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Name of Purchaser MR. RAJESH TARKAR



Sr. No. 948/2019.
Reg. No. 920/2019
dt. 20/5/19.
P Reg. No. 2007.

JOINT VENTURE DEVELOPMENT AGREEMENT

This Joint Venture Development Agreement is made and executed at Panaji, Goa on this th16 day of the month of May of the Christian year Two Thousand and Nineteen i.e. (th16/05/2019).

BETWEEN



1. **MR. SANDEEP RAI**, Son of Shri. Radheshyam Shivapujan Rai, age 36 years, married, Service, Holder of PAN Card No. APBPR9340C, AADHAR Card No. 225386077998 and his wife;

2. **MRS. DEEPA SANDEEP RAI alias DEEPA LAXMAN NAIK**, daughter of Mr. Laxman Anant Naik and wife of Mr. Sandeep Rai, aged 37 years, married, Service, Holder of PAN Card No. AJZPN1393D, Holder of Aadhar Card No. 737276983179 both Indian Nationals, and residents of Flat No. S-5, Block H, Essar Residency, Amaral Waddo, Taleigao, Tiswadi Goa, Hereinafter referred to as the "**VENDORS/OWNERS**" (which expression shall unless repugnant to the context or meaning thereof, be deemed to include their legal heirs, successors, legal representatives and assigns) of the **FIRST PART**.

AND

RAJDEEP BUILDERS, registered Proprietorship Firm having its office at 202, 2nd Floor, Mathias Plaza, Above Canara Bank, 18th June Road, Panaji Goa 403001, represented by its sole proprietor



Mr. Rajesh Tarkar, aged 45 years, son of Shri. Ulo Tarkar, business, Indian National, holder of Pan Card bearing no. AFOPT9698A, Aadhar Card No. 828424048761, resident of Penthouse No.201, Rajdeep Residency, Raviraj Colony, Nagali Hills, Dona Paula-Goa, Hereinafter referred to as the **"BUILDER/DEVELOPER"** (which expression shall unless repugnant to the context or meaning thereof, be deemed to include its heirs, successors, legal representatives and assigns) of the **SECOND PART**.

AND

SMT. DEEPA RAJESH TARKAR, 43 years of age, wife of Mr. Rajesh Tarkar, holding Pan Card No. AFNPT7429J, Aadhar Card No. 617368344227, housewife, Indian national, resident Penthouse No. 201, Rajdeep Residency, Raviraj Colony, Nagali Hills, Dona Paula, Goa., hereinafter referred to as **"THE CONFIRMING PARTY"** (which expression shall unless repugnant to the context or meaning thereof mean and include her heirs, successors, legal representatives and assigns) **OF THE THIRD PARTY**.

AND WHEREAS Confirming Party Smt. Deepa Rajesh Tarkar is represented herein by her duly constituted Attorney, her husband **SHRI. RAJESH TARKAR** by virtue of Power of Attorney



dated 15/04/2014 duly executed and registered before the Notary Public Shri. Babuso R. Sawant of Panaji-Goa under Registered No. 63/2014 on 15/04/2014.

WHEREAS, there exists a property known as "ST. TIAGO PINTADO" or "SANTIAGO PINTADO" not described in the Registration Office of Ilhas nor registered in the Taluka Revenue office of Tiswadi and surveyed under Survey No. 126 Sub Division No.1 of Corlim Village, situated at Corlim Village, within the limits of Village Panchayat of Corlim, Tiswadi Taluka, North Goa District, State of Goa, more particularly described in Schedule - I hereunder written and hereinafter be referred to as the "**SAID PROPERTY**".

AND WHEREAS, the Said Property was originally owned by Thomas Francisco Paulo Fernandes married to Mrs. Ernestina Pereira.

AND WHEREAS, on death of the said Thomas Francisco Paulo Fernandes who expired on 24.09.1937, an inventory proceeding was initiated which was registered under No. 37/71 in the court of Civil Judge Senior Division at Panaji, read with final order of allotment dated 21.01.1973, the said property as described above was allotted to their daughter Mrs. Maria Fernandes married to Mr. Jose Alavarinho Jeronimo Antonio Loyola Figueiredo alias Alvarinho Figueiredo.



AND WHEREAS thus said Mrs. Maria Fernandes and her husband Mr. Jose Alavarinho Jeronimo Antonio Loyola Figueiredo alias Alvarinho Figueiredo (Under the Regime of Communion of Assets) acquired a legal valid and marketable title to the said property as described above as its absolute owners and possessors.

AND WHEREAS thereafter the Mrs. Maria Fernandes and her husband Mr. Jose Alavarinho Jeronimo Antonio Loyola Figueiredo alias Alvarinho Figueiredo got the required permissions for the development, sub division and conversion of the said land into a layout of residential plots, under the Order cum NOC for the development and sub division of the land from the Panchi Planning and Development Authority dated 08.09.1988 vide Ref No. PDA/T/5148/3317/88 alongwith a layout plan of the said property.

AND WHEREAS vide Deed of Gift dated 03.11.2004 bearing Document Registration No. 3163 at pages 53 to 70 of Book I, Vol. No. 1394 of the office of the Sub Registrar of Ilhas on 16.11.2004, the said Mrs. Maria Fernandes and Mr. Jose Alavarinho Jeronimo Antonio Loyola Figueiredo alias Alvarinho Figueiredo gifted one such Plot No. 24 admeasuring 975 sq. mts. being a part of the Said Property in favour of Mr. Pio Carlos Figueiredo, which is more particularly described in the



SCHEDULE -II hereto and hereinafter referred to as the "**SAID PLOT** " and marked in red color in the plan annexed herewith.

AND WHEREAS Mrs. Sharmila Serrao being wife of Mr. Pio Carlos Figueiredo under the regime of Communion of Assets acquired a legal, valid and marketable title to the SAID PLOT of land as its absolute owner in possession and thus Mr. Pio Carlos Figueiredo and Mrs. Sharmila Serrao became the owners in possession of the SAID PLOT.

AND WHEREAS Mr. Pio Carlos Figueiredo thereafter got the ~~SAID PLOT~~ mutated in his favour as evident from I & XIV under Mutation No. 21015 of the Land Records of Tiswadi.

AND WHEREAS thereafter Mr. Pio Carlos Figueiredo obtained the Sanad for conversion dated 17.03.2011 vide ref No. RB/CNV/TIS/52/2007 from the office of the Collector, North Goa District.

AND WHEREAS Mr. Pio Carlos Figueiredo obtained Zoning Certificate dated 16.07.2018 vide Ref. No. TIS/1/2/Zone/Cert/1095/ TCP/2018/795 from the office of the Town and Country Planning Department, Panaji Goa.



AND WHEREAS the Mr. Pio Carlos Figueiredo got the partition of the SAID PLOT and the same was allotted an independent Survey No. 126/1-D of Corlim Village.

AND WHEREAS Mr. Pio Carlos Figueiredo alongwith his wife Mrs. Sharmila Serrao, vide Deed of Sale dated 13.08.2018 executed before the Sub Registrar of Ilhas, registered at Book No. 1, Document Registration No. PNJ-BK1-02262-2018 CD Number PNJD67 on 14.08.2018, sold the SAID PLOT to present VENDOR/OWNER No.1 Mr. Sandeep Rai.

AND WHEREAS Mr. Sandeep Rai thereafter got the SAID PLOT mutated in his favour as evident from I & XIV under Mutation No. 32951 of the Land Records of Tiswadi.

AND WHEREAS Mrs. Deepa Sandeep Rai being wife of Mr. Sandeep Rai under the regime of Communion of Assets acquired a legal, valid and marketable title to the SAID PLOT and thus both became the absolute owners in possession of the SAID PLOT.

AND WHEREAS, the BUILDER/DEVELOPER has approached the VENDORS/OWNERS, with a proposed scheme of Joint Venture Development and construction of the residential building with Flats/Units on the SAID PLOT.



AND WHEREAS, the BUILDER/DEVELOPER has agreed to obtain all the necessary approvals, construction licence, approvals, consent and permissions, NOCs from Village Panchayat of Corlim, Town and Country Planning Department, Planning and Development Authority, PWD, Electricity and Health Department etc., on his own name or on behalf of his Proprietorship Firm's name i.e. RAJDEEP BUILDERS, for the purpose of construction in the SAID PLOT, at his own cost and expenses.

AND WHEREAS, the VENDORS/OWNERS have further represented and covenanted unto the BUILDER/DEVELOPER as follows, viz.

- a) That the VENDORS/OWNERS are in exclusive and peaceful possession of the SAID PLOT.
- b) That no person(s) other than the VENDORS/OWNERS have any right, title and/or interest in the SAID PLOT.
- c) That the VENDORS/OWNERS have an absolute right to dispose and/or sell or enter into Joint Venture Development Agreement in respect of the SAID PLOT, and/or deal with it in any manner whatsoever.
- d) That the VENDORS/OWNERS have a clear and marketable title to the SAID PLOT.
- e) That there are no Mundcars and/or persons entrusted with Watch/Ward duties and/or any persons claiming



agricultural tenancy and/or any other right whatsoever in, to and/or over the SAID PLOT, and/or any part thereof.

f) That there is no legal bar or impediment to enter into Agreement for Joint Venture Development in respect of the SAID PLOT, and that the SAID PLOT, is free from encumbrances, liens and/or charges.

g) That no notices from the Central or State Governments or any other local body or authority under any Municipal Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/Proceedings for Acquisition/Requisition had/have been received by and/or served in respect of the SAID PLOT, nor any part thereof.

h) That neither the SAID PLOT nor any part thereof is the subject matter of any attachment or of any Certificate or other recovery proceedings, under the Income Tax Act or under any other Act, Statute, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.

i) That neither the SAID PLOT nor any part thereof is the subject matter of any civil suit, criminal complaint/case or any other action or proceeding in any court or forum.

j) That no person or entity has any right of road and/or passage and/or foot-path and/or right of crossing/re-crossing over and/or through the SAID PLOT or any part thereof.

k) That the VENDORS/OWNERS have not entered into any agreement, understanding and/or arrangement for sale,



development and/or disposal or otherwise howsoever with any other party in respect of the SAID PLOT and/or any part thereof.

1) That there is a proper access/road required as per law for carrying out Joint- Development on the SAID PLOT.

AND WHEREAS, the BUILDER/DEVELOPER has relying on the representations and covenants hereinabove stated, and pursuant to negotiations and discussions by and between the parties hereto, it has been agreed that the VENDORS/OWNERS shall grant in favour of the BUILDER/DEVELOPER and the BUILDER/DEVELOPER shall acquire from the VENDORS/OWNERS the rights of development in the SAID PLOT by constructing proposed residential building, to be constructed on the SAID PLOT as per the approved plan to be approved by the Town and Country Planning Department, Panaji Goa and as per the construction license to be issued by the village Panchayat of Corlim, the VENDORS/OWNERS shall be handed over semi furnished Flats/Units as per allotment chart as mentioned below in the proposed construction of residential building, which shall be completed in all respect as per the specifications hereto annexed in Schedule -III, for the consideration in kind as towards the full and final settlement of the price of the SAID PLOT and remaining Flats/Units as per allotment chart as mentioned below, in the proposed construction of residential building shall be retained by the BUILDER/DEVELOPER for free sale.



AND WHEREAS the BUILDER/DEVELOPER accordingly got the plans approved by Town and Country Planning Department vide Technical Clearance Order dated 25.01.2019 at Ref. No. TIS/9359/COR/TCP/2019/209, Panaji Goa. which plan is annexed herewith.

AND WHEREAS the BUILDER/DEVELOPER further got the NOC from Directorate of Health Services, Corlim Goa vide Ref. No. PHC/CORLIM/NOC/2018-19/2353 dated 01.02.2019.

AND WHEREAS the BUILDER/DEVELOPER finally got the Construction License dated 02.02.2019 at Ref. No.VP/COR/2018-2019/22 issued by Village Panchayat of Corlim Goa.

AND WHEREAS, the VENDORS/OWNERS hereby mutually agreed that by virtue of development of the SAID PLOT, the Flats/Units allotted to the VENDORS/OWNERS as per below allotment chart to be constructed in the proposed construction of residential building shall be of the ownership of the VENDORS/OWNERS.

AND WHEREAS, the BUILDER/DEVELOPER shall be entitled to sell/transfer Flats/Units allotted to them to be constructed in the proposed construction of residential building in the SAID



PLOT, to any third party or to any prospective purchaser/s, without intervention of the VENDORS/OWNERS, in its own name or in the name of its firm Rajdeep Builders as owner at such price as the BUILDER/DEVELOPER may think fit and proper for such consideration, and the VENDORS/OWNERS hereby expressly give their no objection to the BUILDER/DEVELOPER to enter into such Agreement of Sale/Assignment or Sale Deed with the third party or with the prospective purchaser/s in respect to the sale of the proposed Flats/Units to be constructed in the proposed construction of residential building in the SAID PLOT and may raise loans from any Bank or any institution or mortgage only restricted to the Flats/Units allotted to them and to accept and retain monies for themselves towards the sale therein without any interference by the VENDORS/OWNERS.

AND WHEREAS, the VENDORS/OWNERS have agreed for the same and the BUILDER/DEVELOPER has agreed to develop and construct in the SAID PLOT, a residential building consisting of residential Flats/Units alongwith the VENDORS/OWNERS, under a Joint Venture Development Scheme on the terms and conditions stipulated hereunder:-

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED TO BY AND BETWEEN THE PARTIES AS FOLLOWS:-

1. By this agreement the VENDORS/OWNERS, who are the absolute owners of the SAID PLOT have agreed to hand over the



possession of the SAID PLOT to the BUILDER/ DEVELOPER, wherein the BUILDER/DEVELOPER agree to develop the SAID PLOT more particularly described in the Schedule - II, by constructing a residential building, consisting of residential Flats/Units as per the approved plan approved by the Town and Country Planning Department vide Technical Clearance Order dated 25.01.2019 at Ref. No. TIS/9359/ COR/ TCP/ 2019/209, and as per the construction license issued by the Village Panchayat of Corlim, the VENDORS/OWNERS shall be handed over Flats/Units as per the allotment chart as mentioned below in the proposed construction of residential building which shall be completed in all respect as per the specifications hereto annexed in Schedule -III, for the consideration in kind as towards the full and final settlement of the price of the SAID PLOT hereto and as per Approved plan approved the Town and Country Planning and as per the construction license issued by the Village Panchayat of Corlim and therefore the VENDORS/OWNERS have handed over the possession of the SAID PLOT, to the BUILDER/DEVELOPER for the needful in the matter as stated hereinabove.

2. That as per the approved plan the VENDORS/OWNERS and the BUILDER/DEVELOPER shall share the Flats/Units in the following manner towards their respective share:



FLOOR	FLATS/UNITS ALLOTTED TO VENDORS/OWNERS	FLATS/UNITS ALLOTTED TO BUILDER/DEVELOPER
FIRST FLOOR	Flat No.101, (Single Bedroom) admeasuring 70sq. mts super built up area with 5sq.mts. of open Terrace area attached to Living; 54 sq. mts built up area and 47 sq. mts of carpet area;	NIL
	Flat No.102, (Double Bedroom), 99sq. mts. of super built up area with 7sq. mts open terrace attached to Kitchen, 83 sq. mts built up area and 74sq. mts of carpet area;	NIL
	NIL	Flat No.103, (Double Bedroom) admeasuring 99sq. mts. of super built up area with 7sq. mts open terrace attached to Kitchen, 83 sq. mts built up area and 74sq. mts of carpet area;
	NIL	Flat No.104, (Single Bedroom), admeasuring 70sq. mts super built up area with 5sq.mts. of open Terrace area attached to living; 54 sq. mts built up area and 47 sq. mts of carpet area;
SECOND FLOOR	NIL	Flat No.201, (Single Bedroom), admeasuring 70sq. mts. of super built up area with 4sq.mts open terrace attached to bedroom, 54 sq. mts built up area and 47sq. mts of

		carpet area;
	NIL	Flat No. 202, (Double Bedroom), admeasuring 99 sq. mts. of super built up area with 10 sq.mts (5 sq.mts plus 5 sq.mts) open terrace attached to Hall and Bedroom, 83sq. mts built up area and 74sq. mts of carpet area;
	NIL	Flat No. 203, (Double Bedroom) admeasuring 99 sq. mts. of super built up area with 10 sq.mts (5 sq.mts plus 5 sq.mts) open terrace attached to Hall and Bedroom, 83sq. mts built up area and 74sq. mts of carpet area;
	NIL	Flat No.204, (Single Bedroom) admeasuring 70sq. mts. of super built up area with 4sq.mts open terrace attached to bedroom, 54 sq. mts built up area and 47sq. mts of carpet area;
THIRD FLOOR	NIL	Flat No.301, (Single Bedroom) admeasuring 70sq. mts super built up area with 5sq.mts. of open Terrace area attached to living; 54 sq. mts built up area and 47 sq. mts of carpet area;

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	NIL	Flat No. 302, (Double Bedroom), admeasuring 99sq. mts. of super built up area with 7sq. mts open terrace attached to Kitchen, 83 sq. mts built up area and 74sq. mts of carpet area;
	Flat No. 303, (Double Bedroom), admeasuring 99sq.mts of super built up area with 7 sq. mts Open Terrace Area attached to Kitchen, 83 sq. mts built up area and 74 sq. mts of carpet area;	NIL
	FlatNo. 304 (Single Bedroom), admeasuring 70sq. mts super built up area with 5sq.mts. of open Terrace area attached to living; 54 sq. mts built up area and 47 sq. mts of carpet area;	NIL
FOURTH FLOOR	Studio No. 401, admeasuring 52 sq. mts. of super built up area with 10sq.mts. of open Terrace area attached to passage; 36 sq. mts built up area and 31 sq. mts of carpet area;	NIL
	Flat No. 402(Double Bedroom), admeasuring 74	





	sq. mts. of super built up area with 8sq. mts of open terrace area attached to passage, 58 sq. mts built up area and 51sq. mts of carpet area;	NIL
	NIL	Flat No. 403, (Double Bedroom), admeasuring 74 sq. mts. of super built up area with 8sq. mts of open terrace area attached to passage, 58 sq. mts built up area and 51sq. mts of carpet area;
	Studio No. 404, admeasuring 52 sq. mts. of super built up area with 10sq.mts. of open Terrace area attached to passage; 36 sq. mts built up area and 31 sq. mts of carpet area;	NIL

3. Thus the BUILDER/DEVELOPER shall develop and construct a residential building as per approved plans approved by the Town and Country Planning Department thereby constructing total 16 (1BHK and 2BHK) Flats/Units together with respective allotted stilt parkings for the VENDORS/OWNERS and for the BUILDER/DEVELOPER as per above allotment and shall share the respective allotted flats/units alongwith proportionate undivided share in the land corresponding the said respective Flats/Units.

4. The VENDORS/OWNERS shall permit the BUILDER/DEVELOPER and the BUILDER/DEVELOPER shall develop and construct a residential building as per approved plans approved by the Town and Country Planning Department and as per the construction license issued by the Village Panchayat Corlim, at his own risk, cost and responsibility on principal to principal basis and not as agent of the VENDORS/OWNERS and the same shall be provided with amenities which are set out in the Schedule - III, hereto.

5. The BUILDER/DEVELOPER shall complete construction of the said residential building in all respect and hand over vacant and peaceful possession thereof to the VENDORS/OWNERS herein of their Flats/Units in the proposed construction of residential building within a period of 36 months from the date of laying of the foundation stone upon obtaining all the necessary permissions with further extension of additional period of six (6) months. Without Prejudice to what has been stated above, if the BUILDER/DEVELOPER fails and/or neglects to complete construction of Flats/Units in the proposed construction of residential building to be constructed by it for the VENDORS/OWNERS under the said terms and hand over possession thereof to the VENDORS/OWNERS within a period of 36 months with further extension of additional period of six



(6) months, from the date of laying of the foundation stone and then in that event, the BUILDER/DEVELOPER shall be liable to make payment of penalty of Rs. 5,000/- (Rupees Five Thousand Only) per month per flat/unit for the delay in so completing Flats/Units of the building for the VENDORS/OWNERS and handing over possession to the VENDORS/OWNERS without prejudiced to rights of the VENDORS/OWNERS. However, the said penalty shall not become payable if the said delay shall have been occasioned by any Act of God, Force Majeure Causes, restrained order from any Appropriate Authority or Judicial Body; or by virtue of other reasons beyond normal human control.

6. The VENDORS/OWNERS & the BUILDER/DEVELOPER have mutually agreed that the VENDORS/OWNERS shall not claim nor ask for the Bank Guarantee now or future from the BUILDER/DEVELOPER and the BUILDER/DEVELOPER shall not be in a position to give any Bank Guarantee to the VENDORS/OWNERS, as the BUILDER/DEVELOPER is making huge initial investment for construction of the residential Flats/Units and also the stamp duty and registration charges for execution of the present Joint Venture Development Agreement before the concerned Sub-Registrar, which includes the Lawyer's fees and other legal charges.



7. That it is agreed by and between the parties that the Flats/Units allotted to the VENDORS/OWNERS shall be Semi Furnished Flats/Units as per the specifications and description as mentioned in Schedule III herein below.
8. The VENDORS/OWNERS herein shall have an absolute right to sell the Flats/Units to be constructed by the BUILDER/DEVELOPER for VENDORS/OWNERS even before the work of construction of the said Flats/Units of the BUILDER/DEVELOPER hereto is completed. The BUILDER/DEVELOPER herein shall also have an absolute right to sell the remaining Flats/Units in the residential building to be constructed by the BUILDER/DEVELOPER for itself even before the work of construction of the said Flats/Units of the building of the VENDORS/OWNERS hereto is completed and receive the price or consideration and all the other charges, with respect to the Flats/Units from such purchaser/s, issue receipts thereof and appropriate the same as the BUILDER/DEVELOPER shall deem fit and proper.
9. The VENDORS/OWNERS hereby permits the BUILDER/DEVELOPER to consume the F.A.R hereby allotted by the VENDORS/OWNERS in favour of the BUILDER/DEVELOPER in the construction of the building containing residential Flats/Units thereon and by Sale of the said Flats/Units, to prospective purchaser/s thereof on



"ownership" basis at its own discretion and the proceeds thereof shall be utilized by the BUILDER/DEVELOPER exclusively without any reference to the VENDORS/OWNERS, except as that of Flats/Units allotted to VENDORS/OWNERS which shall be retained by the VENDORS/OWNERS.

10. All agreements made by the BUILDER/DEVELOPER concerning its Flats/Units of the building, with the prospective purchaser/s of Flats/Units to be constructed by the BUILDER/DEVELOPER on the SAID PLOT shall be made by the BUILDER/DEVELOPER at its own cost, on its own account and at its own risk, the intention being that the BUILDER/DEVELOPER alone shall be liable to and responsible as the Promoter for all purchaser/s or parties as stated hereinabove. The VENDORS/OWNERS shall not be held responsible in any way for any civil or criminal liability which may arise on that account.

11. The BUILDER/DEVELOPER shall indemnify and keep indemnified, saved, defended and harmless the VENDORS/OWNERS from and against any loss or damage suffered or incurred by the VENDORS/OWNERS due to any liability attaching on to the VENDORS/OWNERS as a result of the BUILDER/DEVELOPER committing any breach of the Development Control Regulations in force in Goa in the course of development of the SAID PLOT or as a result of any such



construction carried out by the BUILDER/DEVELOPER on the SAID PLOT not conforming to the sanctioned plans and specifications.

12. The VENDORS/OWNERS on execution hereof, has put the BUILDER/DEVELOPER in possession of the SAID PLOT, as and by way of licence for the purpose of Joint venture development thereof in terms of these presents.

13. On execution hereof, the BUILDER/DEVELOPER shall be entitled to put up a board/hoarding on the SAID PLOT announcing/advertising the proposed housing scheme. The BUILDER/DEVELOPER shall be entitled to advertise the said scheme in newspapers or through any other media, including the right and authority to advertise and market specifically its share in the proposed building to be constructed by the BUILDER/DEVELOPER.

14. The BUILDER/DEVELOPER shall invest all money and other resources required for construction of the said residential building. All responsibility, costs, expenses, risk and liability for construction of the said residential building shall be solely of the BUILDER/DEVELOPER, including the following:-



- a. Ensuring that every part of the Project is legal and for this purpose the BUILDER/DEVELOPER shall obtain all the permissions, licences, approvals, N.O.C's and revisions, modifications, alterations thereof or of any term or condition therein etc., from time to time, required by law for construction of the residential building/s and everything that is necessary in this regard;
- b. Procuring raw materials, labour and such other material as is required for construction of the residential building;
- c. Engaging services of Architects, Engineers, Contractors, Labours, Workers and other personnel as may be required for the purposes of construction of the residential building and either through them or itself supervise the construction;
- d. Ensuring that the construction of the residential building is being carried out as per the approved plans and designs with good quality materials and particularly as per the specifications mentioned in Schedule - III of this Agreement;
- e. Ensuring the responsibility and liability of labour and compliance with all the applicable laws and labour laws in case of any accident and liability.



- f. Obtaining Completion/Occupancy Certificate for the residential building;
- g. Putting up a board or hoarding at the SAID PLOT displaying the details about the construction being undertaken and displaying the Permissions as required by law;
- h. All and every other thing necessary for construction of the residential building which is not expressly forbidden by or under this Agreement;
- i. The BUILDER/DEVELOPER shall comply with all the labour laws and shall be responsible and liable for all claims made by workers under all or any law of acts and shall be liable to pay all or any amount that may be payable to labour or workmen.
- j. All liability of suppliers shall be of BUILDER/DEVELOPER including liability of paying the GST or any other tax as applicable by the BUILDER/DEVELOPER.
- k. The quality of construction of the residential Flats/Units of the VENDORS/OWNERS shall be the same as per the quality of construction of remaining Flats/Units of the BUILDER/DEVELOPER.



15. The VENDORS/OWNERS shall not, under any circumstances, change the outer look of the building which shall have uniformity as per approved plan and scheme provided by the BUILDER/DEVELOPER. The VENDORS/OWNERS and the prospective PURCHASERS shall also not be entitled to make any external changes to the flat/unit/s purchased or allotted that will affect the uniformities of the building with respect to its look, colour, grills etc. If the VENDORS/OWNERS and the prospective PURCHASERS violates this provision then the cost of restoration shall be paid by them to the BUILDER/DEVELOPER.

16. The VENDORS/OWNERS and the prospective PURCHASERS shall be entitled to make internal changes to the flat/unit/s allotted to them subject to approvals available in law, however, with permission of BUILDER/DEVELOPER, subject to cost to be paid in advance, however, before foundation.

17. The VENDORS/OWNERS do hereby assure the BUILDER/DEVELOPER that they have not created any THIRD PARTY claims in the SAID PLOT and do hereby indemnify the BUILDER/DEVELOPER against any defect in title or any third party claims that may arise and which shall be settled by the VENDORS/OWNERS at his own cost. If any litigation takes place due to any defect in the title of VENDORS/OWNERS or due to any third party claim, such period of stoppage of work shall be



excluded from the period of performance stipulated in the agreement.

18. The VENDORS/OWNERS hereby shall indemnify and keep indemnified the BUILDER/DEVELOPER against any loss or damages that shall arise from any claims, litigations or proceedings filed or to be filed against the VENDORS/OWNERS by any person or person with respect to the SAID PLOT and in case of such happening, if the work of construction is delayed than the period of completion of construction shall automatically stand extended for such period of delay.

19. The BUILDER/DEVELOPER hereby shall indemnify and keep indemnified the VENDORS/OWNERS against any loss or damages that shall arise from any claims, litigations or proceedings filed or to be filed against the BUILDER/DEVELOPER by any person or person on account of the BUILDER/DEVELOPER committing any breach of contract.

20. That on execution of these presents, the BUILDER/DEVELOPER and their representative, nominees, assigns shall be entitled to enter upon this SAID PLOT, and demarcate the land, excavate, fill and commence and execute construction work thereon and to do all that is required for efficient development work and total compliance of this agreement.



21. MAINTENANCE

THE BUILDER/DEVELOPER shall maintain said project for the consecutive period of 5 years from the date of issue of Occupancy Certificate by the Village Panchayat of Corlim, subject to below mentioned terms and conditions:-

(a) The VENDORS/OWNERS shall be bound to deposit with the BUILDER/DEVELOPER sum of Rs. 4,00,000/- (Rupees Four Lakhs Only) for each flat/unit allotted to them, on issue of Occupancy Certificate by the Village Panchayat of Corlim, which can be given directly by the VENDORS/OWNERS or taken by them from their prospective PURCHASERS. The aforesaid amount of Rs. 4,00,000/- (Rupees Four Lakhs Only) shall be towards maintenance, service and cleanliness of common areas of the building. That payment of Maintenance deposit shall be applicable for all the PROSPECTIVE PURCHASERS of the Buildings whether the Flats/units belongs to VENDORS/OWNERS or BUILDER/DEVELOPER. The VENDORS/OWNERS undertakes and binds to provide full co-operation to the BUILDER/DEVELOPER while undertaking maintenance of the common areas so much so that the VENDORS/OWNERS shall allow the BUILDER/DEVELOPER and or his agents, servants, managers etc., to enter their respective premises for sole purpose of undertaking above referred maintenance services with prior written intimation for such purpose by the BUILDER/DEVELOPER.



(b) Upon completion of term of five years as stipulated above respective VENDORS/OWNERS shall be able to exercise two options: First whether to continue with the maintenance services as provided by the BUILDER/DEVELOPER for further period of five years and Second whether to take over further maintenance services of the BUILDER/DEVELOPER. If the VENDORS/OWNERS chose to exercise First option of continuing with maintenance services then respective PURCHASERS shall execute separate Maintenance Agreement with the BUILDER/DEVELOPER for period of further Five Years from the date of expiry of first Five Years period. If the VENDORS/OWNERS chose to exercise Second option of taking over further maintenance services of the BUILDER/DEVELOPER then the BUILDER/DEVELOPER shall refund to the maintenance society a sum of Rs. 4,00,000/- (Rupees Four Lakhs Only) collected from each flat owner.

(c) The VENDORS/OWNERS hereby bound and undertake to support the decision of the majority of the FLAT OWNERS in the said project, in exercising above mentioned options in clause (b) above and shall not be liable to deviate from the same at any cost.

(d) The BUILDER/DEVELOPER shall be at liberty to quit and hand over the entire responsibility of maintenance of the building to the Maintenance Society of the said project at any point of



time after completing of five years from the date of the Occupancy Certificate with its sole discretion and without any interference or pressure from any of the Occupiers or in case of non-co-operation by the Flat Owners in any respect and in such event deposit of sum Rs. 4,00,000/- (Rupees Four Lakhs Only) collected from each flat owner shall be refunded to Maintenance Society which shall be formed by the BUILDER/DEVELOPER.

(e) That on completion of 10 years of providing Maintenance Services by the BUILDER/DEVELOPER, above amount of Rs. 4,00,000/- (Rupees Four Lakhs Only) collected from each Flat Owners shall become non-refundable.

(f) That Life time maintenance period with respect to amenities and services provided by the BUILDER/DEVELOPER shall be 25 years.

22. WARRANTY

Since the Flats/Units allotted to the VENDORS/OWNERS are semi furnished, the Warranty shall not be applicable to the VENDORS/OWNERS.

With respect to the Flats/Units of The BUILDER/DEVELOPER as per above allotment, the BUILDER/DEVELOPER shall provide Five Years Warranty on equipment's provided from the date of issue of Occupancy Certificate by Village Panchayat of Corlim, for



SAID FLATS/UNITS of building, which will be described more fully in separate warranty card/letter head, provided to the FLAT OWNERS at the time of handing over of possession of SAID FLATS/UNITS of the building on obtaining Occupancy Certificate. Said Warranty Card/Letter Head shall be non-transferable to third party, however any third party may approach the BUILDER/DEVELOPER for availing such Warranty on such terms and conditions as will be set out by the BUILDER/DEVELOPER. The total Warranty period provided by the BUILDER/DEVELOPER shall not extend beyond the five years from the date on issuing of Occupancy Certificate from the Village Panchayat of Corlim.

23. It is agreed and clearly understood as between all parties hereto that the present agreement is a Joint Venture Development Agreement of the SAID PLOT, by the VENDORS/OWNERS with the BUILDER/DEVELOPER wherein rights to the property are transferred. The actual possession and transfer will take place only on handing over the Flats/Units allotted in the building, in terms of this agreement by the BUILDER/DEVELOPER to the VENDORS/OWNERS.

24. **POSSESSION**

Once the Flats/Units allotted to VENDORS/OWNERS are ready for Delivery of Possession, the BUILDER/DEVELOPER shall inform to the VENDORS/OWNERS in writing calling upon the



above VENDORS/OWNERS to take possession of their allotted Flats/Units and to complete all formalities in respect thereof within 15 days from the date of receipt of the said letter and handover the said Flats/Units to VENDORS/OWNERS.

25. Each party shall be bound to sign all the papers and documents and do all the things and matters as may be required from time for safeguarding, *interalia*, the interest of each of the parties or give full effect to the intentions of parties as disclosed in this Agreement.

26. **TERMINATION**

The VENDORS/OWNERS shall be entitled to terminate this agreement in the following circumstances:

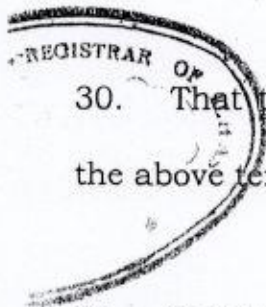
- i) The BUILDER/DEVELOPER does not commence the actual construction of the Project within one year (12) months from the date of signing and execution of this present Agreement.
- ii) The BUILDER/DEVELOPER abandons the Construction of the Project after commencement for continuous period of 9 months or more.

27. Claims of any person to whom Flats/Units in the residential buildings is agreed to be sold shall be settled by the Party who agreed to sell the Flats/Units, without any liability or encumbrance to the SAID PLOT.



28. All letters and/or notices sent or issued by the BUILDER/DEVELOPER to the VENDORS/OWNERS and by the VENDORS/OWNERS to the BUILDER/DEVELOPER shall be sent by Registered post with acknowledgement due, to their respective addresses as mentioned in this Agreement unless a change in address is communicated to each other in writing and in that case the letters and/or notices shall be sent to each changed addresses.

29. It is mutually agreed by and between the parties that the name of scheme of Residential Project to be constructed on the SAID PLOT shall be known as **"RAJDEEP CORLIM LEGACY"**.



30. That the Confirming Party do hereby give confirmation to the above terms and conditions.

31. Parties hereto are entitled for specific performance of this agreement.

32. Any dispute of differences if any arises between the parties the same shall be tried with the jurisdiction of Panjim Courts.

33. Being a Joint Venture Development Agreement involving exchange of land for construction of area, the valuation of the Flats/Units to be allotted to the VENDORS/OWNERS is

A handwritten signature in black ink, appearing to be a stylized 'S' or 'J'.

A handwritten signature in black ink, appearing to be a stylized 'S' or 'J'.

A large, stylized handwritten signature in black ink, possibly reading 'Rajdeep'.

Rs.64,64,000/-(Rupees Sixty Four Lakhs Sixty Four Thousand Only) and accordingly stamp duty of Rs. 1,87,500/- (Rupees One Lakh Eighty Seven Thousand Five Hundred Only) is paid at the rate of 2.9%.

SCHEDULE - I

(DESCRIPTION OF THE SAID PROPERTY)

All that property known as "ST. TIAGO PINTADO" or "SANTIAGO PINTADO" not described in the Registration Office of Ilhas nor registered in the Taluka Revenue office of Tiswadi and surveyed under Survey No. 126 Sub Division No.1 of Corlim Village, situated at Corlim Village, within the limits of Village Panchayat of Corlim, Tiswadi Taluka, North Goa District, State of Goa, and the said property is bounded as under:

East: By the property known as "Comprem Bhat" Mollans belonging to Joao Teoton Soares

West: By the property known as "ST. TIAGO PINTADO" belonging to the heirs of Maria Conceicao Aguiar

North : By the public Road

South: By the property known as "SALLY" belonging to heir of Pedro Alcantra Pereira



SCHEDULE - II

(DESCRIPTION OF THE SAID PLOT NO. 24)

All that PLOT No. 24 admeasuring 975 sq. mts. being a part of the layout of the property known as "ST TIAGO PINTADO" OR "SANTIAGO PINTADO" not described in the Registration office of Ilhas nor registered in the Taluka Revenue office of Tiswadi and surveyed under Survey No. 126 Sub division No.1 of Corlim Village, presently, surveyed under survey No. 126/1-D of Corlim Village, Situated at Corlim Village, within the limits of Village Panchayat of Corlim, Tiswadi Taluka, North Goa District, State of Goa and the Plot is bounded as under:

East: By the Road to Corlim

West: By Plot No. 25

North: By 8-mts. wide road

South: By Fr. Sequeira

SCHEDULE - III

(BRIEF DESCRIPTION AND SPECIFICATION SEMI FURNISHED FLATS/UNITS)

i) THE STRUCTURE:

It is RCC structure with external walls upto the plinth in laterite stone masonry and the external walls in supper structure shall be 23cm thick in laterite stones. The external plaster will be double coat and sand faced cement plaster furnished with two coats of cement paints along with primer. The internal walls shall



be in bricks of 10cm thick. The internal plaster for walls and the ceiling shall be single coat cement plaster with 3 coats of good quality paint.

ii) Stainless steel safety Gate for main door.

iii) DOORS AND WINDOWS:

The main door shall be of teakwood frame with teak wood paneled finished with polish. All the remaining doors shall be marine ply, factory processed panel. All windows will be of aluminum frames with rolling shutters of glass.

iv) Safety Fabrication Grills will be provided uniformly to all Flats/Units.

v) CEILING:

POP Ceiling with LED Lights will be provided in all rooms.

vi) FLOORING:

Living Room, Kitchen and Bed Rooms will be provided with good quality vitrified tiles. Bath Room flooring shall be anti-skid tiles of good quality and wall tiles fitting shall be upto full height. All bathroom fittings and sanitary fittings shall be of premium class quality such as Cera or equivalent.

vii) SANITARY AND TOILET FITTINGS:

All equipment will be provided with premium plus quality fittings, such as Cera or equivalent.

viii) KITCHEN:

Modern kitchen with cabinet manufactured by Rajdeep Interiors Firm. The Kitchen Platform will be of Black Colour Granite top with modern accessories. Kitchen will have two exhaust fans.



ix.) Installation of Tata sky connection in Flats/Units.

x) ELECTRICAL INSTALLATION:

All rooms of the flat will be provided with LED Lights, Havells Brand ceiling fans provided in all rooms. (Brand subject to availability). Bathroom with Exhaust Fans. LED lights are provided which reduce electricity consumption by min 50% and will save power & will give generator back up to the full entire flat.

xi) Granite sit-out is provided in all bedrooms.

xii) Complimentary items are not provided in Semi-Furnished flats.

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands on the date aforementioned in the presence of the undersigned witnesses.

REGISTRAR CA





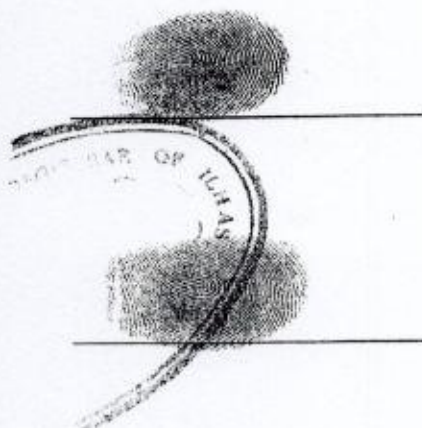

SIGNED, SEALED AND DELIVERED
by the within named "VENDOR/OWNER"



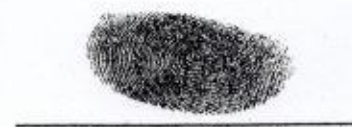
MR. SANDEEP RAI



L. H. T. I.



R. H. T. I.



5700: 948/ 2019

GOVERNMENT OF GOA
DIRECTORATE OF SETTLEMENT & LAND RECORDS
PANAJI - GOA

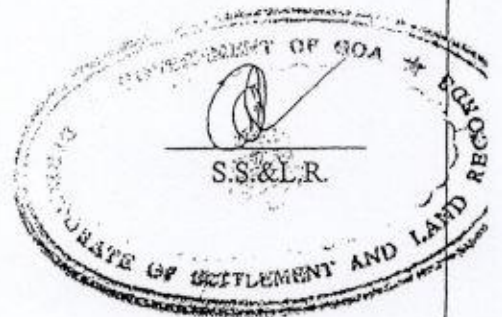


PLAN
OF THE LAND BEARING SURVEY No. 126/1-D, SITUATED AT CORLIM VILLAGE
OF TISWADI TALUKA, APPLIED BY PIO CARLOS FIGUEIREDO FOR THE
CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON AGRICULTURAL
PURPOSE VIDE ORDER NO. RB/CNV/TIS/52/2007 DATED 13/01/2011 FROM
DEPUTY COLLECTOR (REV.).

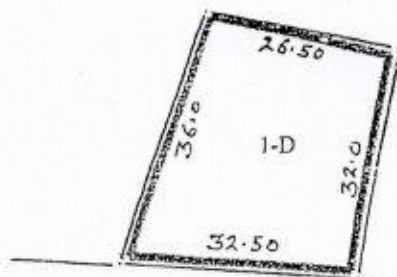
SCALE : 1:1000



PROPOSED AREA FOR CONVERSION = 975 Sq. Mts.



SURVEY No.126



S. No.130



VIVEK M. PARAB (F.S.)
PREPARED BY

RAJESH R. PAI KUCHELKAR (Supervisor)
VERIFIED BY

SURVEYED QN: 27-01-2011

File No.: 8-10-DSLR-11



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 20-May-2019 10:05:00 am

Document Serial Number :- 2019-PNJ-948

Presented at 09:05:38 am on 20-May-2019 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Tiswadi along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	187500
2	Registration Fee	161600
3	Processing Fee	810
Total		349910

Stamp Duty Required :187500

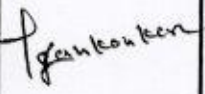
Stamp Duty Paid : 187500

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Sanji V Suryakant Kankonkar ,S/o - D/o Suryakant Kankonkar Age: 38, Marital Status: ,Gender:Male,Occupation: Service, Address1 - Taleigao Goa, Address2 - , PAN No.: AKWPK2065R			

Executer

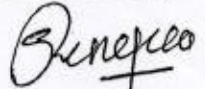
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Sandeep Rai ,S/o - D/o Radheshyam Shivapujan Rai Age: 36, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Flat No S-5, Block H, Essar Residency, Amaral Waddo, Taleigao Goa, Address2 - , PAN No.: APBPR9340C			
2	Deepa Sandeep Rai Alias Deepa Laxman Naik ,S/o - D/o Laxman Naik Age: 37, Marital Status: Married ,Gender:Female,Occupation: Service, Address1 - Flat No S-5, Block H, Essar Residency, Amaral Waddo, Taleigao Tiswadi Goa, Address2 - , PAN No.: AJZPN1393D			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	Sanjiv Suryakant Kankonkar ,S/o - D/o Suryakant Kankonkar Age: 38, Marital Status: ,Gender:Male,Occupation: Service, Address1 - Taleigao Goa, Address2 - , PAN No.: AKWPK2065R			

Witness:

I/We individually/Collectively recognize the Confirming Party, Owner, Builder, POA Holder,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Akshay Kumar Jena, 29 , ,7719937755 , ,Service , Marital status : Unmarried 403002, Taleigao Goa, Taleigao Goa Taleigao, Tiswadi, NorthGoa, Goa			
2	Anant Kubal, 32 , ,7720857755 , ,Service , Marital status : Married 403107, Candola Marcela Goa, Candola Marcela Goa Candola, Ponda, SouthGoa, Goa			



Sub Registrar

SUB - REGISTRAR

LHAS

STEFAN FLORES, JR.
TECHNICAL EDITOR

TYPICAL 10' x 10' FLOOR PLAN
SCALE: 1/8" = 1'-0"

TERACE FLOOR PLAN
SCALE 1/8"=1'-0"



SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

FOURTH FLOOR PLAN
SCALE 1:100

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[illegible]

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Journal of Internal Medicine 247: 391–397

Variable	Unit	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2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[illegible]

1. $1000 \times 0.001 = 1$

Variable	Mean	SD	Min	Max
Age	38.5	10.5	25	55
Gender	0.5	0.5	0	1
Marital status	0.5	0.5	0	1
Education	12.5	1.5	10	15
Income	3500	1500	1000	6000
Health status	0.5	0.5	0	1
Exercise frequency	2.5	1.5	0	5
Stress level	4.5	1.5	1	7
Sleep quality	3.5	1.5	1	6
Work satisfaction	4.0	1.5	1	6
Life satisfaction	5.0	1.5	1	7



STUDY PURPOSE AND DESIGN

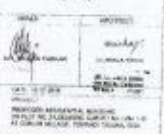
Model	Interpretation	Model
1	$y = 1.40 + 0.001x_1 + 1.197x_2$	1
2	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	2
3	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	3
4	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	4
5	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	5
6	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	6
7	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	7
8	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	8
9	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	9
10	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	10
11	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	11
12	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	12
13	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	13
14	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	14
15	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	15
16	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	16
17	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	17
18	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	18
19	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	19
20	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	20
21	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	21
22	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	22
23	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	23
24	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	24
25	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	25
26	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	26
27	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	27
28	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	28
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30	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	30
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35	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	35
36	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	36
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43	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	43
44	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	44
45	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	45
46	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	46
47	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	47
48	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	48
49	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	49
50	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	50
51	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	51
52	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	52
53	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	53
54	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	54
55	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	55
56	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	56
57	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	57
58	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	58
59	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	59
60	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	60
61	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	61
62	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	62
63	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	63
64	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	64
65	$y = 0.001x_1 + 0.001x_2 + 0.001x_3$	65



FIRST / THIRD FLOOR AREA CHANGES

[illegible]

FOURTH FLOOR AREA DIAGRAM

[illegible]

Address: _____
City: _____ State: _____ Zip: _____
Country: _____

1204 4021 4011 - 1204 4021 4011
1204 4021 4011 - 1204 4021 4011
1204 4021 4011 - 1204 4021 4011
1204 4021 4011 - 1204 4021 4011

Book :- 1 Document

Registration Number :- **PNJ-1-920-2019**

Date : 20-May-2019

Senyap

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

SUB - REGISTRAR
ILHAS

