

(Rupees One Lakh Fifty nine Thousand Two Hundred Thirty five Only)

Phone No: 9834459855
Sold To/Issued To:
Amar R. P. Parrikar
For Whom/ID Proof:
Pancard



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₹ 0159235/-

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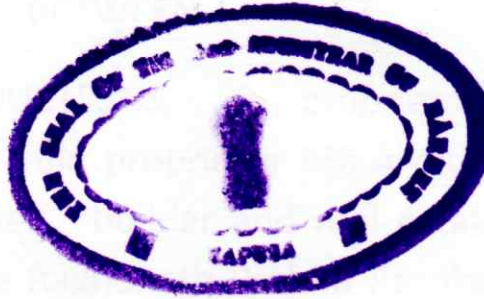
A. M. Medda

Authorised Signatory

Name of Purchaser Amar R. P. Parrikar

2022-BRZ-811

24-02-2022



AGREEMENT FOR CONSTRUCTION AND DEVELOPMENT

A. M. Medda

[Signature]

[Signature]

[Signature]

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AGREEMENT FOR CONSTRUCTION AND DEVELOPMENT

This agreement is made at Mapusa Goa on this 3rd day of December 2021.

BETWEEN

M/S PARRIKAR CONSTRUCTIONS, a proprietorship concern represented herein by its sole proprietor MR.AMAR RAGHUNATH PRABHU PARRIKAR, married, builder and real estate developer, aged 54 years, son of late Raghunath Prabhu Parrikar having PAN card no. _____ Aadhar card no. _____, Mob No _____, Indian National, residing at house no 163/9, 'SUSHILA' Ganeshpuri housing board colony, Mapusa, Bardez Goa. (herein referred to as the developer, which expression shall, unless it be repugnant to the context or meaning thereof mean and include his heirs, successors, legal representatives and assigns) of the ONE PART.

AND

- A) MR.JERVIS ASSUMPTION PEREIRA, married, service, 40 years of age, son of late Jacob Caetano Pereira, having PAN card no. _____ Aadhar card no. _____ Indian national, residing at Flat no. S7, Block C, Clement Residency, Xelpem, Duler, Mapusa, Bardez Goa 403507
- B) MRS. PREMA ANGELA, married, service, 47 years of age, wife of MR.JERVIS ASSUMPTION PEREIRA, having PAN card no. _____, Aadhar card no. _____ Indian national,

AP Parrikar

[Signature]

Doche

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[Signature]
[Signature]
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residing at Flat no.57,Block C, Clement Residency, Xelpem, Duler
,Mapusa, Bardez Goa 403507

C) MISS KIMBERLY JEMAVIA PEREIRA, married, service, 35 years of
age, daughter of late Mr. Jacob Caetano Pereira, having PAN Card
no. [redacted] Aadhar card no. [redacted] Indian national,
residing at F1/F2, First floor, Mangirish Apartment, Feira Alta,
Mapusa Goa.

D) Mr. Reece Roland D'mello, son of Mr. Roland Joseph D'mello and
late Mrs. Fatima Maria D'mello, 33 years, married, husband of MISS
KIMBERLY JEMAVIA PEREIRA, Business, resident of 22/G1, Kamat
Gardens, Dattawadi Mapusa, having PAN Card no
Aadhar card no. [redacted]

E) MISS LAVINA MALITA PEREIRA Spinster, service, 41 years of age,
daughter of late Mr. Jacob Caetano Pereira, having PAN Card
no. [redacted] Aadhar card no. [redacted] , Indian national,
residing at H.NO.Vaddy, Siolim, North Goa- 4.3517. (herein
referred to as the flat owners, which expression shall, unless it be
repugnant to the context or meaning thereof mean and include his
heirs, successors, legal representatives and assigns) of the SECOND
PART.

AND

Mr. Sujaykumar K. Netravalkar, also known as SUJAYCUMAR
QUESSORNATA SINAI NETRAVALKAR, married, businessman , aged
59 years, son of late Kesharnath Sinai Netravalkar also known as
Kesharnath Upendra Netravalkar having PAN card no.

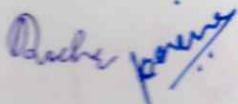
, Aadhar card no [redacted] Mob. No [redacted] and his
wife [redacted]

Mrs. Supriya Sujaykumar Netravalkar, married, Principal, aged 56
years, having PAN card no. [redacted] ,Aadhar card no. [redacted]

[redacted] Mob.No. [redacted] both Indian Nationals , residing at
house no.33/5, near New Goa High School, Mapusa , Bardez Goa.(











herein referred to as the property owners/ confirming parties, which expression shall, unless it be repugnant to the context or meaning thereof mean and include his heirs, successors, legal representatives and assigns) of the THIRD PART.

WHEREAS there exists a property know as ' TEMERICHO SOVRO' situated at Mapusa, Bardez Goa, described in Land Registration Office of Bardez under no. 38785 of book B-99, enrolled in Taluka Revenue office of Bardez under Matriz no.2135 and the house existing therein under Matriz no. 2582 of first division and surveyed in the city survey of Mapusa under chalta nos. 6,7 and 8 of P.T. sheet no.124 totally admeasuring 994 sq.mts and more fully described in the schedule hereunder written (hereafter referred to as the said property)

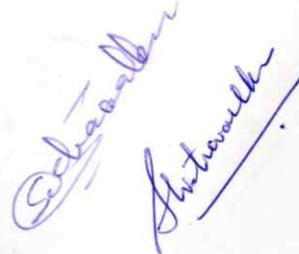
AND WHEREAS the said property was purchased by quessornata Sinai Netravalkar from Cirilo Soares also known as Cirilo Jose Guilherme Mousinho Soares and his wife Maria Especiosa Paula Esperanca Conegundes de souza e soares by sale deed dated 09-10-1957 drawn at folio 47 of book no. 580 in the Notary of Judivial Division of Bardez Francisco Pinto de Menezes.

AND WHEREAS the said property is described in land registration office Bardez under description no 38785 of book B-99 and is inscribed in the name of the said quessornata Sinai Netravalkar under inscription no. 39146 of book G-42 and is surveyed in city survey of Mapusa under chalta nos. 6,7 and 8 of P.T sheet no. 124 in the name of Kesharnath Sinai Netravalkar.

AND WHEREAS the said property is surveyed in city survey of Mapusa under chalta nos. 6 of P.T sheet no. 124 and the old two storied building existing in the said property is surveyed in the city survey of Mapusa under chalta no. 7 of P.T. sheet no. 124 and the

 Kesharnath

 Cirilo Jose
Guilherme Mousinho
Soares

 Maria Especiosa
Paula Esperanca
Conegundes de souza e soares

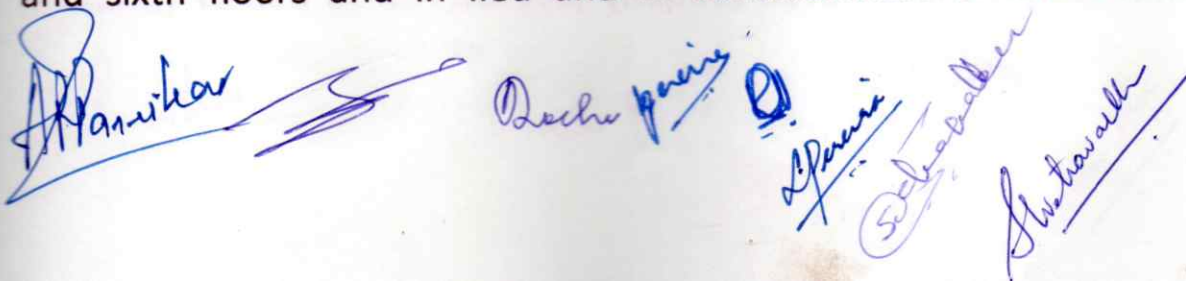
residential house existing in the said property is surveyed under chalta no. 8 of P.T. sheet no. 124.

AND WHEREAS the said Kesharnath Sinai Netravalkar expired on 14-2-1998 and his wife Shrimati Kesharnath Netravalkar expired on 25-12-2001.

AND WHEREAS in the Inventory proceedings no. 479/2012/A instituted in the court of Civil Judge Senior Division at Mapusa on the death of the said Kesharnath Sinai Netravalkar and his wife Shrimati Kesharnath Netravalkar the said property was listed as item no. 1 and was allotted exclusively to his son Sujaykumar Netravalkar also known as SUJAYCUMAR QUESSORNATA SINAI NETRAVALKAR married to Mrs Supriya Sujaykumar Netravalkar and the final chart of partition prepared in said inventory proceeding was confirmed by judgment dated 8/10/2013 passed in the said inventory proceedings.

AND WHEREAS Sujaykumar Netravalkar also known as SUJAYCUMAR QUESSORNATA SINAI NETRAVALKAR married to Mrs Supriya Sujaykumar Netravalkar (hereafter referred to as the owner) have thus become exclusive owner of the said property and the old two storied building and residential house existing in the said property.

AND WHEREAS the Developer has entered into an agreement for Construction and development dated 3rd December 2021 with the owners and offered to develop the said property by demolishing the old two storied building and the residential house existing in the said property and constructing a new building therein consisting of shops on the ground and first floor, offices on the second and third floor and residential apartments on fourth, fifth and sixth floors and in lieu and in consideration of the owner

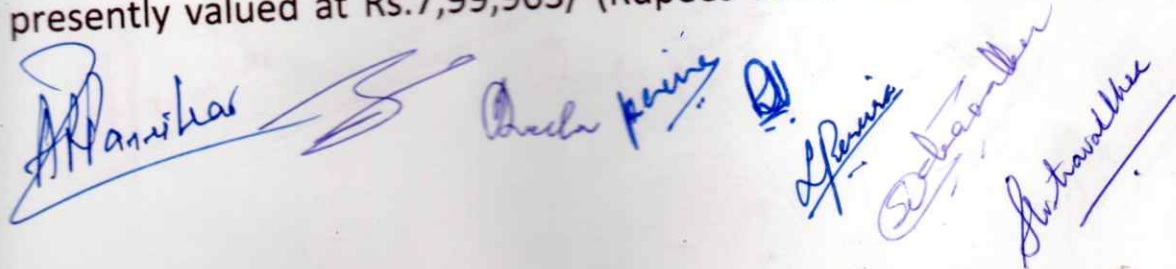

The block contains five handwritten signatures in blue ink. From left to right, they appear to be: 1. A signature that looks like 'H. Panikar'. 2. A signature that looks like 'D. Kesharnath'. 3. A signature that looks like 'S. Sujaykumar'. 4. A signature that looks like 'S. Netravalkar'. 5. A signature that looks like 'S. Netravalkar'.

allowing the Developer to develop the said property the Developer has agreed to construct at his own cost and to give to the owners the built up area mentioned in the said agreement for development.

AND WHEREAS by sale deed dated 23/01/2008 registered in the office of sub-registrar Bardez in Book-1 document registration no. BRZ-BK1-00306-2009 CD number BRZD17 on 23/1/2009, the flat owner Mr. Jacob Caetano Pereira purchased from Mr. Hermagenes Caldeira and his wife Martha Caldeira flat no . F1 and F2 admeasuring 92.50 sq mts and 88.88 sq/mts. on the first floor of the building ' MANGIRISH APARTMENTS' existing in the said property along with proportionate undivided right and share in the said property and the said owner is in possession of the said two flats.

AND WHEREAS the said Mr. Jacob caetano Pereira and Mrs. Piedade Pereira, wife of Jacob Caetano Pereira Expired on 13/12/2019 and 20/11/2016 respectively leaving behind their three children namely Jervis Assumption Pereira, Kimberly Jemavia Pereira and Lavina Melita Pereira , who have also acquired right to the said two flats.

AND WHEREAS the developer has approached the flat owners and requested the flat owners to vacate the said two flats and hand over possession of the two flats to the developer for the purpose of developing the said property, and in lieu and in consideration thereof the Developer has agreed to give a consideration of area 226.73 m2 for which the present market value is calculated to a sum of Rs.45,34,600/- (Rupees Forty Five Lakhs Thirty Four Thousand Six Hundred Only) by demolishing the said two flats and in lieu and in consideration thereof and flats owners proportionate undivided right and share in the said property is 81.62 m2 which is presently valued at Rs.7,99,903/-(Rupees Seven Lakhs Ninety Nine



Thousand Nine Hundred Three Only). The Developer has agreed to construct at his own costs and to give to the flat owners three flats on the fourth floor and one office on the third floor of the new building to be constructed by the Developer in the said property namely

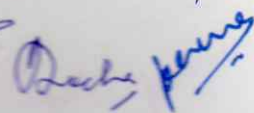
(i) 2 BHK flat no. 401 having super built up area of 105.77 sq. mts. on fourth floor with parking slot P1 (ii) one room kitchen flat no. 402 having super built up area of 45.76 sq. mts. on fourth floor with parking slot P2 and (iii) one room flat no. 403 having super built up area of 47.45 m2 on the fourth floor and office no.3 of super built up area 27.75 m2 on third floor and two parking slots on the lower basement floor of the new building to be constructed in the said property and the said offer of the Developer has been accepted by the flat owners and have agreed to execute this agreement for recording the terms and conditions agreed between them. The total consideration and market value of the above flats and office for area 226.73 m2 is Rs. 45,34,600/- (Rupees Forty Five Lakhs Thirty Four Thousand Six Hundred Only) The market value of the proportionate share of land for above flats and office, for area of 81.62 m2 is Rs. 7,99,903/- (Rupees Seven Lakhs Ninety Nine Thousand Nine Hundred Three Only).

NOW THIS AGREEMENT FOR DEVELOPMENT WITNESS AS UNDER:-

1. The flat owner has agreed to vacate the said two flats namely F1 and F2 on the first floor of the building 'MANGIRISH APARTMENTS' existing in the said property and hand over possession of the said two flats to the Developer for the purpose of developing the said property by demolishing the said two flats and in lieu and in consideration thereof and flat owners proportionate and undivided right and share in the said property, the Developer has agreed to construct at his own cost and to give to the flat owner three flats on the fourth floor and one office on the third floor of the new building proposed to be



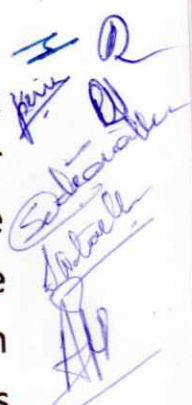




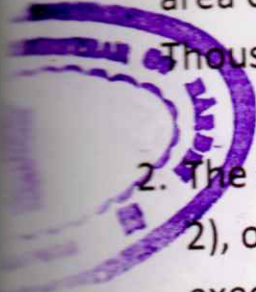


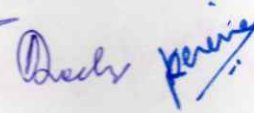


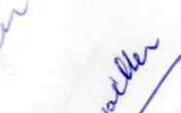


constructed by the Developer in the said property namely (i) 2 BHK Flat no. 401 having super built up area of 105.77 sq mts on the fourth floor (ii) one room kitchen flat no. 402 having super built up area of 45.76 sq mts on the fourth floor (iii) one room flat no. 403 having super built up area of 47.45 sq mts on the fourth floor and office no. 3 of super built up area 27.75 m² on third floor and two parking slots on the lower basement floor of the new building proposed to be constructed in the said property. The total consideration and market value of the above flats and office for area 226.73 m² is Rs. . 45,34,600/- (Rupees Forty Five Lakhs Thirty Four Thousand Six Hundred Only) The market value of the proportionate share of land for above flats and office, for area of 81.62 m² is Rs7,99,903/-(Rupees Seven Lakhs Ninety Nine Thousand Nine Hundred Three Only).

2. The flat owners have agreed to vacate the said flats (F-1) and (F-2), on the 1ST floor of the building 'MANGIRISH APARTMENTS' on execution of this agreement and handover the keys to the owners of the property. If the vacant possession of the above flat (F-1) AND (F-2) is not handed over to the Developers by the flat owners simultaneously on execution of this agreement, then this agreement stands invalid and cancelled.
3. The Developer has agreed to complete the construction of the new building in the said property and to hand over possession of the said three flats and one office agreed to the given to the flat owners within a period of forty eight months from the date of issue of construction license by the Mapusa Municipal Council and the Developer shall be entitled for extension of six months to complete the construction of new building in the said property if the completion of the building scheme is delayed by reason of non-availability of material/s or water supply or



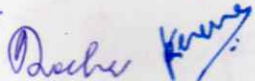



electric power / drainage/sewage connection or by reason of war, civil commotion or any of acts of God or if non-delivery is as a result of any notice, order, rule or notification of the Government and /or any court/ forum and/ or any other public or competent Authority or for any other reason beyond the control of the Developer.

4. The flat owners has agreed to pay the Developer his share in the infra structure tax and electrical transformer to be installed in the said property as fixed by the Developer.
5. The flat owners has also agreed to pay to the Developer whatever amount paid by the Developer to the Mapusa Municipal Council towards house tax in respect of the said three flats and one office agreed to be given to the flat owners by the Developer before obtaining occupancy certificate.
6. The Developer has agreed to pay Rs.12,000/- per month as a rent by 5th of every month or provide alternate free accommodation to the flat owners till completion of the new building in the said property. The flat owners has agreed to pay the charges for consumption of electricity in the said flat to the electricity department and the house tax of the said flat to the Mapusa Municipal Council during his occupation of the said flat.
7. The Developer after completion of construction of the shops, offices and flats and after obtaining occupancy certificate from Mapusa Municipal Council, and electricity and water connection shall issue written notice to the flat owners to take possession of the three flats and one office agreed to be given to the flat owners within 15 days from the date of receipt of such notice and the flat owners shall be bound to take possession of the said three flats and one office within the time stipulated in such notice. The notice of completion of the said flats and office shall be deemed to have been given if it so intimated in writing by the Developer to the flat owners.

A. Parikar

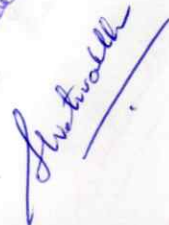


D. K. Kumbhar



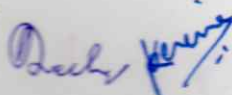






8. The flat owners shall hand over vacant possession of the said flat given by the Developer as alternate accommodation simultaneously at the time of taking possession of the said three flats and office in the new building constructed in the said property. if the flat owners fails to take possession of the said three flats and office within the time stipulated in such notice and fails to hand over possession of flat to the Developer, then the flat owner shall be liable to pay compensation of Rs. 40,000/- per month for the said flat till vacant possession of the said flat is given back by the flat owner to the Developer.
9. The Developer has agreed to construct the said three flats and the office agreed to be given to the flat owner as per plans and specifications annexed to this agreement.
10. The flat owners has agreed to execute irrevocable power of attorney in favour of developer to sell his undivided share and right in the said property in favour of any person. \
11. The flat owners have mutually agreed that the said flat no. 401 on the fourth floor and office no.13 on the third floor should be allotted exclusively to flat owners Mr. Jervis Assumption Pereira and his wife MRS. PREMA ANGELA, the said flat no. 402 on the fifth floor should be allotted exclusively to the flat owners Kimberly Jemavia Pereira and her husband Mr. Reece Roland D'mello and the said flat no. 403 should be allotted exclusively to the flat owner Miss Lavina Malita Pereira and the flat owner have requested the Developer to allot the said three flats and one office as mentioned above and the Developer has agreed for the same.
12. The Developer has agreed to complete the construction of the new building in the said property and to hand over possession of the said flats to the flat owners within a period of forty eight months from the date of issue of construction license by the Mapusa Municipal Council and the Developer shall be entitled

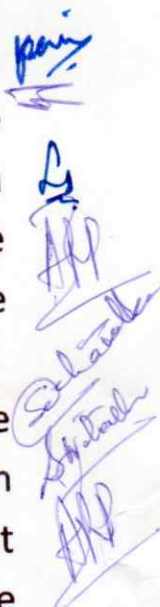






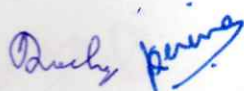




for extension of six months to complete the construction of new building in the said property if the completion of the building scheme is delayed by reason of non-availability of material/s or water supply or electric power / drainage/sewage connection or by reason of war, civil commotion or any of acts of God or if non-delivery is as a result of any notice, order, rule or notification of the Government and /or any court/ forum and/ or any other public or competent Authority or for any other reason beyond the control of the Developer.

13. The Developer after completion of construction of the said flat, and after obtaining occupancy certificate from Mapusa Municipal Council, and electricity and water connection shall issue written notice to the flat owners to take possession of the said flats agreed to be given to the flat owners within 15 days from the date of receipt of such notice and the flat owners shall be bound to take possession of the said flats within the time stipulated in such notice. The notice of completion of the said flats shall be deemed to have been given if it so intimated in writing by the Developer to the flat owners.
14. The flat owners shall at no time demand the partition of their rights or interest in the said property and it will be a pre-condition that the interest, rights and title of the flat owners shall always be inseparable in respect of the said property viz a vis the rights of the flat owners and other potential buyers of units/ premises in the building complex being put up in the said property.
15. That the maintenance of common interests/ amenities shall be borne from the common funds to be collected from individual owners/ occupiers of each flat. The common expenditure shall include the common electricity bill(staircases, parking lot, garden lights, pump house, pumping of water, payment to the security staff, sweeper, water bills, lift







maintenance and backup generator maintenance (diesel charges etc), fire equipments maintenance.

16. That for the purpose of setting up the common fund for such maintenance issue, the flat and office owners who are allotted the flat and office as above mentioned shall contribute a sum of Rs.600/m² of the built up area allotted to them at the time of taking over possession of the said flats and office, which contribution along with the contribution of other occupiers / owners of shops, office and flats shall form the common fund for maintenance and may be handed over to the Association / Society that may be formed for that purpose. However the monthly expenses of the building will be borne by all the shops/office/ flat owners which will be decided by the co-operative housing society.
17. Also a sum of Rs. 600/m² will be paid by every unit holder (shop/office /flat) towards corpus fund which will be handed over to the maintenance society and sinking funds of Rs. 1000 per annum to be paid to society by each shop/office/ flat owners.
18. The flat owners have agreed to hand over to the Developer, the physical possession of the said flat, such that Developer may immediately thereupon proceed to demolish the existing buildings and commence the development work, no sooner the Developer conveys in writing to the owners, his readiness and willingness to commence the development work in said property.
19. The Developer shall be bound to commence the development work and to carry out the civil and other works for the development of the said property
20. The Developer or his nominees may obtain finance from any bank, financial institution or other source for the purpose of the project however under no circumstances shall be entitled to


A. Anandhas

Quach

Perine

DI

Spencer

G. S. S. S.

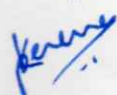
Shankar

mortgage the said property or any part or portion thereof the ownership and constructive legal possession whereof shall continue to vest in the owners until the day the physical possession of all the premises that are to be constructed by the Developer and that are to be allotted to the owners, in terms of the stipulation under the clause no. 1 is actually delivered to the owners.

21. The Developer is entitled to appoint any contractor, engineer, architect or designer of his choice for the purpose of carrying out the development of the said property with the construction of the proposed building.
22. That sale deeds shall be drafted and prepared by the advocate for the Developer, stamp duty, registration fees and legal expenses shall be borne by the flat owners or his nominees.
23. The schedule, plans and specifications annexed hereto shall form an integral part of this agreement.
24. In the event any of the flat owners expire during the pendency of this contract and before the possession of flats /office have been handed over to the respective parties then this agreement shall be binding on the legal heirs of such deceased owners who shall be bound to honor and perform the obligations under this Agreement to which the deceased owners was bound and who shall be entitled to the share or interest of that the deceased owners was entitled under this Agreement for Development, as if the legal heirs were parties to this Agreement for Development and as if they had executed the same, so that no inconvenience or hardship is caused to the Developer.
25. The said project will be registered under RERA after obtaining all the licenses and NOC's required for commencement of the project.













26. The developer and the flat owners hereto agree that the name of the proposed building shall be 'NETRAVALKAR BUSINESS BAY' and in case any Housing Society or any other Association or legal entity is formed the same shall be titled as 'NETRAVALKAR BUSINESS BAY CO-OPERATIVE HOUSING SOCIETY'.

27. The owners/ confirming parties hereby give their consent to this agreement for Construction and Development.

SCHEDULE- I

(Description of the Property)

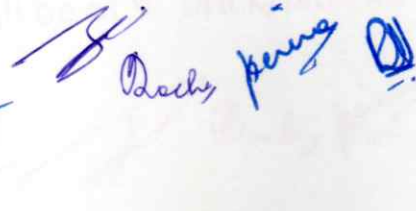
All that property known as 'TEMERICHIO SORVO' situated at Mapusa, Bardez, Goa, described in Land Registration Office of Bardez under no. 38785 of Book B-99, enrolled in Taluka Revenue Office of Bardez under Matriz No. 2135 and the house existing therein under Matriz No. 2582 of first division and surveyed in the City Survey of Mapusa under Chalta nos. 6, 7 and 8 of P.T. Sheet No. 124 totally admeasuring 994 sq. mts and bounded as under:-

On the east: by, Property of Saldhana Chambers

On the west: by, Public Road

On the north: by, Property of Dr. Cardozo

On the south: by, Property of Telephone Exchange Department

SCHEDULE- II

(DESCRIPTION OF THE FLATS)

All that flats no. 401,402,403 having super built up area 98.33 m² 45.76 m², 47.45 m² respectively. Situated in the property described in schedule-I, herein above mentioned, situated on the fourth floor of the building namely NETRAVALKAR BUSINESS BAY along with the proportionate share of land in the said property and two car parking slots (P-16 and P-17).

SCHEDULE- III

(DESCRIPTION OF THE OFFICE)

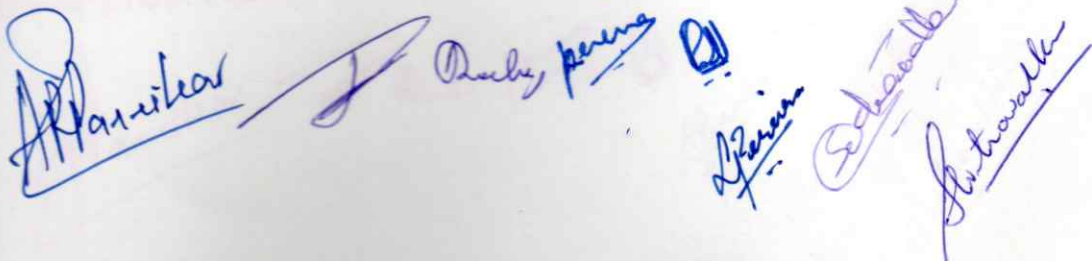
All that office no.3, having super built up area 27.75 m², situated on the property described in the schedule-I, herein above mentioned, situated on the fourth floor of the building namely NETRAVALKAR BUSINESS BAY along with the proportionate share of land in the said property

SCHEDULE- IV

(SPECIFICATION FOR THE FLATS AND OFFICE)

THE STRUCTURE:

It is an R.C.C. framed structure of columns, beams and slab. The internal partition walls will be of 4^{1/2} brick masonry and the external walls will be of 9" brick/laterite masonry.

The block contains several handwritten signatures in blue ink. From left to right, they appear to be: a signature that looks like 'A. Parvika', a signature that looks like 'D. Parvika', a signature that looks like 'D. Parvika', a signature that looks like 'D. Parvika', a signature that looks like 'D. Parvika', and a signature that looks like 'D. Parvika'.

PLASTER:

External plaster will be double coat sand faced cement plaster.
Internal plaster will be single coat with second coat of plaster of Paris or Gypsum.

FLOORING:

The entire flooring will be of first quality vitrified tiles of size 2ft x 2ft. The average landing cost of the tiles at Rs.500/- m². WC and Bathroom floor will be of non skid ceramic tiles and dado will be of full height ceramic tiles.

DOORS & WINDOWS:

Main door frame and shutter will be of teakwood or equivalent with brass or S.S fittings. All other internal doors will have Red Mahi wood or equivalent frames with flush shutters and with stainless steel hinges and fittings. All windows will be in powder coated, aluminum with openable or sliding shutters.

KITCHEN:

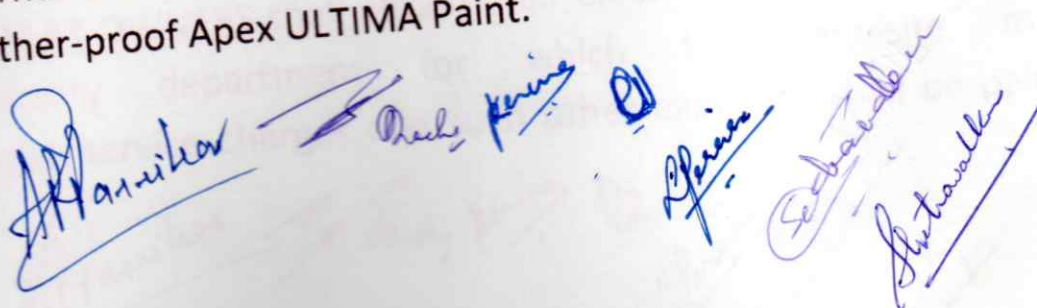
The kitchen will have a Black Granite Cooking platform of Length 3.50 meters & with single bowl Stainless steel sink with 60 cms tiles above the platform.

INTERNAL DÉCOR:

The walls and ceiling will be with two coats of Birlla Putty and will be painted with two coats of oil bound distemper.

EXTERNAL DÉCOR:

External walls will be with two coats of plaster and painted with weather-proof Apex ULTIMA Paint.

The bottom of the document features five handwritten signatures in blue ink. From left to right, they appear to be: 'A. Anurag', 'Rishi', 'Rishi', 'S. S. S.', and 'S. S. S.'. The signatures are written in a cursive, stylized manner.

WATER TANKS:

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

PLUMBING & SANITARY:

Soil, water and water pipes will be partially concealed. The sanitary installations will be in accordance with P.W.D. specifications. Diverter will be provided with hot and cold shower system, one white wash basin of 22" x 16" and one white glazed European W.C. unit with flushing system will be provided per bathroom.

ELECTRICAL INSTALLATIONS:

The electrical wiring will be concealed with anchor make wires and anchor penta switches. In the living room three light points, one fan point, two plug points and one telephone and T.V. point and One A.C. point will be provided. The bedroom will have two light points, one fan point, one plug point and one A.C. point. Kitchen will have two light points, one fan point, one Refrigerator point, one 15 amps point and one Exhaust Fan point. Each bathroom will be provided with One 15 amps point for geyser and Exhaust point, one light point. Passage will be provided with One bell point and light point.

Additional Specification for Office

OFFICES:

Office will be provided with attached toilet which will include western commode and wash basin.

GENERAL:

The FLAT OWNERS shall obtain their electrical connection from the electricity department for which the requisite meter deposit/service charges and such other expenses shall be paid by

[Handwritten signatures in blue ink:]
A. K. Panikar, D. K. Panikar, D. K. Panikar, D. K. Panikar, D. K. Panikar, D. K. Panikar

the FLAT OWNERS. The DEVELOPER shall only provide the FLAT OWNERS with the required electrical test report to the effect that the work is executed as per Government regulations which is sufficient for obtaining the electrical connection.

IN WITNESS WHEREOF this Agreement for construction cum sale is made and signed by the parties herein on the day, month and year mentioned hereinabove, out of their own free will and after fully understanding the contents thereof and in the presence of two attesting witnesses who have signed herein after.



The image shows a series of handwritten signatures in blue ink. From left to right, the signatures are: a large, stylized signature that appears to be 'Hannikar'; a signature that looks like 'Dulz'; a signature that looks like 'Kumar'; a signature that looks like 'Dh'; a signature that looks like 'Srin'; a signature that looks like 'Sobhan'; and a signature that looks like 'Sudhakar'. To the left of the first signature, there is a purple circular stamp with some text inside, which is partially cut off by the edge of the page.

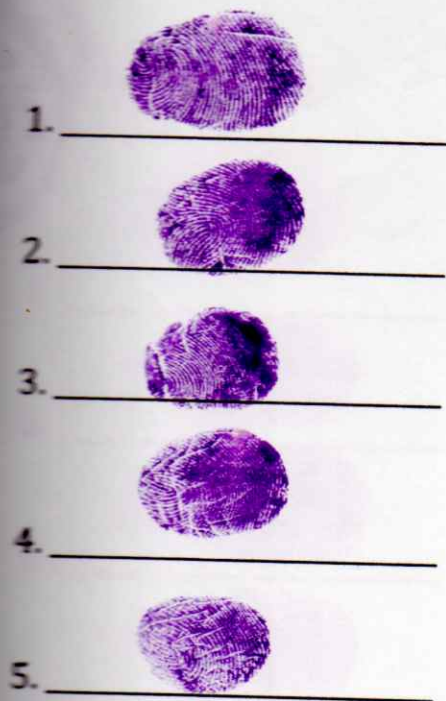
SIGNED, SEALED AND DELIVERED BY THE WITHINNAED
'DEVELOPER'



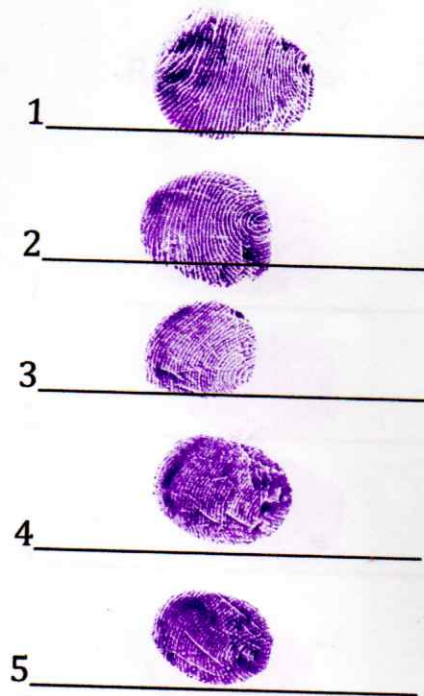
(MR. AMAR RAGHUNATH PRABHU PARRIKAR)
Proprietor of M/S PARRIKAR CONSTRUCTIONS

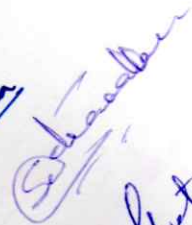
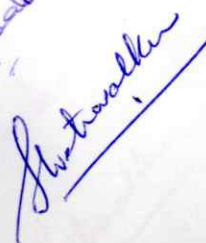


L. H. F. Prints



R. H. F. Prints



SIGNED, SEALED AND DELIVERED BY THE WITHINNAED

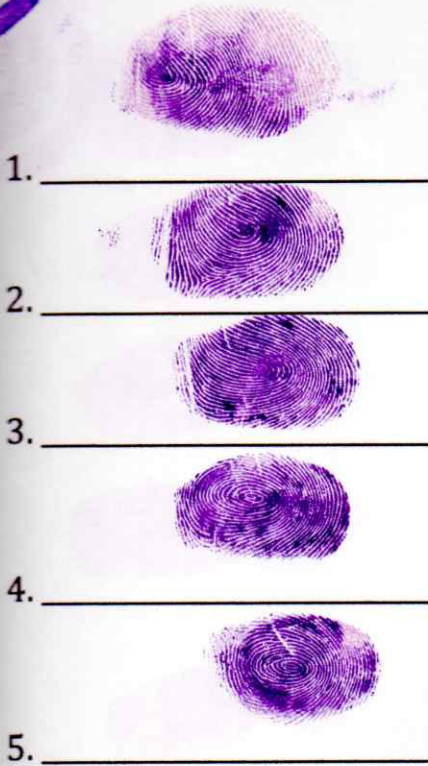
'FLAT OWNER 1'



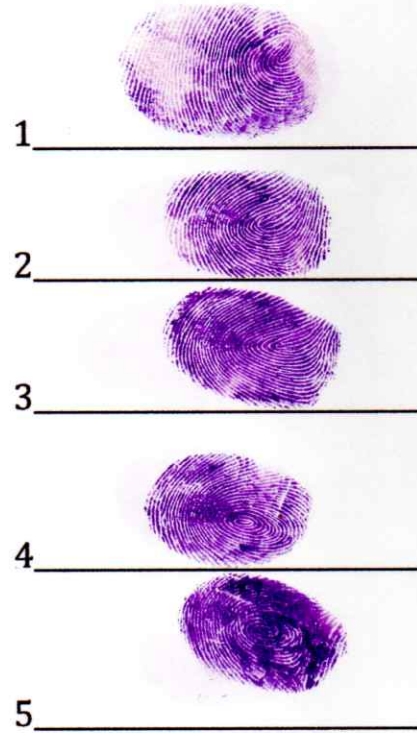
1) _____

(MR.JERVIS ASSUMPTION PEREIRA)

L. H. F. Prints



R. H. F. Prints



[Handwritten signatures in blue ink:]
Hannikar, [Signature], [Signature], [Signature], [Signature], [Signature], [Signature]

SIGNED, SEALED AND DELIVERED BY THE WITHINNAED

'FLAT OWNER 2'



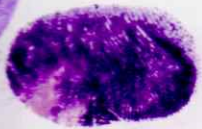
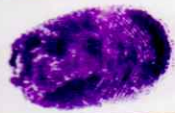
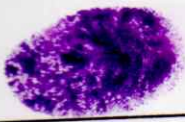
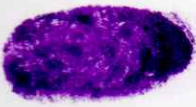
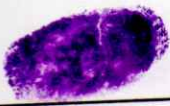
Prema

Prema

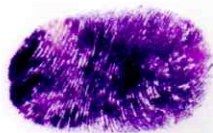
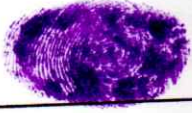
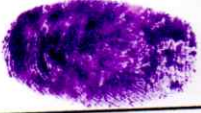
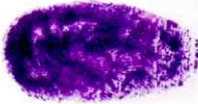
1)

(MRS. PREMA ANGELA)

L. H. F. Prints

1. 
2. 
3. 
4. 
5. 

R. H. F. Prints

1. 
2. 
3. 
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Prema

Prema

Prema

Prema

Prema

SIGNED, SEALED AND DELIVERED BY THE WITHINNAED

'FLAT OWNER 3'

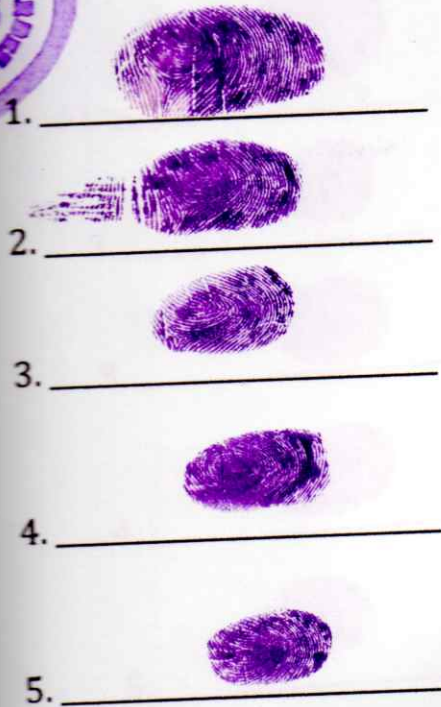


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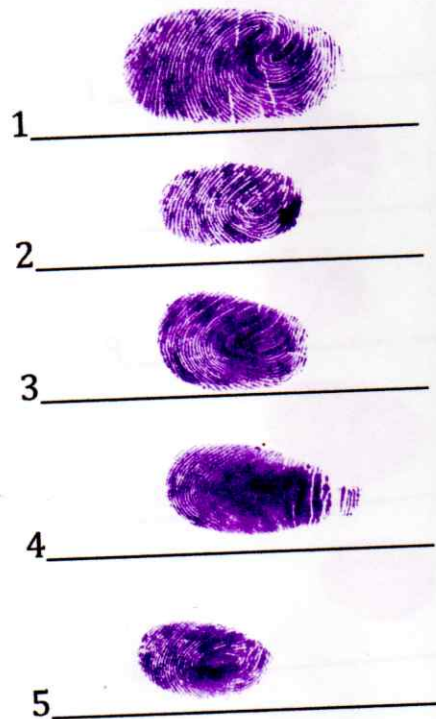
Pereira

(MISS KIMBERLY JEMAVIA PEREIRA)

L. H. F. Prints



R. H. F. Prints



Manikar

Duch, Pereira

DI

Pereira

Subashkar

Subashkar

'FLAT OWNER 4'



1)

(MR.REECE ROLAND D'MELLO)

L. H. F. Prints

1.



2.



3.



4.



5.

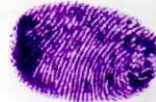


R. H. F. Prints

1.



2.



3.



4.



5.



Handwritten signature: H. H. H. H.

Handwritten signature: D. H. H. H.

Handwritten signature: H. H. H. H.

Handwritten signature: H. H. H. H.

Handwritten signature: H. H. H. H.

Handwritten signature: H. H. H. H.

SIGNED, SEALED AND DELIVERED BY THE WITHINNAED

'FLAT OWNER 5'

Lavina



1)

Lavina

(MISS LAVINA MALITA PEREIRA)

L. H. F. Prints

1.



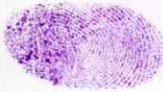
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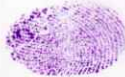
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4.



5.



R. H. F. Prints

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A. Pannikar

Dachy

Pereira

DI

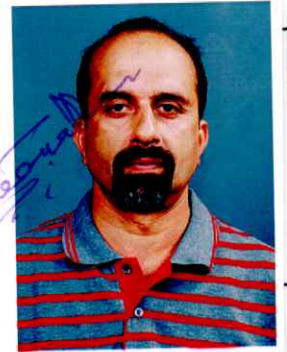
Lavina

Schwarzer

Schwarzer

SIGNED, SEALED AND DELIVERED BY THE WITHINNAED

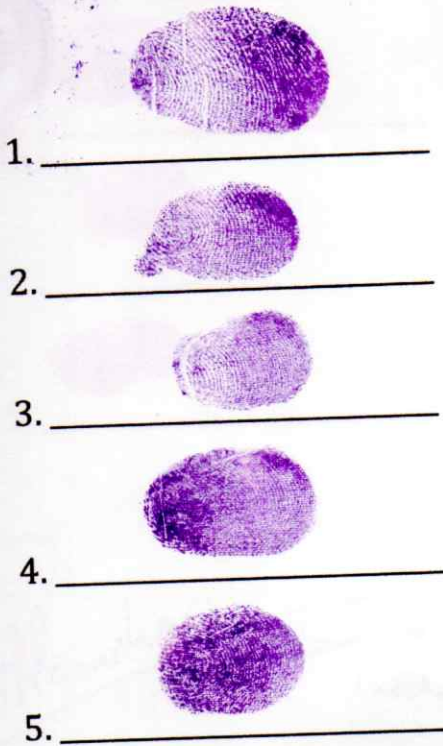
'PROPERTY OWNER 1'



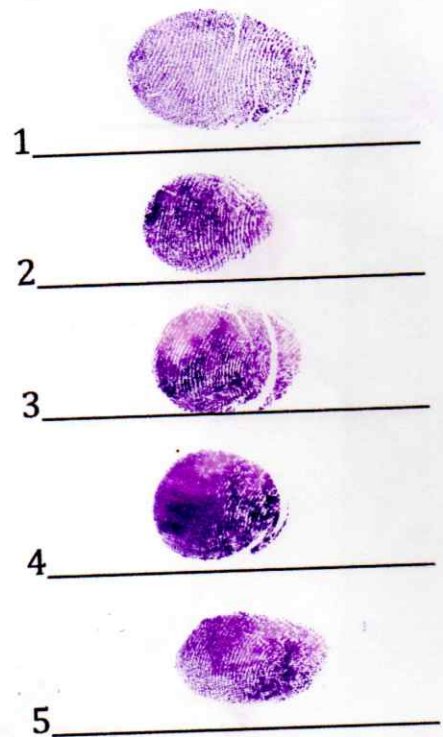
1)

(MR. SUJAYKUMAR NETRAWALKAR)

L. H. F. Prints



R. H. F. Prints



[Handwritten signatures and marks at the bottom of the page, including 'H. Hanikar', 'Duch', 'Purina', 'S. Netrawalkar', and 'S. Netrawalkar']

SIGNED, SEALED AND DELIVERED BY THE WITHINNAED
'PROPERTY OWNER 2'

2)

(MRS. SUPRIYA SUJAIKUMAR NETRAWALKAR)



L. H. F. Prints

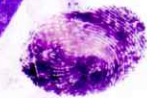
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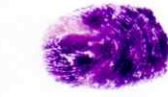
2.



3.



4.



5.



R. H. F. Prints

1.



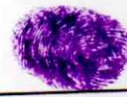
2.



3.



4.



5.



Supriya Netrawalkar

Deeds

Perine

DI

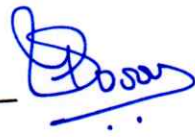
Supriya

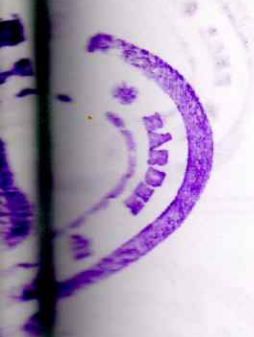
Netrawalkar

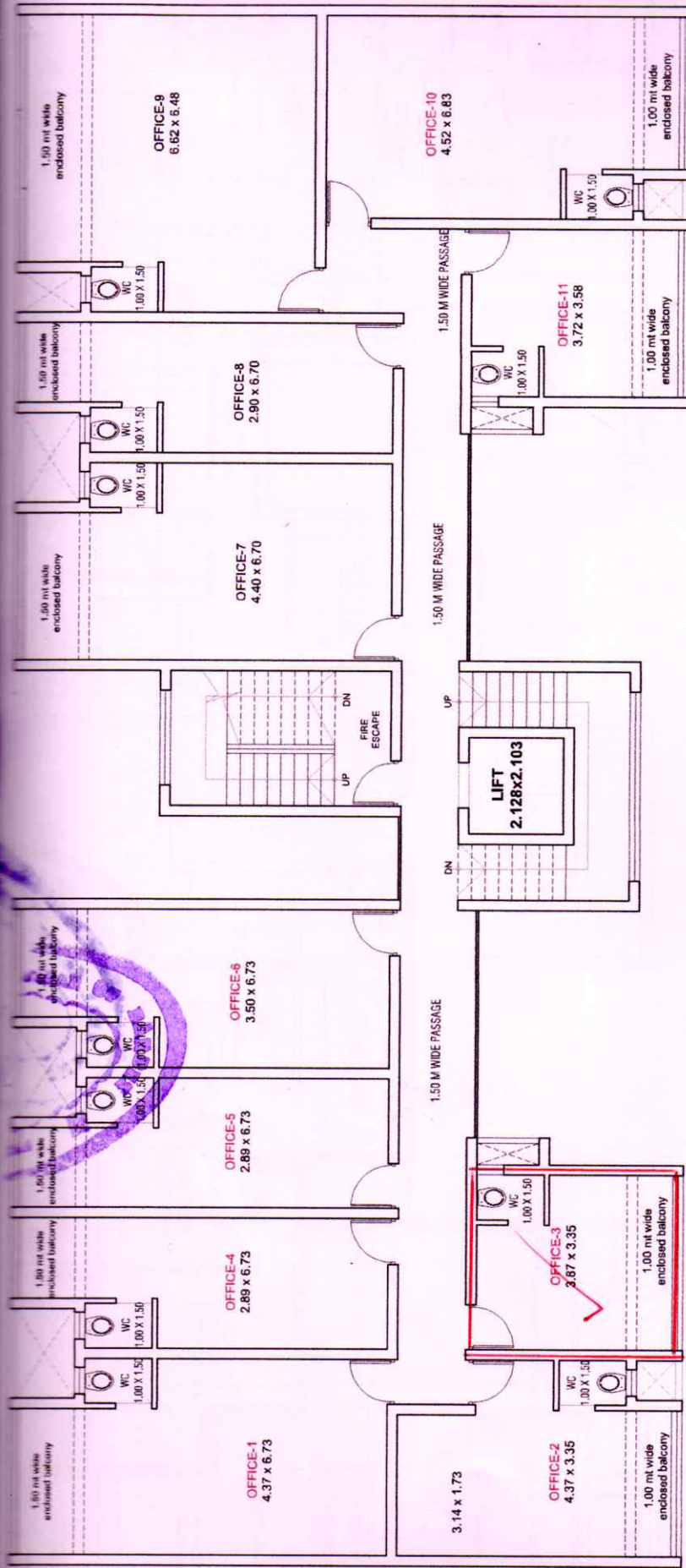
Netrawalkar

WITNESSES:-

1. Rajendra Prasad & Alay Ravi R. NAIR 

2. Sonya Moses 





Office no	Carpet Area	Enclosed Bal.
1	29.38	4.88
2	20.06	3.25
3	12.96	3.87
4	19.42	2.66
5	19.42	2.66
6	23.56	3.58
7	29.38	4.88
8	19.42	2.66
9	32.94	8.25
10	30.85	3.40
11	13.31	3.72
Total	250.700	43.810

Office no	Built up area	Super built up area
1	39.05	33.49
2	27.46	37.62
3	20.26	27.75
4	25.56	35.01
5	25.26	34.60
6	31.91	43.71
7	38.43	54.01
8	25.95	35.55
9	46.24	63.34
10	38.98	54.77
11	20.26	27.75
Total	340.36	467.600

THIRD FLOOR PLAN

TITLE:

**PROPOSED CONSTRUCTION OF
RESIDENTIAL CUM COMMERCIAL
BUILDING
FOR Mr. AMAR PARRIKAR AT
DATTAWADI MAPUSA GOA**

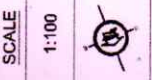
PROJECT ARCHITECT

ASHWINIKUMAR PRABHU

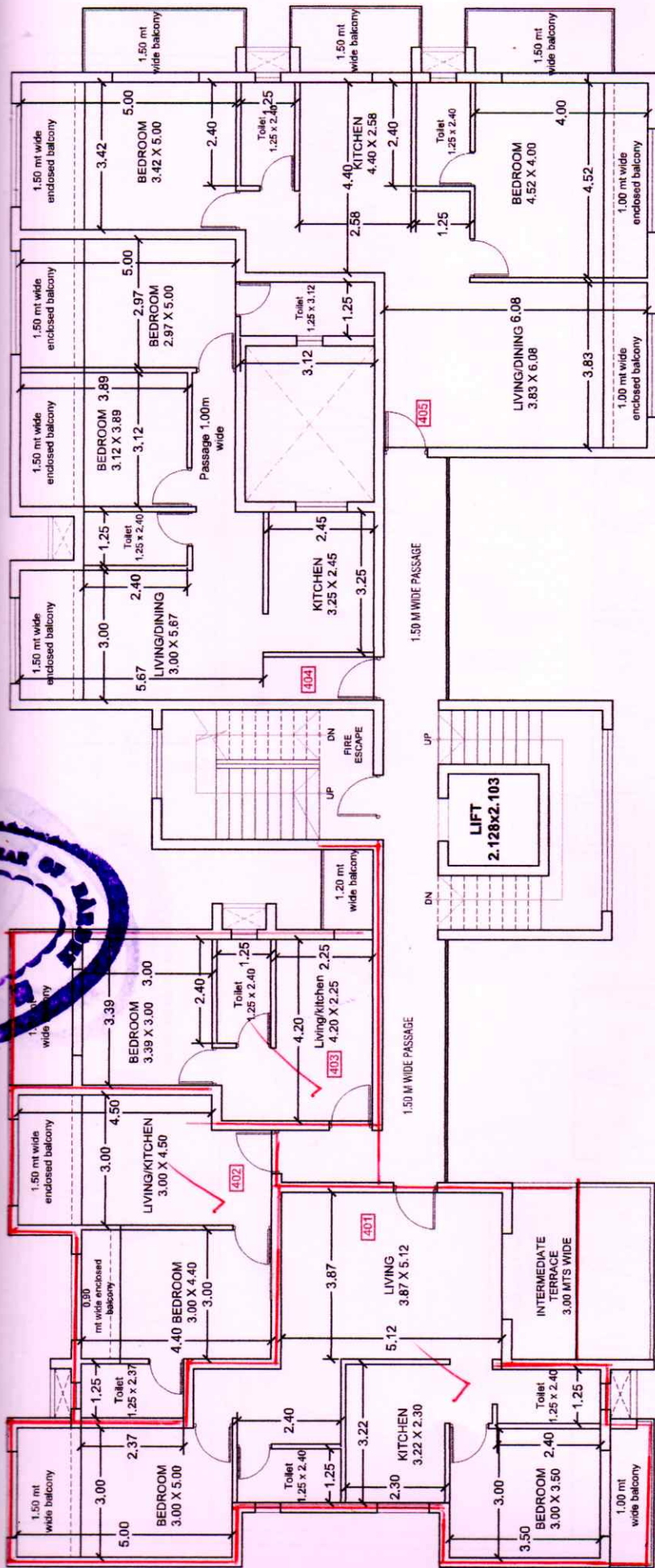


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Office no. 2, First Floor, Alcon Chambers, D.B. Road, Panaji, Goa-INDIA,
Ph. 0091-832-2421800 e-mail: studioarchetype@gmail.com
www.studioarchetype.co.in



SCALE	DATE	DRAWN BY	CKD. BY
1:100	30 Nov 2021	Deepraj	Ashwin, P



Area calculation-Fourth floor plan Carpet Area as per RERA				
Part no	Carpet Area	Enclosed Bal.	Balcony	Open Terrace
401	63.59	4.50	3.46	7.35
402	26.09	7.20	0.00	0.00
403	25.65	0.00	7.66	0.00
404	51.48	13.63	0.00	0.00
405	69.96	13.47	15.58	0.00
Total	236.770	38.800	26.700	7.350

Area calculation-Fourth floor plan Super built up area				
Part no	Built up area	Super built up area	Plinth area	Super built up area
401	87.41	105.77	401	87.41
402	37.82	45.76	402	37.82
403	38.50	46.59	403	38.50
404	79.08	95.60	404	79.08
405	108.66	131.47	405	108.66
Total	351.470	425.28	Total	351.470

Handwritten signatures and notes in blue ink, including 'Ashwin', 'Deepraj', and 'S. Datta'.

FOURTH FLOOR PLAN

TITLE:

PROPOSED CONSTRUCTION OF
RESIDENTIAL CUM COMMERCIAL
BUILDING
FOR Mr. AMAR PARRIKAR AT
DATTAWADI MAPUSA GOA

PROJECT ARCHITECT

ASHWINIKUMAR PRABHU



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architecture + interiors

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Ph. 0091-832-2421800 e-mail: studioarchetype@gmail.com
www.studioarchetype.co.in

SCALE

1:100

DATE

08 Dec 2018

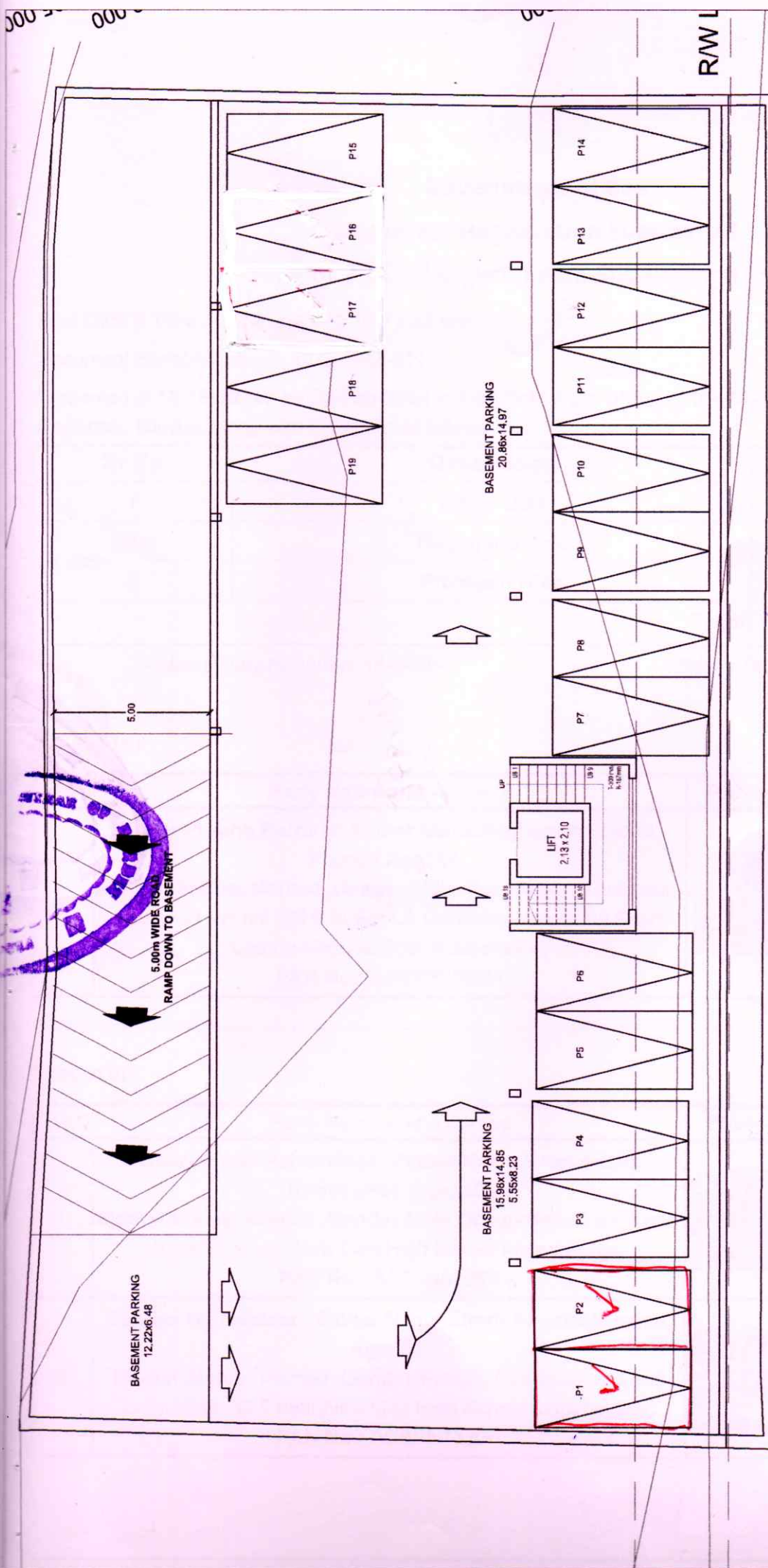
DRAWN BY

Deepraj

CKD. BY

Ashwin. P





PROJECT ARCHITECT

ASHWINIKUMAR PRABHU



studio Arche'type

architecture + interiors

Office no. 2, First Floor, Alcon Chambers, D.B. Road, Panaji, Goa-INDIA.
Ph. 0091-832-2421800 e-mail: studioarchetype@gmail.com
www.studioarchetype.co.in

PROPOSED CONSTRUCTION OF
RESIDENTIAL CUM COMMERCIAL
BUILDING

FOR Mr. AMAR PARRIKAR AT
DATTAWADI MAPUSA GOA

TITLE:

BASEMENT

SCALE	DATE	DRAWN BY	CKD. BY
1:100	30 Nov 2021	Deepraj	Ashwin. P

[Handwritten signatures and notes]



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 24-Feb-2022 12:25:32 pm

Document Serial Number :- 2022-BRZ-811

Presented at 12:18:29 pm on 24-Feb-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	154800
2	Registration Fee	160040
3	Processing Fee	1120
Total		315960

Stamp Duty Required :154800/-

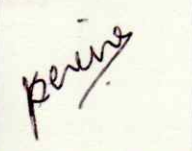
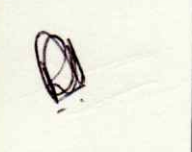
Stamp Duty Paid : 159235/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Amar Prabhu Parrikar ,Father Name:Raghunath Prabhu Parrikar, Age: 54, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - H no 163 9 SUSHILA Ganeshpuri Housing Board Colony Mapusa Goa, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Sujaykumar Netravalkar , Father Name:Kesharnath Netravalkar, Age: 59, Marital Status: Married ,Gender:Male,Occupation: Land Lord, H no.33 5 near New Goa High School Mapusa Goa, PAN No.:			
2	Supriya Netravalkar , Father Name:Efreem Angelo Almeida, Age: 56, Marital Status: Married ,Gender:Female,Occupation: Land Lady, H no. 33 5 near New Goa High School Mapusa Goa, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	Jervis Pereira , Father Name:Jacob Pereira, Age: 40, Marital Status: Married ,Gender:Male,Occupation: Service, Clement Residency Xelpem Duler Mapusa Goa, PAN No.:			
4	Prema Angela , Father Name:Gabriel Rocha, Age: 47, Marital Status: Married ,Gender:Female,Occupation: Service, Clement Residency Xelpem Duler Mapusa Goa, PAN No.:			
5	Kimberly Pereira , Father Name:Jacob Pereira, Age: 35, Marital Status: Married ,Gender:Female,Occupation: Service, F1 F2 First floor Mangirish Apartment Feira Alta Mapusa Goa, PAN No.:			
6	Reece Dmello , Father Name:Roland Dmello, Age: 33, Marital Status: Married ,Gender:Male,Occupation: Business, 22 G1 Kamat Gardens Dattawadi Mapusa, PAN No.:			
7	Lavina Pereira , Father Name:Jacob Pereira, Age: 41, Marital Status: Spinster ,Gender:Female,Occupation: Service, Vaddy Siolim Bardez Goa, PAN No.:			
8	Amar Prabhu Parrikar , Father Name:Raghunath Prabhu Parrikar, Age: 54, Marital Status: Married ,Gender:Male,Occupation: Business, H no 163 9 SUSHILA Ganeshpuri Housing Board Colony Mapusa Goa, PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Ravi R Naik, Age: 60, DOB: 1962-01-14 , Mobile: , Email: , Occupation: Business , Marital status : Married , Address: 403513, h no 588 St. Francis wada Colvale Bardez Goa, h no 588 St. Francis wada Colvale Bardez Goa, Colvale, Bardez, North Goa, Goa			
2	Name: Sonya Morris, Age: 41, DOB: 1980-10-07 , Mobile: , Email: , Occupation: Service , Marital status : Unmarried , Address: 403507, H no. 37 opp New Goa High School Mapusa Bardez Goa, H no. 37 opp New Goa High School Mapusa Bardez Goa, Mapusa Goa, Mapusa, Bardez, North Goa, Goa			


Sub Registrar

SUB-REGISTRAR
BARDEZ

Book :- 1 Document

Registration Number :-

Date : 28-Feb-2022

Himanshu

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

**SUB-REGISTRAR
BARDEZ**

Chispees Eighty Six Thousand Three Hundred Sixteen On

Phone No: 9834459855
Sold To/Issued To:
Amar R. P. Parrikar
For Whom/ID Proof:
Pancard



JAN-21-2022 16:41:
₹ 0086316/-
ZERO ZERO EIGHT SIX THREE ONE SIX
38153461642783288904-000020
3815346 36/02/06/2021-RD1

For CITIZEN CREDIT™
CO-OP BANK LTD

A. R. Parrikar

Authorised Signatory

Name of Purchaser Amar R. P. Parrikar



2022-BRZ-814
24-02-2022



AGREEMENT FOR CONSTRUCTION AND DEVELOPMENT

A. R. Parrikar

[Signature]

R. Parrikar

[Signature]

[Signature]

AGREEMENT FOR CONSTRUCTION AND DEVELOPMENT

This agreement is made at Mapusa Goa on this 3rd day of December

2022

21st JANUARY

BETWEEN

MR. PARRIKAR CONSTRUCTIONS, a proprietorship concern represented herein by its sole proprietor MR. AMAR RAGHUNATH PARRIKAR, married, builder and real estate developer, aged 54 years, son of late Raghunath Prabhu Parrikar having PAN Card no. [REDACTED] Aadhar Card no [REDACTED], Mob. no. [REDACTED]

[REDACTED] Indian National, residing at house no 163/9, 'SUSHILA' Ganeshpuri housing board colony, Mapusa, Bardez Goa. (herein referred to as the developer, which expression shall, unless it be repugnant to the context or meaning thereof mean and include his heirs, successors, legal representatives and assigns) of the ONE PART.

AND

MR. RAJENDRAPRASAD RAJARAM NAIK, also known as RAVI RAJARAM NAIK, 59 years of age, businessman, son of RAJARAM NAIK, having PAN card no. [REDACTED] Aadhar card no. [REDACTED], Mobile no. [REDACTED] and his wife

Mrs. RASHMI RAJENDRAPRASAD NAIK married, housewife, having PAN no. [REDACTED] Aadhar card no; [REDACTED] Mobile no. [REDACTED]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]
[Signature]
[Signature]
[Signature]

[Signature]
[Signature]
[Signature]

[redacted] both Indian nationals, residing at Flat no.(G-2) Mangirish Apartment , Dattawadi, Mapusa, Goa .(herein after referred to as the Flat owners, which expression shall, unless it be repugnant to the context or meaning thereof mean and include his heirs, successors, legal representatives and assigns) of the OTHER PART.

AND

Mr. Sujaykumar K. Netravalkar, also known as SUJAYCUMAR QUESSORNATA SINAI NETRAVALKAR, married, businessman , aged 59 years, son of late Kesharnath Sinai Netravalkar also known as Kesharnath Upendra Netravalkar having PAN card no. [redacted] , Aadhar card no. [redacted] , Mob. No [redacted] and his wife

Mrs. Supriya Sujaykumar Netravalkar, married, Principal, aged 56 years, having PAN card no. [redacted] , Aadhar card no. [redacted]

[redacted] Mob.No. [redacted] both Indian Nationals , residing at house no.33/5, near New Goa High School, Mapusa , Bardez Goa.(herein referred to as the property owners/ confirming parties, which expression shall, unless it be repugnant to the context or meaning thereof mean and include his heirs, successors, legal representatives and assigns) of the ONE PART.

WHEREAS there exists a property know as ' TEMERICHO SOVRO' situated at Mapusa, Bardez Goa, described in Land Registration Office of Bardez under no. 38785 of book B-99, enrolled in Taluka Revenue office of Bardez under Matriz no.2135 and the house existing therein under Matriz no. 2582 of first division and surveyed in the city survey of Mapusa under chalta nos. 6,7 and 8 of P.T. sheet no.124 totally admeasuring 994 sq.mts and more fully described in the schedule hereunder written (hereafter referred to as the said property).

The bottom of the page contains several handwritten signatures in blue ink. There are also some faint, illegible stamps or markings, possibly indicating a date or official use.

AND WHEREAS the said property was purchased by Quessornata Sinai Netravalkar from Cirilo Soares also known as Cirilo Jose Guilherme Mousinho Soares and his wife Maria Especiosa Paula Esperanca Conegundes de souza e soares by sale deed dated 09-10-1957 drawn at folio 47 of book no. 580 in the office of Notary of Judivial Division of Bardez Francisco Pinto de Menezes.

AND WHEREAS the said property is described in Land Registration office Bardez under description no 38785 of book B-99 and is inscribed in the name of the said Quessornata Sinai Netravalkar under inscription no. 39146 of book G-42 and is surveyed in city survey of Mapusa under chalta nos. 6,7 and 8 of P.T sheet no. 124 in the name of Kesharnath Sinai Netravalkar.

AND WHEREAS the said property is surveyed in city survey of Mapusa under chalta nos. 6 of P.T sheet no. 124 and the old two storied building existing in the said property is surveyed in the city survey of Mapusa under chalta no. 7 of P.T. sheet no. 124 and the residential house existing in the said property is surveyed under chalta no. 8 of P.T. sheet no. 124.

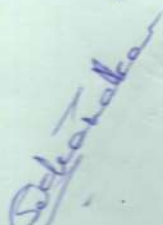
AND WHEREAS the said Kesharnath Sinai Netravalkar expired on 14-2-1998 and his wife Shrimati Kesharnath Netravalkar expired on 25-12-2001.

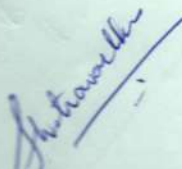
AND WHEREAS in the Inventory proceedings no. 479/2012/A instituted in the Court of Civil Judge Senior Division at Mapusa on the death of the said Kesharnath Sinai Netravalkar and his wife Shrimati Kesharnath Netravalkar the said property was listed as item no. 1 and was allotted exclusively to his son Sujaykumar Netravalkar also known as SUJAYCUMAR QUESSORNATA SINAI NETRAVALKAR married to Mrs Supriya Sujaykumar Netravalkar and the final chart of partition prepared in said inventory proceeding











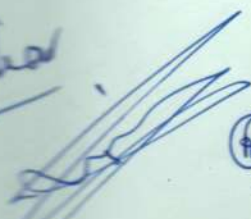
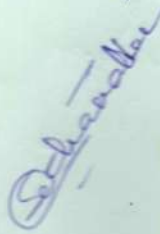
was confirmed by judgment dated 8/10/2013 passed in the said inventory proceedings.

AND WHEREAS Sujaykumar Netravalkar also known as SUJAYCUMAR QUESSORNATA SINAI NETRAVALKAR married to Mrs Supriya Sujaykumar Netravalkar(hereafter referred to as the owner) have thus become exclusive owners of the said property and the old two storied building and residential house existing in the said property.

AND WHEREAS the Developer has entered into an agreement for Construction and Development dated 3/12/2021 with the owners and offered to develop the said property by demolishing the old two storied building and the residential house existing in the said property and constructing a new building therein consisting of shops on the ground and first floor, offices on the second and third floor and residential apartments on fourth, fifth and sixth floors and in lieu and in consideration of the owners allowing the Developer to develop the said property the Developer has agreed to construct at his own cost and to give to the owners the built up area mentioned in the said agreement for development.

AND WHEREAS by agreement dated 22-10-1981 Kesharnath Netravalkar agreed to transfer and sell to Calisto Joao D'souza flat no. G/2 of area 88.80 sq mts on the ground floor of the building 'MANGIRISH APARTMENTS' to be constructed in the said property and by sale deed dated 28-3-1985 registered in the office of sub-Registrar under no.362 at pages 111 to 116 of book no. I volume no. 238 dated 16-06-1987 the said Kesharnath Netravalkar and his wife sold the said flat along with the proportionate undivided share in the said property to Calisto Joao D'souza.

AND WHEREAS by sale deed dated 18/08/2003 registered in the office of sub-registrar Bardez under no. 1898 at pages 168 to 183



126-42

Book no.1 volume no. 1032 dated 19-08-2003 the flat owner MR.RAJENDRA PRASAD RAJARAM NAIK ALIAS RAVI RAJARAM NAIK purchased from the said Calisto Joao D'souza and his wife Maria Aurolina D'souza the said flat no.G/2 of the area 88.80 sq mts on the ground floor of the building 'MANGIRISH APARTMENTS' existing in the said property along with proportionate undivided share in the said property and the flat owners are in possession of the said flat.

AND WHEREAS the Developer has approached the flat owners and requested the flat owners to vacate the said flat and hand over possession of the said flat to the Developer for the purpose of developing the said property. The Developer, in lieu and in consideration of the flat owners allowing the Developer to develop the said property, the Developer has agreed to give, equivalent present market value of the flat owners undivided right and share in the said property that belongs to the owners which is calculated to be a total sum of Rs.25,29,400 (Rupees Twenty Five Lakhs Twenty Nine Thousand Four Hundred only) the developer has agreed to construct at his own costs and to give to the flat owners, total consideration of two flats of 1 BHK on the fifth floor of the new building to be constructed by the developer in the said property namely 1 BHK flat no. 501 having super built up area of 64.13 sq mts (carpet area 37.56 m², enclosed balcony area 5.97 m², balcony 3.46 m², built up area 53 m²) and 1 BHK flat no. 502 having super built up area of 62.34 sq mts (carpet area 38.40 m², enclosed balcony 7.23 m², built up area 51.52 m²) on fifth floor amounting to Rs. 25,29,400 (Rupees Twenty Five Lakhs Twenty Nine Thousand Four Hundred only) which the present market value and two parking slots namely P-20 and P-21 on the lower basement floor of the new building to be constructed in the said property and the owners of the property namely Mr.SUJAYKUMAR

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NETRAWALKAR and Mrs. SUPRIYA SUJAYKUMAR NETRAWALKAR have agreed to pay a sum of rupees 8,00,000/- (Rupees Eight lakhs only) to the flat owners. Out of which, an amount of Rs.5,00,000/- will be paid on execution of this agreement in the sub registrar office, by Cheque No.054144 of THE BICHOLIM URBAN CO-OPERATIVE BANK LTD. Mapusa Branch. The balance amount of Rs.3,00,000/- will be paid on possession of the said two flats by the developer to the flat owners as per the plans annexed here with and the said offer of the developer has been accepted by the flat owners and the developer have agreed to execute this agreement for recording the terms and conditions agreed between them.

The present market value of the proportionate share of land of the said two flats to be given to the flat owners for area 45.60 m² is Rs.4,47,068/- (Rupees Four Lakhs Forty Seven Thousand Sixty Eight Only)

NOW THIS AGREEMENT FOR DEVELOPMENT WITNESS AS UNDER:-

1. The flat owners have agreed to vacate the said flat G2 on the ground floor of the building 'MANGIRISH APARTMENTS' existing in the said property and hand over possession of the said flat to the Developer for the purpose of developing the said property by demolishing the said flat and in lieu and in consideration thereof and flat owners proportionate and undivided right and share in the said property, the Developer has agreed to construct at his own cost and to give to the flat owners two 1BHK flats on the fifth floor of the new building proposed to be constructed by the developer in the said property namely (i) 1 BHK on the fifth floor of the new building to be constructed by the Developer in the said property namely 1 BHK flat no. 501 having super built up area of 64.13 sq mts (carpet area 37.56 m², enclosed balcony 5.97 m², balcony 3.46 m², built up area 53 m²) and 1 BHK flat no.

[Signature]
A. Parikh

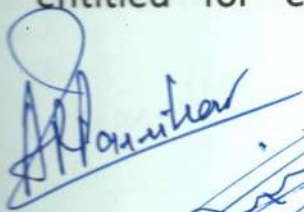
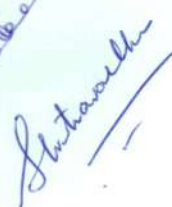
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D. Parikh

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S. Parikh

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T. Parikh

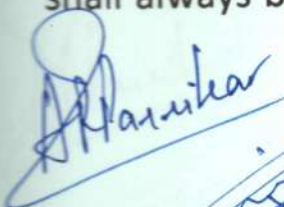
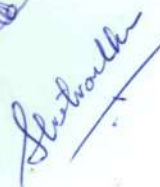
502 having super built up area of 62.34 sq mts (carpet area 38.40 m², enclosed balcony 7.23 m², built up area 51.52 m²) on fifth floor and two parking slots namely P-20 and P-21 on the lower basement floor of the new building to be constructed in the said property and the owners of the property namely Mr.SUJAYKUMAR NETRAVALKAR and Mrs. SUPRIYA SUJAYKUMAR NETRAVALKAR have agreed to pay a sum of rupees 8,00,000/- (Rupees Eight lakhs only) to the flat owners. Out of which, an amount of Rs.5,00,000/- will be paid on execution of this agreement in the sub registrar office, by Cheque no.054144 of THE BICHOLIM URBAN CO-OPERATIVE BANK LTD. Mapusa Branch. The balance amount of Rs.3,00,000/- will be paid on possession of the said two flats by the Developer to the flat owners as per the plans annexed here with and the said offer of the developer has been accepted by the flat owners and the Developer have agreed to execute this agreement for recording the terms and conditions agreed between them.

2. The flat Owners have agreed to vacate the said flat G-2, on the ground floor of the building 'MANGIRISH APARTMENTS' on execution of this agreement and handover the keys to the Developers of the property. If the vacant possession of the above flat G-2 is not handed over to the Developers of the property by the flat owners simultaneously on execution of this agreement, then this agreement stands invalid and cancelled.
3. The Developer has agreed to complete the construction of the new building in the said property and to hand over possession of the said flats to the flat owners within a period of forty eight months from the date of issue of construction license by the Mapusa Municipal Council and the Developer shall be entitled for extension of six months to complete the



construction of new building in the said property if the completion of the building scheme is delayed by reason of non-availability of material/s or water supply or electric power / drainage/sewage connection or by reason of war, civil commotion or any of acts of God or if non-delivery is as a result of any notice, order, rule or notification of the Government and /or any court/ forum and/ or any other public or competent Authority or for any other reason beyond the control of the Developer.

4. The flat owner has agreed to pay the Developer his share in the infrastructure tax and electrical transformer to be installed in the said property as fixed by the Developer.
5. The flat owner has also agreed to pay to the Developer whatever amount paid by the developer to the Mapusa Municipal Council towards house tax in respect of the said flat agreed to be given to the flat owner by the Developer before obtaining occupancy certificate.
6. The Developer has agreed to pay a sum of Rs. 12000 (Rupees Twelve Thousand Only) per month to the flat owners till completion of the new building in the said property. The above amount will be transferred on 5th of every month in the flat owners saving account.
7. The Developer has agreed to construct the flat and allot to the flat owners strictly in accordance with the approved construction plan and strictly in conformity with the specifications as to the type of construction and the amenities to be provided for each of the premises as more particularly set out in the schedule – II to this agreement.
8. The flat owners shall at no time demand the partition of their rights or interest in the said property and it will be a pre-condition that the interest, rights and title of the flat owners shall always be inseparable in respect of the said property viz



a vis the rights of the owners and other potential buyers of units/ premises in the building complex being put up in the said property.

9. That upon delivery of physical possession, the Developer is bound to construct and allot to the flat owners in the manner as indicated by the Developer, the proportionate undivided, right, title, interest and share corresponding to the respective built up premises in favor of the Developers nominees who may be the respective acquirers of such premises, in the building constructed for development of the said property or a Association / Society that may be constituted.

For effectual compliance of such obligation on the part of the owners, they the flat owners they may be obliged to grant a competent power of Attorney to the Developer or his representative, with specific powers in that regard for due compliance of the same obligation.

10. That the flat owners for whom flats in the proposed building shall be constructed and allotted, shall be bound to pay the taxes, levies and other dues that may be levied by any of the government departments/Agencies, as from the date of the occupancy certificate or as from the date of receipt by the respective owners of a notice from the developer, with regards to assurance of the occupancy certificate.

11. It is agreed to by and between both the parties, that once the occupancy certificate is issued upon completion of the proposed building in all respects in conformity with the construction license and the approval of construction plans, they the flat owners shall not be entitled to carry out any structural changes to the said flats without prior approval in writing from the Developer/Society/ Association and as well as the Building Control Authorities including the Mapusa



Prima.



Municipal Council and the North Goa Planning and Development Authority.

12. That all pavements, terraces, stair case, open space of common interest shall be maintained in good condition by all the occupiers and owners of shops, offices and the flats in the said building complex or the society / Association formed for that purpose.
13. That the maintenance of common interests/ amenities shall be borne from the common funds to be collected from individual owners/ occupiers of each flat. The common expenditure shall include the common electricity bill(staircases, parking lot, garden lights, pump house, pumping of water, payment to the security staff, sweeper, water bills, lift maintenance and backup generator maintenance (diesel charges etc), fire equipments maintenance.
14. That for the purpose of setting up the common fund for such maintenance issue, the flat owners who are allotted the flats as above mentioned shall contribute a sum of Rs.600/m² of the built up area allotted to them at the time of taking over possession of the said flats, which contribution along with the contribution of other occupiers / owners of shops, office and flats shall form the common fund for maintenance and may be handed over to the Association / Society that may be formed for that purpose. However the monthly expenses of the building will be borne by all the shops/office/ flat owners which will be decided by the co-operative housing society.
15. Also a sum of Rs.1000/ flat/ year will be paid by the flat owners towards sinking fund which will be handed over to the maintenance society.
16. The developer shall be bound to commence the development work and to carry out the civil and other works



Chair



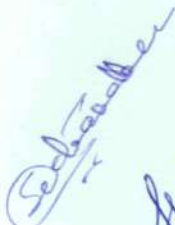
for the development of the said property with the construction of the proposed new building strictly in accordance with the license/ permissions / NOCs already granted and which may be prescribed from time to time by the building Control Authorities, including the Mapusa Municipal Council and the North Goa Planning and Development Authority.

17. With effect from the date of this agreement for Development, with the exception of the flats agreed to be constructed and allotted to the flat owners, under the terms of the said agreement, the developer shall in his own name, be entitled to enter into firm agreements and commitments with third parties for construction and sale to them, of other shops, offices and flats in the proposed building on such terms and conditions as may be settled by and between them. The developer shall alone deal with prospective purchasers of the said remaining shops, offices and flats in the said building scheme and will be at liberty to sell in his own name to any purchaser at such price as the Developer may think fit and the developer shall be entitled to appropriate for himself the entire consideration received on account of such sale and such consideration shall be exclusive income of the developer. Pending completion of the scheme of building as floated by the Developer, the developer shall be deemed to have authority to enter into or execute any such agreement independently with the prospective purchasers of the shops, offices and flats.

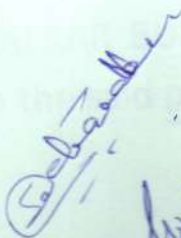
18. That sale deeds shall be drafted and prepared by the advocate for the Developer, stamp duty, registration fees and legal expenses shall be borne by the owners or his nominees.

19. The schedule, plans and specifications annexed hereto shall form an integral part of this agreement.




20. In the event any of the flat owners expire during the pendency of this contract and before the said flats have been handed over to the respective parties then this agreement shall be binding on the legal heirs of such deceased flat owners who shall be bound to honor and perform the obligations under this Agreement and shall be entitled to the share or interest of the deceased flat owners as if the legal heirs were parties to this Agreement for Development and as if they had executed the same, so that no inconvenience or hardship is caused to the Developer.
21. The Developer is entitled to appoint any contractor, engineer, architect or designer of his choice for the purpose of carrying out the development of the said property with the construction of the proposed building.
22. The said project will be registered under RERA after obtaining all the licenses and NOC's required for commencement of the project.
23. The Developer and the flat owners hereto agree that the name of the proposed building shall be 'NETRAVALKAR BUSINESS BAY' and in case any Housing Society or any other Association or legal entity if formed the same shall be titled as 'NETRAVALKAR BUSINESS BAY CO-OPERATIVE HOUSING SOCIETY'.
24. The owners/ confirming parties hereby give their consent to this agreement for Construction and Development.



SCHEDULE- I

(Description of the Property)

All that property known as 'TEMERICHIO SORVO' situated at Mapusa ,Bardez, Goa, described in Land Registration Office of Bardez under no. 38785 of Book B-99, enrolled in Taluka Revenue Office of Bardez under Matriz No. 2135 and the house existing therein under Matriz No.2582 of first division and surveyed in the City Survey of Mapusa under Chalta nos. 6, 7 and 8 of P.T. Sheet No. 124 totally admeasuring 994 sq. mts and bounded as under:-

On the east: by, Property of Saldhana Chambers

On the west: by, Public Road

On the north: by, Property of Dr. Cardozo

On the south: by, Property of Telephone Exchange Department

SCHEDULE- II

(DESCRIPTION OF THE FLATS)

All that flats no.501 & 502, having super built up area 64.13 m² & 62.34 m², situated on the property described in the schedule-I, herein above mentioned, situated on the fifth floor with two reserved car parks on the lower basement floor P-20 and P-21 of the building namely NETRAVALKAR BUSINESS BAY along with the proportionate share of land in the said property.



SCHEDULE- III
(SPECIFICATION OF THE FLATS)

THE STRUCTURE:

It is an R.C.C. framed structure of columns, beams and slab. The internal partition walls will be of 4^{1/2} brick masonry and the external walls will be of 9" brick/laterite masonry.

PLASTER:

External plaster will be double coat sand faced cement plaster. Internal plaster will be single coat with second coat of plaster of Paris or Gypsum.

FLOORING:

The entire flooring will be of first quality vitrified tiles of size 2ft x 2ft. The average landing cost of the tiles at Rs.500/- m². WC and Bathroom floor will be of non skid ceramic tiles and dado will be of full height ceramic tiles.

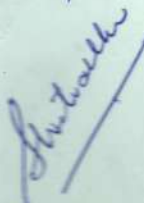
DOORS & WINDOWS:

Main door frame and shutter will be of teakwood or equivalent with brass or S.S fittings. All other internal doors will have Red Matti wood or equivalent frames with flush shutters and with stainless steel hinges and fittings. All windows will be in powder coated, aluminum with openable or sliding shutters.









KITCHEN:

The kitchen will have a Black Granite Cooking platform of Length 3.50 meters & with single bowl Stainless steel sink with 60 cms tiles above the platform.

INTERNAL DÉCOR:

The walls and ceiling will be with two coats of Birla Putty and will be painted with two coats of oil bound distemper.

EXTERNAL DÉCOR:

External walls will be with two coats of plaster and painted with weather-proof Apex ULTIMA Paint.

WATER TANKS:

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

PLUMBING & SANITARY:

Hot water and water pipes will be partially concealed. The sanitary installations will be in accordance with P.W.D. specifications. Diverter will be provided with hot and cold shower system, one white wash basin of 22" x 16" and one white glazed European W.C. unit with flushing system will be provided per bathroom.

ELECTRICAL INSTALLATIONS:

The electrical wiring will be concealed with anchor make wires and anchor penta switches. In the living room three light points, one fan point, two plug points and one telephone and T.V. point and One A.C. point will be provided. The bedroom will have two light points, one fan point, one plug point and one A.C. point. Kitchen will have two light points, one fan point, one Refrigerator point, one 15 amps mixer point, one aqua guard point and one Exhaust Fan point. Each bathroom will be provided with One 15 amps point for geyser and

Handwritten signature: A. P. Nikar

Handwritten signature: P. R. K.

Handwritten signature: S. D. S.

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Exhaust point, one light point. Passage will be provided with One bell point and light point.

GENERAL:

The FLAT OWNERS shall obtain their electrical connection from the electricity department for which the requisite meter deposit/service charges and such other expenses shall be paid by the FLAT OWNERS. The DEVELOPER shall only provide the FLAT OWNERS with the required electrical test report to the effect that the work is executed as per Government regulations which is sufficient for obtaining the electrical connection.

IN WITNESS WHEREOF this Agreement for Construction and Development is made and signed by the parties herein on the day, month and year mentioned hereinabove, out of their own free will and after fully understanding the contents thereof and in the presence of two attesting witnesses who have signed herein after.



[Signature]
Panikar

[Signature]
Ravi

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Sobhanakar

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Shrinakar

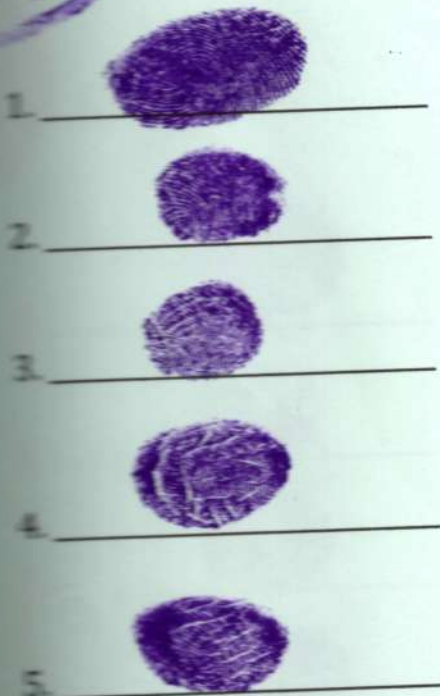
SIGNED, SEALED AND DELIVERED BY THE WITHINNAED
'DEVELOPER'



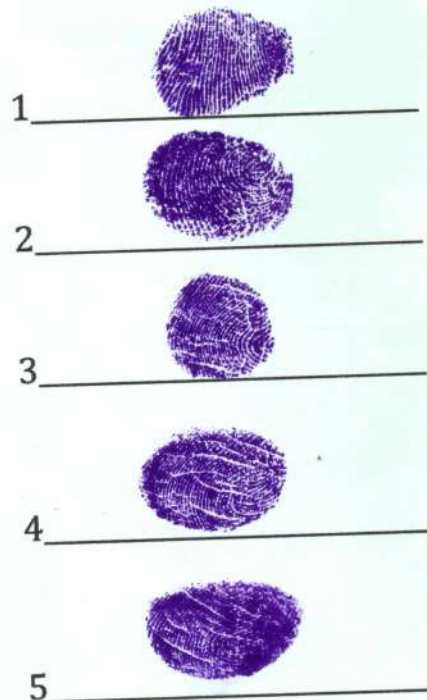
(MR. AMAR RAGHUNATH PRABHU PARRIKAR)
Proprietor of M/S PARRIKAR CONSTRUCTIONS



L. H. F. Prints



R. H. F. Prints



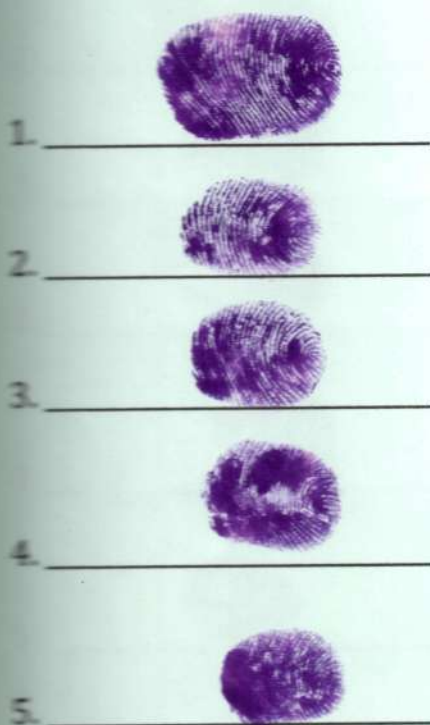
SIGNED, SEALED AND DELIVERED BY THE WITHINNAED
'OWNERS OF THE FLAT'



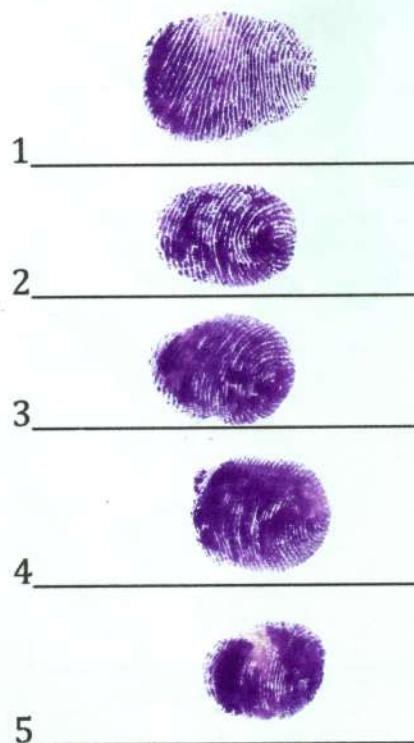
1)

(MR. RAJENDRAPRASAD RAJARAM NAIK also known as RAVI
RAJARAM NAIK)

L. H. F. Prints



R. H. F. Prints



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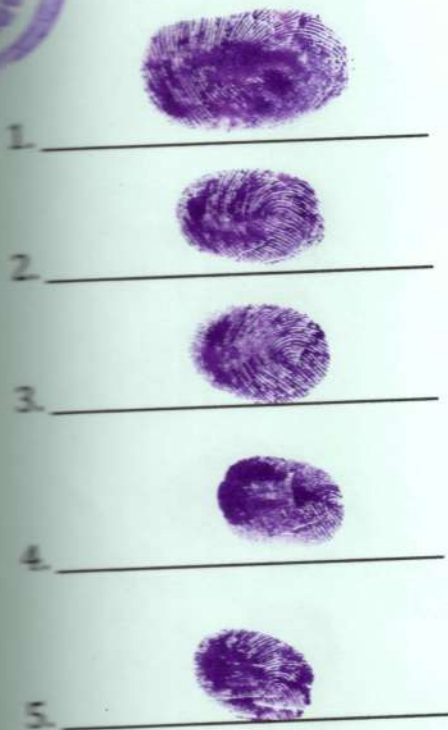


SIGNED, SEALED AND DELIVERED BY THE WITHINNAED
'OWNERS OF THE FLAT'

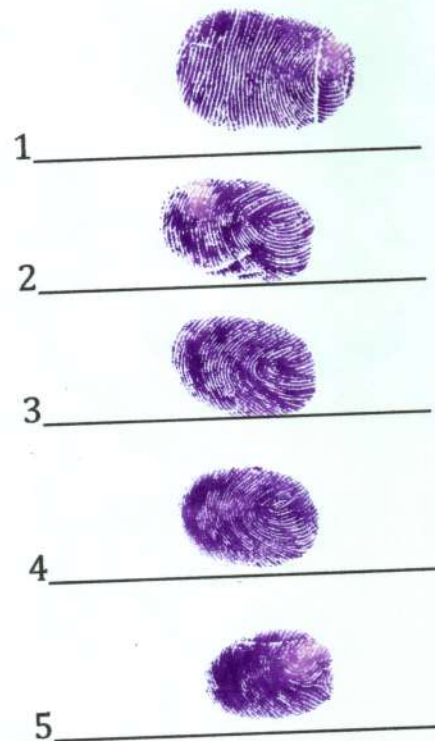


1) Rashmi
(MRS. RASHMI RAJENDRAPRASAD NAIK)

L. H. F. Prints



R. H. F. Prints



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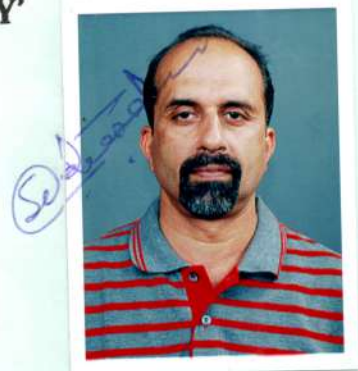
Rashmi

Schwarzen

Stranell

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'PROPERTY OWNERS 1/ CONFIRMING PARTY'

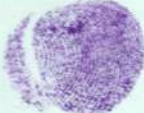
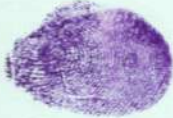
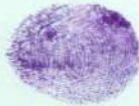
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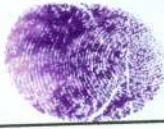
1) _____

(MR. SUJAY KUMAR K. NETRAVALKAR)

L. H. F. Prints

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5.  _____

R. H. F. Prints

1.  _____
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Harishkar
[Signature]

Palk

Seharaben

Netravalkar

SIGNED, SEALED AND DELIVERED BY THE WITHINNAED
'PROPERTY OWNERS 2/ CONFIRMING PARTY'

2)

Netravalkar
(MRS. SUPRIYA SUJAIKUMAR NETRAVALKAR)



L. H. F. Prints



R. H. F. Prints



Harinar

Patil

Netravalkar

Netravalkar

WITNESSES:-

1. Sonya Marus 

2. Ianus Peneka 



TOTAL NO. OF PARKING PROVIDED - 36 NOS

BASEMENT PLAN

TITLE

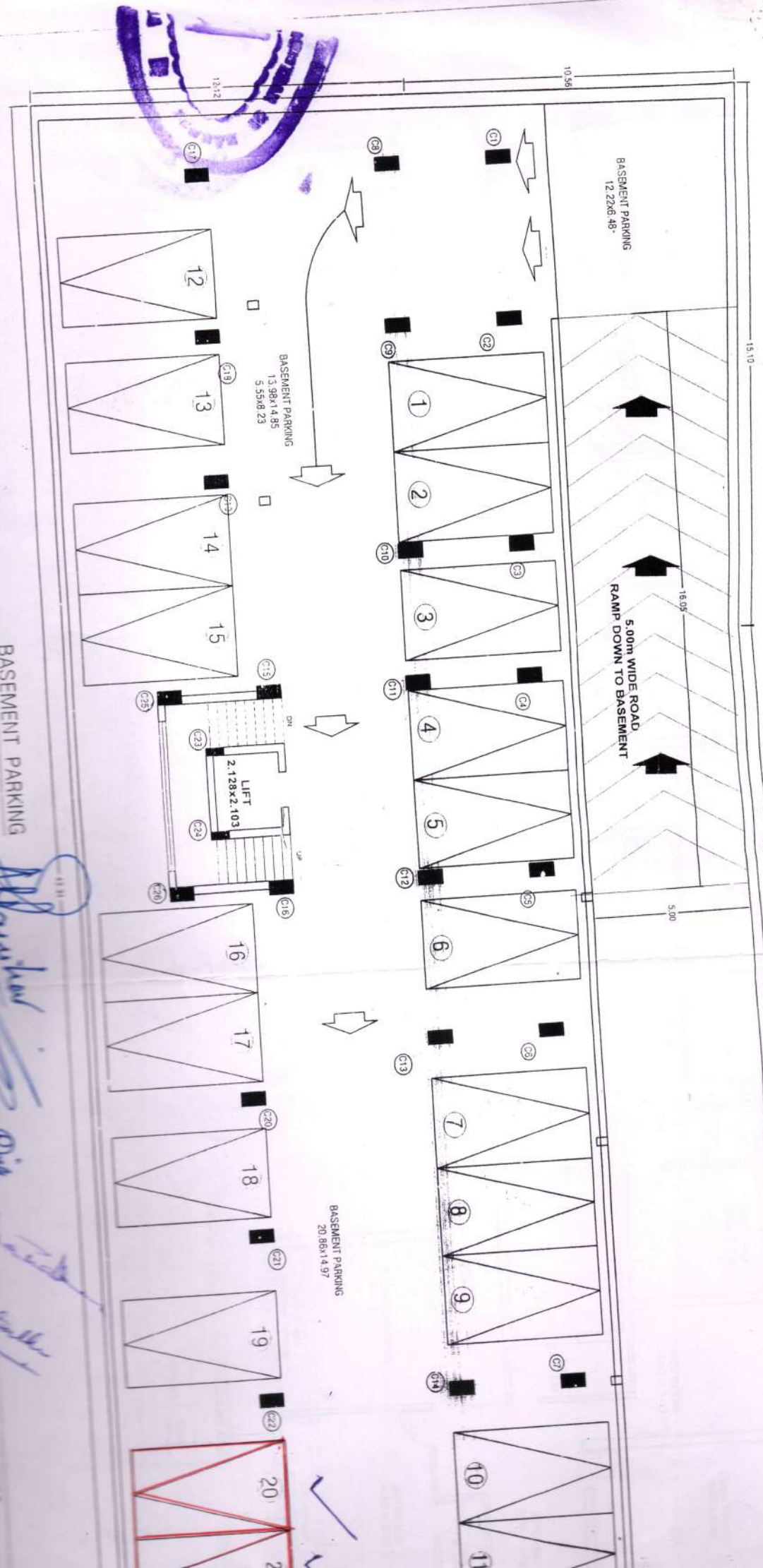
PROPOSED CONSTRUCTION OF
RESIDENTIAL COMMERCIAL BUILDING
FOR THE AREA PARAPUR AT

BASEMENT PARKING

PROJECT ARCHITECT

ASHWINIK

studio



FIFTH FLOOR PLAN

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 3. *Handwritten signature*
 4. *Handwritten signature*

PROPOSED CONSTRUCTION OF
 RESIDENTIAL GYM COMMERCIAL
 BUILDING
 FOR MR. ANAND PANDIT AT
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Government of Goa

Document Registration Summary 2

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

Date & Time : - 24-Feb-2022 12:57:53 pm

Document Serial Number :- 2022-BRZ-814

Presented at 12:41:39 pm on 24-Feb-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	86400
2	Registration Fee	89300
3	Processing Fee	900
Total		176600

Stamp Duty Required : 86400/-

Stamp Duty Paid : 86416/-

Presenter

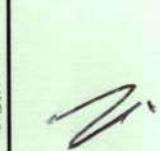
Sl.No	Party Name and Address	Photo	Thumb	Signature
1	Amar Prabhu Parrikar , Father Name: Raghunath Prabhu Parrikar, Age: 54, Marital Status: Married , Gender: Male, Occupation: Business, Address1 - H no. 163 9 SUSHILA Ganeshpuri Housing Board Colony Mapusa Goa, Address2 - , PAN No.: [REDACTED]			

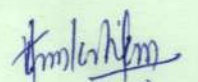
Executer

Sl.No	Party Name and Address	Photo	Thumb	Signature
1	Sujaykumar Netravalkar , Father Name: Kesharnath Netravalkar, Age: 59, Marital Status: Married , Gender: Male, Occupation: Land Lord, H no 33 5 near New Goa High School Mapusa Goa, PAN No.: [REDACTED]			
2	Supriya Netravalkar , Father Name: Efrem Angelo Almeida, Age: 56, Marital Status: Married , Gender: Female, Occupation: Land Lady, H no, 33 5 near New Goa High School Mapusa Goa, PAN No.: [REDACTED]			

Sl. No.	Party Name and Address	Photo	Thumb	Signature
1	Rajendraprasad Naik , Father Name:Rajaram Naik, Age: 59, Marital Status: Married , Gender: Male, Occupation: Business, Flat no G-2 Mangirish Apartment Dattawadi Mapusa Goa, PAN No.: [REDACTED]			
2	Rashmi Naik , Father Name:V V Chodankar, Age: 57, Marital Status: Married , Gender: Female, Occupation: Housewife, Flat no G-2 Mangirish Apartment Dattawadi Mapusa Goa, PAN No.: [REDACTED]			
3	Amar Prabhu Parrikar , Father Name:Raghunath Prabhu Parrikar, Age: 54, Marital Status: Married , Gender: Male, Occupation: Business, H.no. 163 9 SUSHILA Ganeshpuri Housing Board Colony Mapusa Goa, PAN No.: [REDACTED]			

Individually/Collectively recognize the Purchaser, Owner, Developer,

Sl. No.	Party Name and Address	Photo	Thumb	Signature
1	Name: Jervis Pereira, Age: 41, DOB: 1980-09-06 , Mobile: [REDACTED], Email: , Occupation: Service , Marital status : Married , Address: 403507, Clement Residency Xelpem Duler Mapusa Goa , Clement Residency Xelpem Duler Mapusa Goa , Xelpem Duler Mapusa Goa, Mapusa, Bardez, NorthGoa, Goa			
2	Name: Sonya Morris, Age: 41, DOB: 1980-10-07 , Mobile: [REDACTED], Email: , Occupation: Service , Marital status : Unmarried , Address: 403507, H no. 37 opp New Goa High School Mapusa, H no. 37 opp New Goa High School Mapusa, Mapusa, Mapusa, Bardez, NorthGoa, Goa			


Sub Registrar

SUB-REGISTRAR

Document Serial Number :- 2022-BRZ-814

Document Serial No:-2022-BRZ-814

Book :- 1 Document

Registration Number :- 2022-001-0000

Date : 28-Feb-2022



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

**SUB-REGISTRAR
BARDEZ**

(Rupees Forty Three Thousand Four Hundred Seventy Nine Only)

Phone No: 9834469855
Sold To/Issued To:
Amar R. P. Parrikar
For Whom/ID Proof:
Pancard



JAN-21-2022 16:39:51

₹ 0043479/-

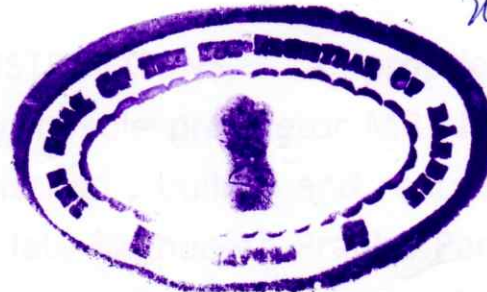
ZERO ZERO FOUR THREE FOUR SEVEN NINE

Other
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3815345 35/02/05/2021-RDI

For CITIZEN CREDIT™
CO-OP BANK LTD

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Authorised Signatory

Name of Purchaser Amar R. P. Parrikar



2022-BRZ-812

24-02-2022

AGREEMENT FOR CONSTRUCTION AND DEVELOPMENT

Ahmedia

Baner

Schander
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AGREEMENT FOR CONSTRUCTION AND DEVELOPMENT

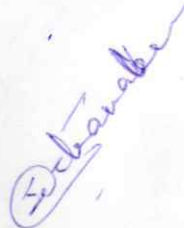
This agreement is made at Mapusa Goa on this 3rd day of December 2021.

BETWEEN

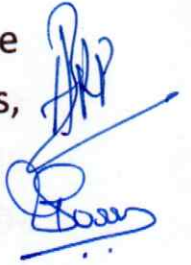
M/S PARRIKAR CONSTRUCTIONS, a proprietorship concern represented herein by its sole proprietor MR. AMAR RAGHUNATH PRABHU PARRIKAR, married, builder and real estate developer, aged 54 years, son of late Raghunath Prabhu Parrikar having PAN Card no. _____, Aadhar Card no _____ Mobile no. _____ Indian National, residing at house no 163/9, 'SUSHILA' Ganeshpuri housing board colony, Mapusa, Bardez Goa. (herein referred to as the Developer, which expression shall, unless it be repugnant to the context or meaning thereof mean and include his heirs, successors, legal representatives and assigns) of the ONE PART.

AND

Miss Sonya Morris, daughter of late Mr. Edmund Morris, aged 40 years, marital status single, service, Indian National, residing at house no. 37 opp. New Goa High School Mapusa Bardez Goa (herein referred to as the occupier, having PAN Card no. _____, and Addhar Card no. _____, Mobile no. _____



[redacted] which expression shall, unless it be repugnant to the context or meaning thereof mean and include her heirs, successors, legal representatives and assigns) of the SECOND PART.



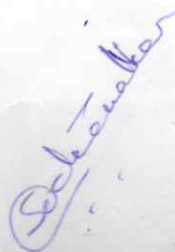
AND

Mr. Sujaykumar K. Netravalkar, also known as SUJAYCUMAR QUESSORNATA SINAI NETRAVALKAR, married, businessman, aged 59 years, son of late Kesharnath Sinai Netravalkar also known as Kesharnath Upendra Netravalkar having PAN card no. [redacted], Aadhar card no. [redacted], Mob. No. [redacted] and his wife

Mrs. Supriya Sujaykumar Netravalkar, married, Principal, aged 56 years, having PAN card no. [redacted], Aadhar card no. [redacted]

[redacted] Mob.No. [redacted], both Indian Nationals, residing at house no.33/5, near New Goa High School, Mapusa, Bardez Goa.(herein referred to as the property owners/ confirming parties, which expression shall, unless it be repugnant to the context or meaning thereof mean and include his heirs, successors, legal representatives and assigns) of the THIRD PART.

WHEREAS there exists a property know as ' TEMERICHO SOVRO' situated at Mapusa, Bardez Goa, described in Land Registration Office of Bardez under no. 38785 of book B-99, enrolled in Taluka Revenue office of Bardez under Matriz no.2135 and the house existing therein under Matriz no. 2582 of first division and surveyed in the city survey of Mapusa under chalta nos. 6,7 and 8 of P.T. sheet no.124 totally admeasuring 994 sq.mts and more fully described in the schedule hereunder written (hereafter referred to as the said property).



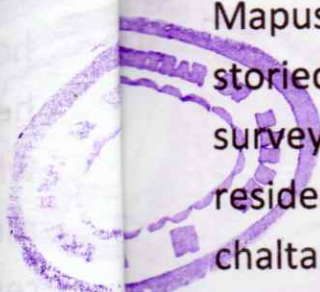
AND WHEREAS the said property was purchased by Quessornata Sinai Netravalkar from Cirilo Soares also known as Cirilo Jose Guilherme Mousinho Soares and his wife Maria Especiosa Paula Esperanca Conegundes De Souza e soares by sale deed dated 09-10-1957 drawn at folio 47 of book no. 580 in the office of Notary of Judivial Division of Bardez Francisco Pinto de Menezes.

AND WHEREAS the said property is described in Land Registration office Bardez under description no 38785 of book B-99 and is inscribed in the name of the said Quessornata Sinai Netravalkar under inscription no. 39146 of book G-42 and is surveyed in city survey of Mapusa under chalta nos. 6,7 and 8 of P.T sheet no. 124 in the name of Kesharnath Sinai Netravalkar.

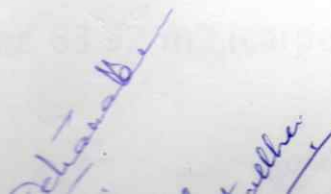
AND WHEREAS the said property is surveyed in city survey of Mapusa under chalta nos. 6 of P.T sheet no. 124 and the old two storied building existing in the said property is surveyed in the city survey of Mapusa under chalta no. 7 of P.T. sheet no. 124 and the residential house existing in the said property is surveyed under chalta no. 8 of P.T. sheet no. 124.

AND WHEREAS the said Kesharnath Sinai Netravalkar expired on 14-2-1998 and his wife Shrimati Kesharnath Netravalkar expired on 25-12-2001.

AND WHEREAS in the Inventory proceedings no. 479/2012/A instituted in the Court of Civil Judge Senior Division at Mapusa on the death of the said Kesharnath Sinai Netravalkar and his wife Shrimati Kesharnath Netravalkar the said property was listed as item no. 1 and was allotted exclusively to his son Sujaykumar Netravalkar also known as SUJAYCUMAR QUESSORNATA SINAI NETRAVALKAR married to Mrs Supriya Sujaykumar Netravalkar and the final chart of partition prepared in said inventory proceeding





was confirmed by judgment dated 8/10/2013 passed in the said inventory proceedings.

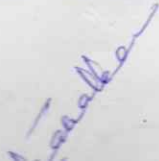
AND WHEREAS Sujaykumar Netravalkar also known as SUJAYCUMAR QUESSORNATA SINAI NETRAVALKAR married to Mrs Supriya Sujaykumar Netravalkar (hereafter referred to as the owners) have thus become exclusive owners of the said property and the old two storied building and residential house existing in the said property.

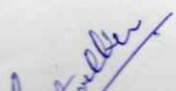
AND WHEREAS the Developer has entered into an agreement for Construction and development dated 3rd December 2021 with the owners and offered to develop the said property by demolishing the old two storied building and the residential house existing in the said property and constructing a new building therein consisting of shops on the ground and first floor, offices on the second and third floor and residential apartments on fourth , fifth and sixth floors and in lieu and in consideration of the owner allowing the Developer to develop the said property the Developer has agreed to construct at his own cost and to give to the owners the built up area mentioned in the said agreement for development.

AND WHEREAS the Developer has approached the flat occupier, Miss Sonya Morris, who is occupying a two room kitchen flat admeasuring carpet area of 40 m² on lower basement of the building Mangirish Apartments and requested the flat occupier to vacate the said flat and hand over possession of the said flat to the Developer for the purpose of developing the said property by demolishing the said flat and in lieu and in consideration thereof and flat occupier proportionate undivided right and share in the said property, the Developer has agreed to construct at his own costs and to give to the flat occupier 1BHK flat no. (603) admeasuring super built up area 63.92 m²,(carpet area 40.28 m²,







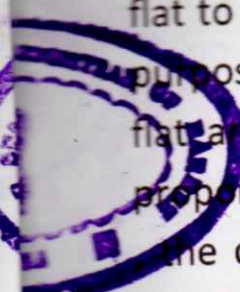
enclosed balcony 4.5 m², built up area 51.55 m²) on the sixth floor of the new building to be constructed by the Developer in the said property. However the additional carpet area of the flat is 4.78 m² which will be paid by the occupier at the rate of 55,000/- per m² on or before possession of the said flat.

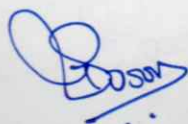
The car parking (P-7) in the lower basement floor for the said flat will be charged at the rate of Rs. 250000/- per car park which will be demarcated on the parking plan annexed hereto.

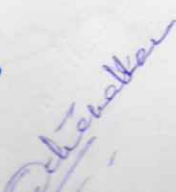
NOW THIS AGREEMENT FOR CONSTRUCTION AND DEVELOPMENT
WITNESS AS UNDER:-

1. The flat occupier has agreed to vacate the said flat on the basement floor of the building 'MANGIRISH APARTMENTS' existing in the said property and hand over possession of the said flat to the developer on the execution of this agreement for the purpose of developing the said property by demolishing the said flat and in lieu and in consideration thereof and flat owners proportionate and undivided right and share in the said property the developer has agreed to construct at his own cost and to give to the flat owner one flat on the sixth floor of the new building proposed to be constructed by the developer in the said property namely

(i) 1 BHK Flat no. 603 having super built up area 63.92 m², (carpet area 40.28 m², enclosed balcony 4.5 m², built up area 51.55 m²), free of cost on the sixth floor as per the plan annexed hereto of (flat and parking) of the new building to be constructed by the developer in the said property. However the additional carpet area of the flat is 4.78 m² which will be paid by the occupier at the rate of 55,000/- per m² on or before possession of the said flat and one parking slot no. P 7 which is to be paid at the rate of Rs. 250000/- on the lower basement floor of the new building proposed to be constructed





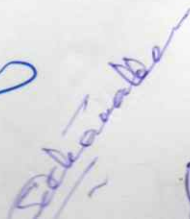




in the said property. The present market value of the above flat of area 63.92 m² is Rs.12,78,400/- (Rupees Twelve Lakh Seventy Eight Thousand Four Hundred Only) and the value of the corresponding proportionate share of land of area 23 m² is Rs. 2,20,907/- (Rupees Two Lakh Twenty Thousand Nine Hundred Seven Only)

(ii) The developer has agreed to complete the construction of the new building in the said property and to hand over possession of the said flat to the flat occupier within a period of forty eight months from the date of issue of construction license by the Mapusa Municipal Council and the Developer shall be entitled for extension of six months to complete the construction of new building in the said property. If the completion of the building scheme is delayed by reason of non-availability of material/s or water supply or electric power / drainage/sewage connection or by reason of war, civil commotion or any of acts of God or if non-delivery is as a result of any notice, order, rule or notification of the Government and /or any court/ forum and/ or any other public or competent Authority or for any other reason beyond the control of the Developer.

2. The flat occupiers have agreed to vacate the said two room kitchen flat, on the lower basement of the building 'MANGIRISH APARTMENTS' on execution of this agreement and handover the keys to the owners of the property. If the vacant possession of the above flat is not handed over to the owners by the flat occupiers simultaneously on execution of this agreement, then this agreement stands invalid and cancelled.
3. The Developer has agreed to complete the construction of the new building in the said property and to hand over possession



of the flats, shops and office agreed to be given to the owners within a period of forty eight months from the date of issue of construction license by the Mapusa Municipal Council and the Developer shall be entitled for extension of six months to complete the construction of new building in the said property if the completion of the building scheme is delayed by reason of non- availability of material/s or water supply or electric power/drainage/ sewage connection or by reason of war, civil commotion or any of acts of God or if non- delivery is as a result of any notice, order, rule or notification of the government and/or any court/forum and/ or any other public or competent Authority or for any other reason beyond the control of the Developer.

4. The flat occupier has agreed to pay the Developer his share in the infra structure tax and electrical transformer to be installed in the said property as fixed by the Developer.

5. The flat occupier has also agreed to pay to the Developer whatever amount paid by the Developer to the Mapusa Municipal Council towards house tax in respect of the said flat agreed to be given to the flat owner by the developer before obtaining occupancy certificate.

6. The developer after completion of construction of the said flat, and after obtaining occupancy certificate from Mapusa Municipal Council, and electricity and water connection shall issue written notice to the flat occupier to take possession of the said flat agreed to be given to the flat occupier within 15 days from the date of receipt of such notice and the flat occupier shall be bound to take possession of the said flat within the time stipulated in such notice. The notice of completion of the said flat shall be deemed to have been



given if it so intimated in writing by the Developer to the flat occupier.

7. After handing over the possession of the said flat the occupier should be the exclusive owner in possession of the said flat given by the Developer without any interference or objection from the Developer and owners of the property.
8. The flat occupier shall at no time demand the partition of their rights or interest in the said property and it will be a pre-condition that the interest, rights and title of the flat occupier shall always be inseparable in respect of the said property viz a vis the rights of the flat occupier and other potential buyers of units/ premises in the building complex being put up in the said property.
9. The Developer has agreed to construct the flat and allot to the flat occupier strictly in accordance with the approved construction plan and strictly in conformity with the specifications as to the type of construction and the amenities to be provided for each of the premises as more particularly set out in the schedule – II to this agreement.
10. The flat occupier shall not be entitled to demand any additional specifications as a matter of right. However, if the Developer at the request of the flat occupier agrees to give any additional amenities beyond the specifications annexed hereto, the same shall be provided by the Developer to the flat occupier, on their paying to him, in advance, the extra cost thereof, if involved, as per quotation given by the Developer to the occupier.
11. It is agreed to by and between both the parties, that once the occupancy certificate is issued upon completion of the proposed building in all respects in conformity with the construction license and the approved construction plans, they



the flat occupier shall not be entitled to carry out any structural changes to the said \ flat without prior approval in written of the developer/society/ Association and as well as the Building Control Authorities including the Mapusa Municipal Council and the North Goa Planning and Development Authority.

12. That all pavements, terraces, staircase, open space of common interest shall be maintained in good condition by all the occupiers and owners of shops, offices and the flats in the said building complex or the society / Association formed for that purpose.
13. That the maintenance of common interest/amenities shall be borne from the common funds to be collected from individual owners/ occupiers of each shop, office and flat. The common expenditure shall include the lighting of the staircase, garden lights, pump house, pumping of water, payment to the watchman and security staff, sweeper, water bills, electric bills, lift and backup generator, fire equipments maintenance.
14. That for the purpose of setting up the common fund for such maintenance issue, the flat occupier who are allotted the flat as above mentioned shall contribute a sum of Rs.600/m² of the built up area allotted to them at the time of taking over possession of the said flat, which contribution along with the contribution of other occupiers / owners of shops, office and flats shall form the common fund for maintenance and may be handed over to the Association / Society that may be formed for that purpose. However the monthly expenses of the building will be borne by all the shops/office/ flat owners which will be decided by the co-operative housing society.



[Signature]

[Signature]

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[Signature]

15. The flat occupiers shall also pay a sum of Rs.1000/- annually per unit as a sinking fund contribution.
16. The flat occupiers shall also pay the infrastructure tax and the proportionate amount towards the cost of the transformer for the said flat.
17. The Developer and the flat occupier hereto agree that the name of the proposed building shall be 'NETRAVALKAR BUSINESS BAY' and in case any Housing Society or any other Association or legal entity if formed the same shall be titled as 'NETRAVALKAR NAVAYA CO-OPERATIVE HOUSING SOCIETY '
18. The Developer shall be bound to commence the development work and to carry out the civil and other works for the development of the said property with the construction of the proposed new building strictly in accordance with the license/ permissions / NOCs already granted and which may be prescribed from time to time by the building Control Authorities, including the Mapusa Municipal Council and the North Goa Planning and Development Authority.
19. The Developer is entitled to do the Registration of the above project under RERA after obtaining all the government licenses required to register the same.
20. With effect from the date of this agreement for Development, with the exception of the flat agreed to be constructed and allotted to the occupier, under the terms of the said agreement, the Developer shall in his own name, be entitled to enter into firm agreements and commitments with third parties for construction and sale to them, of other shops, offices and flats in the proposed building on such terms and conditions as may be settled by and between them. The Developer shall alone deal with prospective purchasers of the said remaining shops, offices and flats in the said building



AP Annika

[Signature]

Netravalkar

[Signature]

scheme and will be at liberty to sell in his own name to any purchaser at such price as the Developer may think fit and the Developer shall be entitled to appropriate for himself the entire consideration received on account of such sale and such consideration shall be exclusive income of the Developer. Pending completion of the scheme of building as floated by the Developer, the Developer shall be deemed to have authority to enter into or execute any such agreement independently with the prospective purchasers of the shops, offices and flats.

21. That the flat occupier for whom the flat in the proposed building is constructed and to whom the same is allotted under the terms of this Agreement for Development, as above mentioned shall be bound to contribute proportionately or the actual amounts that may be payable to the electricity department, Public works departments and other agency for the purpose of obtaining separate connections to the flat to be allotted to them which amount shall be paid simultaneously with the taking over the possession of the said flat.
22. That sale deed shall be drafted and prepared by the advocate for the developer, stamp duty, registration fees and legal expenses shall be borne by the occupier or his nominees.
23. The schedule, plans and specifications annexed hereto shall form an integral part of this agreement.
24. In the event any of the flat occupier expire during the pendency of this contract and before the flat have been handed over to the respective parties then this agreement shall be binding on the legal heirs of such deceased (flat occupier) who shall be bound to honor and perform the obligations under this Agreement to which the flat occupier was entitled under this Agreement for Development, as if the



A. H. Hanikar

Rosen

S. Chavala

Shankar

legal heirs were parties to this Agreement for Development and as if they had executed the same, so that no inconvenience or hardship is caused to the Developer.

25. The Developer or his nominees may obtain finance from any bank, financial institution or other source for the purpose of the project however under no circumstances shall be entitled to mortgage the said property or any part or portion thereof the ownership and constructive legal possession whereof shall continue to vest in the flat occupier until the day the physical possession of all the premises that are to be constructed by the Developer and that are to be allotted to the flat occupier, in terms of the stipulation under the clause no. 1 is actually delivered to the flat occupier.

26. The Developer is entitled to appoint any contractor, engineer, architect or designer of his choice for the purpose of carrying out the development of the said property with the construction of the proposed building.

27. The owners/ confirming parties hereby give their consent to this agreement for Construction and Development.

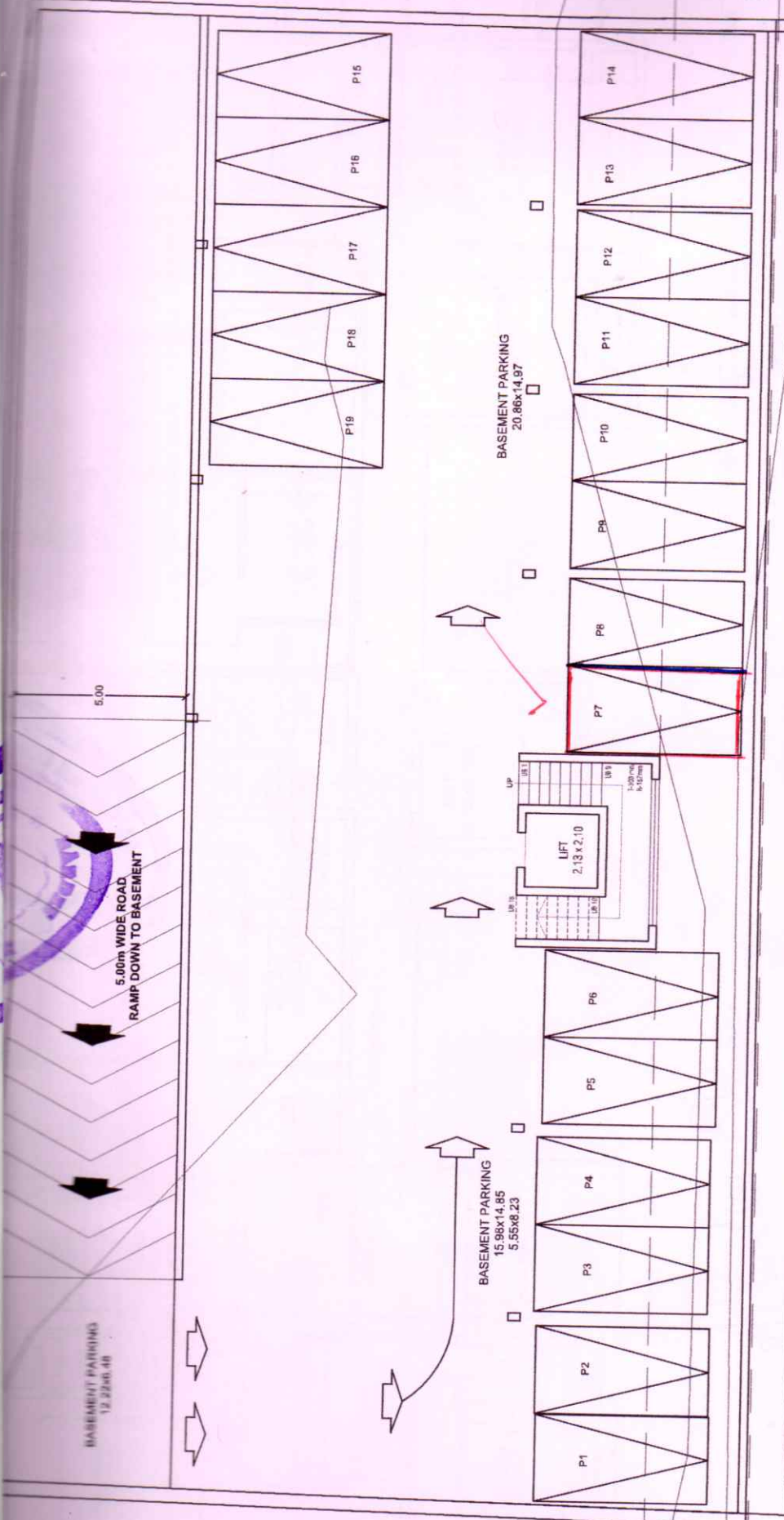


Manikha



Seetha





BASEMENT

SCALE	DATE	DRAWN BY	CKD. BY
1:100	30 Nov 2021	Deepraj	Ashwin, P

TITLE:

**PROPOSED CONSTRUCTION OF
RESIDENTIAL CUM COMMERCIAL
BUILDING
FOR Mr. AMAR PARRIKAR AT
DATTAWADI MAPUSA GOA**

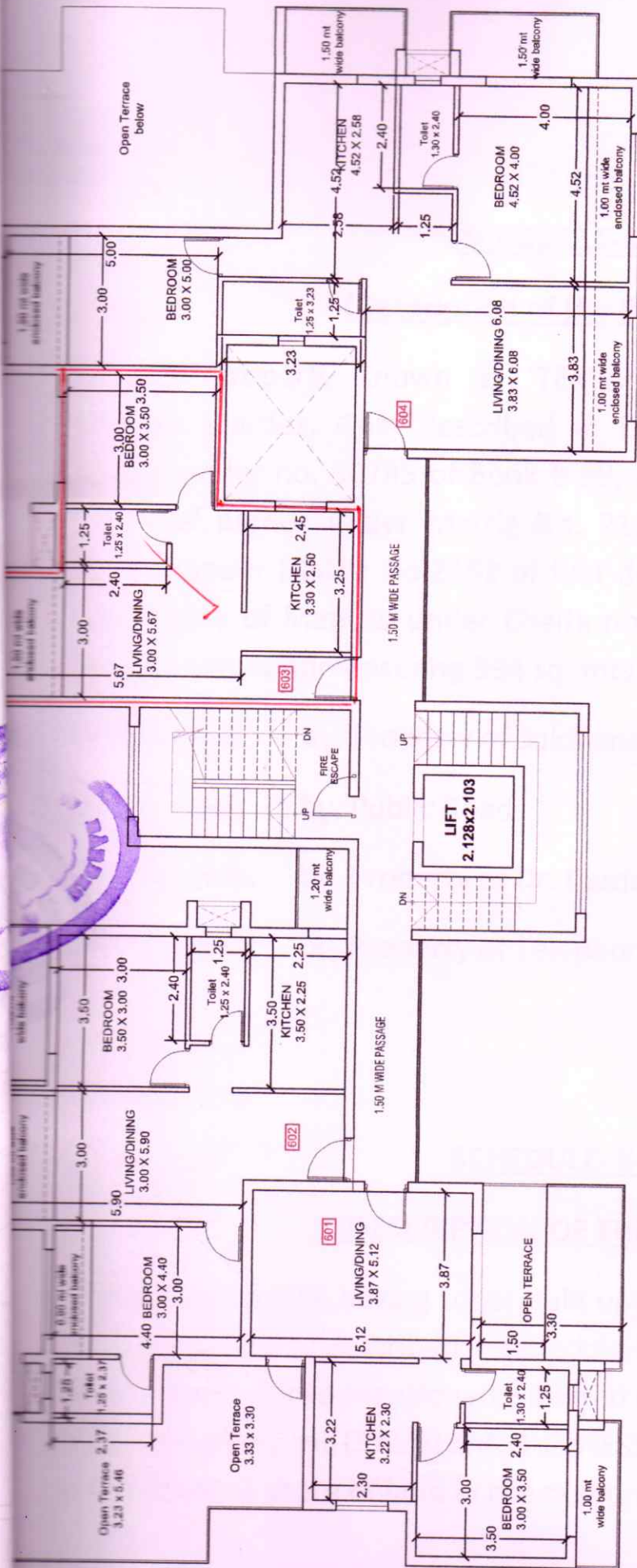
PROJECT ARCHITECT

ASHWINIKUMAR PRABHU



studio Arche'type
architecture + interiors
Office no. 2, First Floor, Alcon Chambers, D.B. Road, Panaji, Goa-INDIA.
Ph. 0091-832-2421800 e-mail: studioarchetype@gmail.com
www.studioarchetype.co.in

Handwritten signatures and notes:
- "Ashwin" (signature)
- "Deepraj" (signature)
- "Good" (signature)
- "Arche'type" (signature)
- "P. Prabhu" (signature)



Area calculation-Sixth floor plan Carpet Area as per RERA

Flat no	Carpet Area	Enclosed Bal.	Balcony	Open Terrace
601	43.36	0.00	3.46	33.99
602	56.27	7.20	7.66	-
603	40.28	4.50	0.00	-
604	68.50	12.85	9.91	-
Total	208.410	24.550	21.030	33.990

Area calculation-Sixth floor plan

Flat no	Built up area	Super built up area
601	59.70	74.02
602	80.11	99.34
603	51.42	63.76
604	101.86	126.30
Total	293.090	363.420

SIXTH FLOOR PLAN

TITLE:

PROPOSED CONSTRUCTION OF
RESIDENTIAL CUM COMMERCIAL
BUILDING

FOR Mr. AMAR PARRIKAR AT
DATTAWADI MAPUSA GOA

PROJECT ARCHITECT

ASHWINIKUMAR PRABHU



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www.studioarchetype.co.in

SCALE

1:100

DATE

30 Nov 2021

DRAWN BY

Deepraj

CKD. BY

Ashwin. P



SCHEDULE- I

(Description of the Property)

All that property known as 'TEMERICHO SORVO' situated at Mapusa ,Bardez, Goa, described in Land Registration Office of Bardez under no. 38785 of Book B-99, enrolled in Taluka Revenue Office of Bardez under Matriz No. 2135 and the house existing therein under Matriz No.2582 of first division and surveyed in the City Survey of Mapusa under Chalta nos. 6, 7 and 8 of P.T. Sheet No. 124 totally admeasuring 994 sq. mts and bounded as under:-

On the east: by, Property of Saldhana Chambers

On the west: by, Public Road

On the north: by, Property of Dr. Cardozo

On the south: by, Property of Telephone Exchange Department

SCHEDULE- II

(DESCRIPTION OF THE FLAT)

All that flat no.603, having super built up area 63.92 m2, situated on in the property described in schedule-I, along with one car park (P- 7) herein above mentioned, situated on the sixth floor of the building namely 'NETRAVALKAR BUSINESS BAY' along with the proportionate share of land in the said property

The block contains four handwritten signatures in blue ink. From left to right, they appear to be: 1. A signature that looks like 'H. Panikar'. 2. A signature that looks like 'D. ...'. 3. A signature that looks like 'Sachdeva'. 4. A signature that looks like 'S. ...'.

SCHEDULE- III

(SPECIFICATION OF THE FLAT)

THE STRUCTURE:

It is an R.C.C. framed structure of columns, beams and slab. The internal partition walls will be of 4^{1/2} brick masonry and the external walls will be of 9" brick/laterite masonry.

PLASTER:

External plaster will be double coat sand faced cement plaster. Internal plaster will be single coat with second coat of plaster of Paris or Gypsum.

FLOORING:

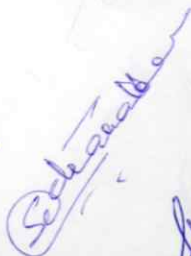
The entire flooring will be of first quality vitrified tiles of size 2ft x 2ft. The average landing cost of the tiles at Rs.500/- m². WC and Bathroom floor will be of non skid ceramic tiles and dado will be of full height ceramic tiles.

DOORS & WINDOWS:

Main door frame and shutter will be of teakwood or equivalent with brass or S.S fittings. All other internal doors will have Red Matti wood or equivalent frames with flush shutters and with stainless steel hinges and fittings. All windows will be in powder coated, aluminum with openable or sliding shutters.

KITCHEN:

The kitchen will have a Black Granite Cooking platform of Length 3.50 meters & with single bowl Stainless steel sink with 60 cms tiles above the platform.



INTERNAL DÉCOR:

The walls and ceiling will be with two coats of Birla Putty and will be painted with two coats of oil bound distemper.

EXTERNAL DÉCOR:

External walls will be with two coats of plaster and painted with weather-proof Apex ULTIMA Paint.

WATER TANKS:

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

PLUMBING & SANITARY:

Soil, water and water pipes will be partially concealed. The sanitary installations will be in accordance with P.W.D. specifications. Diverter will be provided with hot and cold shower system, one white wash basin of 22" x 16" and one white glazed European W.C. unit with flushing system will be provided per bathroom.

ELECTRICAL INSTALLATIONS:

The electrical wiring will be concealed with anchor make wires and anchor penta switches. In the living room three light points, one fan point, two plug points and one telephone and T.V. point and One A.C. point will be provided. The bedroom will have two light points, one fan point, one plug point and one A.C. point. Kitchen will have two light points, one fan point, one Refrigerator point, one 15 amps mixer point, one aqua guard point and one Exhaust Fan point. Each bathroom will be provided with One 15 amps point for geyser and Exhaust point, one light point. Passage will be provided with One bell point and light point.



GENERAL:

The flat occupier shall obtain their electrical connection from the electricity department for which the requisite meter deposit/service charges and such other expenses shall be paid by the flat occupier. The Developer shall only provide the flat occupier with the required electrical test report to the effect that the work is executed as per Government regulations which is sufficient for obtaining the electrical connection.

IN WITNESS WHEREOF this Agreement for construction cum sale is made and signed by the parties herein on the day, month and year mentioned hereinabove, out of their own free will and after fully understanding the contents thereof and in the presence of two attesting witnesses who have signed herein after.



[Signature]

[Signature]

[Signature]

[Signature]

SIGNED, SEALED AND DELIVERED BY THE WITHINNAED
'DEVELOPER'

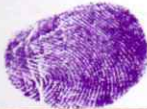
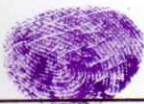
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(MR. AMAR RAGHUNATH PRABHU PARRIKAR)
Proprietor of M/S PARRIKAR CONSTRUCTIONS

L. H. F. Prints



R. H. F. Prints



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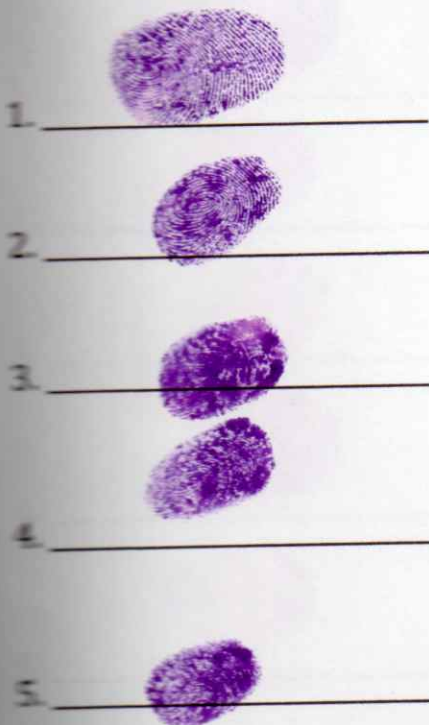
SIGNED, SEALED AND DELIVERED BY THE WITHINNAED
(FLAT OCCUPIER)



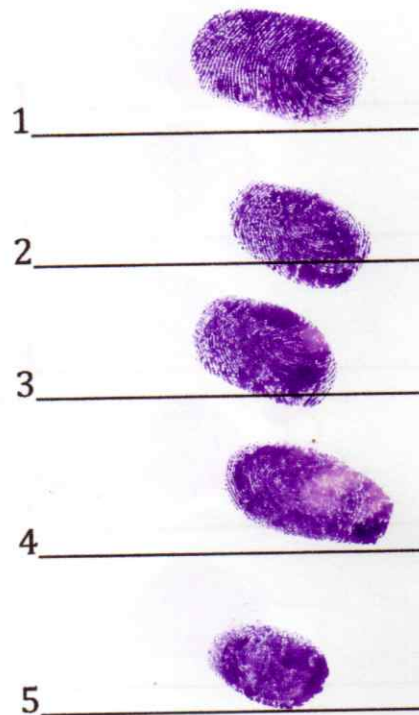
1) _____

(MISS. SONYA EDMUND MORRIS)

L. H. F. Prints



R. H. F. Prints



SIGNED, SEALED AND DELIVERED BY THE WITHINNAED
'PROPERTY OWNERS 1'

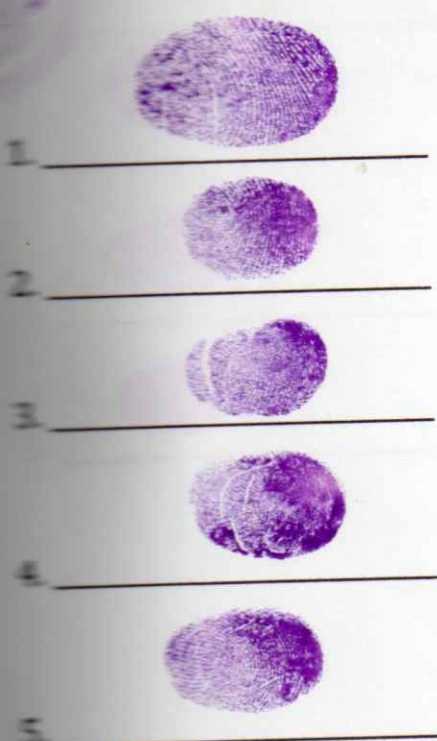
Schawalkar



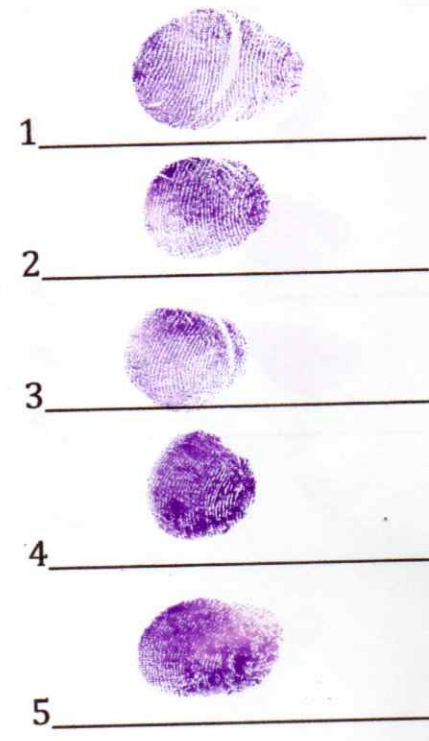
2) _____

(MR. SUJAYKUMAR NETRAWALKAR)

L. H. F. Prints



R. H. F. Prints



Handkar *Schawalkar* *Netrawalkar*

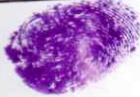
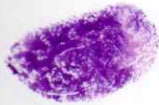
3)

Netrawalkar

(MRS. SUPRIYA SUJAIKUMAR NETRAWALKAR)



L. H. F. Prints



R. H. F. Prints



Pranishar

Boora

Sehrawat

Netrawalkar

WITNESSES:-

1. Rajendranand Alas Rani R. NAIK 

2. Janus Pereira 



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 24-Feb-2022 12:37:34 pm

Document Serial Number :- 2022-BRZ-812

Presented at 12:30:38 pm on 24-Feb-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	43500
2	Registration Fee	44980
3	Mutation Fees	1000
4	Processing Fee	900
Total		90380

Stamp Duty Required :43500/-

Stamp Duty Paid : 43529/-

Party Name and Address	Photo	Thumb	Signature
Amar Prabhu Parrikar ,Father Name:Raghunath Prabhu Parrikar, Age: 54, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Hno 163 9 SUSHILA Ganeshpuri Housing Board Colony Mapusa Goa , Address2 - , PAN No.: [REDACTED]			

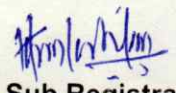
Party Name and Address	Photo	Thumb	Signature
Sujaykumar Netravalkar , Father Name:Kesharnath Sinai Netravalkar, Age: 59, Marital Status: Married ,Gender:Male,Occupation: Land Lord, Hno 33 5 near New Goa High School Mapusa, PAN No.: [REDACTED]			
Supriya Netravalkar , Father Name:Efrem Agnelo Almeida, Age: 56, Marital Status: Married ,Gender:Female,Occupation: Land Lady, Hno 33 5 near New Goa High School Mapusa, PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	Amar Prabhu Parrikar , Father Name:Raghunath Prabhu Parrikar, Age: 54, Marital Status: ,Gender:Male,Occupation: Business, Hno 163 9 SUSHILA Ganeshpuri Housing Board Colony Mapusa Goa , PAN No.: , as Power Of Attorney Holder for Supriya Netravalkar			
4	Sonya Morris , Father Name:Edmund Morris, Age: 40, Marital Status: Unmarried ,Gender:Female,Occupation: Service, Hno 37 opp New Goa High School Mapusa Goa, PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Ravi R Naik, Age: 60, DOB: 1962-01-14 , Mobile: , Email: , Occupation: Business , Marital status : Married , Address: 403513, h no 588 St. Francis wada Colvale Bardez Goa, h no 588 St. Francis wada Colvale Bardez Goa, Colvale, Bardez, NorthGoa, Goa			
2	Name: Jervis Pereira, Age: 41, DOB: 1980-09-16 , Mobile: , Email: , Occupation: Service , Marital status : Married , Address: 403507, Flat no S7, Flat no S7, Clement Residency, Xelpem Duler Mapusa Goa, Mapusa, Bardez, NorthGoa, Goa			


Sub Registrar
SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2022-BRZ-812

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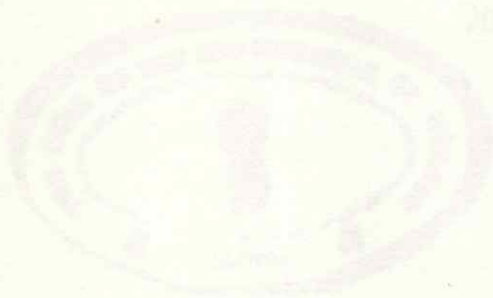
Book :- 1 Document

Registration Number :-

Date : 28-Feb-2022


SUB-REGISTRAR
BARDEZ

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



MENT FOR CONSTRUCTION AND DEVELOPMENT

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Amar R P Parrikar
For Whom/ID Proof:
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3815345 36/02/06/2021-RDI

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Authorised Signatory



Name of Purchaser AMAR R. PRAIZHU PARRIKAR

2022-BRZ-809
24-02-2022



AGREEMENT FOR CONSTRUCTION AND DEVELOPMENT

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Pravara

AP Parrikar

AGREEMENT FOR CONSTRUCTION AND DEVELOPMENT

This agreement is made at Mapusa Goa on this 3rd day of December 2021.

BETWEEN

Mr. Sujaykumar Netravalkar, also known as SUJAYCUMAR QUESSORNATA SINAI NETRAVALKAR, married, businessman, aged 59 years, son of late Kesharnath Sinai Netravalkar also known as Kesharnath Upendra Netravalkar having PAN card no. [REDACTED], Aadhar card no. [REDACTED] and his wife

Mrs. Supriya Sujaykumar Netravalkar, married, Principal, aged 56 years, having PAN card no. [REDACTED], Aadhar card no. [REDACTED]

[REDACTED] both Indian National, residing at house no.33/5, near New Goa High School, Mapusa, Bardez Goa. (herein referred to as the Land owners, which expression shall, unless it be repugnant to the context or meaning thereof mean and include his heirs, successors, legal representatives and assigns) of the ONE PART.

AND

M/S PARRIKAR CONSTRUCTIONS, a proprietorship concern represented herein by its sole proprietor MR.AMAR RAGHUNATH PRABHU PARRIKAR, married, builder and real estate developer, aged 54 years, son of late Raghunath Prabhu Parrikar having PAN

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Card no. _____, Aadhar Card no. _____ Mo. no. _____ Indian National, residing at house no 163/9, 'SUSHILA' Ganeshpuri, housing board colony, Mapusa, Bardez Goa. (herein referred to as the developer, which expression shall, unless it be repugnant to the context or meaning thereof mean and include his heirs, successors, legal representatives and assigns) of the OTHER PART.

WHEREAS there exists a property know as 'TEMERICHO SOVRO' situated at Mapusa, Bardez Goa, described in Land Registration Office of Bardez under no. 38785 of book B-99, enrolled in Taluka Revenue office of Bardez under Matriz no.2135 and the house existing therein under Matriz no. 2582 of first division and surveyed in the city survey of Mapusa under chalta nos. 6,7 and 8 of P.T. sheet no.124 totally admeasuring 994 sq.mts and more fully described in the schedule-I hereunder written (hereafter referred to as the said property)

AND WHEREAS the said property was purchased by Quessornata Sinai Netravalcar from Cirilo Soares also known as Cirilo Jose Guilherme Mousinho Soares and his wife Maria Especiosa Paula Esperanca Conegundes de souza e soares by sale deed dated 09-10-1957 drawn at folio 47 of book no. 580 in the office of Notary of Judicial Division of Bardez Francisco Pinto de Menezes.

AND WHEREAS the said property is described in land registration office of Bardez under description no 38785 of book B-99 and is inscribed in the name of the said Quessornata Sinai Netravalcar under inscription no. 39146 of book G-42 and is surveyed in city survey of Mapusa under chalta nos. 6,7 and 8 of P.T sheet no. 124 in the name of Kesharnath Sinai Netravalkar.

AND WHEREAS the said property is surveyed in city survey of Mapusa under chalta nos. 6 of P.T sheet no. 124 and the old two

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storied building existing in the said property is surveyed in the city survey of Mapusa under chalta no. 7 of P.T. sheet no. 124 and the residential house existing in the said property is surveyed under chalta no. 8 of P.T. sheet no. 124.

AND WHEREAS the said Kesharnath Sinai Netravalkar expired on 14-2-1998 and his wife Shrimati Kesharnath Netravalkar expired on 25-12-2001.

AND WHEREAS in the Inventory proceedings no. 479/2012/A instituted in the Court of Civil Judge Senior Division at Mapusa on the death of the said Kesharnath Sinai Netravalkar and his wife Shrimati Kesharnath Netravalkar the said property was listed as item no. 1 and was allotted exclusively to the said son Mr.Sujaykumar Netravalkar also known as SUJAYCUMAR QUESSORNATA SINAI NETRAVALKAR married to Mrs Supriya Sujaykumar Netravalkar and the final chart of partition prepared in said inventory proceeding was confirmed by judgment dated 8/10/2013 passed in the said inventory proceedings.

AND WHEREAS Sujaykumar Netravalkar also known as SUJAYCUMAR QUESSORNATA SINAI NETRAVALKAR married to Mrs.Supriya Sujaykumar Netravalkar (hereafter referred to as the owner) have thus become exclusive owners of the said property and the old two storied building and residential house existing in the said property.

AND WHEREAS the Developer has approached the owners and offered to develop the said property by demolishing the old two storied building and the residential house existing in the said property and constructing a new building therein consisting of shops on the ground and first floor, offices on the second and third floor and residential apartments on fourth , fifth and sixth floors and in lieu and in consideration of the owners allowing the

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Developer to develop the said property the Developer has agreed to give to the owners the equivalent present market value of the owners proportionate undivided right and share in the said property and the present market value of the old residential house and the respective premises in the buildings existing in the said property that belong to the owners, which is calculated to be of a total sum of Rs.1,33,75,800/- (Rupees one crore Thirty Three Lakhs Seventy Five Thousand Eight Hundred only), and in lieu and in consideration thereof by constructing and allotting to the owners, on ownership basis, built up premises in the new building that the Developer has proposed to construct in the said property, admeasuring a total built up area of 668.79 sq mts for which the proportionate share of land in the said property is 240.76 sq mts, which is having the present market value of Rs.23,11,338/- (Rupees Twenty Three Lakhs Eleven Thousand Three Hundred Thirty Eight only). In consideration of the Developer demolishing the building existing in the said property and developing the said property and which built up premises to be so constructed and allotted to the owners in consideration of the owners said proportionate right and share in the said property and value of the existing premises in the said property that belong to the owners, shall be of the following description.

- a) Two double height shops on the ground floor namely shop no. (G-4) having super built up area of 61.52 sq mts and shop no. (G-5), super built up area of 57.50 sq mts, with attached toilets having carpet area of 44.50 sq mts and 41.91sq mtr respectively.
- b) Office no. (T-10) with attached toilet on the third floor having carpet area of 30.85 sq mts and super buit up area of 54.77 sq mts.

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- c) 2BHK flat no.404 having super built up area 95.69 m², (carpet area 51.48 m², enclosed balcony 13.63 m², built up area 79.08 m²)
- d) Single bed room flat no.(504) on the fifth floor having super built up area of 68.70 m² (carpet area of 40.28 m², enclosed balcony 9 m², balcony 4.85 m², built up area 56.78 m²).
- e) 2 BHK flat no. (505) on the fifth floor of super built up area 126.30 m² (carpet area 68.50 m², enclosed balcony 12.85 m², balcony 9.91m², built up area 101.86 m², open terrace 21.90 m²).
- f) 2 BHK flat no.(602) on the sixth floor of super built up area 99.34 m² (carpet area 56.27 m², enclosed balcony 7.20 m², balcony 7.66m², built up area 80.82 m²).



g) 2 BHK flat no. 604 on the sixth floor of super built up area 126.30 m² (carpet area of 68.50 m², enclosed balcony 12.85 m², balcony 9.91m², built up area 101.86 m²). in the building proposed to be constructed by the Developer in the said property and the said offer of the Developer has been accepted by the owners and the developer have agreed to execute this agreement for development recording the terms and condition agreed between them.

And whereas the owners of the said property have executed power of attorney to the Developer on 21/10/2017 with registration no. 1234/2017.

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NOW THIS AGREEMENT FOR DEVELOPMENT WITNESS AS
UNDER:

1. The owners have agreed to allow the Developer to develop the said property by constructing a building therein consisting of shops on the ground and first floor, offices on the second and third floor and residential apartments on fourth, fifth and sixth floors and in lieu and in consideration of the owners allowing the developer to develop the said property the developer has agreed to construct at his own costs and to give to the owners total super built up area 668.79 sq mts for the proportionate share of land is 240.76sq mts.
 - a) Two double height shops on the ground floor namely shop no. (G-4) having super built up area of 61.43 sq mts and shop no. (G-5), super built up area of 57.50 sq mts, with attached toilets having carpet area of 44.50 sq mts and 41.91sq mtr respectively.
 - b) Office no. (T-10) with attached toilet on the third floor having carpet area of 30.85 sq mts and super built up area of 54.77 sq mts.
 - c) 2BHK flat no.404 having super built up area 95.69 m2, (carpet area 51.48 m2, enclosed balcony 13.63 m2, built up area 79.08 m2)
 - d) Single bed room flat no.(504) on the fifth floor having super built up area of 68.70 m2 (carpet area of 40.28 m2, enclosed balcony 9 m2, balcony 4.85 m2, built up area 56.78 m2).
 - e) 2 BHK flat no. (505) on the fifth floor of super built up area 126.30 m2 (carpet area 68.50 m2, enclosed balcony 12.85 m2, balcony 9.91m2, built up area 101.86 m2, open terrace 21.90 m2).
 - f) 2 BHK flat no.(602) on the sixth floor of super built up area 99.34 m2 (carpet area 56.27 m2, enclosed balcony 7.20 m2, balcony 7.66m2, built up area 80.82 m2).
 - g) 2 BHK flat no. 604 on the sixth floor of super built up area 126.30 m2 (carpet area of 68.50 m2, enclosed balcony 12.85 m2, balcony 9.91m2, built up area 101.86 m2). in the building proposed to be constructed by the Developer in the said property and the said



offer of the Developer has been accepted by the owners and the Developer have agreed to execute this agreement for development recording the terms and condition agreed between them.

2. Though the total super built up area agreed to be given by the Developer to the owners is 668.79 sq mts, the actual super built up area of shops, office and five flats comes to 690.12 sq mts. which is 21.33 sq mts more than the area of 668.79 sq mts agreed to be given by the Developer to the owners and the owners have agreed to pay to the Developer at the rate of Rs. 55,000/- per sq mts for the said extra area of 21.33 sq mts on or before handing over possession of shops, office and flats to the owners.
3. The Developer has agreed to settle the claim of MR.JERVIS ASSUMPTION PEREIRA, MRS. PREMA ANGELA, MISS KIMBERLY JEMAVIA PEREIRA, MR. REECE ROLAND D,MELLO AND MISS LAVINA MELITA PEREIRA, who are the owners in possession of two flats on the first floor of the old building existing in the said property as well as the claim of Mr. Rajendraprasad alias Ravi Rajaram Naik and his wife Rashmi Rajendraprasad Naik, who are the owners in possession of one flat on the ground floor of the old existing building in the said property. The Developer has also agreed to settle the claim of the tenant Miss Sonia Morris, who is in occupation of a two room kitchen flat on the lower ground floor of the old building existing in the said property.
4. The Developer has agreed to allot to the owners five parking slots namely parking nos. P31,P32,P33,P34 and P35 on the stilt floor plan of the new building to be constructed in the said property free of cost.
5. The Developer has agreed to complete the construction of the new building in the said property and to hand over possession of the flats, shops and office agreed to be given to the owners within a period of forty eight months from the date of issue of construction license by the Mapusa Municipal Council and the Developer shall be

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entitled for extension of six months to complete the construction of new building in the said property if the completion of the building scheme is delayed by reason of non- availability of material/s or water supply or electric power/drainage/ sewage connection or by reason of war, civil commotion or any of acts of God or if non-delivery is as a result of any notice, order, rule or notification of the government and/or any court/forum and/ or any other public or competent Authority or for any other reason beyond the control of the Developer.

It is specifically stipulated herein that in the event of a default on the part of the Developer and for reasons attributable solely to the Developer on account of conditions or factors created by him, the construction and completion of the building scheme in all respects is delayed the above stipulated period of forty eight months (48) and the possession of all the built up premises agreed to be constructed and allotted and delivered to the owners together with the occupancy certificate is not delivered to the owners, within the above stipulated period of forty eight (48) months, then in such event, the Developer shall be bound to pay to the owners, liquidated damages, calculated at the amount of 12000/- (Rupees twelve thousand only) on account of each of the premises agreed to be constructed and allotted to the owners and for every month of the actual delay so caused until such time the same possession of all the said premises is delivered to the owners.

6. The owners shall be bound to reimburse to the Developer whatever amount that he may pay to the Mapusa Municipal Council towards house tax, light tax, garbage tax, that may be levied as against the shops/ flats/ office allotted to the owners by the Developer on account of the consideration payable by him to the owners for granting of the development rights by them to him, simultaneously with handing over possession of the same premises to the owners.

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7. Prior to handing over the physical possession of the said property and the building existing therein to the Developer to enable him to proceed with the development of the property, as agreed to, under this Agreement for Development, the Developer shall provide monthly rent of Rs.27,000/- per month payable during the period of the development of the property and until full completion of the new building in the said property and handing over the possession of the new premises that have been agreed to be constructed and allotted to the owners towards the consideration payable to them for the development rights granted to the Developer. The above rent will be paid by the Developer to the owners of the property by 5th of every month, starting from vacating the said property, till the notice of completion of the said building.

8. The Developer after completion of construction of the shops, office and flats and after obtaining occupancy certificate from Mapusa Municipal Council, and electricity and water connection shall issue written notice to the owners to take possession of the shops, office and flats agreed to be given to the owners within a period of 30 days as calculated from the date of receipt of such notice and the owners shall be bound to take possession of the shops, office and flats within the time stipulated in such notice. The notice of completion of the said shops, office and flats shall be deemed to have been effectively given to the owners, if such notice of completion is intimated in writing by the Developer to the owners, with its receipt duly acknowledged by the owners.

9. The property owners have agreed to vacate the said old house existing in the said property on the ground floor on execution of this agreement and handover the keys to the Developers. If the vacant possession of the said old house is not handed over to the Developers of the property by the property owners simultaneously on execution of this agreement, then this agreement stands invalid and cancelled.

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10. The Developer has agreed to construct the shops, office and the flats agreed to be constructed and allotted to the owners strictly in accordance with the approved construction plan and strictly in conformity with the specifications as to the type of construction and the amenities to be provided for each of the premises as more particularly set out in the schedule – II to this agreement.

The owners shall not be entitled to demand any additional specifications as a matter of right. However, if the Developer at the request of the owners agrees to give any additional amenities beyond the specifications annexed hereto, the same shall be provided by the Developer to the owners, on their paying to him, in advance, the extra cost thereof, if involved, as per quotation given by the developer to the owners.

11. The owners shall at no time demand the partition of their rights or interest in the said property and it will be a pre-condition that the interest, rights and title of the owners shall always be inseparable in respect of the said property viz a vis the rights of the owners and other potential buyers of units/ premises in the building complex being put up in the said property.

12. In case a co-operative maintenance housing society or Association of owners of flat and other premises is formed in respect of the said scheme the owners, who are allotted a shops, office and flats as above mentioned shall be admitted as members of such a housing co-operative society or Association of owners of flats and other premises that may be formed and observe all rules and regulations adopted by such society / Association.

13. That immediately upon, completion of the proposed building / development of the said property in all respects and immediately

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upon delivery of physical possession of all the premises that the Developer is bound to construct and allot to the owners in consideration of the owners granting to him the development rights for development of the said property, owners shall be bound to transfer, in the manner as indicated by the Developer, the proportionate undivided, right, title, interest and share corresponding to the respective built up premises in favour of the Developers nominees who may be the respective acquirers of such premises, in the building constructed for development of the said property or a society/ Association that may be constituted. For effectual compliance of such obligation on the part of the owners, they the owners may be obliged to grant a competent power of Attorney to the Developer or his representative, with specific powers in that regard for due compliance of the same obligation.

14. That the respective owners for whom shops, office and flats in the proposed building shall be constructed and allotted, shall be bound to pay the taxes, levies and other dues that may be levied by any of the government departments/Agencies, as from the date of the occupancy certificate or as from the date of receipt by the respective owners of a notice from the Developer, with regards to assurance of the occupancy certificate.

15. It is agreed to by and between both the parties, that once the occupancy certificate is issued upon completion of the proposed building in all respects in conformity with the construction license and the approved construction plans, they the owners shall not be entitled to carry out any structural changes to the said shops, office and flats without prior approval in writing of the developer/society/ Association and as well as the Building Control Authorities including the Mapusa Municipal Council and the North Goa Planning and Development Authority.

16. That all pavements, terraces, stair case, open space of common interest shall be maintained in good condition by all the

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occupiers and owners of shops, offices and the flats in the said building complex or the society / Association formed for that purpose.

17. That the maintenance of common interest/amenities shall be borne from the common funds to be collected from individual owners/ occupiers of each shop, office and flat. The common expenditure shall include the lighting of the stair case, garden lights, pump house, pumping of water, payment to the watchman and security staff, sweeper, water bills, electric bills, lift and backup generator, fire equipments maintenance.
18. That for the purpose of setting up the common fund for such maintenance issue, the owners who are allotted the shops, office and flats as above mentioned shall contribute a sum of Rs.600/m² of the built up area allotted to them at the time of taking over possession of the said shops, office and flats, which contribution along with the contribution of other occupiers / owners of shops, office and flats shall form the common fund for maintenance and may be handed over to the Association / Society that may be formed for that purpose. However the monthly expenses of the building will be borne by all the shops/office/ flat owners which will be decided by the committee of co-operative housing society.
19. The flat owners shall also pay a sum of Rs.1000/- annually per unit as a sinking fund contribution.
20. The Developer and the owners hereto agree that the name of the proposed building shall be ' NETRAVALKAR BUSINESS BAY' and in case any Housing Society or any other Association or legal entity is formed the same shall be titled as 'NETRAVALKAR BUSINESS BAY CO-OPERATIVE HOUSING SOCIETY '
21. The owners have agreed to hand over to the Developer, the physical possession of the said property including the old house and old building existing therein, such that the Developer may immediately thereupon proceed to demolish the existing buildings

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and commence the development work, no sooner the developer conveys in writing to the owners, his readiness and willingness to commence the development work in the said property and upon the Developer making all necessary arrangements by paying the monthly rent referred to above that has been agreed to be provided by the Developer to the owners and other occupiers of the existing old buildings.

22. The Developer shall be bound to commence the development work and to carry out the civil and other works for the development of the said property with the construction of the proposed new building strictly in accordance with the license/permissions / NOCs already granted and which may be prescribed from time to time by the building Control Authorities, including the Mapusa Municipal Council and the North Goa Planning and Development Authority.

23. The Developer is entitled to do the Registration of the above project under RERA after obtaining all the government licenses required to register the same.

24. With effect from the date of this agreement for Development, with the exception of the shops, office and flats agreed to be constructed and allotted to the owners, under the terms of the said agreement, the Developer shall in his own name, be entitled to enter into firm agreements and commitments with third parties for construction and sale to them, of other shops, offices and flats in the proposed building on such terms and conditions as may be settled by and between them. The Developer shall alone deal with prospective purchasers of the said remaining shops, offices and flats in the said building scheme and will be at liberty to sell in his own name to any purchaser at such price as the developer may think fit and the Developer shall be entitled to appropriate for himself the entire consideration received on account of such sale and such consideration shall be exclusive income of the

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Developer. Pending completion of the scheme of building as floated by the Developer, the developer shall be deemed to have authority to enter into or execute any such agreement independently with the prospective purchasers of the shops, offices and flats.

25. That the owners for whom the shops, offices and flats in the proposed building are constructed and to whom the same are allotted under the terms of this Agreement for Development, as above mentioned shall be bound to contribute proportionately or the actual amounts that may be payable to the electricity department, Public works departments and other agency for the purpose of obtaining separate connections to the shops, office and flats to be allotted to them which amounts shall be paid simultaneously with the taking over of the possession of the said shops, office and flats.

26. That sale deeds shall be drafted and prepared by the advocate for the Developer. Stamp duty, registration fees and legal expenses shall be borne by the Developer or his nominees.

27. The schedule, plans and specifications annexed hereto shall form an integral part of this agreement.

28. It is agreed that the owners shall retain the ownership of proportionate undivided rights, title, interest and share in the said property as corresponding to the area of the shops, office and flats to be constructed for them and that shall be allotted to them under the terms of this Agreement for Development.

29. In the event any of the owners expire during the pendency of this contract and before the shops, office and flats have been handed over to the respective parties then this agreement shall be binding on the legal heirs of such deceased owner who shall be bound to honor and perform the obligations under this Agreement to which the deceased owner was bound and who shall be entitled to the share or interest of that the deceased owner was entitled under this Agreement for Development, as if the legal heirs were

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parties to this Agreement for Development and as if they had executed the same, so that no inconvenience or hardship is caused to the Developer.

30. The Developer or his nominees may obtain finance from any bank, financial institution or other source for the purpose of the project however under no circumstances shall be entitled to mortgage the said property or any part or portion thereof the ownership and constructive legal possession whereof shall continue to vest in the owners until the day the physical possession of all the premises that are to be constructed by the Developer and that are to be allotted to the owners, in terms of the stipulation under the clause no. 1 is actually delivered to the owners.

31. The Developer is entitled to appoint any contractor, engineer, architect or designer of his choice for the purpose of carrying out the development of the said property with the construction of the proposed building.

32. The Property owners hereby give their consent to this agreement for Construction and Development.

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A. K. Sharma

SCHEDULE- I

(Description of the Property)

All that property known as 'TEMERICHIO SORVO' situated at Mapusa ,Bardez, Goa, described in Land Registration Office of Bardez under no. 38785 of Book B-99, enrolled in Taluka Revenue Office of Bardez under Matriz No. 2135 and the house existing therein under Matriz No.2582 of first division and surveyed in the City Survey of Mapusa under Chalta nos. 6, 7 and 8 of P.T. Sheet No. 124 totally admeasuring 994 sq. mts and bounded as under:-

On the east: by, Property of Saldhana Chambers

On the west: by, Public Road

On the north: by, Property of Dr. Cardozo

On the south: by, Property of Telephone Exchange Department

SCHEDULE- II

(Description of the Shops)

All that shop nos.: G4 & G5, having super built up area 61.43 m² & 57.50 m² respectively, situated on the property described in the schedule-I, herein above mentioned, situated on the ground floor of the building namely NETRAVALKAR BUSINESS BAY along with the proportionate share of land in the said property.

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SCHEDULE- III

(Description of the Office)

All that Office no.: T10, having super built up area 54.77 m², situated on the property described in the schedule-I, herein above mentioned, situated on the third floor of the building namely NETRAVALKAR BUSINESS BAY along with the proportionate share of land in the said property.

SCHEDULE- IV

(Description of the Flats)

All that flat no.404 situated on the fourth floor, having super built up area 95.69 m², flat no. 504 situated on the fifth floor, having super built up area 68.73 m², flat no: 505 situated on the fifth floor, having super built up area 126.30 m², flat no: 602 situated on the sixth floor, having super built up area 99.34 m² & flat no: 604 situated on the sixth floor, having super built up area 126.30 m², situated in the property described in the schedule-I, herein above mentioned, of the building namely NETRAVALKAR BUSINESS BAY along with the proportionate share of land in the said property.

SCHEDULE- V

(SPECIFICATION OF THE FLATS)

THE STRUCTURE:

It is an R.C.C. framed structure of columns, beams and slab. The internal partition walls will be of 4^{1/2} brick masonry and the external walls will be of 9" brick/laterite masonry.

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PLASTER:

External plaster will be double coat sand faced cement plaster. Internal plaster will be single coat with second coat of plaster of Paris or Gypsum.

FLOORING:

The entire flooring will be of first quality vitrified tiles of size 2ft x 2ft. The average landing cost of the tiles at Rs.500/- m². WC and Bathroom floor will be of non skid ceramic tiles and dado will be of full height ceramic tiles.

DOORS & WINDOWS:

Main door frame and shutter will be of teakwood or equivalent with brass or S.S fittings. All other internal doors will have Red Matti wood or equivalent frames with flush shutters and with stainless steel hinges and fittings. All windows will be in powder coated, aluminum with openable or sliding shutters.

KITCHEN:

The kitchen will have a Black Granite Cooking platform of Length 3.50 meters & with single bowl Stainless steel sink with 60 cms tiles above the platform.

INTERNAL DÉCOR:

The walls and ceiling will be with two coats of Birlla Putty and will be painted with two coats of oil bound distemper.

EXTERNAL DÉCOR:

External walls will be with two coats of plaster and painted with weather-proof Apex ULTIMA Paint.

Sachin

Shivani

Harish

WATER TANKS:

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

PLUMBING & SANITARY:

Soil, water and water pipes will be partially concealed. The sanitary installations will be in accordance with P.W.D. specifications. Diverter will be provided with hot and cold shower system, one white wash basin of 22" x 16" and one white glazed European W.C. unit with flushing system will be provided per bathroom.

ELECTRICAL INSTALLATIONS:

The electrical wiring will be concealed with anchor make wires and anchor penta switches. In the living room three light points, one fan point, two plug points and one telephone and T.V. point and One A.C. point will be provided. The bedroom will have two light points, one fan point, one plug point and one A.C. point. Kitchen will have two light points, one fan point, one Refrigerator point, one 15 amps point for mixer and one Exhaust Fan point, Each bathroom will be provided with One 15 amps point for geyser and Exhaust point, one light point. Passage will be provided with One bell point and light point. Inverter provisions will be provided for the flats.

Additional Specification for Shops & Office

Shops will be provided with full height rolling shutter and 1/3 rd mezzanine slab. Inverter provision will be provided for each shop, office and flats.

Shops and office will be provided with attached toilet having wash basin and commode.

Schneider

Schneider

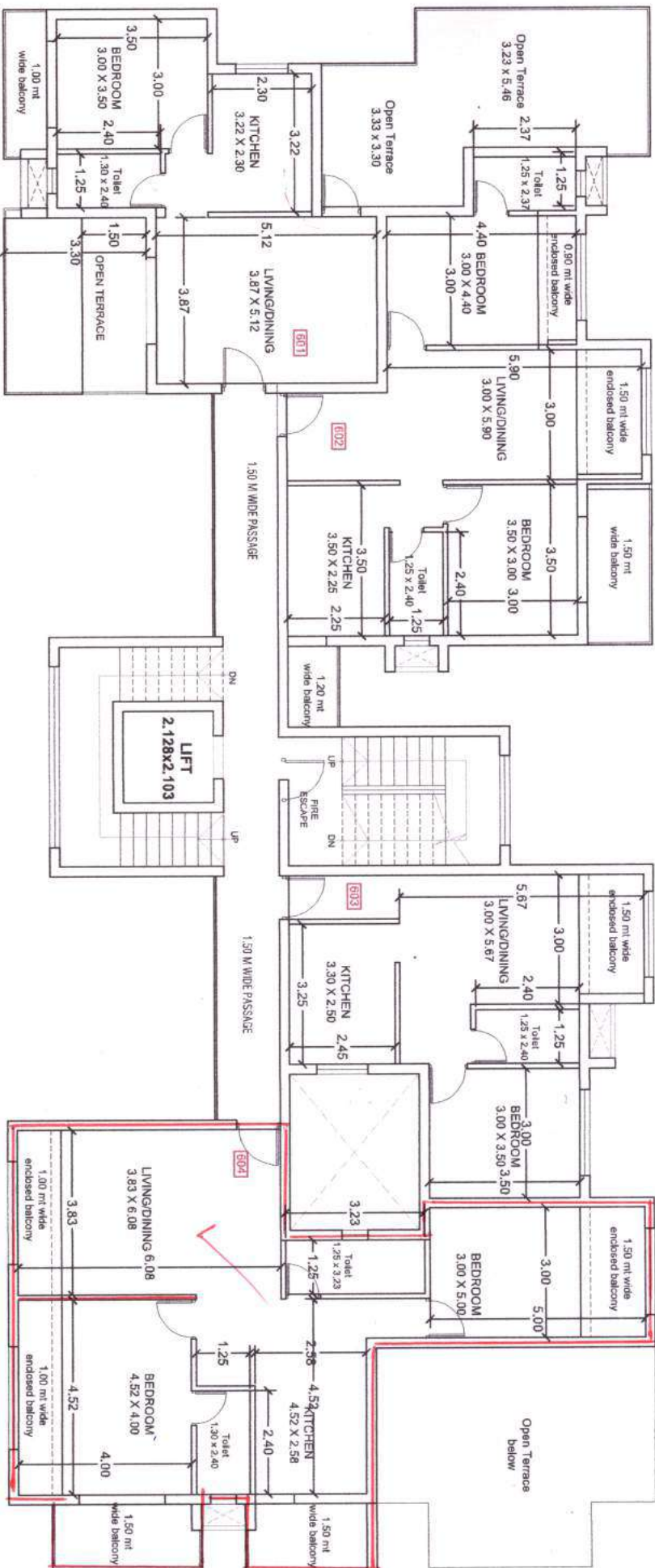
A. Harish

GENERAL:

The OWNERS shall obtain their electrical connection from the electricity department for which the requisite meter deposit/service charges and such other expenses shall be paid by the OWNERS. The BUILDER shall only provide the OWNERS with the required electrical test report to the effect that the work is executed as per Government regulations which is sufficient for obtaining the electrical connection.



IN WITNESS WHEREOF this Agreement for construction cum development is made and signed by the parties herein on the day, month and year mentioned hereinabove, out of their own free will and after fully understanding the contents thereof and in the presence of two attesting witnesses who have signed herein after.



Area calculation-Sixth floor plan Carpet Area as per RERA

Flat no	Carpet Area	Enclosed Bal.	Balcony	Open Terrace
501	43.36	0.00	3.45	33.99
602	56.27	7.20	7.66	-
603	40.26	4.50	0.00	-
604	68.50	12.85	9.91	-
Total	208.410	24.550	21.030	33.990

Area calculation-Sixth floor plan

Flat no	Built up area	Super built up area
601	58.70	74.02
602	80.11	99.34
603	51.42	63.76
604	101.86	126.30
Total	293.090	363.420

Handwritten signature: Ashwinikumar

Handwritten signature: Subash

Handwritten signature: Subash

SIXTH FLOOR PLAN

TITLE:

PROPOSED CONSTRUCTION OF
RESIDENTIAL CUM COMMERCIAL
BUILDING
FOR MR. AMAR PARIKAR AT
DATAWADI MAPUSA GOA

PROJECT ARCHITECT

ASHWINIKUMAR PRABHU

SCALE

1:100

DATE

30 Nov 2021

DRAWN BY

Deepraj

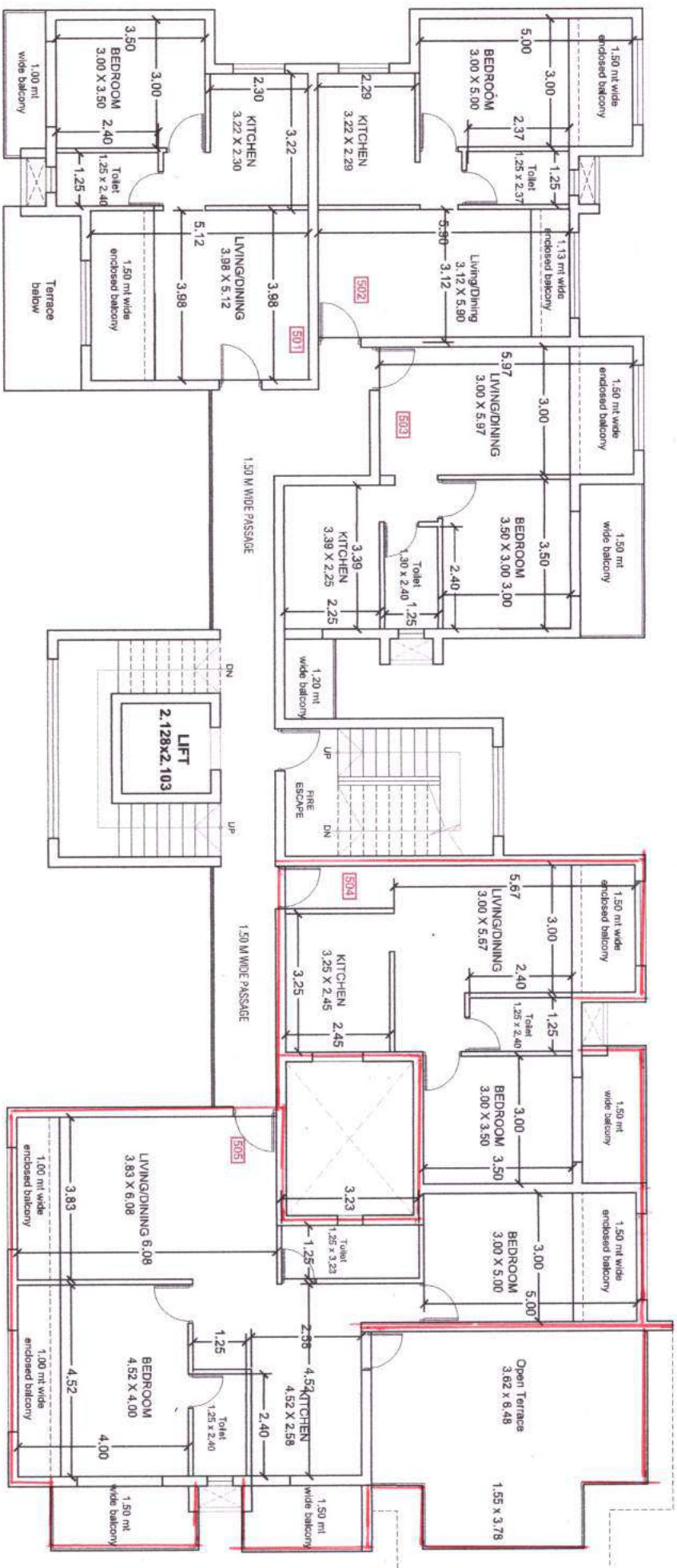
CKD. BY

Ashwin. P



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Floor no	Carpet Area	Enclosed Bal.	Balcony	Open Terrace
501	37.56	5.97	3.46	-
502	38.40	7.23	-	-
503	37.22	4.50	7.66	-
504	40.28	4.50	4.85	28.10
505	68.50	12.85	9.81	-
Total	221.960	35.050	25.880	29.100

Floor no	Built up area	Super built up area
501	53.00	64.13
502	51.52	62.34
503	56.60	68.48
504	56.78	68.70
505	101.86	126.30
Total	319.760	389.950

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FIFTH FLOOR PLAN

SCALE

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DATE

30 Nov 2021

DRAWN BY

Deepraj

CKD BY

Ashwin

TITLE

PROPOSED CONSTRUCTION OF
RESIDENTIAL CUM COMMERCIAL
BUILDING
FOR M. AMAR PARIKAR AT
DATAWADI MAPUSA GOA

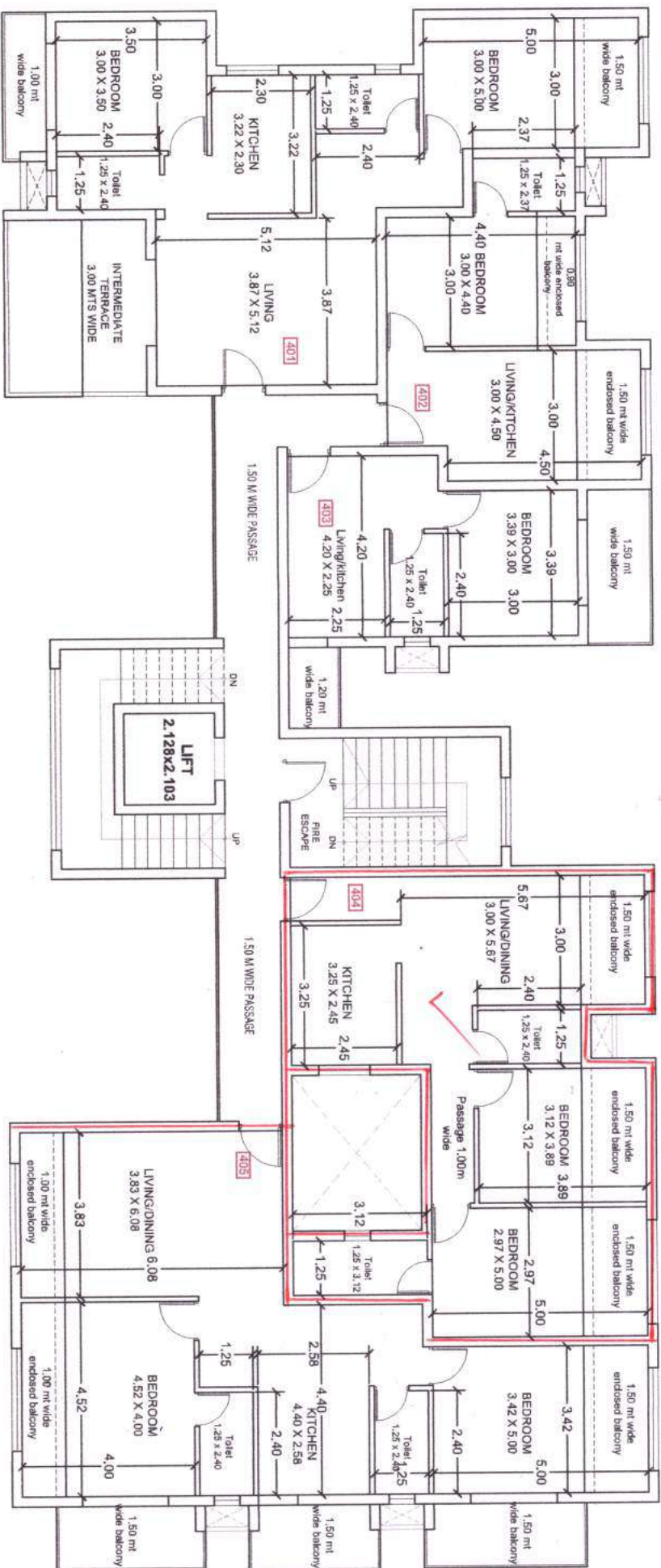
PROJECT ARCHITECT

ASHWINIKUMAR PRABHU



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Area calculation-Fourth floor plan Carpet Area as per RERA

Flat no	Carpet Area	Enclosed Bal.	Balcony	Open Terrace
401	63.59	4.50	3.46	7.35
402	26.09	7.20	0.00	0.00
403	25.65	0.00	7.66	0.00
404	51.48	13.63	0.00	0.00
405	69.96	13.47	15.58	0.00
Total	226.770	38.800	26.700	7.350

Area calculation-Fourth floor plan

Flat no	Built up area	Super built up area
401	87.41	105.77
402	37.82	45.76
403	38.50	46.59
404	79.08	95.59
405	108.66	131.47
Total	351.470	425.28

FOURTH FLOOR PLAN

SCALE

1:100

DATE

08 Dec 2018

DRAWN BY

Deepraj

CKD. BY

Ashwin P

TITLE

PROPOSED CONSTRUCTION OF
RESIDENTIAL CUM COMMERCIAL
BUILDING
FOR MR. AMAR PARIKAR AT
DATAWADI MAPUSA GOA

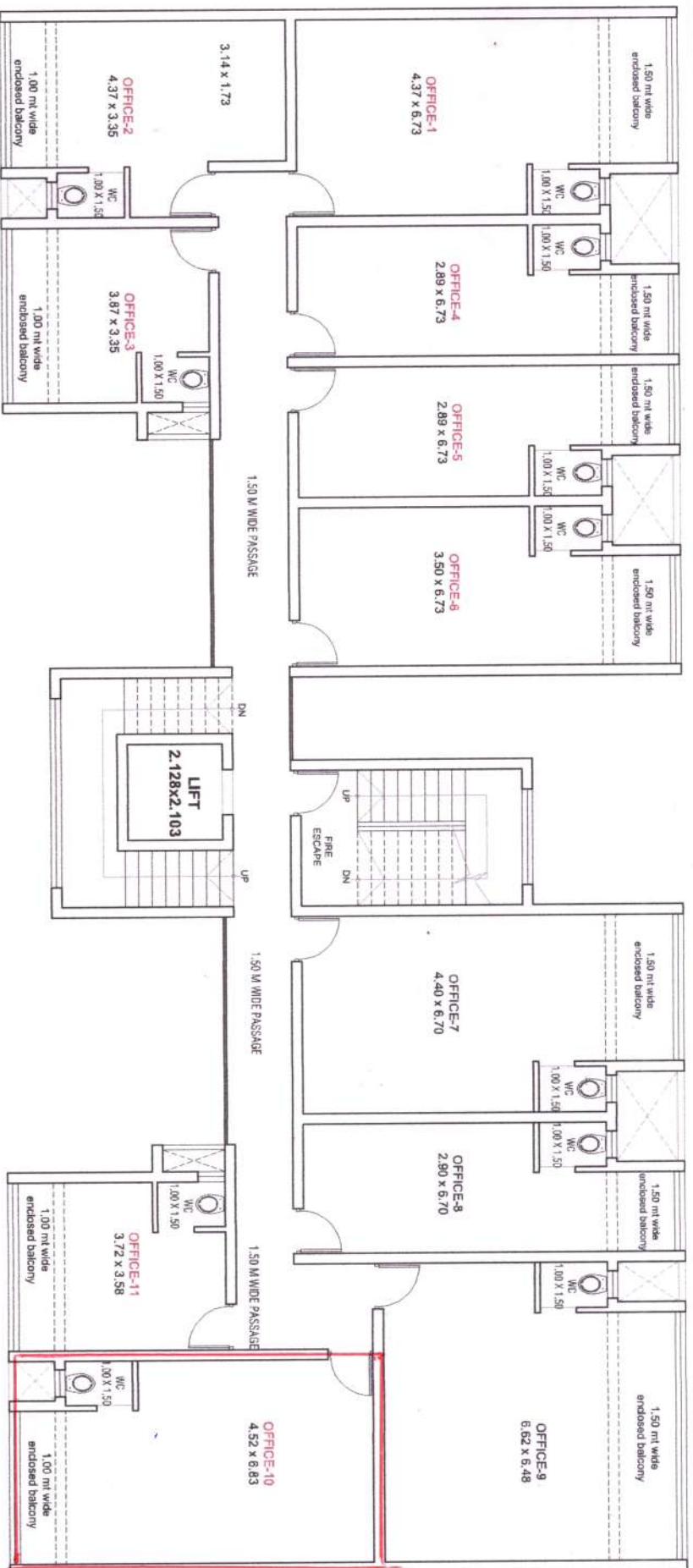
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Area calculation-Third floor plan Carpet Area as per RERA

Office no	Carpet Area	Enclosed Bal.
1	29.38	4.88
2	20.06	3.25
3	12.96	3.87
4	19.42	2.66
5	19.42	2.66
6	23.58	3.58
7	29.38	4.88
8	19.42	2.66
9	32.94	8.25
10	30.65	3.40
11	13.31	3.72
Total	250.700	43.810

Area calculation-Third floor plan

Office no	Butt up area	Stair built up area
1	39.05	53.49
2	27.46	37.62
3	20.26	27.75
4	25.56	35.01
5	25.26	34.60
6	31.91	43.71
7	39.43	54.01
8	25.95	35.55
9	46.24	63.34
10	38.98	54.77
11	20.26	27.75
Total	340.36	467.600

THIRD FLOOR PLAN

TITLE:

PROPOSED CONSTRUCTION OF
RESIDENTIAL CUM COMMERCIAL
BUILDING
FOR MR. AMAR PARIKAR AT
DATTAWADI MAPUSA GOA

PROJECT ARCHITECT

ASHWINIKUMAR PRABHU

SCALE

1:100

DATE

30 Nov 2021

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Deepraj

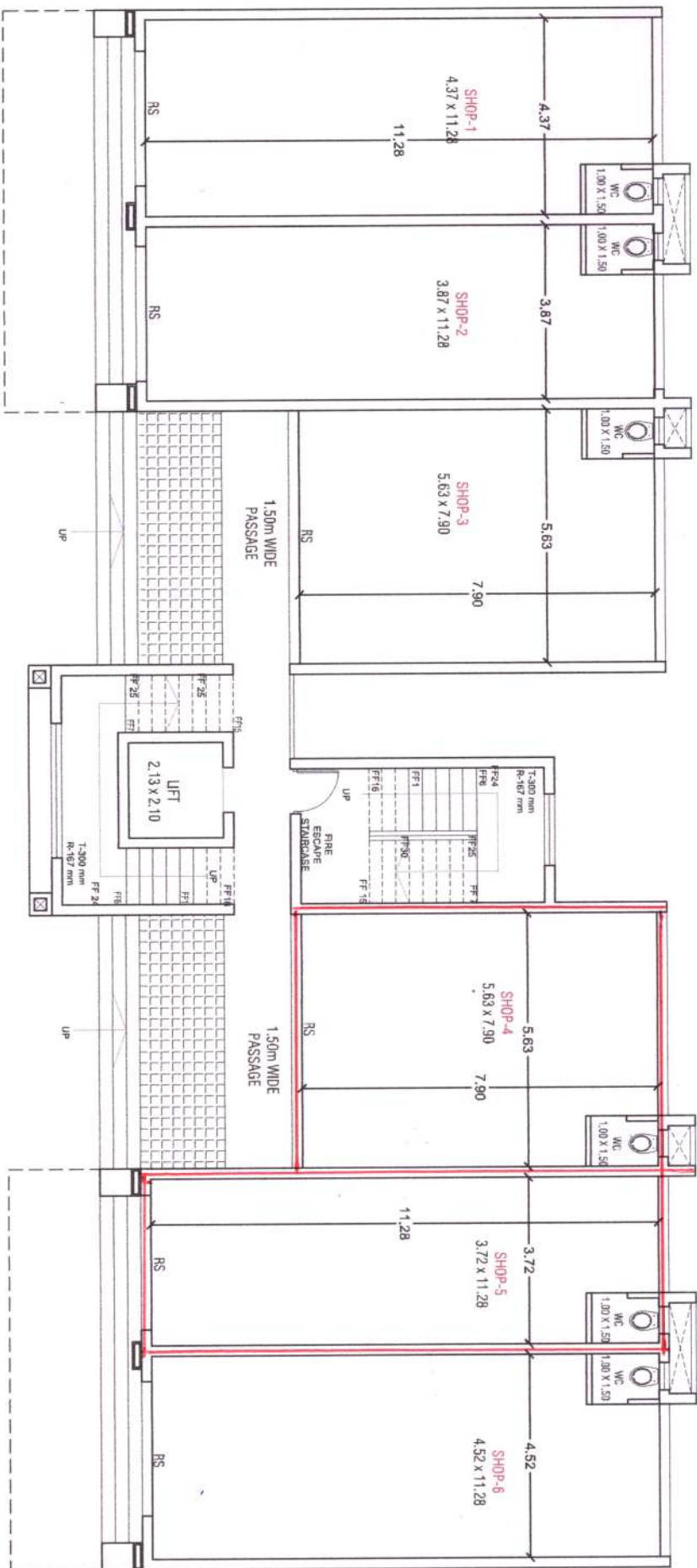
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Area calculation-Ground floor plan Carpet Area as per RERA		
Shop no	Carpet Area	
1	49.25	
2	43.88	
3	44.50	
4	44.50	
5	41.91	
6	50.94	
Total	274.790	

Area calculation-Ground floor plan		
Shop no	Built up area	Super built up area
1	55.30	68.07
2	48.47	59.66
3	49.98	61.52
4	49.98	61.52
5	46.71	57.50
6	57.07	70.25
Total	307.510	378.520

GROUND FLOOR PLAN

TITLE:

PROPOSED CONSTRUCTION OF
RESIDENTIAL CUM COMMERCIAL
BUILDING

FOR M. AMAR PARIKAR AT
DATTAWADI MAPUSA GOA

PROJECT ARCHITECT

ASHWINIKUMAR PRABHU



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DATE

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Deepraj

CKD. BY

Ashwin P

STILT FLOOR PLAN			
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Ashwin

Deepraj

Shivakumar

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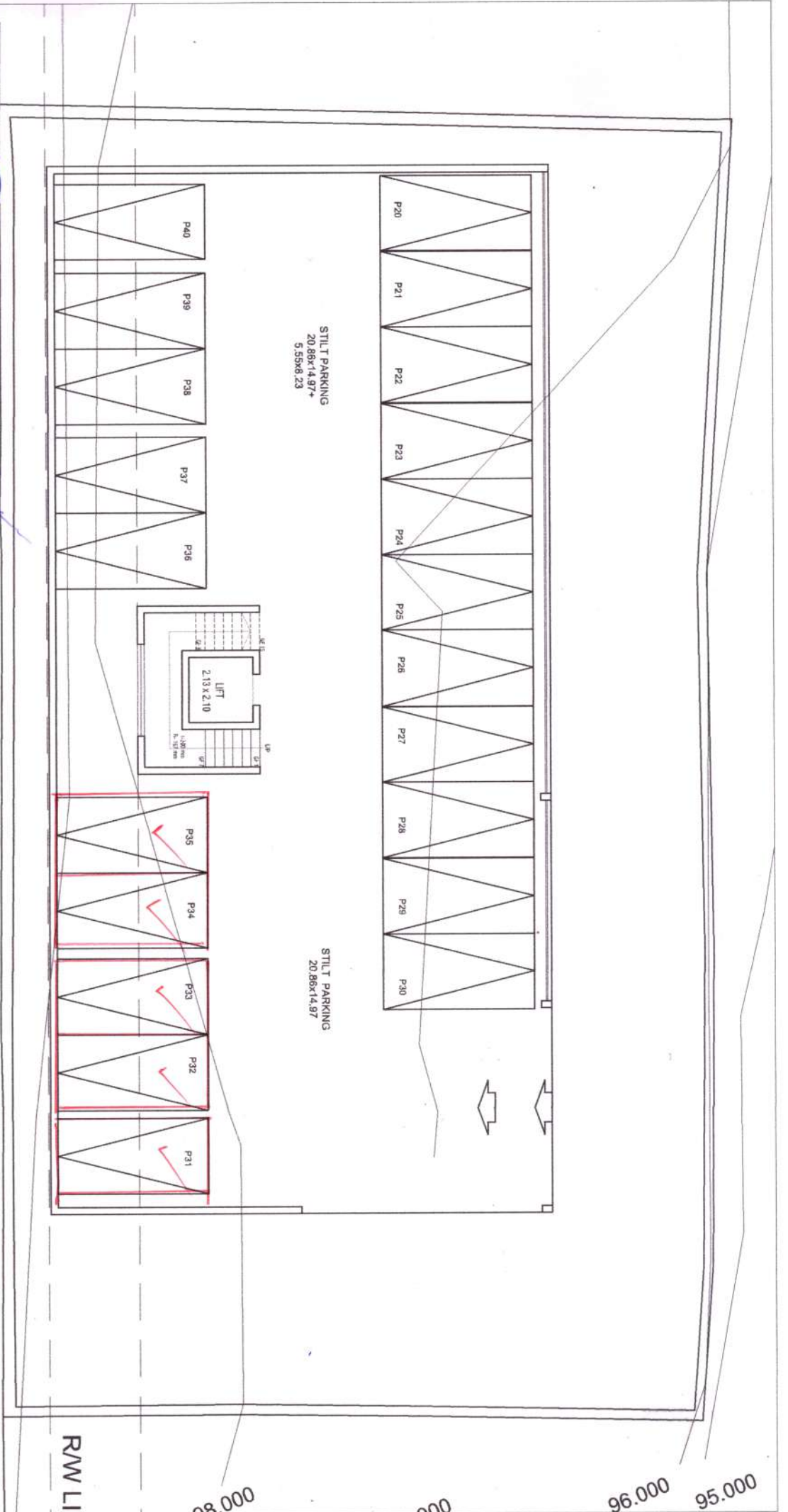
PROPOSED CONSTRUCTION OF
RESIDENTIAL CUM COMMERCIAL
BUILDING
FOR MR. AMAR PARIKAR AT
DATTAWADI MAPUSA GOA

PROJECT ARCHITECT

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'BUILDER'

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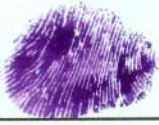
(MR. AMAR RAGHUNATH PRABHU PARRIKAR)
Proprietor of M/S PARRIKAR CONSTRUCTIONS



L. H. F. Prints

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R. H. F. Prints

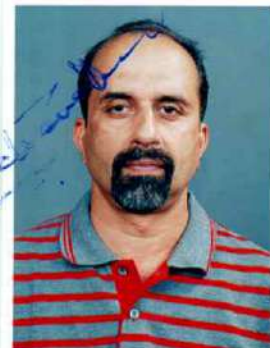
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'PROPERTY OWNERS'

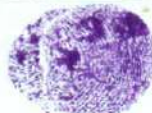
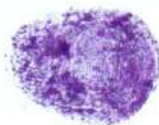
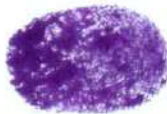


Sujaykumar

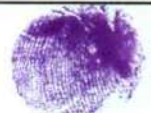
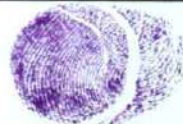
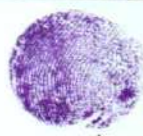
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(MR. SUJAYKUMAR K. NETRAVALKAR)

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R. H. F. Prints

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Sujaykumar
Sujaykumar

Manikar

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'PROPERTY OWNERS'

2)

Shetavalkar

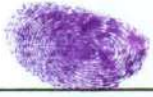
(MRS. SUPRIYA SUJAYKUMAR NETRAVALKAR)



L. H. F. Prints

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R. H. F. Prints

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Shetavalkar
Shetavalkar

Manojan

WITNESSES:-

1. Rayendra Prasad Alas Ravi R NAIK 

2. Jayant Patil 





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 24-Feb-2022 12:40:05 pm

Document Serial Number :- 2022-BRZ-809

Presented at 11:58:49 am on 24-Feb-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	455000
2	Registration Fee	470620
3	Processing Fee	1280
Total		926900

Stamp Duty Required :455000/-

Stamp Duty Paid : 455026/-

Presenter

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Amar Prabhu Parrikar ,Father Name:Raghunath Prabhu Parrikar, Age: 54, Marital Status: ,Gender:Male,Occupation: Business, Address1 - hno 163 9 SUSHILA Ganeshpuri Housing Board Colony Mapusa Bardez Goa, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Sujaykumar Netravalkar , Father Name:Kesharnath Sinai Netravalkar, Age: 59, Marital Status: Married ,Gender:Male,Occupation: Land Lord, HNO 33 5 near New Goa High School Mapusa, PAN No.:			
2	Supriya Sujaykumar Netravalkar , Father Name:Efrema Agnelo Almeida, Age: 56, Marital Status: Married ,Gender:Female,Occupation: Land Lady, HNO 33 5 near New Goa High School Mapusa, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	Amar Prabhu Parrikar , Father Name:Raghunath Prabhu Parrikar, Age: 54, Marital Status: ,Gender:Male,Occupation: Business, hno 163 9 SUSHILA Ganeshpuri Housing Board Colony Mapusa Bardez Goa, PAN No.: , as Power Of Attorney Holder for Supriya Sujaykumar Netravalkar			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	Name: Ravi R Naik, Age: 60, DOB: 1962-01-14 , Mobile: , Email: , Occupation: Business , Marital status : Married , Address: 403513, h no 588 St. Francis wada Colvale Bardez Goa, h no 588 St. Francis wada Colvale Bardez Goa, Colvale, Bardez, North Goa, Goa			
2	Name: Jervis Pereira, Age: 41, DOB: 1980-09-16 , Mobile: , Email: , Occupation: Service , Marital status : Married , Address: 403507, Flat no S7, Flat no S7, Clement Residency , Xelpem Duler Mapusa Goa, Mapusa, Bardez, North Goa, Goa			


Sub Registrar
SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2022-BRZ-809

Document Serial No:-2022-BRZ-809

Book :- 1 Document

Registration Number :-

Date : 28-Feb-2022

 SUB-REGISTRAR
BARDEZ

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

