5 meters by 3.0 meters with filtration system.

IN WITNESS WHEREOF the parties hereto have signed this agreement on the day, month and year first hereinabove mentioned and in the presence of the witnesses herein below mentioned.



*Witness*  
*Chang*

*11/11/11*



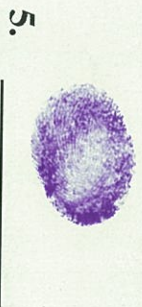
SIGNED SEALED AND DELIVERED  
BY THE WITHIN-NAMED FIRST PARTY  
PINTO ROSARIO HOLDINGS PRIVATE  
LIMITED, represented by its director



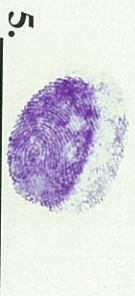
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**MR. SEBASTIAO ANTONIO SUNIL  
PINTO ROSARIO**

## Left Hand



## Right Hand



Adrian  
Coburn



SIGNED SEALED AND DELIVERED  
BY THE WITHIN-NAMED SECOND  
PARTY



*Walter D'Souza*

WALTER EMMANUEL D'SOUZA  
alias WALTER D'SOUZA

Left Hand



Identified by:

Address No: 7310 4640 9354

*Walter D'Souza*

*[Signature]*



SIGNED SEALED AND DELIVERED  
BY THE WITHIN-NAMED SECOND  
PARTY



*D'Souza*

MRS. CECILIA D'SOUZA

Left Hand

Right Hand

1.



1.



2.



2.



3.



3.



4.



4.



5.



5.



Identified by:

Address No: 3977 5606 5719



*laxman  
D'Souza*

*10/7/18*



In the presence of the following witnesses:

1) Name: Kevin J. A. Bugental

Address: Hrs 220-4121/6, Church  
Sd. Houston, Near Milepost  
Church, Houston, Bartlett-Gee

2) Name: ~~Thompson~~ N. Leon B. Noid

Address: H, NO. 48, Parguanda  
Ochokum, Cooa.

D. Noid



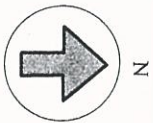
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1/1/98



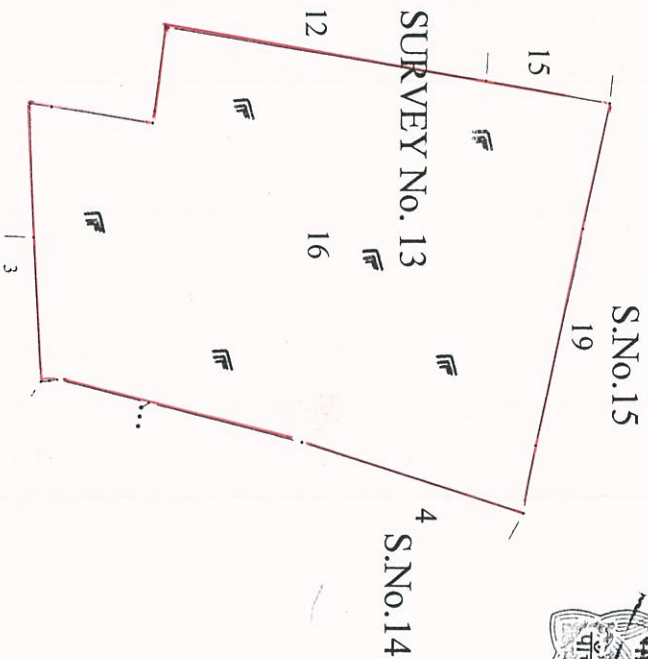
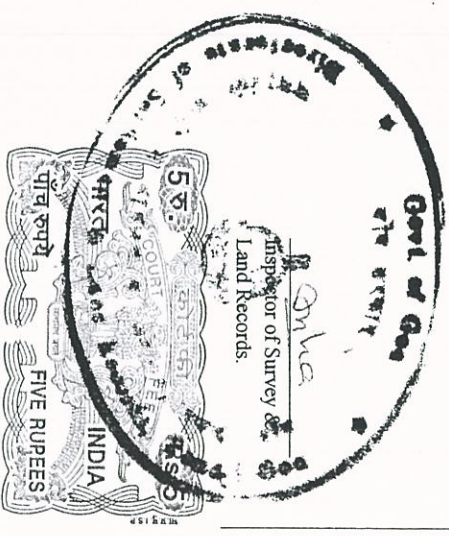


GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
PANAJI - GOA



Plan Showing plots situated at  
Village : VERLA  
Taluka : BARDEZ  
Survey No./Subdivision No. : 13/ 16  
Scale : 1 : 1000

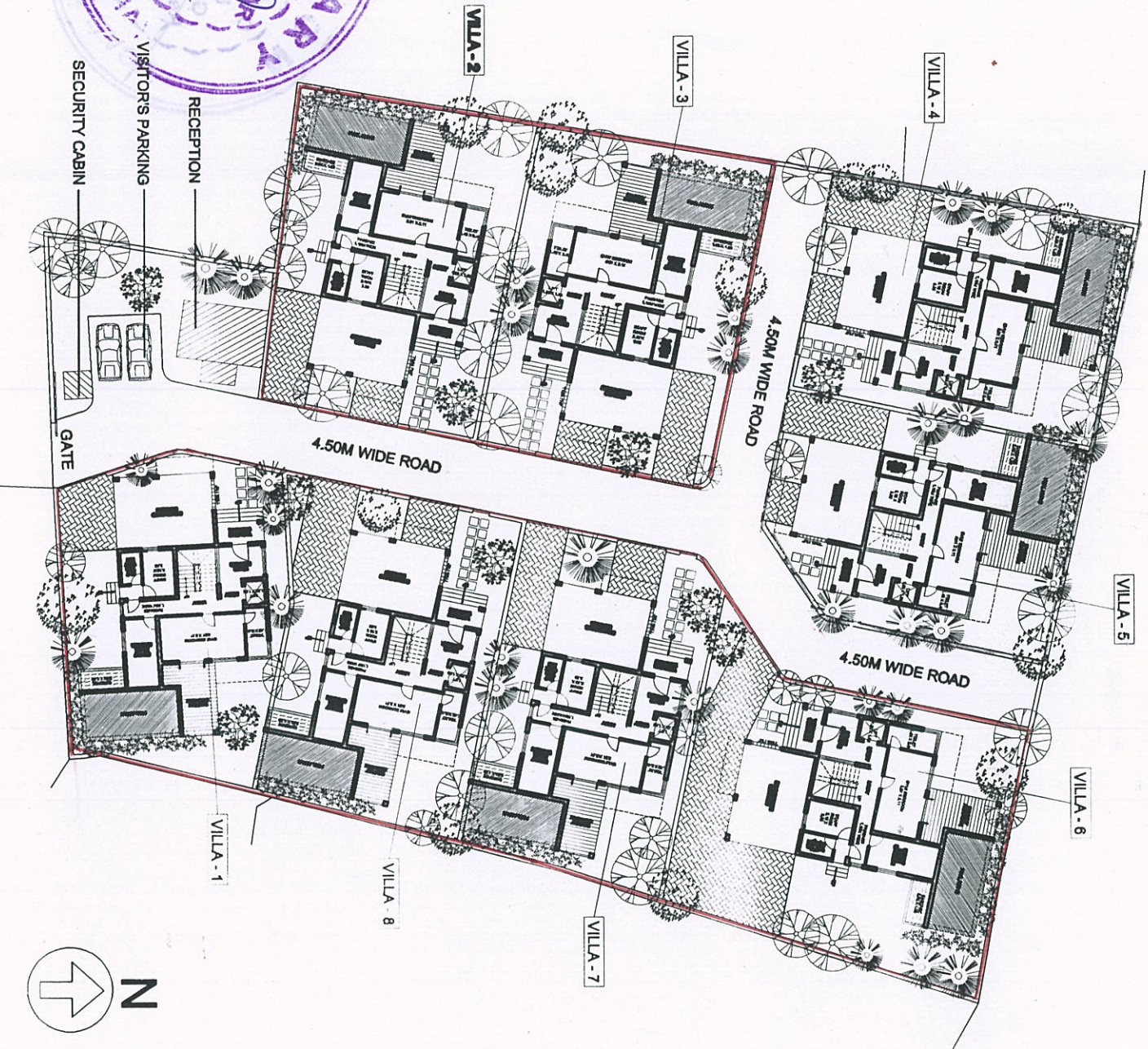
Inward No.15611



Generated By : Dattodar Dabholkar  
On : 30-11-2011

Compared By : *Dattodar Dabholkar*  
01/12/11  
DMM  
4/11/2





**AREA STATEMENT**  
**PLOT AREA = 3460.00 SQM**  
**AREA IN ROAD WIDENING = 0.00 SQM**  
**EFFECTIVE PLOT AREA = 3460.00 SQM**

**PERMISSIBLE COVERAGE @40% = 1380.00 SQM**  
**PROPOSED COVERAGE**  
**VILLA = 147.92 SQM X 8 NOS. = 1183.36 SQM**  
**RECEPTION = 27.75 SQM**  
**TOTAL COVERAGE = 1211.11 SQM**

**PERMISSIBLE FAR @60% = 2076.00 SQM**  
**PROPOSED FAR**  
**VILLA = 266.37 SQM X 8 NOS. = 2066.96 SQM**  
**RECEPTION = 0.00 SQM (7.5% FREE FAR)**  
**TOTAL FAR = 2066.96 SQM**

**PROPOSED BUA**  
**VILLA = 446.71 SQM X 8 NOS. = 3573.68 SQM**  
**RECEPTION = 27.75 SQM**  
**TOTAL BUA = 3601.43 SQM**

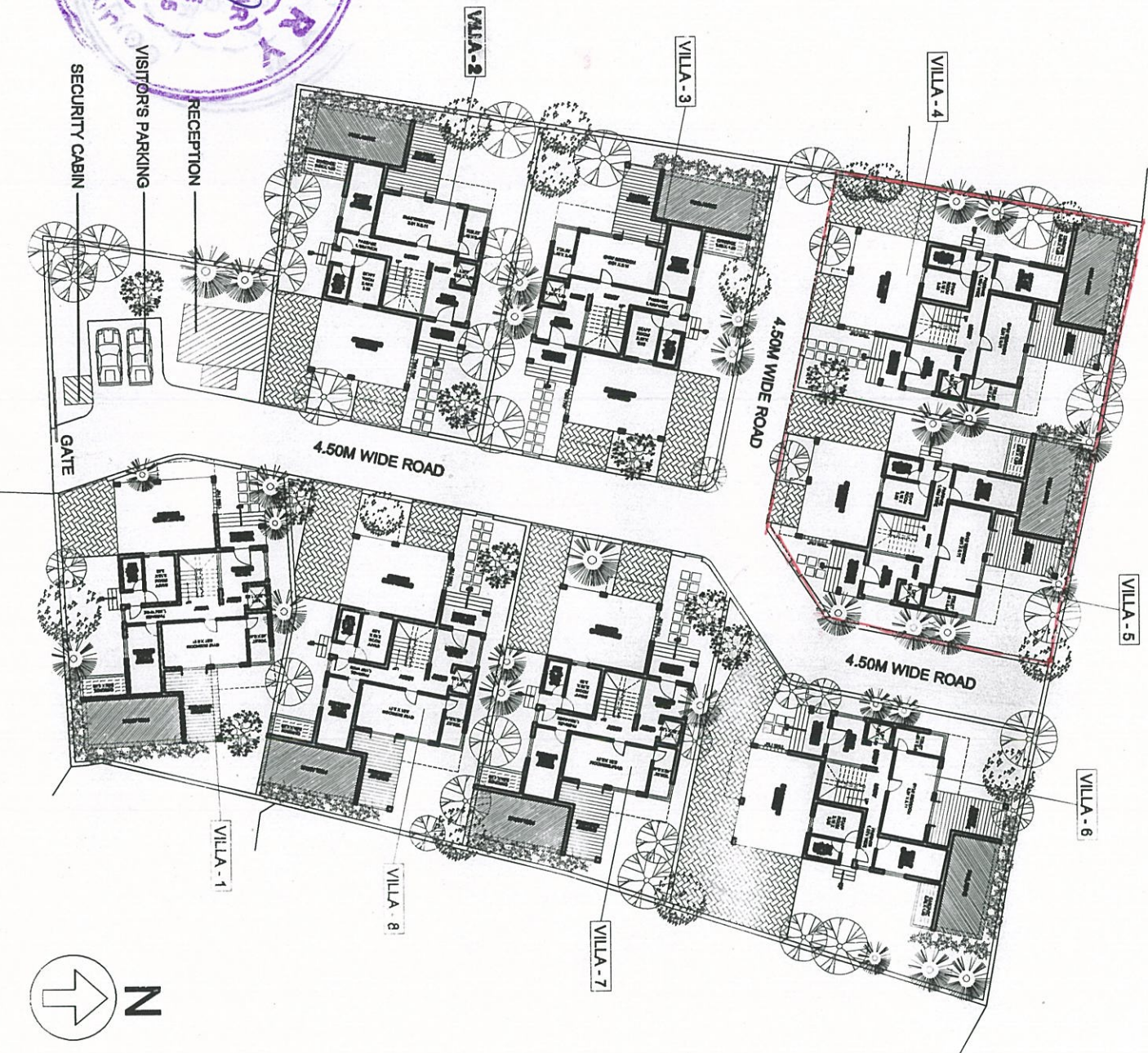
## PROPOSED VILLAS AT VERLA SITE PLAN

**U L Y S I S**  
**ARCHITECTURAL, INTERIOR & LANDSCAPE CONSULTANTS**  
 #201 - A SECOND FLOOR, MATTHIAS PLAZA,  
 PAKULIM - GDA 403001  
 PH. - 2421080

*Udayan*  
*CSBouls*

*18/11/17*





**AREA STATEMENT**  
**PLOT AREA = 3460.00 SQM**  
**AREA IN ROAD WIDENING = 0.00 SQM**  
**EFFECTIVE PLOT AREA = 3460.00 SQM**  
**PERMISSIBLE COVERAGE @40% = 1380.00 SQM**  
**PROPOSED COVERAGE**  
**VILLA = 147.92 SQM X 8 NOS.**  
**RECEPTION = 27.75 SQM**  
**TOTAL COVERAGE = 1211.11 SQM**

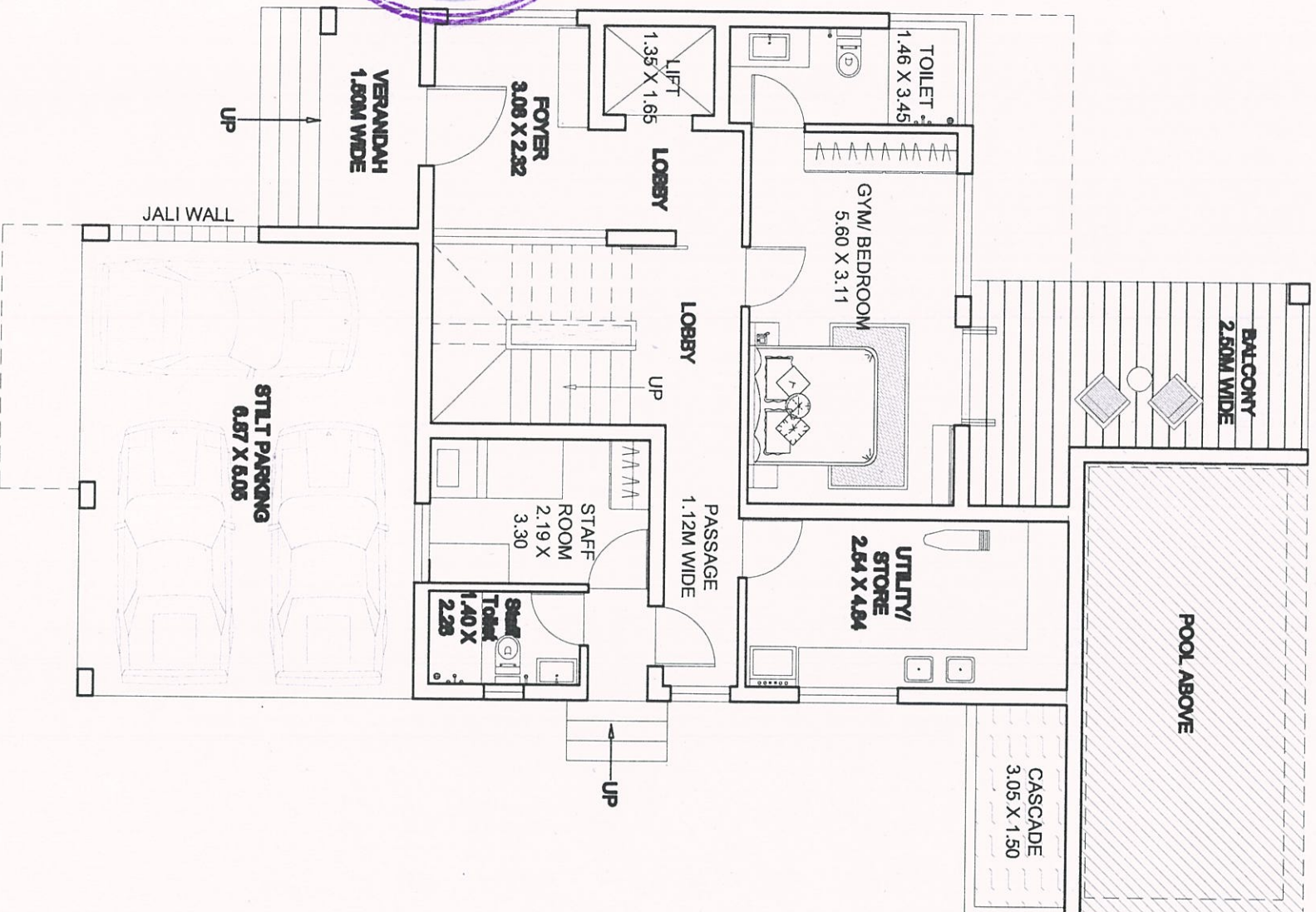
**PERMISSIBLE FAR @60% = 2070.00 SQM**  
**PROPOSED FAR**  
**VILLA = 206.96 SQM X 8 NOS.**  
**RECEPTION = 0.00 SQM (7.5% FREE FAR)**  
**TOTAL FAR = 2066.96 SQM**  
**PROPOSED BUA**  
**VILLA = 4/6.71 SQM X 8 NOS.**  
**RECEPTION = 27.75 SQM**  
**TOTAL BUA = 3601.43 SQM**

## PROPOSED VILLAS AT VERLA SITE PLAN

**U L Y S I S**  
**ARCHITECTURAL, INTERIOR & LANDSCAPE CONSULTANTS**  
 #.201 - A SECOND FLOOR, MATTHIAS PLAZA,  
 PANJIM - GOA 403001  
 PH. - 2421880

*1dyaup*  
*OS&S&S*  
*1dyaup*





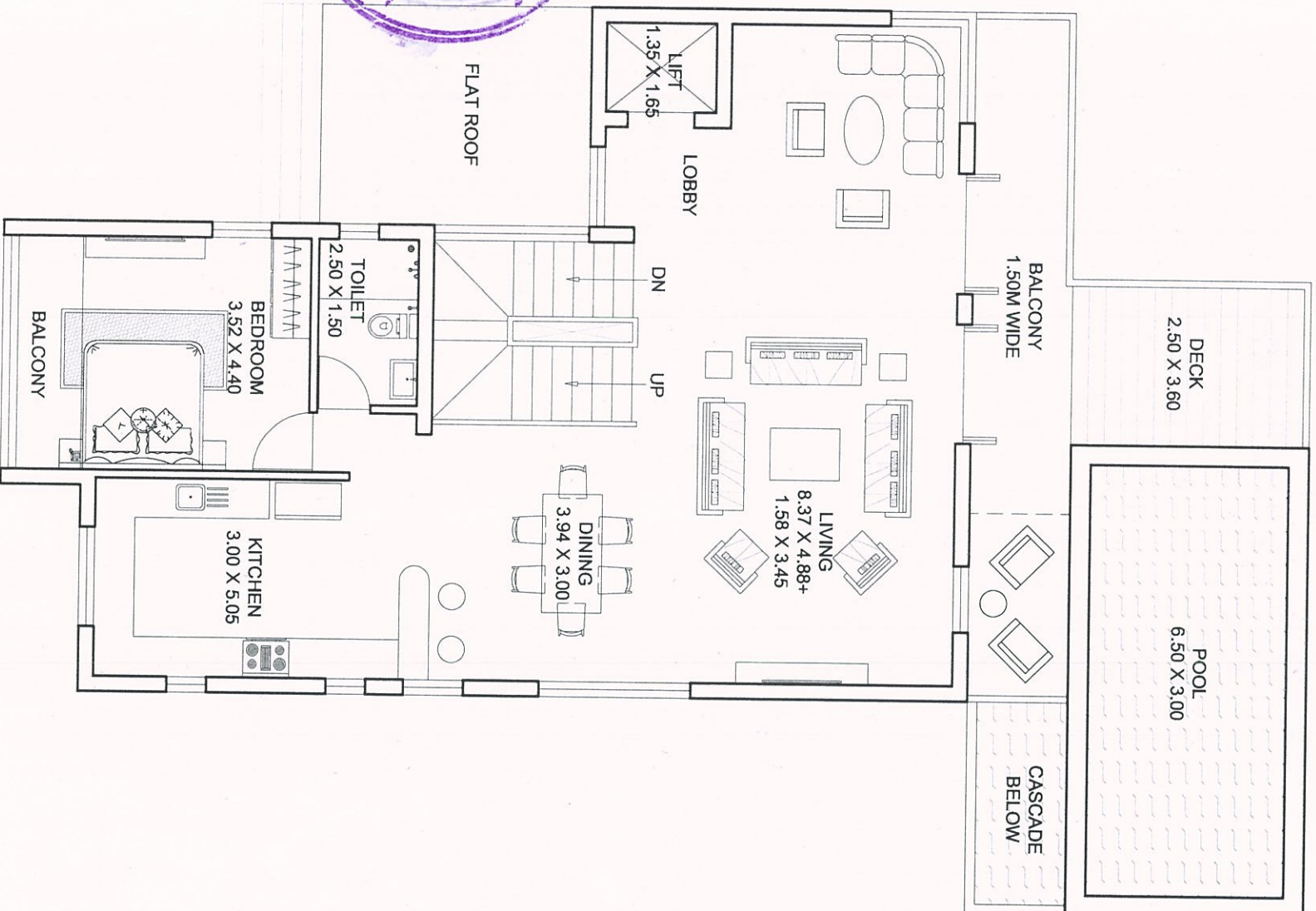
**FAR = 64.95 SQM**  
**BUA = 112.06 SQM + stilt = 35.86 SQM**

## PROPOSED VILLAS AT VERLA GROUND FLOOR PLAN

**U L Y S I S**  
**ARCHITECTURAL, INTERIOR & LANDSCAPE CONSULTANTS.**  
 #201 - A, SECOND FLOOR, MATTHIAS PLAZA,  
 PANJIM - GOA 403001  
 PH. - 2421980

*chrysa*  
*08/08/25*





**PROPOSED VILLAS AT VERLA**  
**FIRST FLOOR PLAN**

**BUA = 131.85 SQM + POOL, DECK & CASCADE = 39.36 SQM**  
**FAR = 96.20 SQM**

**U L Y S I S**  
**ARCHITECTURAL, INTERIOR & LANDSCAPE CONSULTANTS.**  
# 201 - A, SECOND FLOOR, MATTHIAS PLAZA,  
PANAJI - GOA 403001  
PH. - 2421860

*W/4/20*  
*COS 20/3/25*



DECK  
BELOW

POOL  
BELOW

BALCONY  
1.50M WIDE

BALCONY  
BELOW

MASTER BEDROOM  
7.21 X 3.45

WALK IN  
2.62 X 1.80

LIFT  
1.35 X 1.65

LOBBY

DN

PASSAGE  
1.20M WIDE

TOILET  
2.62 X 3.41

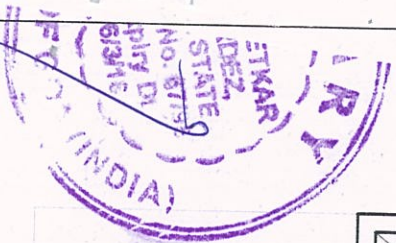
TOILET  
2.62 X 2.40

WALK IN  
2.80 X 1.50

BEDROOM  
6.64 X 3.20

BALCONY  
1.20M WIDE

FLAT ROOF  
BELOW



## PROPOSED VILLAS AT VERLA SECOND FLOOR PLAN

FAR = 97.22 SQM  
BUA = 127.58 SQM

**U L Y S I S**

ARCHITECTURAL, INTERIOR & LANDSCAPE CONSULTANTS.

#201 - A, SECOND FLOOR, MATTHIAS PLAZA,  
PANJIM - GOA 403001  
PH. - 2421860

*Voluntary  
Contribution*