

QPM-1-711-2024

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

गोवा GOA

Serial No. 1689 Place of Vendor: Margao Date: 29/3/24
Value of Stamp Paper 25000/-
Name of the purchaser: Chandrashekhar Deshpande
Fathers Name: _____ Residence: Cutral
Purpose: Deed Transacting parties: _____
As there is no one single paper for the value of 16000/-
Additional stamp paper for the completion of the value are
attached along with
Stamp Vendor's Sign: _____
Mrs. Deepa Rajendra Naik
LIC. No. JUB/VEN-LIC/2/2018/AC-1/6314
Dated 29/05/2018 Margao - Goa

157685

Signature of purchaser

Sandeep C. Naik

709/24



AGREEMENT FOR DEVELOPMENT AND EXCHANGE

Amal

[Signature]



GOA

Serial No. 1619 Place of Vendor: Margao Date: 27/7/24
Value of Stamp Paper 25000
Name of the purchaser: Chandrakanta Devchya
Fathers Name: Deepa Residence: Culcha
Purpose: Deed Transacting parties: Deepa
As there is no one single paper for the value of 16000
Additional stamp paper for the completion of the value are
attached along with
Stamp Vendor's Sign:
Mrs. Deepa Ravendra Nolk
LIC. No. JUD/VEN-LIC/2/2018/AC-1/6314
Dated 29/05/2018 Margao - Goa

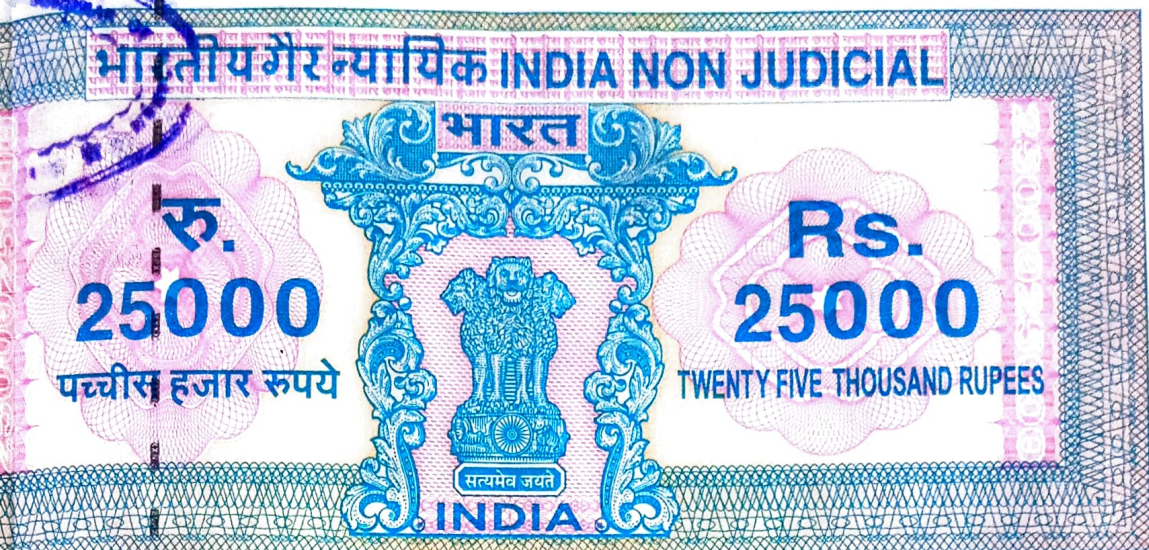
157686

Signature of purchaser

THIS AGREEMENT FOR DEVELOPMENT AND EXCHANGE

Amuch

OA



Serial No. 1689 Place of Vendor: Margao Date: 29/12/24
 Value of Stamp Paper ₹ 25000
 Name of the purchaser: Chanchalika Deychya
 Fathers Name: Culim Residence: Culim
 Purpose: Deed Transacting parties: 16000
 As this is a single paper for the value of ₹ 16000
 Additional stamp paper for the completion of the value are
 attached: 10000

157687

Stamp
 Mrs. Deepa Deychya
 LIC. No. IND-VEH-10/2/2018/AC-1/6314
 Dated 29/05/2018 Margao - Goa

Signature of purchaser

is made and executed at Curchorem, Quepem Goa on this

Handwritten signature

Handwritten signature

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

GOA

Serial No. 1689 Piece of Vendor: Margao Date 27/7/24
Value of Stamp Paper 25000
Name of the Purchaser: Chandrakanta Dementor
Father's Name Chandrakanta Dementor Residence Chandrakanta Dementor
Purpose Deed Transacting parties: Chandrakanta Dementor
As there is no single paper for the value of 160,000
Addition of 160,000 for the completion of the value are
affixed -
Stamp: Chandrakanta Dementor
Mrs. Chandrakanta Dementor
UC No. 240/VER/IC/2018/AG-1/6314
Dated 29/05/2018 Margao - Goa
Signature of purchaser

157688

Fifth day of the month of August of the year Two

Amal



DA

Serial No. 1689 Place of Vendor: Margao Date: 07/7/24

077238

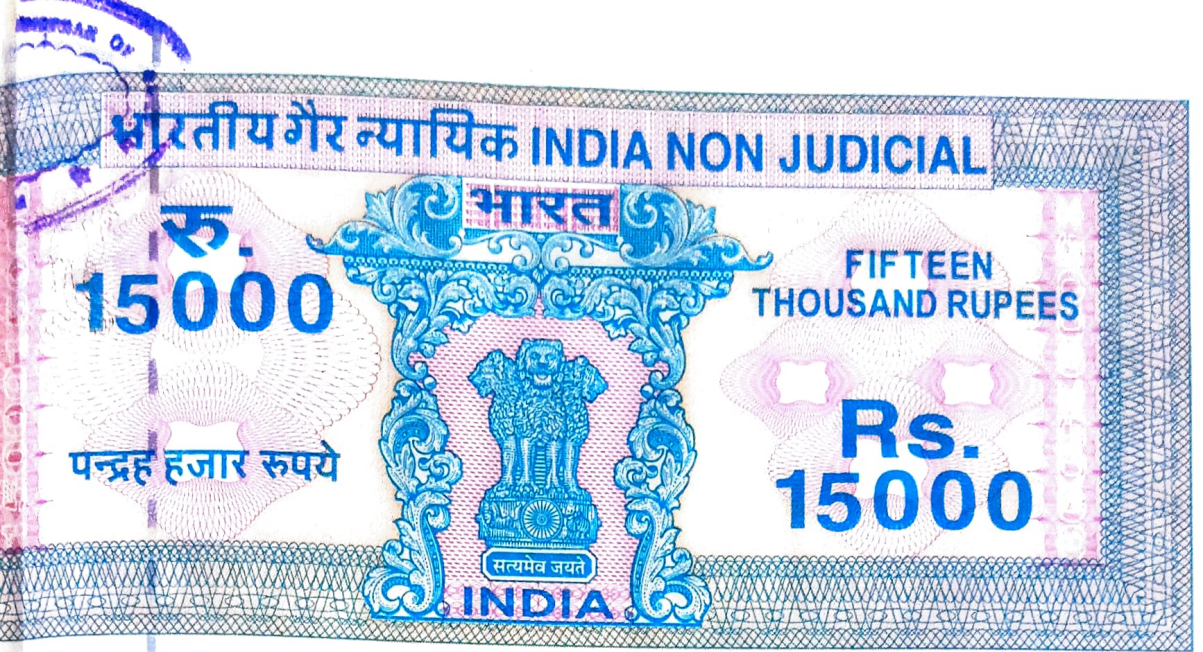
Value of Stamp Paper ₹ 20,000/-
Name of the purchaser: Chandrabali Pandey
Fathers Name: Chandrabali Pandey Residence: Chandrabali Pandey
Purpose: Deed Transacting parties: Chandrabali PandeyAs there is no one single paper for the value of ₹ 160,000/-
Additional stamp paper for the completion of the value are
attached along withStamp Vendor's Sign.
Mrs. Deepa Rajendra Naik
LIC. No.: JUD/VEN-LIC/2/2018/AC-1/6314
Dated 29/05/2018 Margao - Goa

Signature of purchaser

5

Thousand Twenty Four (05- 08 -2024);

Ramesh



OA

Serial No. 1689 Place of Vendor: Margao Date: 29/3/24
Value of Stamp Paper 15000/-
Name of the purchaser: Chandrabati Nandim
Fathers Name: Deved Residence: Chilker
Purpose: Deved Transacting parties: 160, not
As there is no one single paper for the value of ₹ 160, not
Additional stamp paper for the completion of the value are
attached along with

Stamp Vendor's Sign.
Mrs. Deepa Rajendra Naik
LIC. No.: JUD/VEN-LIC/2/2018/AC-1/8314
Dated 29/05/2018 Margao - Goa

059876


Signature of purchaser

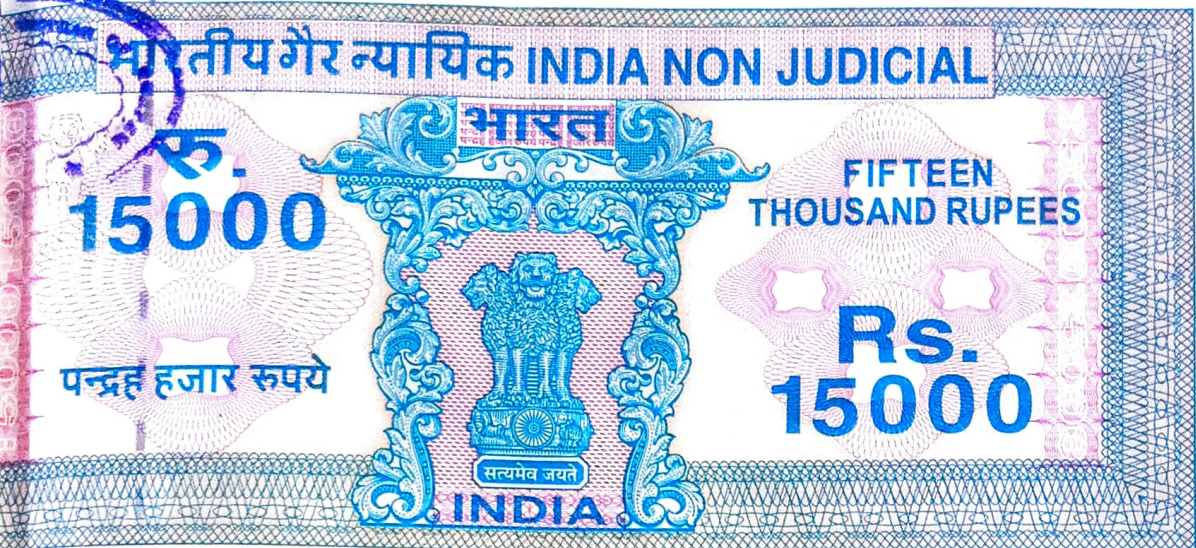
6

BETWEEN





DA



Serial No. 1689 Place of Vendor: Margao Date: 27/2/24

059877

Value of Stamp Paper Rs. 15000

Name of the purchaser: Chandrasekhar Deshpande

Fathers Name Deed Residence: Chulur

Purpose Deed Transacting parties: 16000

As there is no one single paper for the value of Rs. 16000

Additional stamp paper for the completion of the value are attached along with

Stamp Vendor's Sign.

Mrs. Deepa Rajendra Naik

LIC. No. JUB/VEN-LIC/2/2018/AC-1/6314

Dated 29/05/2018 Margao - Goa

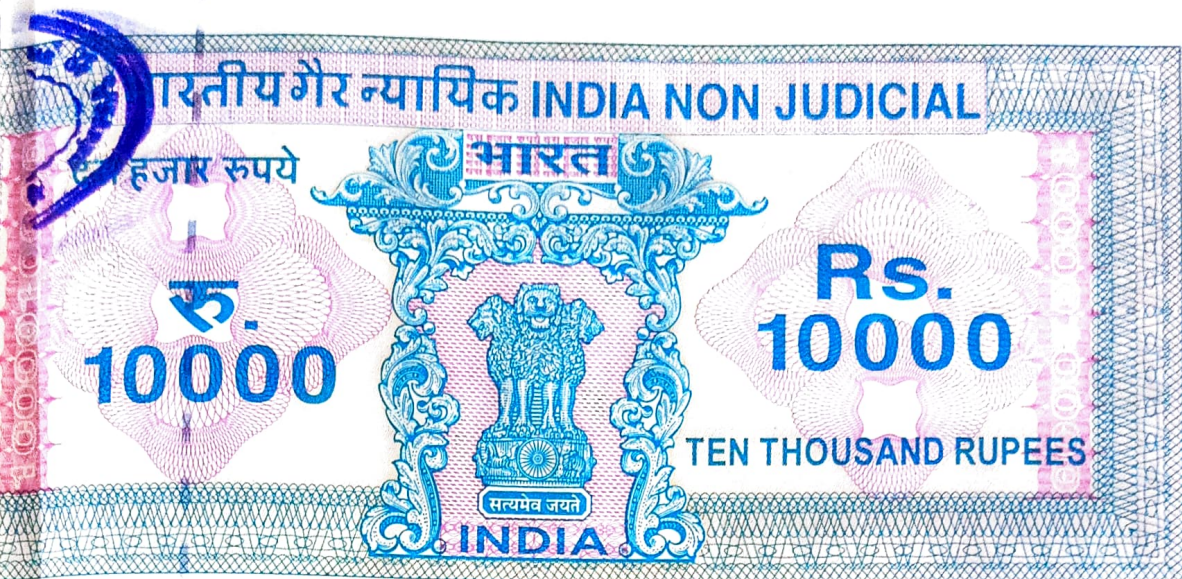
Signature of purchaser

1. Mr. **ASHISH BHANUDAS KARMALI**, son of late Mr

Ashish

[Signature]

GOA



Serial No. 1689 Place of Vendor: Margao Date: 27/2/24
Value of Stamp Paper ₹ 10000/-
Name of the purchaser: Charlotta Denty
Fathers Name: _____ Residence: Margao
Purpose: Deed Transacting parties: _____
As there is no one single paper for the value of ₹ 10000/-
Additional stamp paper for the completion of the value are
attached along with _____
Stamp Vendor's Sign.
Mrs. Deepa Rajendra Naik
LIC. No. JUD/VEN-LIC/2/2018/AC-1/6314
Dated 29/05/2018 Margao - Goa
Signature of purchaser

055601

Bhanudas Gopinath Karmali, aged about 57 years,

Bhanudas

[Signature]

holding PAN AADHAAR ,
Mobile : , business, married, and his wife;

2. Mrs. **RESHA ASHISH KARMALI** alias **RESHA A KARMALI**, daughter of Mr Bhiku Raghunath Joshi, aged about 56 years, holding PAN , AADHAAR , Mobile , housewife, both resident of H No 2686, Madhegal, Kakoda, Curchorem Goa; hereinafter referred to as the **VENDORS/OWNERS** (which expression shall unless repugnant to the context or meaning thereof be deemed to include their respective heirs, executors, administration and assigns) of the FIRST PART;

AND

3. **CHANDRAKANTA DEVELOPERS AND BUILDERS**, a Registered Partnership firm registered with the Registrar of Firms in Salcete/ Margao under Number of Firm on the Registrar MGO-F148-2013 on 11-06-2013 having its principal place of business at Shop No G-1 Kanta Apartment, Shivaji Chawk Bepquegal, Curchorm, Goa, registered before the Registrar of, holding PAN represented herein by its Partner:- Mr **SANDEEP CHANDRAKANT NAIK**, son of Chandrakant alias Kanta Putu Naik, aged about 45 years, married, Indian National, resident of Kanta Apartments, Curchorem, Goa; hereinafter referred to as the **DEVELOPER**; (which expression shall repugnant to the context or meaning thereof be deemed to include

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his heirs executors administrators and assigns) of the
SECOND PART.

All Parties to this Agreement are Indian Nationals;

WHEREAS the female member of the **VENDORS/OWNERS** is represented through her constituted Attorney her husband Mr Ashish Bhanudas Karmali, by virtue of instrument of Irrevocable General Power of Attorney executed by her on 26-02-2022 before the Notary of Curchorem Goa Mr Vithoo K Naik under his registration No 6855/2022 dated 26-02-2022; a certified copy whereof is submitted in the office of Sub Registrar of Quepem at the time of registration of this Agreement;

AND WHEREAS the **VENDORS/OWNERS** are owners in possession of a sub divided plot of land identified as Plot-B admeasuring 1522.00 Sq mtrs, which is distinct and separated part of the bigger property known as "**MORDI NOINGALIVORIL**" situated at Cacora with in the area and jurisdiction of Curchorem Cacora Municipal Council of the Taluka and Sub District of Quepem district of South Goa in the State of Goa which property wholly Described in the Land Registration office of Quepem under Land Registration Description No 16729 and enrolled in the Revenue office of Quepem under Matriz No 667 , which is part of the property surveyed under survey No 144/1 of revenue village Cacora of Taluka Quepem, hereinafter referred to as said plot, which plot is fully described in the **SCHEDULE-I** hereinafter appearing;

AND WHEREAS the **VENDORS/OWNERS** acquired rights to the Said Plot pursuant to the Arbitration Award dated 26-07-2022, passed by the Sole Arbitrator Shri R G Ramani of

A. P. Karmali

[Signature]

Panaji in the matter of Arbitration between Sandeep Ganapati Naik Karmali, Mr Pundalik Vinayak Naik Karmali, Ashok Vinayak Naik Karmali and the male member of the **VENDORS/OWNERS**;

AND WHEREAS upon allotment of the said plot under the Arbitration Award, the **VENDORS/OWNERS** applied for the partition of the said Plot from the entire property and by Order dated 07-08-2023 passed in Case No PIQUE02-23-230 by the Inspector of Survey and Land Records, Quepem, the said Plot was partition and sub divided and is ordered to be surveyed under survey No 144/1-J of Cacora Village admeasuring 1522.00 sq meters;

AND WHEREAS the **VENDORS/OWNERS** have represented to the **DEVELOPERS** that :

- (a) That the said plot is free from all encumbrances, charges, liens, or defects i. e title of whatsoever nature.
- (b) That the said plot is not subject to any Mundkarial rights, agriculture tenancy rights or any other rights from any other person or persons.
- (c) The **VENDORS/OWNERS** herein are sole owners and possessors of the said plot and no other person or persons have any right or interest in the said Plots of whatsoever nature.
- (d) The said plot is not subject to any attachment from any court of law, nor any litigation and/or proceedings pending in respect of said Plot in any court of law.

[Signature]

[Signature]

- (e) The said plot can be developed by construction of multi-storied building for residential and commercial purpose.

AND WHEREAS the **DEVELOPER** has come forwards to acquire said plot fully described in **SCHEDULE** hereinafter appearing having an area of 1522.00 Sq. Meters for their business of Real Estate and particularly by way of constructing in the said Plot thereof buildings for selling to the customers of the **DEVELOPER**;

AND WHEREAS the **VENDORS/OWNERS** have agreed to exchange and/or transfer to the **DEVELOPER** or unto the nominee/s of the **DEVELOPER** the said plot ;

AND WHEREAS considering the said representation as true the **DEVELOPER** has agreed to acquired the said plot for development by constructing multistored building/s thereon consisting of residential and other premises to be disposed on ownership basis ;

AND WHEREAS the **VENDORS/OWNERS** have agreed for said proposal of the **DEVELOPERS**;

AND WHEREAS parties have agreed for certain terms and conditions which they intend to reduce into writing as under;

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

1. In consideration of the **VENDORS/OWNERS** agreeing to sell or otherwise transfer unto the **DEVELOPER** or his nominee/s the said plot described herein schedule and



further pending this agreement permitting the **DEVELOPER** to develop the said plot the **VENDORS/OWNERS** hereby agrees to allow **the DEVELOPER** to enter into the said PLOT of land described in SCHEDULE admeasuring 1522.00 square metres to develop the said PLOT of land and **the DEVELOPER** hereby agrees to develop the said piece of land and construct building therein, their own cost, expenses and responsibility by putting up multi-stored building in the said plot as per the plan sanctioned by the appropriate authority.

2. **The DEVELOPER** in exchange shall construct and deliver to the **VENDORS/OWNERS** premises on the Ground Floor : Shop No G-07 having super-built up area of 27.65 square meters and Carpet area as per Rera 24.24 sq. mts. ; Shop No G-08 having super-built up area of 27.65 square meters and Carpet area as per Rera 24.24 sq. mts.; Shop No G-09 having super-built up area of 28.51 square meters and Carpet area as per Rera 24.24 sq.mts, situated on Intermediate Floor, Flat No I-02 having super built up area admeasuring 106.7 Square meters and Carpet area as per Rera 88.34 sq.mts: On the Second Floor, Flat No S-03 having super built up area admeasuring 102.58 Square meters and Carpet area as per Rera 88.35 sq. mts; Flat No S-04 having super built up area admeasuring 101.73 Square meters and Carpet area as per Rera 88.48 sq.mts : and on the Third Floor, Flat No T-02 having super built up area admeasuring 106.7 Square meters and Carpet area as per Rera 88.34 sq.mts, Flat No T-03 having super built up area admeasuring 102.58 Square meters and Carpet area as

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per Rera 88.35 sq. mts, Flat No T-04 having super built up area admeasuring 101.73 Square meters and Carpet area as per Rera 88.484 sq. mts and Parking Slots in the Stilt identified as Parking Lot No P-10, P-12, P-14 , P-15, and two reserved parking in space reserved for parking lot identified as P-16 and P-17 all situated in the building to be constructed in the said plot by **the DEVELOPERS** . The **DEVELOPERS** have also paid sum of Rs 10,00,000/- (rupees Ten Lakhs only) vide cheque No 000797 dated 02-02-2024 drawn on HDFC Bank, Curchorem branch, before the execution of this Agreement as the security deposit which shall be adjusted upon delivery of the possession of the premises agreed to be constructed for the **VENDORS/OWNERS**. The **VENDORS/OWNERS** do hereby acknowledge the receipt of the said amount from the **DEVELOPERS** as security deposit from the **DEVELOPERS** for the timely completion and handing over the posseson of the premises as agreed hereinabove.

3. The **VENDORS/OWNERS** shall on delivery of possession of the premises agreed to be constructed for the ownership of the **VENDORS/OWNERS** execute one deed of sale in respect of all their right in the said plot or more then one sale deed for the parts of their rights or as requested by the **DEVELOPER**, expanses like Stamp duty registration charges payable to the sub Registrar shall be born by the **DEVELOPER** and or by the purchaser of such premises through the **VENDOR/OWNERS**.



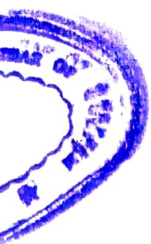

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4. **The DEVELOPER** shall give the possession of the said premises to the **VENDORS/OWNERS** within 24 (Twenty Four) months of the date of receipt of the Construction Licence of the proposed building/Development by **the DEVELOPERS. The DEVELOPERS** shall be entitled for a grace period of Six months upon expiry of the said period of 24 months as agreed hereinabove.
 5. In the event the **DEVELOPERS** fails to adhere to above scheduled time limit of 24 months and extended six months to deliver the possession of the premises to the **VENDORS/OWNERS**, the **DEVELOPERS** shall be liable to pay to the **VENDORS/OWNERS** Rs 2,000/- per month per flat for the residential premises and Rs 3,000/- per month per Shop for commercial premises till the actual possession is handed over to the the **VENDORS/OWNERS** as agreed hereinabove.
 6. **The VENDORS/OWNERS** agree that **the VENDORS/OWNERS** shall have no claim on any other flats, shops, offices in the said building to be constructed in the said plot except premises earmarked by **the DEVELOPERS** for **the VENDORS/OWNERS** in exchange of the land. All open spaces, parking spaces, stair cases within the said plot shall remain in custody of the **DEVELOPERS**.
 7. **The DEVELOPER** is hereby authorised to enter into any type of agreements or all kinds of deeds with any intended purchaser for the sale of the shop, flat or office in the building to be constructed in the Said plot without any reference to **the VENDORS/OWNERS** and what is



agreed to exchanged /transfer to the **VENDORS/OWNERS**.

8. **The VENDORS/OWNERS** shall be the confirming party to the agreements to be entered into by **the DEVELOPERS** with intending buyers of the premises in the proposed building.
9. All letters to **the VENDORS/OWNERS** shall be deemed to have been duly served if posted by Registered Post A. D. at the above mentioned address
10. **The VENDORS/OWNERS** further agree with **the DEVELOPER** that **the DEVELOPER** shall be entitled to raise loans or finance from any Bank, Government or Co-operative Bank or any Housing Finance Corporation or any other financial institution for the proposed building without intervention of **the VENDORS/OWNERS** and without affecting the rights of **the VENDORS/OWNERS** to the said premises earmarked for **the VENDORS/OWNERS**. **The DEVELOPER** shall not hypothecate and mortgage said premises earmarked for **the VENDORS/OWNERS** in consideration of this agreement.
11. **The VENDORS/OWNERS** shall co-operate with **the DEVELOPER** and or the buyers of the shops, flats and offices in the proposed building for the formation of co-operative Society or such other legal entity which the purchasers may decide. **The VENDORS/OWNERS** shall become members of such Society or legal entity and also shall bear the proportionate charges as may be decided by the purchasers and or the association of the shops,





offices and flat owners for the purpose of meeting the cost of common facilities like white washing of the building, lights in the stair cases, sanitary installation, septic tank, water sump and/or for repairs and insurance against fire etc.

12. **The DEVELOPER** shall carry out the construction of the proposed building entire at his cost without in any manner affecting **the VENDORS/OWNERS**
 13. **The VENDORS/OWNERS** shall not interfere in any manner with the construction of the proposed building nor **the DEVELOPER** shall be prevented from carrying out the development or construction of the said building.
 14. The specifications about the premises are as mentioned in the annexure.
 15. The **VENDORS/OWNERS** shall produce and hand over to the **DEVELOPERS** original/certified copies of all documents connected with the title of the said property within 15 (fifteen) days from the date of execution of this agreement.
 16. The **VENDORS/OWNERS** shall execute a power of attorney in favour of the partner of **DEVELOPER** in respect of the said plot authorising him on their behalf and at the costs and expenses of the **DEVELOPER** to and perform all lawful acts deeds things and matters pertaining to the development of the said plot and for the purpose of approaching the authorities concerned as also to sign and verify all applications agreements documents affidavits plans and such other papers.
- 

17. In case due to any defect in the title the said plot cannot be developed the **DEVELOPER** shall be free to terminate this agreement at his option by giving a one month notice to the **VENDORS/OWNERS**.
18. Both parties to this agreement shall be entitled for specify performance of their agreement.
19. The market value of the said plot is valued at Rs 55,00,000/- (Rs Fifty Five Lakhs Only) and necessary stamp duty s paid thereon.

SCHEDULE

(Description of the Said Plot)

All that sub divided Plot sub divided plot of land identified as Plot-B admeasuring 1522.00 Sq mtrs, which is distinct and separated part of the bigger property known as "**MORDI NOINGALIVORIL**" situated at Cacora with in the area and jurisdiction of Curchorem Cacora Municipal Council of the Taluka and Sub District of Quepem district of South Goa in the State of Goa which property wholly Described in the Land Registration office of Quepem under Land Registration Description No 16729 and enrolled in the Revenue office of Quepem under Matriz No 667 surveyed under survey No 144/1-J of Cacora Village and the said Plot is bounded as under

East:- By Plot Boundary.

West:- By survey No 144/1 of Cacora Village .

North:- By survey No 144/1 of Cacora Village.

South:- By survey No 144/1 of Cacora Village

Amal

[Signature]

The said plot is marked in red colour boundary lines in plan annexed to this Agreement and forming part and parcel of this Agreement.

**SPECIFICATIONS OF OWNERSHIP PREMISES FOR
VENDORS/OWNERS**

I. **STRUCTURE:**

RCC framed structure as per design approved by the MUNICIPALITY.

II. **WALLS:**

Brick/laterite or concrete block masonry in cement mortar.

III. **DOORS & WINDOWS:**

The main door frames with shutter would be of teak wood and size of frame would be 4" x 2 ½", remaining door frames shall be of 2 ½" x 3" size, in matte wood, and doors shall be of jack wood or flush doors. All doors shall have mild street iodized hinges aluminum tower bolts and door stoppers. All doors shall be painted in 2 coats of oil paint. All windows shall be of aluminum with thick glass. The shops on the ground floor shall be provided with 19 mm rolling shutters.

IV. **PLASTER & PAINT:**

All external surface of the building will be plastered with two coats of cement mortar and finished with cement paint. Internal walls and ceiling will be plastered with one coat of cement mortar and finished with neeru and white wash. Internal painting will be done with oil bound distemper.

V. **FLOORING:**

Living room shall have vetrified tiles and other flooring will have Ceramic tiles.

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[Signature]

VI. **TOILETS:**

Toilet blocks shall consist of an Indian Commodo, wash basin of size 18" x 12" and a shower. All toilets and baths will have Ceramic tiles for flooring and glazed tiles for dado, Dado would be to the height of 75 cms. In kitchen and that in toilet and bath to a height of 2.00 mts. A separate wash basin outside toilet shall be also provided.

VII. **KITCHEN:**

Kitchen to be provided with RCC platform finished with Cement mortar and 1 ½" direct granite shall be provided to kitchen platform Kitchen platform dado to be provided up to a height or 80 cms. with glazed tiles in white colour of standard quality and a stainless steel sink shall be provided within the kitchen platform in a corner.

VIII. **ELECTRICAL:**

All wiring shall be P.V.C. open type in best quality cables, wiring points to be provided are as follows:- Bedroom (each: 2 light points, 1 fan point, 1 extra point) living and Dining: 2 light points, 1 fan point, 1 amp. Point and 1 bell point.

IX. **KITCHEN:**

One light point, one amp point, one 15 amp. Mixer point, one fridge point.

- X. The **PURCHASER** shall obtain permanent electric connection from the Department of Electricity with test report provided by the builders.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and signature on the day month year and place first hereinabove mentioned.

Amal

[Signature]

SIGNED AND DELIVERED by
 shri. Ashish Banudas
 Karmali for self and as
 constituted Attorney of the
 female member of the
VENDORS/OWNERS
 within named .

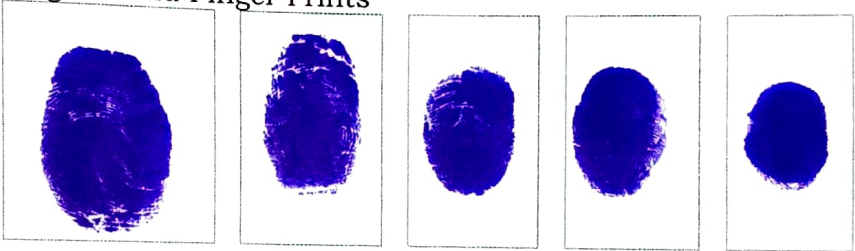
Ashish

Ashish



Shri Ashish Banudas Karmali

Right Hand Finger Prints



Left Hand Finger Prints



Ashish

[Signature]

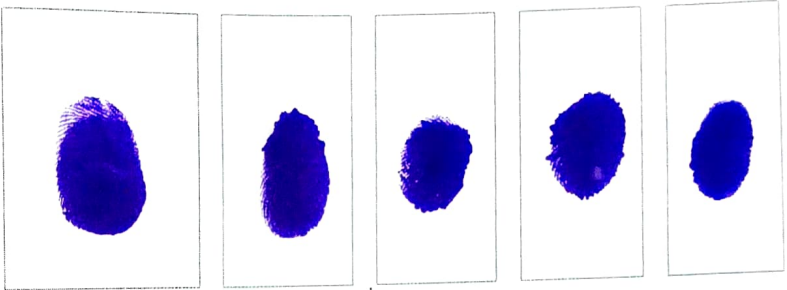


SIGNED AND DELIVERED
by the partner within
named of the **DEVELOPERS**

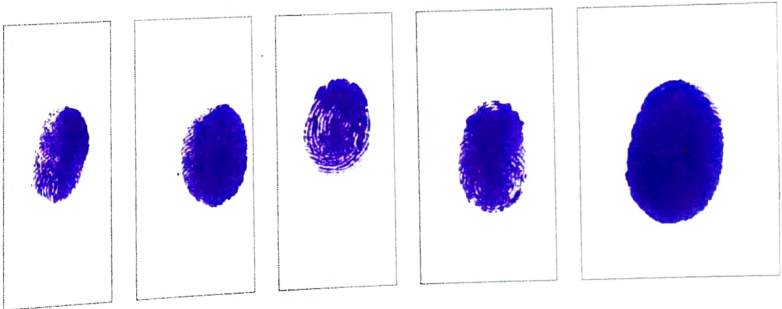


Mr. Sandeep Chandrakant Naik

Right Hand Finger Prints



Left Hand Finger Prints



WITNESSES

1 Lijwalo S. Velip

Velip

2 Gurudatt B. Naik

Naik



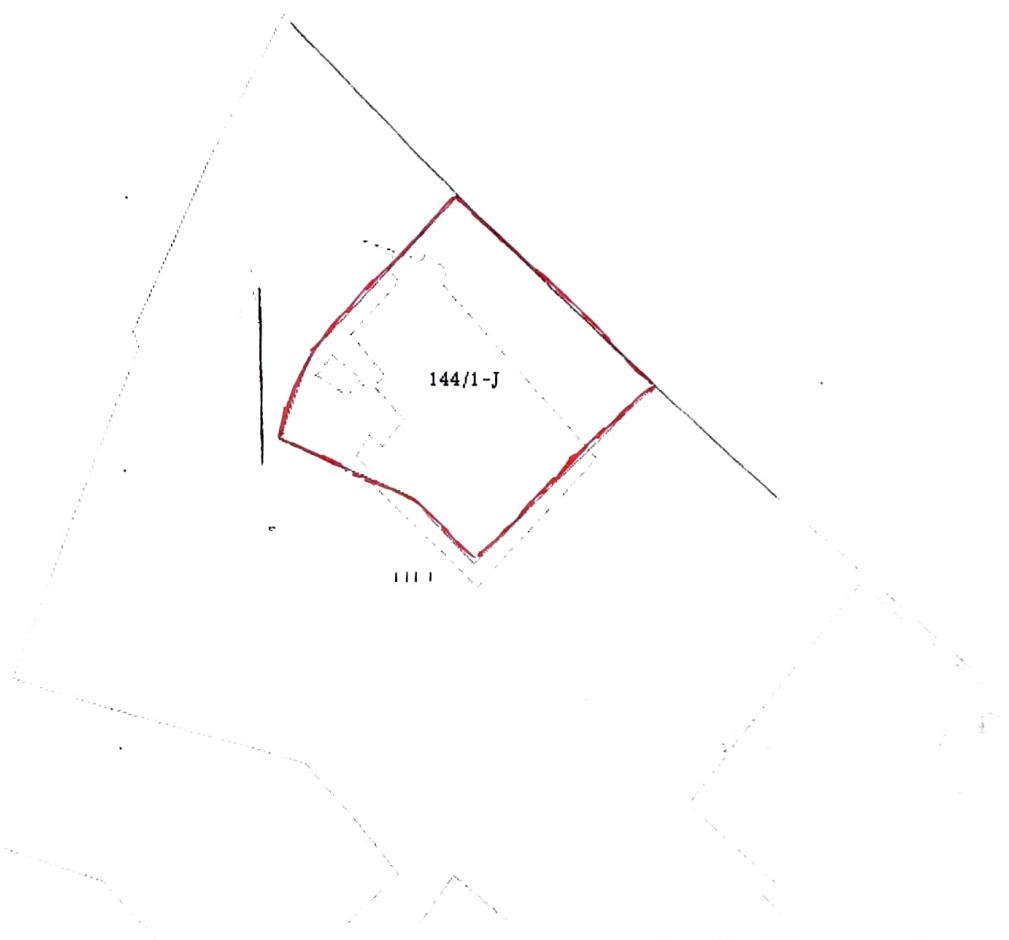
Government of Goa
Directorate of Settlement and Land Records
Survey Plan

QUEPEM Taluka

CACORA Village

Scale 1:1000

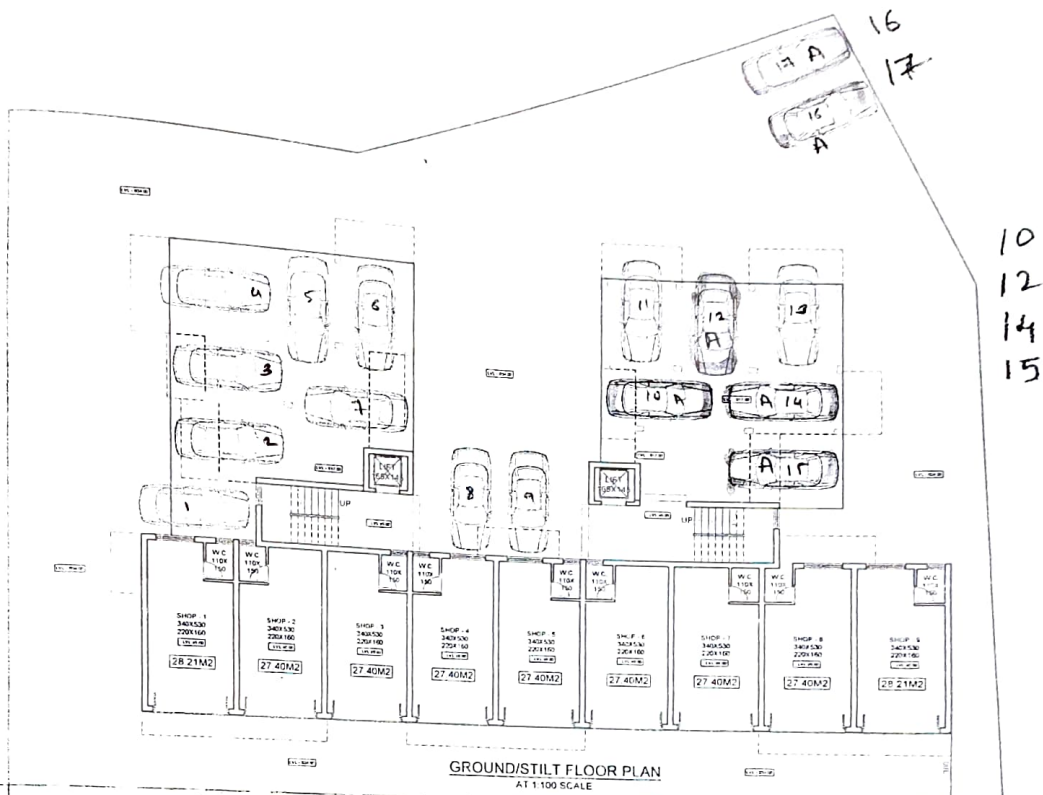
Reference No.: 1000000461274



Amel

name of the project

KANTIA'S RADIANCE



PROPOSED RESIDENTIAL & COMMERCIAL BUILDING
FOR MR. ASHISH BANUDASSA NAIK KARMALI
AT MADEGAL - CACORA - QUEPEM - GOA
ON SURVEY NO. 144 / SUB DIV NO. 1-J

MIN. FLOOR NO.
SCALE 1:200

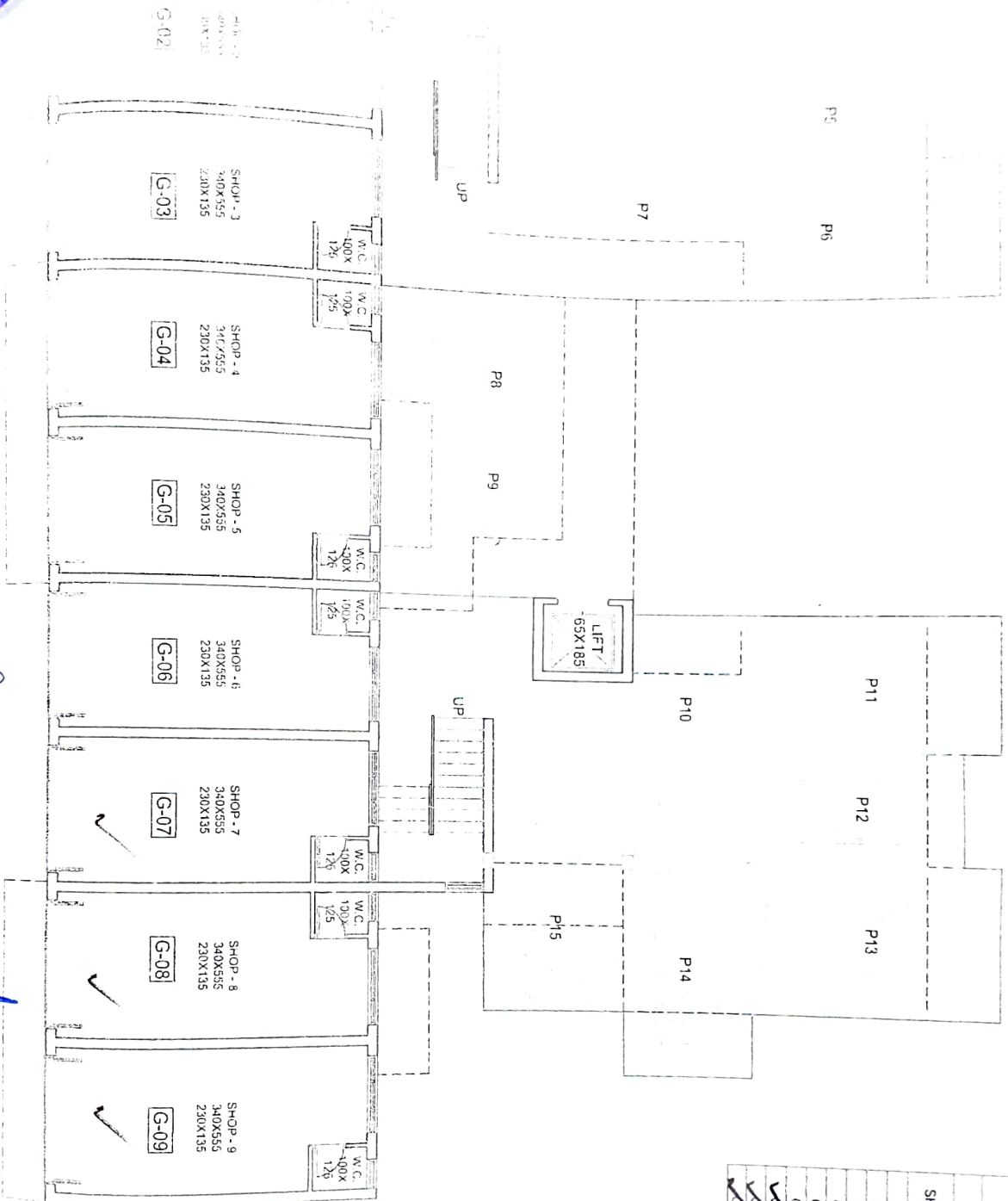
DATE BY SAVAN
DATE 27.10.2023



RAJEEV M. SUKHTHANKER

CA 291/1/MT2
AR 1028/2020
P.L. FIRST FLOOR, FATIMA CHANDLER,
NEAR FATIMA CONVENT, MADGAL - GOA
PIN - 273110, 273563
Email: arjun@rajeevm.com

AREA STATEMENT			
SHOP NO	RERA CARPET (M ²)	SUB AREA (M ²)	
G-01	24.24	28.51	
G-02	24.24	27.65	
G-03	24.24	27.65	
G-04	24.24	27.65	
G-05	24.24	27.65	
G-06	24.24	27.65	
G-07	24.24	27.65	
G-08	24.24	27.65	
G-09	24.24	28.51	



GROUND STILL FLOOR PLAN

1:100 SCALE

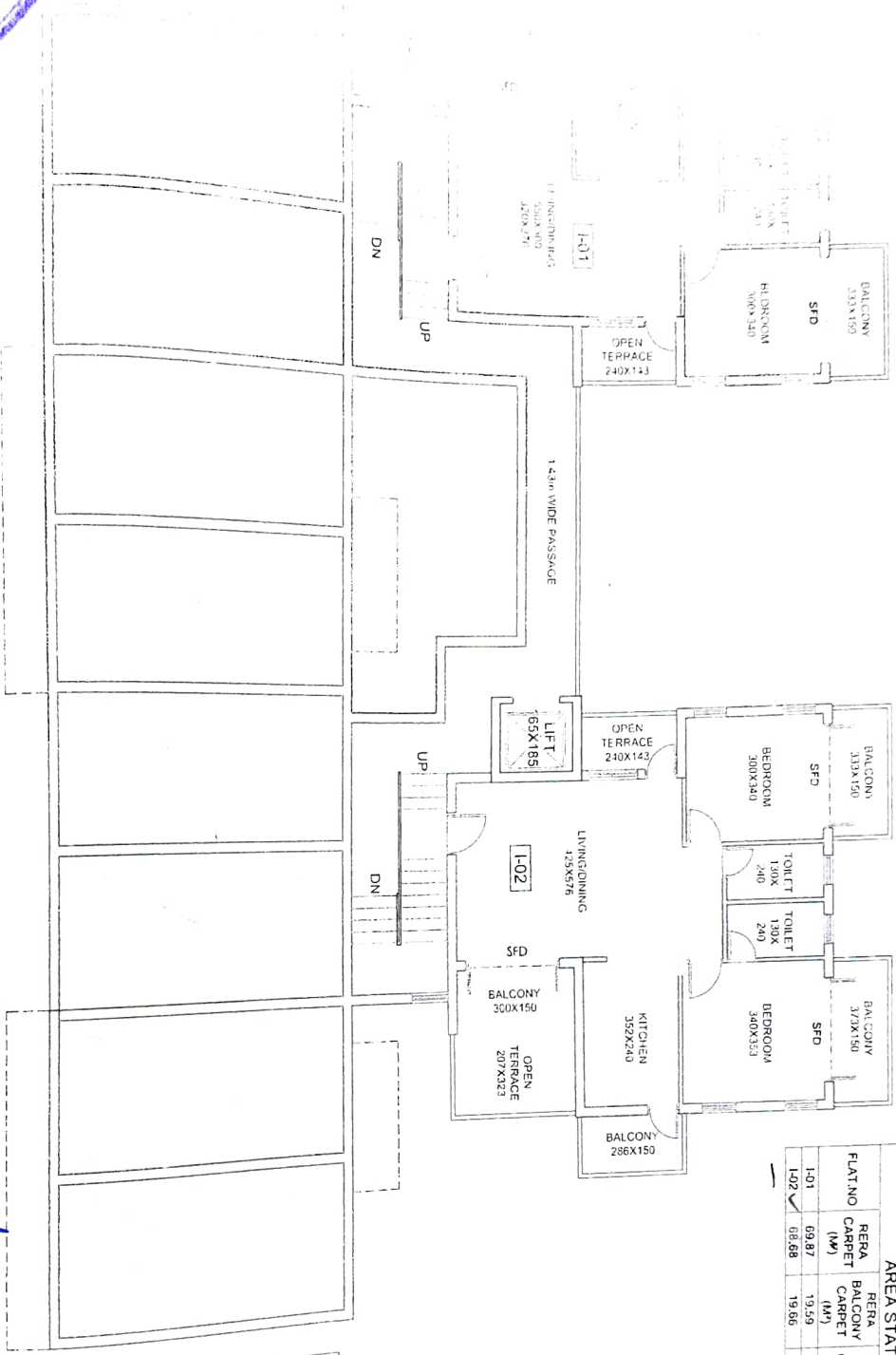
RESIDENTIAL | COMMERCIAL BUILDING FOR MR. ASHISH BANUDASSA NAIK KARMAI

RAJESH SUNDHARAN

CPAEDBJOR8

AREA STATEMENT

FLAT NO	REAR CARPET (M ²)	BALCONY (M ²)	TOTAL REAR CARPET (M ²)	S.B.U AREA (M ²)	TERRACE (M ²)
I-01	69.87	19.59	89.46	108.10	15.64
I-02	68.68	19.66	88.34	106.70	10.12



INTERMEDIATE FLOOR PLAN

1:100 SCALE

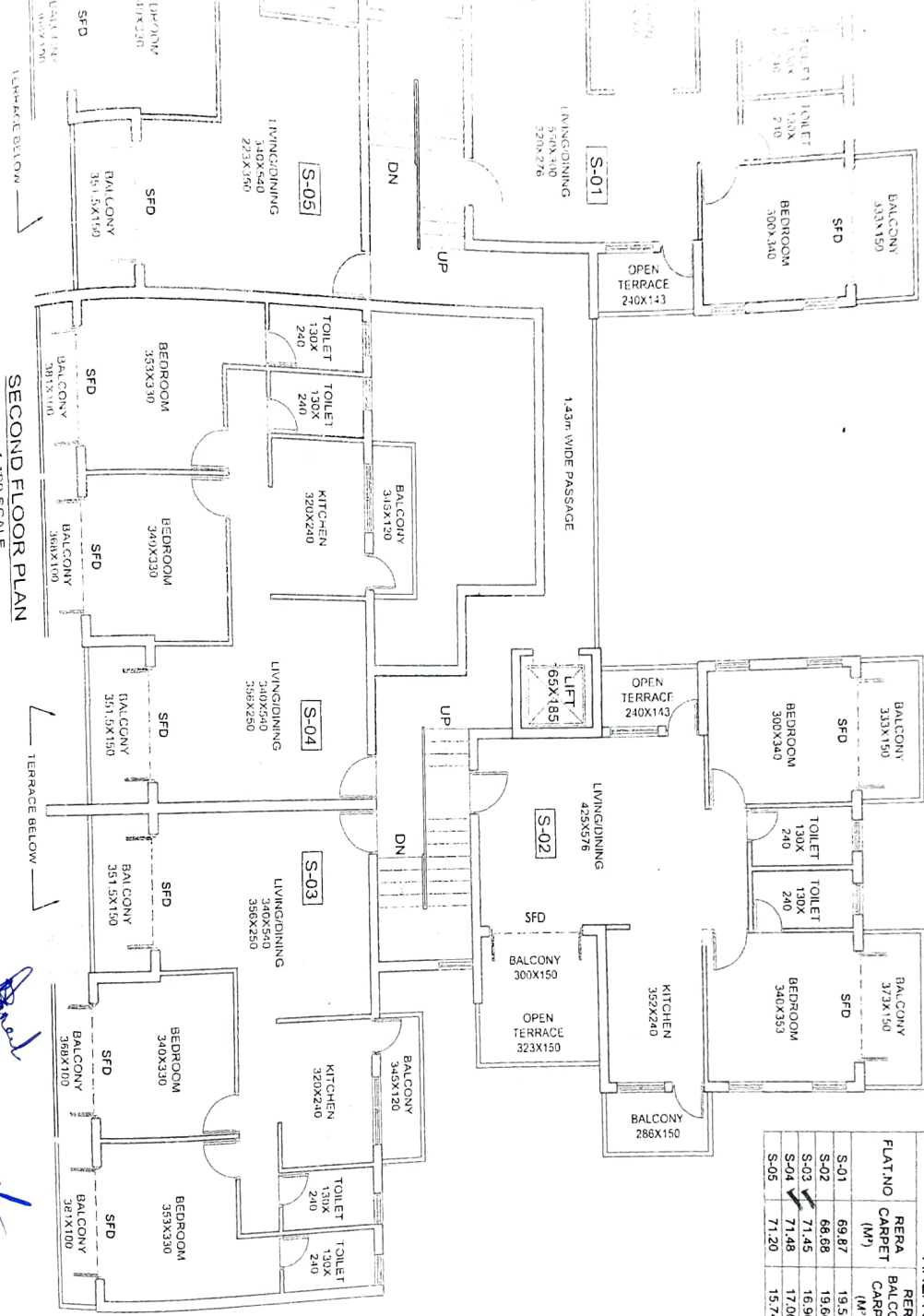
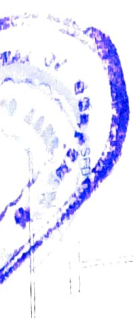


DWG NO. - SP-02	DATE 16.11.2023
SCALE 1:100	DEALT BY SAJAN
NOTE: ALL DIMENSIONS ARE IN CENTIMETERS UNLESS OTHERWISE SPECIFIED.	

PREPARED FOR: RESIDENTIAL / COMMERCIAL BUILDING FOR MR. ASHISH BANUDASSA NAIK KARMALI
AT: MADAGAL - CACORA - QUEPEM - GOA ON SURVEY NO. 144/7-3.

DRAWN BY: RAJEEV M. SUNKHANKER
DATE: 16.11.2023
SCALE: 1:100

PROPOSED RESIDENTIAL / COMMERCIAL BUILDING FOR MR. ASHISH BANUDASSA NAIK KARMALI
SURVEY NO. 144/73



SECOND FLOOR PLAN
1:100 SCALE

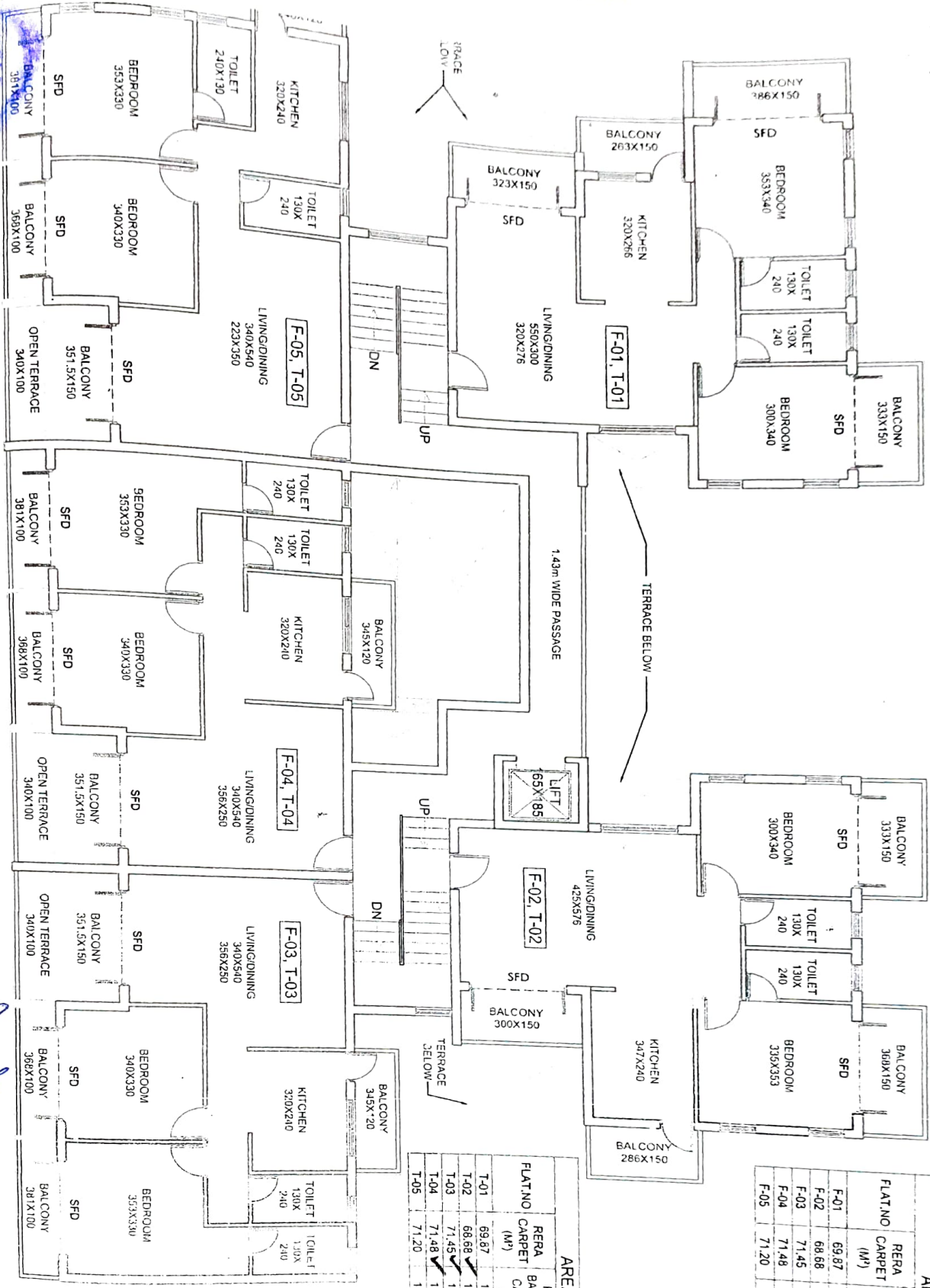
AREA STATEMENT				
FLAT NO	REAR CARPET (M ²)	BALCONY CARPET (M ²)	TOTAL REAR CARPET (M ²)	S.B.U AREA (M ²)
S-01	69.87	19.59	89.46	108.10
S-02	68.88	19.66	88.54	106.70
S-03	71.45	16.90	88.35	102.58
S-04	71.48	17.00	88.48	101.73
S-05	71.20	15.74	86.94	101.42
				0.00



DWG. NO. -	DATE
SP-04	16.11.2023
SCALE	1:100
DATE	16.11.2023
SCALE	1:100
DATE	16.11.2023
SCALE	1:100

NOTE: ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED

RAJEEV M. SUKTHANKER
ARCHITECT
PLOT NO. 144/73, SURVEY NO. 144/73, DISTRICT OF PUNE, MAHARASHTRA



TYPICAL FIRST & THIRD FLOOR PLAN

1:100 SCALE

PROPOSED RESIDENTIAL / COMMERCIAL BUILDING FOR MR. ASHISH BANUDASSA NAIK KARMALI
AT MADDEGAL - CACORA - QUETEM - GOA ON SURVEY NO. 144/1-J.

Handwritten signature/initials

AREA STATEMENT

FLAT NO	REAR CARPET (M ²)	BALCONY (M ²)	TOTAL REAR CARPET (M ²)	S.E.U. AREA (M ²)
F-01	69.87	19.59	89.46	102.71
F-02	68.68	19.66	88.34	102.71
F-03	71.45	16.90	88.35	102.56
F-04	71.48	17.00	88.48	101.72
F-05	71.20	15.74	86.94	101.42

AREA STATEMENT

FLAT NO	REAR CARPET (M ²)	BALCONY (M ²)	TOTAL REAR CARPET (M ²)	S.E.U. AREA (M ²)
T-01	69.87	19.59	89.46	102.71
T-02	68.68	19.66	88.34	102.71
T-03	71.45	16.90	88.35	102.56
T-04	71.48	17.00	88.48	101.72
T-05	71.20	15.74	86.94	101.42



Date :-21-Aug-2024

Document Registration Summary 1

Office/2024-QPM-709

- Market Value: ₹4566000/-
- Consideration Amount: ₹4566000 /-
- Paid Stamp Duty: ₹159500 /-

On Date 21-08-2024 Presented at Office of the
Civil Registrar-cum-Sub Registrar, Quepem
Signature of Presenter

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

Receipt : 346989
Receipt Date : 21-08-2024
Presenter Name: Sandeep Chandrakant Naik
Registration Fee ₹165000
Processing Fee ₹980
Stamp Duty ₹160000

Total ₹325980

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	159500	160000	-500	Stamp Paper		• Stamp Paper Serial Number : 157685	25000
				Stamp Paper		• Stamp Paper Serial Number : 157686	25000
				Stamp Paper		• Stamp Paper Serial Number : 157687	25000
				Stamp Paper		• Stamp Paper Serial Number : 157688	25000
				Stamp Paper		• Stamp Paper Serial Number : 077238	20000
				Stamp Paper		• Stamp Paper Serial Number : 055601	10000
				Stamp Paper		• Stamp Paper Serial Number : 059877	15000
				Stamp Paper		• Stamp Paper Serial Number : 059876	15000
Registration Fee	165000	165000	0	E-Challan(Online fee)		• Challan Number : 202400616057 • CIN Number : CPAEDBJOR8	165000

Processing Fee	980	980	0	Payment to ITG	Sandeep Naik	• Bank Reference No. : pay_OmxuluzvUQ0dDW • NGDRS Transaction No. : 4a5109f128b0d65f0132	980
Sub Total	325480	325980	-500				

Article : Agreement or its records or Memorandum of Agreement - 5



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 21-Aug-2024 11:26:29 am

Document Serial Number :- 2024-QPM-709

Presented at 11:20:01 am on 21-Aug-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Quepem along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	159500
2	Registration Fee	165000
3	Processing Fee	980
Total		325480

Stamp Duty Required :159500/-

Stamp Duty Paid : 160000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Sandeep Chandrakant Naik ,Father Name:Chandrakant Alias Kanta Putu Naik, Age: 45, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Shop No G-1 Kanta Apartment Shivaji Chawk Bepquegal Curchorem Goa, Address2 - Salcete/Margao, PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Ashish Bhanudas Karmali , Father Name:Late Mr Bhanudas Gopinath Karmali, Age: 57, Marital Status: Married ,Gender:Male,Occupation: Business, H No 2686 Madhegal Kakoda Curchorem Goa, PAN No.:			
2	Ashish Bhanudas Karmali , Father Name:Late Mr Bhanudas Gopinath Karmali, Age: 57, Marital Status: ,Gender:Male,Occupation: Business, H No 2686 Madhegal Kakoda Curchorem Goa , PAN No.: , as Power Of Attorney Holder for Resha Ashish Karmali Alias Resha A Karmali			
3	Sandeep Chandrakant Naik , Father Name:Chandrakant Alias Kanta Putu Naik, Age: 45, Marital Status: Married ,Gender:Male,Occupation: Business, Shop No G-1 Kanta Apartment Shivaji Chawk Bepquegal Curchorem GoaSalcete/Margao, PAN No.:			

Witness:

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

Party Name and Address		Photo	Thumb	Signature
Name: Ujawala Velip, Age: 31, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Married , Address: 403704, Cotarli, Sanguem, South Goa, Goa				
Name: Gurudatt Babuli Naik, Age: 47, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Married , Address: 403706, Curchorem, Quepem, South Goa, Goa				


Sub Registrar
— CUM —
SUB-REGISTRAR
QUEPEM

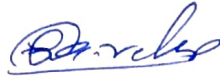
Document Serial Number :- 2024-QPM-709

Document Serial No:-2024-QPM-709

Book :- 1 Document

Registration Number :- **QPM-1-711-2024**

Date : 21-Aug-2024



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

