



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Goa

e-Stamp

Certificate No. : IN-GA00064422357714X
Certificate Issued Date : 04-Jul-2025 12:07 PM
Account Reference : NONACC (TS)/ gaga-130/ STO-Panaji/ GA-NGA
Unique Doc. Reference : SUBIN-GAGAGA-T3000122137167986X
Purchased by : MS ETEREO REALTY PRIVATE LIMITED.
Description of Document : Article 5 Agreement or its records or memorandum of an agreement
Property Description : PROPERTY ADM 1600 SQ MTS SY NO 73/9 MARNA AND
 PROPERTY ADM 1225 SQ MTS SY NO 73/10 MARNA
Consideration Price (Rs.) : 8,47,16,250
 (Eight Crore Forty Seven Lakh Sixteen Thousand Two Hundred And Fifty only)
First Party : MS TOP CASAS REALTY LLP
Second Party : MS ETEREO REALTY PRIVATE LIMITED
Stamp Duty Paid By : MS ETEREO REALTY PRIVATE LIMITED
Stamp Duty Amount(Rs.) : 24,56,800
 (Twenty Four Lakh Fifty Six Thousand Eight Hundred only)



Please write or type below this line

2025-BR2-3799
 11/7/2025

PF 0000172099

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate
3. In case of any discrepancy please inform the Competent Authority.

- 1 -



AGREEMENT FOR JOINT VENTURE DEVELOPMENT

This AGREEMENT FOR JOINT VENTURE DEVELOPMENT is made
at Mapusa, Goa.

TOP CASAS REALTY LLP

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DESIGNATED PARTNER

ETEREO REALITY PRIVATE LIMITED

[Signature]

DIRECTOR

on this 07th day of July in the year 2025, **BETWEEN: -**

(1)-M/s TOP CASAS REALTY LLP a Limited Liability Partnership having PAN Card no. _____ and registered Office at Ground Floor, H.No. 1/56(1), Grand Morod, Saligao, Bardez, North Goa, Goa-403511, herein represented by its Partner **SHRI. KAPIL DUA**, of 41 years, occupation in Business, son of Surinder Dua, married, holding PAN Card No. _____, Aadhaar Card No. _____, Indian National, resident of Flat-No. 1085, Prestige Shantiniketan Rajpalya, Bangalore North, Mahadevapura, Bengaluru, Karnataka - 560048, as constituted vide Board Resolution dated 14-5-2025, hereinafter referred to for the sake of Brevity as the **"OWNER"** (which expression shall unless it be repugnant to the context or meaning thereof deem to mean and include their heirs, executors, administrators and assigns) of the **FIRST PART. AND**

(2) M/s ETEREO REALTY PRIVATE LIMITED having PAN Card no. _____ and registered Office at D-54, Greater Kailash Enclave Part 2, Delhi- 110048, herein represented by its Director **SHRI. AKHIL GUPTA**, aged 32 years, son of Shri. Ram Dhari Gupta, in Business, Indian National, holding PAN Card no. _____, Aadhaar Card No. _____, Mobile No. _____, residing at D-54, Greater Kailash Enclave – II, South Delhi, Delhi-110048, as constituted vide Board Resolution dated 14-5-2025, hereinafter referred to as **"THE DEVELOPER"** (which expression shall unless repugnant to the context meaning thereof include its representative, successors, executors and assigns) of **THE SECOND PART.**

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DIRECTOR

All Indian Nationals.

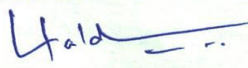
WHEREAS there exist properties admeasuring 1600 sq mts bearing sy no 73/9 of village Marna and admeasuring 1225 sq.mts. bearing survey no 73/10 of village Marna, known as 'PLIMBICHE BHAT' also known as SIMEOILEM-BATA, situated at Marna, within the limits of Village Panchayat of Marna-Siolim, Taluka and Registration Sub-District of Bardez, District North Goa, in the State of Goa, which property shall hereinafter refer to as the said properties and more particularly described in the Schedule I and II respectively, hereinbelow mentioned.

WHEREAS by a Deed of Sale dated 16-02-1968, Shri Frederick Leo Britto purchased the said properties from Smt Christalina Brito also known as Cristalina Pereira e Britto, which Deed is duly registered under no.1607 of Book I Vol.23 at pages 106 to 111 on 24-01-1968 in the Office of the Sub-Registrar Bardez at Mapusa Goa.

WHEREAS the said properties came to be acquired by the said Christalina Brito alias Cristalina Pereira e Britto as successor of her late husband Joao Santana Brito by Virtue of Deed of Justification dated 21-07-1962 drawn in the Office of the Notary Antonio Jose Joao Francisco Pinto de Menezes through his substitute Sadassiva Loximona Lada.

WHEREAS thereafter the name of Shri Frederick Leo Britto alias Freddy Britto came to be recorded in the Occupants Column of the Manual Survey Form I and XIV bearing Sy.no.73/9 and 73/10 of Village Marna and Form III of the said Survey Records.

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WHEREAS the said Shri Frederick Leo Britto alias Frederick Leo Britto alias Freddy Britto expired on 18-06-2006 and upon his demise his widow Rita Britto alias Rita Alvares initiated Inventory Proceedings under no.124/2019/E in the Court of the Civil Judge Junior Division Mapusa confirming that Ferita Vipin Khanna married to Vipin Khanna and Roosevelt Fredrick Britto married to Edita Britto alias Edita Rimkute are his legal heirs.

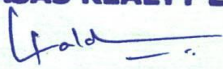
WHEREAS the said Properties listed as item no.5 and 6 respectively, came to be allotted to Rita Britto alias Rita Alvares and Ferita Vipin Khanna married to Vipin Khanna and Roosevelt Fredrick Britto married to Edita Britto alias Edita Rimkute, as confirmed by Judgment and Decree dated 30-10-2019 in the said Inv. Pro.no.124/2019/E.

AND WHEREAS pursuant to the same their names came to be recorded in the occupant's column of the survey form I & XIV bearing Survey no. 73/9 and 73/10 of village Marna.

WHEREAS on 27-02-2024 the Office of the Addl. Collector III North Goa District Mapusa Bardez Goa issued conversion Sanad under no.4/373/CNV/ACIII/2023/297 and no.4/357/CNV/ACIII/ 2023/296 for conversion of 1600 sq mts of Sy no 73/9 and 1225 Sq mts of Sy no 73/10 of Village Siolim, respectively.

WHEREAS by a Deed of sale dated 11-12-2023 Rita Britto alias Rita Alvares and Ferita Vipin Khanna with her husband Vipin Khanna and Roosevelt Fredrick Britto with his wife Edita Britto alias Edita Rimkute sold the Said Property admeasuring 1600 sq mts of Sy no 73/9 of Village

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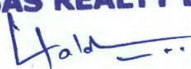
Marna to the OWNER hereto, registered under Book 1 Document Registration Number BRZ-1-6439-2023 on 26-12-2023 in the Office of the Sub-Registrar Bardez and which Deed is subsequently rectified by a Deed of Rectification dated 26-03-2025 registered under Book 1 Document Registration Number BRZ-1-1703-2025 on 26-03-2025 in the Office of the Sub-Registrar Bardez to correct some typographical errors in the said Deed of Sale.

WHEREAS by a Deed of sale dated 11-12-2023 Rita Britto alias Rita Alvares and Ferita Vipin Khanna with her husband Vipin Khanna and Roosevelt Fredrick Britto with his wife Edita Britto alias Edita Rimkute sold the Said Property admeasuring 1225 sq mts of Survey no 73/10 of Village Marna to the OWNER hereto, registered under Book 1 Document Registration Number BRZ-1-6340-2023 on 20-12-2023 in the Office of the Sub-Registrar Bardez and which Deed is subsequently rectified by a Deed of Rectification dated 26-03-2025 registered under Book 1 Document Registration Number BRZ-1-1715-2025 on 27-03-2025 in the Office of the Sub-Registrar Bardez to correct some typographical errors in the said Deed of Sale.

WHEREAS the OWNER has declared that they have not entered into any prior Agreement or transaction with any person/persons for the sale and transfer of the Said Properties.

WHEREAS the OWNER has represented to the DEVELOPER that they are the sole and absolute owners in possession of the SAID PROPERTIES including the rights and benefits attached thereto and no one else has any right, title or interest in the SAID PROPERTIES and the

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OWNER is absolutely seized and possessed of and otherwise well and sufficiently entitled to the SAID PROPERTIES.

WHEREAS the OWNER has proposed to the Developer that they wish to develop the SAID PROPERTIES and at the offer of the OWNER the DEVELOPER has agreed to develop the SAID PROPERTIES.

AND WHEREAS the parties herein are entering into an arrangement by which the said project is developed in collaboration, in terms of this Agreement.

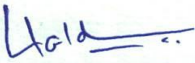
AND WHEREAS the present Agreement is being written in order to set out the respective rights and liabilities and obligations of the two parties herein;

AND NOW THEREFORE, THIS AGREEMENT WITNESSETH AS UNDER:

(1) The SAID PROPERTIES belonging to the Owner shall be developed by the DEVELOPER at his cost with an understanding that both the parties shall hold the built-up units constructed thereon in the proportion of 50:50, i.e. 27 flats each along with one parking slot for each flat.

(2) THE Developer shall get the Zone changed, if need be, concerning the SAID PROPERTIES. Further all the approvals, permissions and Licences including order from Planning and Development Authority, construction Licence from Village Panchayat Siolim, permission from P.W.D, Health Department, Electricity Department and all such other authorities as may be required for the purpose of construction and Development of the SAID PROPERTIES, shall be obtained by the Developer at his cost including

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Occupancy Certificate from the Village Panchayat Siolim. Power and water Supply, the cost whereof towards deposits and taxes thereof shall be borne by both the Owner and Developer 50:50.

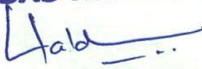
(3) THE OWNER shall cooperate fully with the Developer in the process of Promotion and Sale and marketing of the Said Project.

(4) The Owner shall on execution/Registration of this Agreement, simultaneously execute a General Power of Attorney in favour of the Developer, to sign all the applications, plans, papers, etc., necessary for the development of the said properties, also to appoint Architects, etc. and to do other acts, deeds and things so as to obtain necessary permission from the competent Authority under the provisions of the prevailing relevant Laws for the development of the said property and also to approach the Village Panchayat Siolim for obtaining approval of the building plans and commencement and obtaining completion and occupancy Certificate for the proposed Project.

(5) THE OWNER shall, with the execution of this Agreement, deliver the possession of the said properties to the Developer and permit the Developer to commence its Pre-Launch efforts, such as advertising, etc and OWNER shall have no objection to the said efforts of the Developer.

(6) It is agreed between the parties hereto that if in future any additional F.A.R/premium F.S.I/ T.D.R etc is available for construction the same is to be utilized and governed by all the terms and conditions of this agreement as applicable to the originally available F.S.I/saleable areas., all the costs towards the additional F.A.R/premium F.S.I/ T.D.R etc shall be borne by both the Owner and the Developer.

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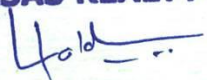

DIRECTOR

(7) It is further agreed between the parties hereto that if as a result of any change in building rules and regulations applicable to the area in which the said properties are situated or any change in any law or enactment or for any reason whatsoever, additional F.A.R. becomes available in respect of the said properties, the benefit of such additional F.A.R. shall be enjoyed by both the Owner and the Developer in the same ratio of 50:50.

(8) The Developer shall structurally complete the project in all respects, within 3 years from the date of obtaining construction licence from Village Panchayat Siolim, subject to a grace period of 6 months without any penalty and further extension of additional 12 months period shall be allowed provided the said delay shall have not been occasioned due to any act of Owner or any Government notification, Pandemic, Act of God, Force Majeure, restrain order from any appropriate authority or judicial body, procedural delays, scarcity of building Materials and /or by virtue of other reasons beyond the control of the Owner.

(9) The Developer shall provide the funds required for completion of the project till such time as the entire project is complete and ready for use. The entire cost of development, construction, Architectural expenses/ Swimming pool/ STP Plant/ Landscaping/ Road/ Water treatment etc. and all other miscellaneous expenses, that are in any manner, connected with the development and successful completion shall be borne by the Developer. Further it is agreed between both the parties that the Developer shall hold exclusive rights of management and maintenance of the said project.

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(10) The Developer will also provide the engineering expertise, personnel and all other inputs that are required for completing the project. Further, the Developer shall also provide for architectural supervision for the project, prepared by Architects engaged by the Developer, but all layout designs, elevations, designs, and working drawings shall be shared with the Owner.

(11) The cost of registration and Stamp Duty for this Agreement shall be borne by the Developer, and that this Agreement shall be registered in the Office of the Sub Registrar at Bardez Goa.

(12) The parties further agree that in the event of the co-operation of the Owner if required in any manner, by the Developer, at the time of sale, alienation or parting with possession of any part of the facility being developed, the Owner shall make its representative available, in order to make, execute, and sign any document, agreement, swear affidavits, and make any declaration and appear before the Sub-Registrar for registration of any document, as may be found necessary. Further both the parties agree that they shall not enter into any form of agreement/commitment individually for sale of the developed property save and except by virtue of General Power of Attorney executed by the Owner in favour of the Developer.

(13) The parties agree and recognize the fact that it is extremely important that the marketing and selling of the Units being constructed in the said properties that is envisaged here, is effectively done and the Owner agrees and undertakes to cooperate fully in this process. All marketing efforts shall be under the name of style of a Trade name

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decided by the Developer including the marketing material, and which will include the name **ETEREO 1**.

(14) All taxes like GST/TDS/IT on any **sales shall** be borne by the Purchasers of the Units.

(15) It is agreed that the Owner/Developer, while implementing the project in terms of this Agreement, shall be entitled to make any variation, modification, or any other change in the design, layout or proposed structure and size of the project under construction concerning the units allotted to either of them.

(16) All marketing efforts, including all advertisement, publicity, brochures, and all other material, whether written or in electronic form, shall be issued in the name agreed to herein, the text of all publicity material and advertisements along with all graphics involved, shall be that of the Developer and the cost towards the same will be borne by the Developer, and either party shall be entitled to the sale Consideration payable by the unit holder against the sale of the unit allotted to either of them respectively.

(17) All decisions whatsoever, regarding the implementation, construction and completion of the project shall be taken by the Developer.

(18) All agreements and conveyances for the sale of constructed units in the proposed project shall be in the agreed name, and the sale transaction or any other transaction by which the whole or part of the property is

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disposed or disposition made, shall be approved in writing by both the Owner and the Developer.

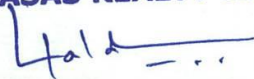
(19) During implementation of the project, the Developer shall undertake complete and independent supervision of the execution of the work and all materials, processes and systems utilized in the execution of the work shall be exactly as per the specifications and directions of the Developer and the Owner shall not be entitled to interfere in the said process.

(20) Each party shall be free to deal with and dispose of their respective unit(s) in the SAID PROJECT, including entering into Memorandum(s) of Understanding, Agreement(s) or Deed(s) with any person, thereby selling, or agreeing to sell, let out or otherwise transfer or put another person in possession of any or all of their premise(s)/unit(s) in the SAID PROJECT with respective Plots in the said property and receive the consideration thereof, including earnest money or deposit and do all that is necessary in this regard, subject to:-

(21)- Each party shall join as a Confirming Party to the Agreement(s) Deed(s) etc. executed by the Other Party with the Prospective Purchaser/and do all that is necessary in this Regard, to convey title of the unit to the prospective purchaser.

(22)-The Developer shall be entitled to avail off any Financial Facility from any Financial Institution/Banks /NBFC's as the Developer deems fit and proper for the purpose of obtaining construction finance in respect of

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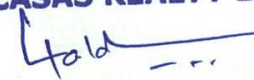
this Joint Venture by creating a charge/mortgage of all its rights /entitlements/share in respect of the said properties, in terms of this Agreement for Joint Venture Development only after obtaining written consent from the OWNER. The Developer shall, however, not be entitled to create any charge/mortgage in respect of the Units allotted to the Owner specified in Schedule-III hereunder.

(23)-The Prospective Purchasers of the Developer shall be entitled to mortgage their Units agreed to be purchased to avail of finance facility from any Bank/Financial Institution/Banks/NBFC's.

(24).-The Proceeds from booking received from the SAID PROJECT shall be appropriated and/or adjusted in terms of the allotment of the units to the respective parties i.e. if the booking is in respect of the units of the Developer, then the amount will be appropriated by the Developer and if the booking is in respect of the units of the Owner, then the amount will be appropriated by the Owner. The payment shall be made in terms of the RERA Regulations and to the extent permissible under the same.

(25)-All rates, taxes, charges, assessments, duties, Land Revenue and other outgoings in respect of the properties upto the date of execution of this Agreement have been paid by the Owner. In the event that such charges have not been paid by the Owner, the Owner undertakes to pay the same immediately. Further the Owner represents and warrants that they will be responsible and liable for the payment of all arrears or outstanding rates, taxes, charges, assessments, duties, arrears and outgoings in respect of the properties for the period upto the date of

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execution of this Agreement. All rates, taxes, charges, assessments, duties, Land Revenue and other outgoings relating to the properties after the date of the execution of this Agreement shall be borne by the Developer.

(26)-The GST shall be borne by the respective parties as applicable. The GST in respect of the Owner Premises shall be borne by the Owner or its Respective Purchasers. In the event GST is payable on the unsold premises allotted to the Owner in terms of this Agreement, the Owner shall undertake to discharge or reimburse the GST liability arising out of such unsold portion.

(27)-The Developer shall carry out such variations and alterations in the SAID PROJECT, building plans including relocating the open space/all structures buildings/garden spaces and/or varying the proportionate undivided rights in the SAID PROPERTIES.

(28).- The Developer shall have the sole and exclusive right to brand the Project. And the Developer and Owner shall have the right to co-brand the Units held owned by the Owner more particularly described in Schedule-III the developments thereon including naming of the SAID PROJECT shall be determined by the Developer. The Project shall be marketed through utilization of the brand of the Developer, on all promotional material, print media, tele-media, events, advertisement, etc. relating to the Project. The Owner further agrees that the Developer shall have the right to issue any press release or make any Public Statement or other communication about the Project and/or the development.

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(29)-The Marketing and Sales of the Units developed, is the responsibility of the Developer and the Owner in terms of their respective units held by the Developer and the Owner more particularly described at Schedule-IV and III respectively.

(30)-The delivery of possession shall be acknowledged in writing by the Owner to the Developer and the actual delivery of possession shall be given to the Owner simultaneously upon the Owner, or their agent, signing and handing over the letter of acknowledgement to the Developer.

(31)-In the event, the Owner refuses, fails or neglects to take delivery of possession of any or all of the units within 15 days from the date of receipt of the aforesaid letter, without justifiable and reasonable cause, the Developer shall be deemed to have fulfilled his obligation under this Agreement and in law in respect of handing over the SAID UNITS on the expiry of the 15 days from the date of receipt of the letter.

(32)-It is the duty of the Owner to inspect and verify and satisfy itself of the quality of construction of the SAID Units and that the same confirms to the details/ specifications agreed herein, and that the SAID UNITS are free from all defects and deficiencies.

(33)- The Owner and Developer hereby covenants and undertakes to pay the maintenance charges, electrification charges, infrastructure charges, security charges as may be levied by the maintenance agency or a co-operative maintenance Society. The Developer and Owner and/or its

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transferees shall diligently make all the payments as and when demanded by the maintenance agency or a co-operative maintenance Society.

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

(35) All questions relating to validity, interpretation or performance of this Agreement will be governed by the Goa laws.

(36) The parties agree that neither of the parties shall indulge in any activity that has the effect of violating any law or regulation for the time being in force. Furthermore, the parties agree and covenant that they shall follow all ethical and legal practices in developing the project and shall indemnify each other against any adverse consequences, losses or damages suffered by them by virtue of any wrongful, illegal or unethical practice committed by the other.

(37) With the completion of the project, and with the distribution of the benefits arising there from as agreed hereinabove, and after having duly conveyed the units to the purchasers by both the Owner and the Developer of their respective allotments, the collaboration between the parties will be deemed to come to an end and shall not be construed as a partnership that is continuing.

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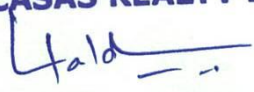
(38) All disputes or differences of any nature arising between the parties regarding their rights, obligations, the interpretation of these presents, and all matters arising under this agreement, will be resolved through co-operation and consultation. If the said disputes, etc. are not settled by co-operation and consultation, the said matters will be referred to a single arbitrator, to be appointed with the mutual consent of both the parties. The arbitration will be an arbitration under the Arbitration and Conciliation Act, 1996, or any statutory modification or re-enactment thereof. The Venue of Arbitration shall be the State of Goa and the language of Arbitration shall be English.

(39) That the said properties are valued at Rs.2,88,15,000/- (Rupees Two Crores Eighty Eight Lakhs Fifteen Thousand Only). That the Total built up area allotted to the Owner is 2236.05 sq.mtrs. and the cost of construction per square mtr. is calculated @ Rs.25,000/-. Therefore the total cost of construction is Rs.5,59,01,250/- The Total Value for the Purpose of Stamp Duty and registration fee is Rs.8,47,16,250/- (Rupees Eight Crores Forty Seven lakhs Sixteen Thousand Two Hundred and Fifty Only) and the Stamp Duty of Rs.24,56,800/- is affixed hereto and the Registration Fee of Rs.25,41,490/- is paid herewith which is borne by the Developer.

SCHEDULE I

All that property admeasuring 1600 sq mts bearing Survey no 73/9 of Village Marna, known as 'PLIMBICHE BHAT' also known as SIMEOILEM-BATA, situated at Marna, within the limits of Village Panchayat of Marna-Siolim, Taluka and Registration Sub-District of

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Bardez, District North Goa, in the State of Goa, which property is not described in the Office of the Land Registrar but enrolled in the Taluka Revenue Office under Matriz nos.735 and 737 of first circumscription.

The **SAID PROPERTY** is bounded as under:-

Towards the North: - By Road

Towards the South: - By Property surveyed under 73/2

Towards the East: - By Property surveyed under No. 73/10

Towards the West: - By Property surveyed under No. 73/8

SCHEDULE II

All that property admeasuring 1225 sq.mts. bearing sy no 73/10 of village Marna, known as 'PLIMBICHE BHAT' also known as SIMEOLEM-BATA, situated at Marna, within the limits of Village Panchayat of Marna-Siolim, Taluka and Registration Sub-District of Bardez, District North Goa, in the State of Goa, which property is not described in the Office of the Land Registrar but enrolled in the Taluka Revenue Office under Matriz nos.735 and 737 of first circumscription.

The **SAID PROPERTY** is bounded as under:-

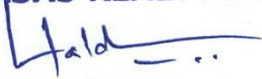
Towards the North: - By Road

Towards the South: - By Hill

Towards the East: - By Property surveyed under No. 73/11

Towards the West: - By Property surveyed under No. 73/9

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SCHEDULE III

FLATS ALLOTTED TO THE OWNER

Sr.No.	Flat No	Area in Square Mtrs
A- BLOCK (Total area is 802.76 SQ. MTRS)		
1	A-102	101.15
2	A-104	99.54
3	A-202	101.15
4	A-204	99.54
5	A-302	101.15
6	A-304	99.54
7	A-402	101.15
8	A-404	99.54
B-BLOCK (Total area is 426.16 SQ. MTRS)		
1	B-102	106.54
2	B-202	106.54
3	B-302	106.54
4	B-402	106.54
C-BLOCK (Total area is 390.32 SQ. MTRS)		
1	C-102	97.58
2	C-202	97.58
3	C-302	97.58
4	C-402	97.58
D-BLOCK (Total area is 232.44 SQ. MTRS)		
1	D-102	58.11
2	D-202	58.11
3	D-302	58.11
4	D-402	58.11
E-BLOCK (Total area is 209.48 SQ. MTRS)		
1	E-102	52.37
2	E-202	52.37
3	E-302	52.37
4	E-402	52.37
F-BLOCK (Total area is 175.34 SQ. MTRS)		
1	F-102	54.04
2	F-202	54.05
3	F-302	67.24
TOTAL AREA		2236.50



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DESIGNATED PARTNER

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DIRECTOR

SCHEDULE IV
FLATS ALLOTTED TO THE DEVELOPER

Sr.No.	Flat No	Area in Square Mtrs
A- BLOCK (Total area is 810.28 SQ. MTRS)		
1	A-101	101.42
2	A-103	101.15
3	A-201	101.42
4	A-203	101.15
5	A-301	101.42
6	A-303	101.15
7	A-401	101.42
8	A-403	101.15
B-BLOCK (Total area is 420.52 SQ. MTRS)		
1	B-101	105.13
2	B-201	105.13
3	B-301	105.13
4	B-401	105.13
C-BLOCK (Total area is 387.40 SQ. MTRS)		
1	C-101	96.85
2	C-201	96.85
3	C-301	96.85
4	C-401	96.85
D-BLOCK (Total area is 224.72 SQ. MTRS)		
1	D-101	56.18
2	D-201	56.18
3	D-301	56.18
4	D-401	56.18
E-BLOCK (Total area is 226.40 SQ. MTRS)		
1	E-101	56.60
2	E-201	56.60
3	E-301	56.60
4	E-401	56.60
F-BLOCK (Total area is 179.22 SQ. MTRS)		
1	F-101	53.97
2	F-201	53.97
3	F-301	71.28
TOTAL AREA		2248.54



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ETEREO REALTY PRIVATE LIMITED

DIRECTOR

**ANNEXURE-A
FLATS SPECIFICATIONS**

STRUCTURE:

- Earthquake resistant RCC framed structure of minimum M 20 Grade concrete with FE 500 Steel reinforcement.
- External masonry in 20/23 cms laterite stones/AAC blocks as required.
- Internal masonry in single brick/laterite stones/AAC blocks of minimum 10cms thickness as required.
- External plaster is of two coats cement plaster of 20 mm thickness.
- External painting will be done with Apex Ultima of Asian paints.
- Internal plaster will of one coat of cement plaster of 12 mm thickness and 2 coat in POP
- Sloping roof of the structure will be covered with Mangalore tiles or similar.

FOYER/LIVING/DINING:

- Flooring and skirting in Vitrified tiles.
- Internal painting in acrylic emulsion (Royale of Asian paints or similar).
- Internal plaster will of one coat of cement plaster of 12 mm thickness and 2nd coat in POP

BEDROOMS:

- Flooring and skirting in Vitrified tiles.
- Internal painting in acrylic emulsion (Royale of Asian paints or similar).

KITCHEN:

- Flooring and skirting in Vitrified tiles.
- Superior quality ceramic wall tile dado (2 ft high above counter)
- Internal painting in acrylic emulsion (Royale of Asian paints or similar).
- Modular Kitchen with Sink, Tap, Chimney & Hob
- Provision for water purifier.

TOILET:

- Dado will be vitrified tiles up to Lintel Level.
- Flooring in Vitrified tiles.
- Granite counter top for vanity.

DOORS:

- Frames in Teakwood
- Main doors-Teak Wood/ Flush door with teak veneer.
- Internal bedroom doors-flush door with teak veneer.
- Toilet doors-flush door with laminate on inside and veneer on outside.

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WINDOWS/VENTILATORS:

- Heavy duty powder coated/anodized aluminum glazed windows and ventilators made from specially designed and manufactured sections.

ELEVATION FEATURES:

- External plaster is of two coats cement plaster of 20 mm thickness.
- External painting will be done with Apex Ultima of Asian paints or similar.

STAIRCASE:

- RCC Staircase/MS
- MS railing with teak wood handrail as per design.
- Internal painting in acrylic emulsion (Royale of Asian paints or similar).

PLUMBING AND SANITARY:

- Internal Plumbing will be concealed with UPVC and CPVC of Astral or equivalent brand.
- Sanitary ware will be of white colour of Jaguar or equivalent brand.
- 15 litre capacity geysers in toilets.
- Septic tank With Soak pit.
- Glass Partition for shower area.
- AC's in all room.

ELECTRICAL WORKS:

- Electrical Wiring will be concealed with Switch of Legrand / equivalent brand.
- Provision will be kept for telephone, TV, wi-fi, washing machine and Invertor.

AMENITIES:

- Swimming pool with Filtration Plant.
- Internal road paved with Pavers.
- Garden and Pool lights.
- Hydro pneumatic system.
- Compound wall.
- Facade Lighting.
- Gate MS.
- Landscape & Hardscape around project.
- AC- Split of Daikin or similar.
- Power Back for common area and not for individual apartments.
- Lights.
- CCTV for common area of the Project.
- Water Supply System.
- STP
- Gym
- Reception
- Elevator in each tower of Schindler or similar.

TOP CASAS REALTY LLP



DESIGNATED PARTNER

ETEREO REALITY PRIVATE LIMITED



DIRECTOR

IN WITNESS WHEREOF this Agreement is signed on the 07th day of July 2025.

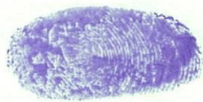
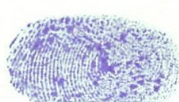
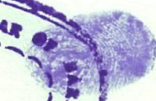
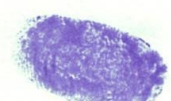
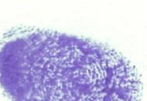
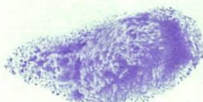
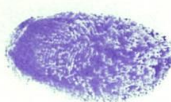
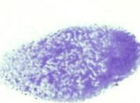
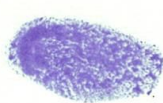
SIGNED AND DELIVERED
BY THE OWNER

TOP CASAS REALTY LLP

[Signature]
DESIGNATED PARTNER



Mr. Kapil Dua
(Partner M/s Top Casas Realty LLP)
OWNER

1.  1. 
2.  2. 
3.  3. 
4.  4. 
5.  5. 



TOP CASAS REALTY LLP

[Signature]
DESIGNATED PARTNER

ETEREO REALITY PRIVATE LIMITED

[Signature]
DIRECTOR

SIGNED AND DELIVERED
BY THE DEVELOPER

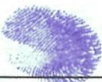
ETEREO REALITY PRIVATE LIMITED



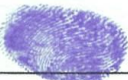
DIRECTOR

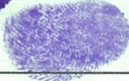
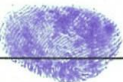
Mr. Akhil Gupta
(Director M/s Etereo Realty Pvt. Ltd.)
DEVELOPER

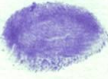
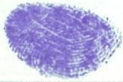
1.  1. 

2.  2. 



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5.  5. 

In Presence of:-

1.- Shri.Sarvesh Suresh Prabhu:-

R/o:- 85/2, Mainath Bhati, Arpora, Bardez Goa-403516.

2.- Shri.Manish Prakash Ambekar:-

R/o:- 145/1, Lobo Wado, Tivim, Bardez Goa-403502

TOP CASAS REALTY LLP

DESIGNATED PARTNER

ETEREO REALITY PRIVATE LIMITED

DIRECTOR

**FORM I & XIV**

100019641701

Date : 13/02/2025

नमुना नं १ व १४

Page 1 of 2

Taluka	BARDEZ	Survey No.	73
तालुका		सर्वे नंबर	
Village	Marna	Sub Div. No.	10
गांव		हिस्सा नंबर	
Name of the Field	Plimbiche Bhat	Tenure	
शेताचे नांव		सत्ता प्रकार	

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.12.25	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.12.25

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब			Remarks शेरा
Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.12.25

Assessment Rs. 0.00 आकाम	Foro Rs. 0.00 फोर	Predial Rs. 0.00 प्रेदियाल	Rent Rs. 0.00 रेंट
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S.No	Name of the Occupant कलनकाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	M/S TOP CASAS REALTY LLP		94876	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	-----Nil-----			

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार -----Nil-----		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनाचा प्राप्ति	Remarks शेरा
	-----Nil-----									

End of Report

For any further inquiries, please contact the Mamlatdar of the concerned Taluka.

TOP CASAS REALTY LLP

DESIGNATED PARTNER

ETEREO REALITY PRIVATE LIMITED

DIRECTOR

**FORM I & XIV**

100019641697

Date : 13/02/2025

नमुना नं १ व १४

Page 1 of 2

Taluka BARDEZ
तालुका
Village Marna
गांव
Name of the Field Plimbiche Bhat
शेताचे नांव

Survey No. 73
सर्वे नंबर
Sub Div. No. 9
हिस्सा नंबर
Tenure
सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.16.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.16.00

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.16.00

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	M/S TOP CASAS REALTY LLP		94873	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Nil			

Other Rights इतर हक्क Name of Person holding rights and nature of rights: इतर हक्क धारण करणाऱ्याचे नांव व हक्क प्रकार	Mutation No. फेरफार नं	Remarks शेरा
Nil		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणाऱ्याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनाचा प्राप्ति	Remarks शेरा
	Nil									

End of Report

For any further inquires, please contact the Mamlatdar of the concerned Taluka.

TOP CASAS REALTY LLP

DESIGNATED PARTNER

ETEREO REALTY PRIVATE LIMITED

DIRECTOR



Government Of Goa
Directorate of Settlement and Land records
Survey Plan
Taluka Name : BARDEZ Village Name :Marna

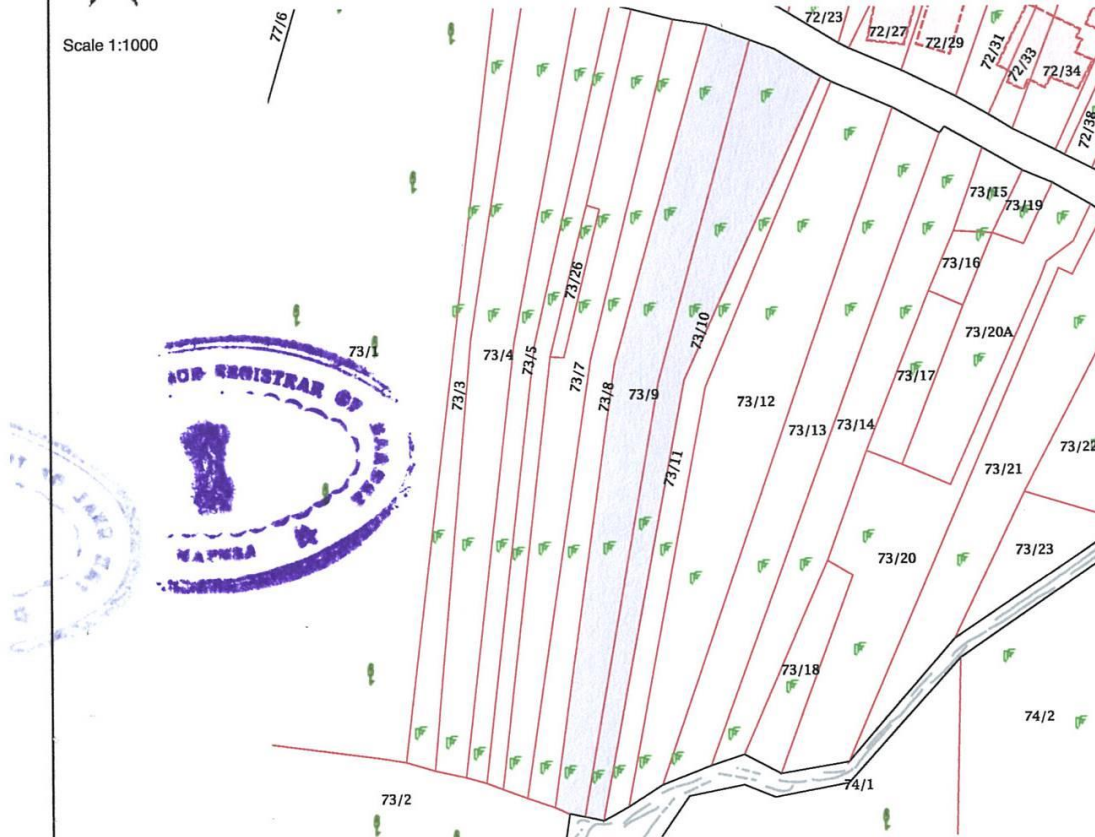
Survey No./ Subdiv No : 73/9,10

Appin Date :11-12-2022

Ref. No.: 4162



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TOP CASAS REALTY LLP

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ETEREO REALTY PRIVATE LIMITED

DIRECTOR

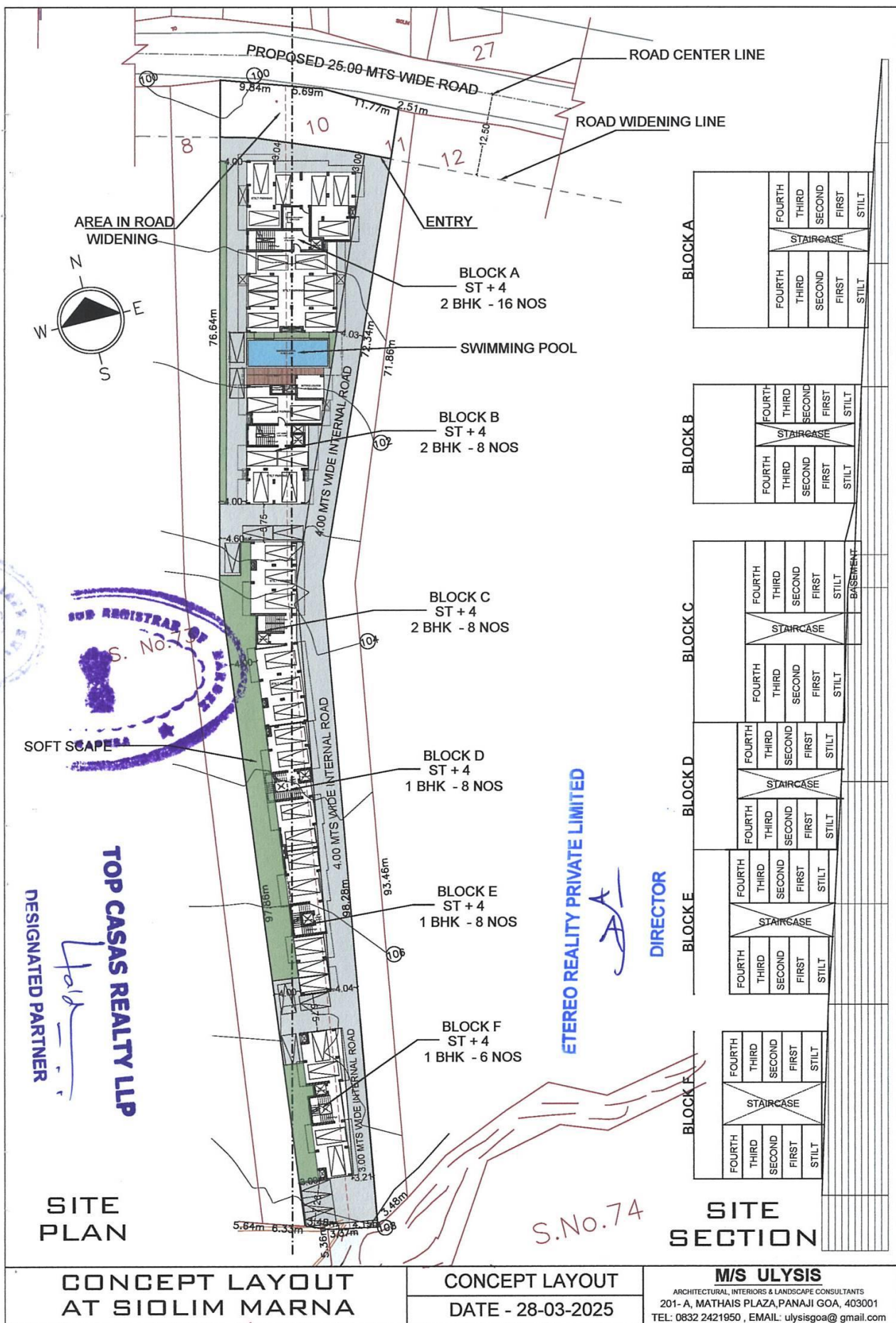
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PAI
KUCHELKAR**

Digitally signed
by RAJESH R PAI
KUCHELKAR
Date: 2022.12.12
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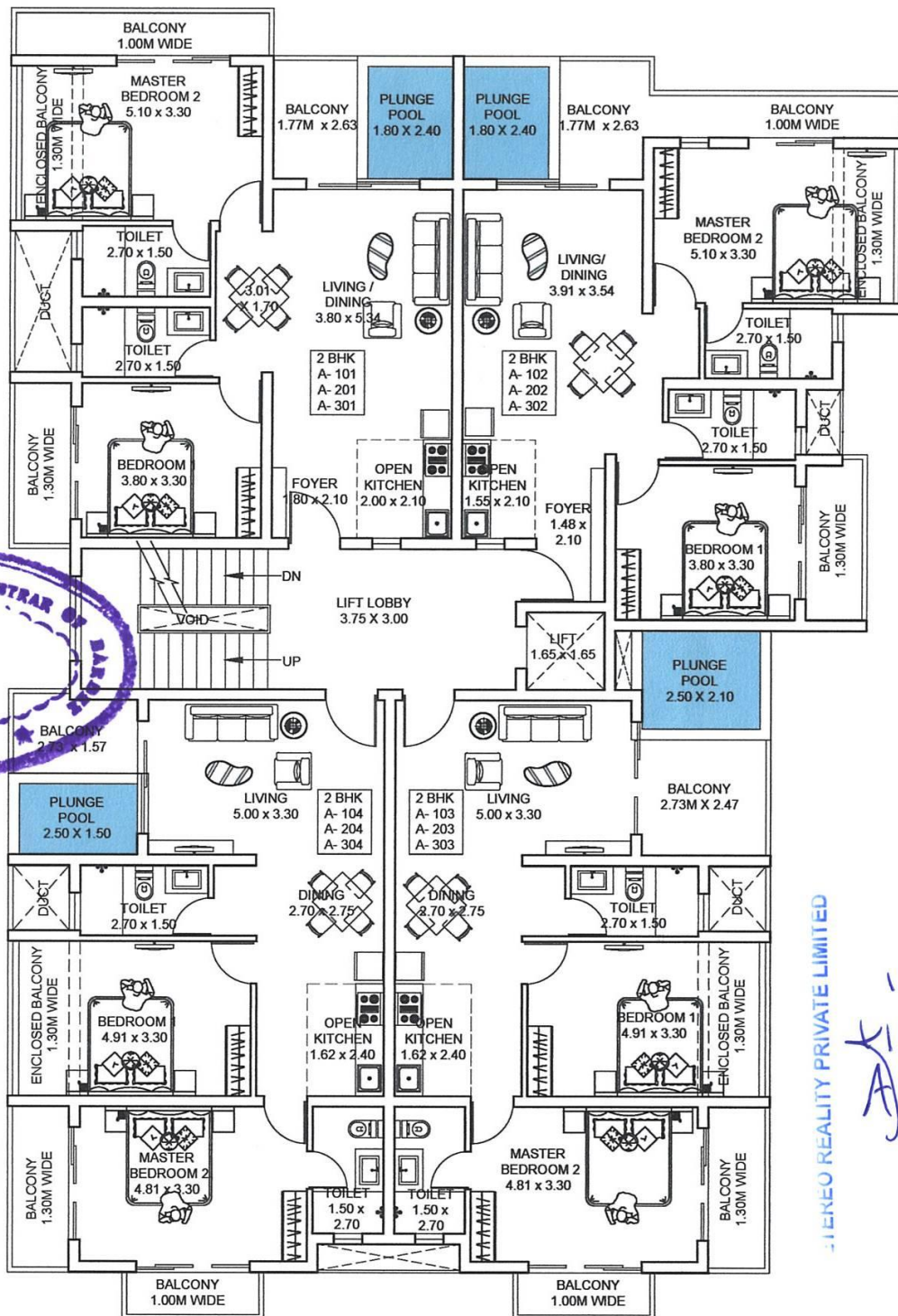


CONCEPT LAYOUT
AT SIOLIM MARNA

CONCEPT LAYOUT
DATE - 28-03-2025

M/S ULYSIS
ARCHITECTURAL, INTERIORS & LANDSCAPE CONSULTANTS
201-A, MATHAIS PLAZA, PANAJI GOA, 403001
TEL: 0832 2421950, EMAIL: ulyisigoa@gmail.com

BLOCK - A



DESIGNATED PARTNER

TOP CASAS REALTY LLP

STEREO REALTY PRIVATE LIMITED

DIRECTOR

TYPICAL FIRST, SECOND & THIRD FLOOR PLAN

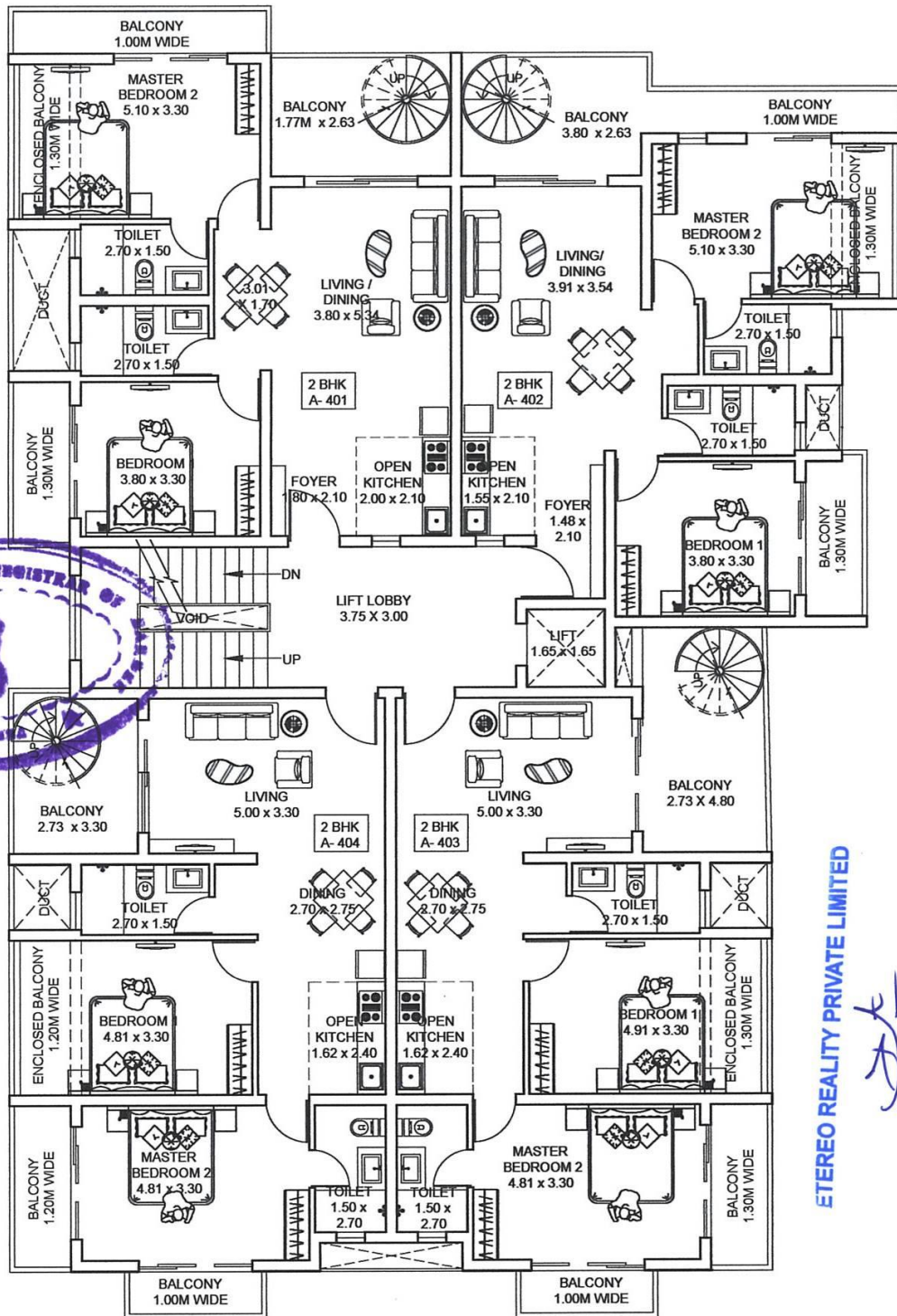
RESIDENTIAL PROJECT
AT SIOLIM MARNA

CONCEPT LAYOUT
DATE - 28-03-2025

M/S ULYSIS

ARCHITECTURAL, INTERIORS & LANDSCAPE CONSULTANTS
201- A, MATHAIS PLAZA, PANAJI GOA, 403001
TEL: 0832 2421950, EMAIL: ulysisgoa@gmail.com

BLOCK - A



TOP CASAS REALTY LLP

DESIGNATED PARTNER

ETEREO REALTY PRIVATE LIMITED

DIRECTOR

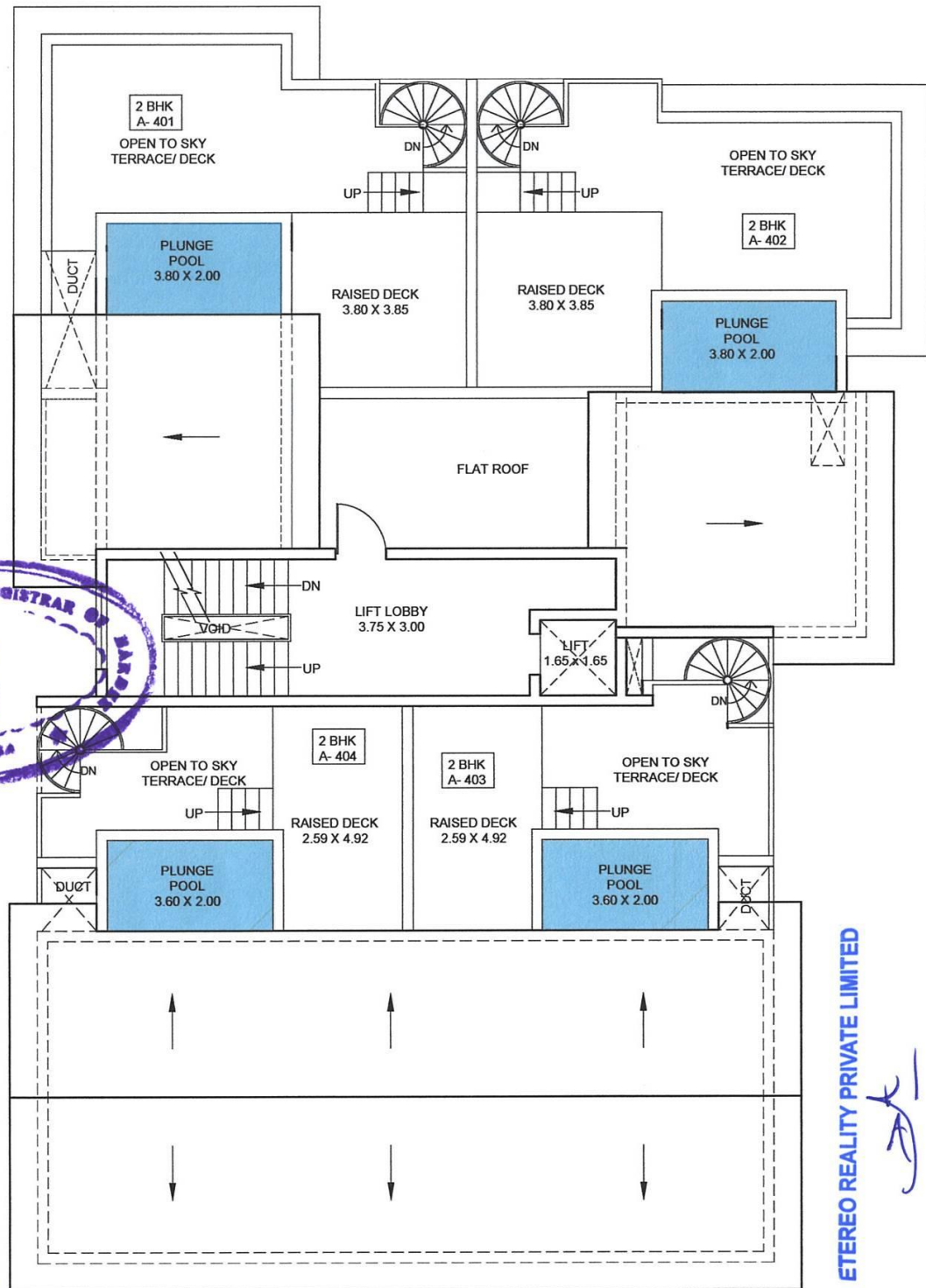
FOURTH FLOOR PLAN

RESIDENTIAL PROJECT
AT SIOLIM MARNA

CONCEPT LAYOUT
DATE - 28-03-2025

M/S ULYSIS
ARCHITECTURAL, INTERIORS & LANDSCAPE CONSULTANTS
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TEL: 0832 2421950, EMAIL: ulysisgoa@gmail.com

BLOCK - A



ROOF PLAN

DESIGNATED PARTNER

TOP CASAS REALTY LLP

ETEREO REALTY PRIVATE LIMITED

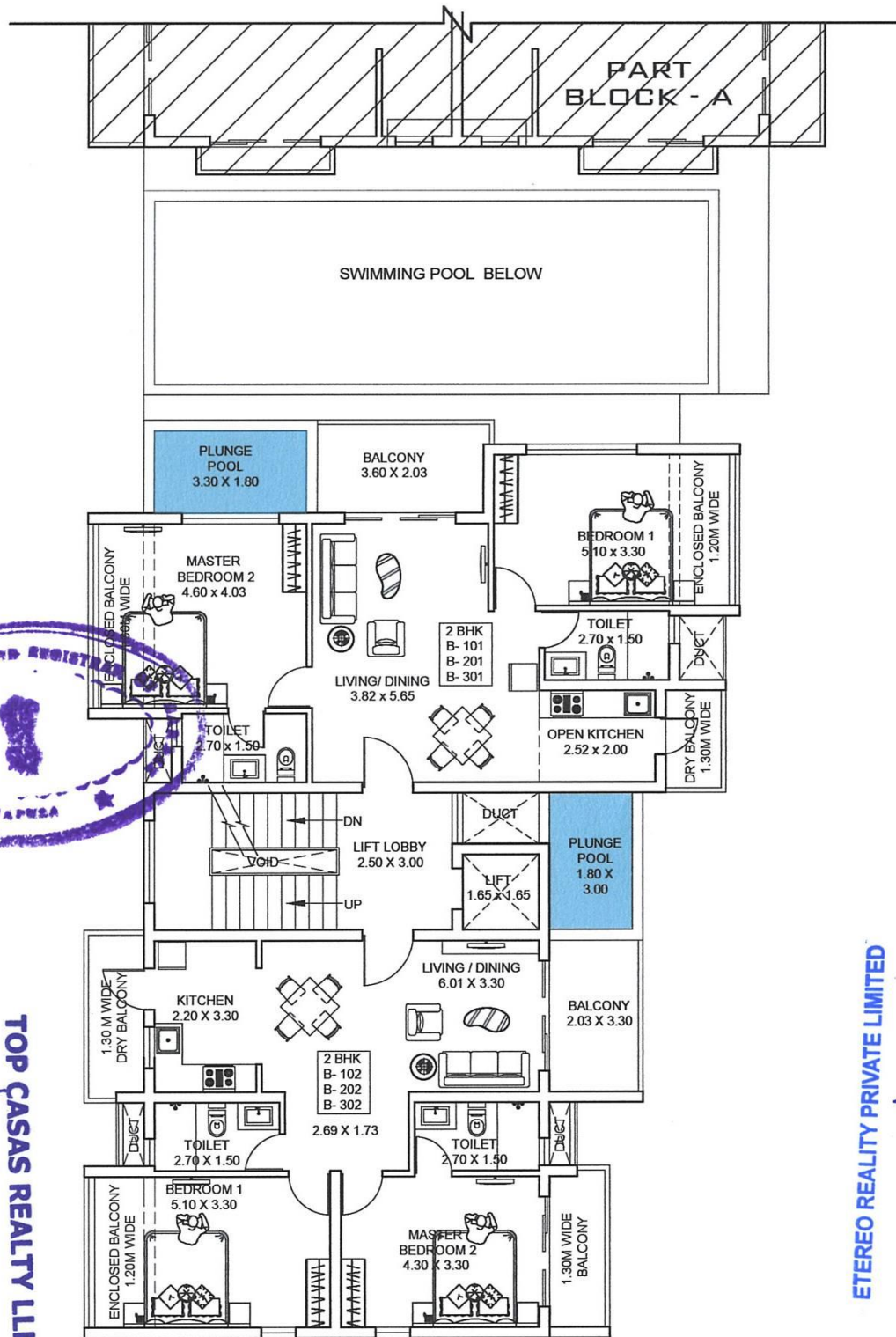
DIRECTOR

RESIDENTIAL PROJECT
AT SIOLIM MARNA

CONCEPT LAYOUT
DATE - 28-03-2025

M/S ULYSIS
ARCHITECTURAL, INTERIORS & LANDSCAPE CONSULTANTS
201- A, MATHAIS PLAZA, PANAJI GOA, 403001
TEL: 0832 2421950 , EMAIL: ulysisgoa@gmail.com

BLOCK - B



TYPICAL FIRST, SECOND & THIRD FLOOR PLAN

RESIDENTIAL PROJECT
AT SIOLIM MARNA

CONCEPT LAYOUT
DATE - 28-03-2025

M/S ULYSIS
ARCHITECTURAL, INTERIORS & LANDSCAPE CONSULTANTS
201- A, MATHAIS PLAZA, PANAJI GOA, 403001
TEL: 0832 2421950 , EMAIL: ulysisgoa@gmail.com

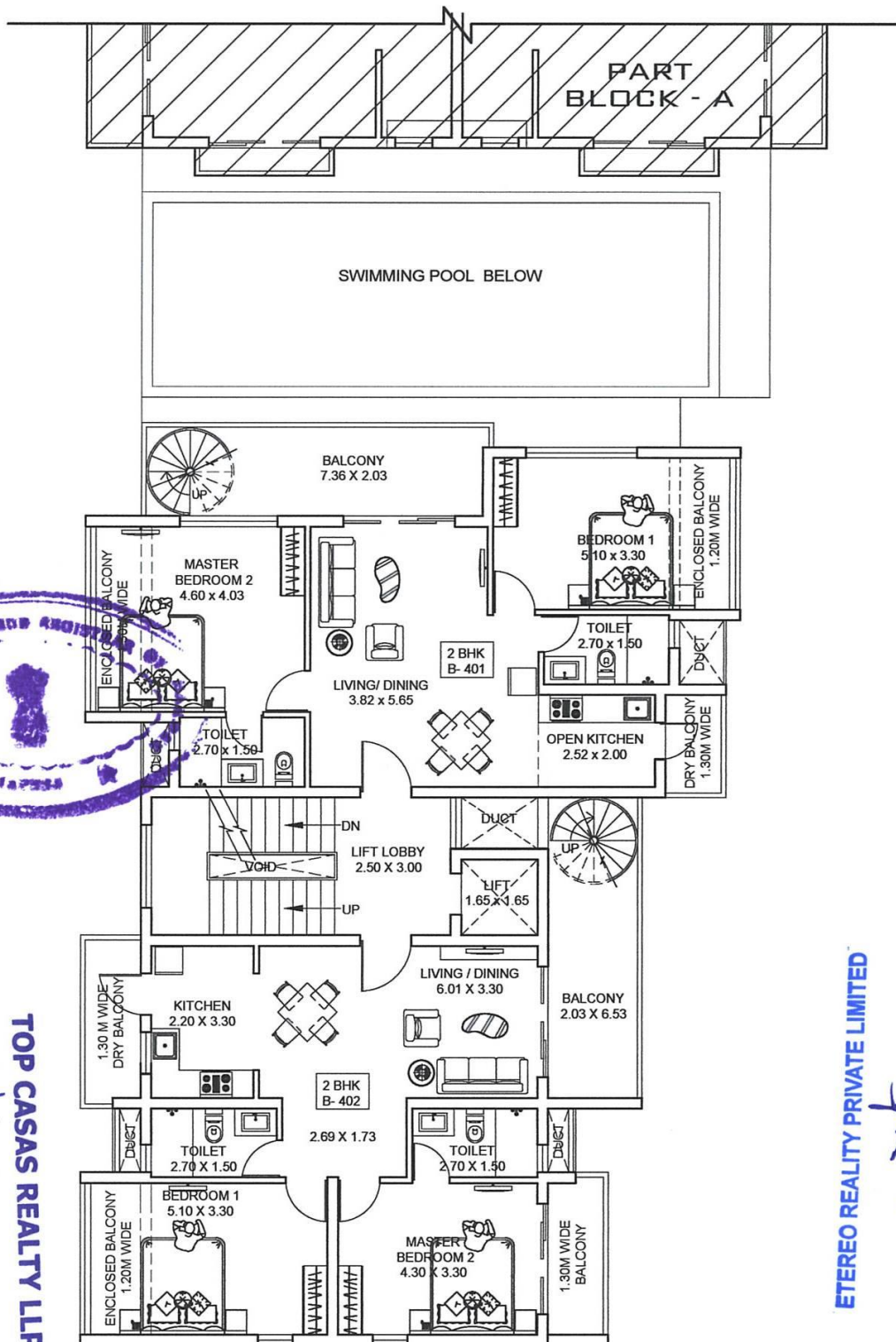
DESIGNATED PARTNER

TOP CASAS REALTY LLP

ETEREO REALITY PRIVATE LIMITED

DIRECTOR

BLOCK - B



DESIGNATED PARTNER

TOP CASAS REALTY LLP

ETEREO REALTY PRIVATE LIMITED

DIRECTOR

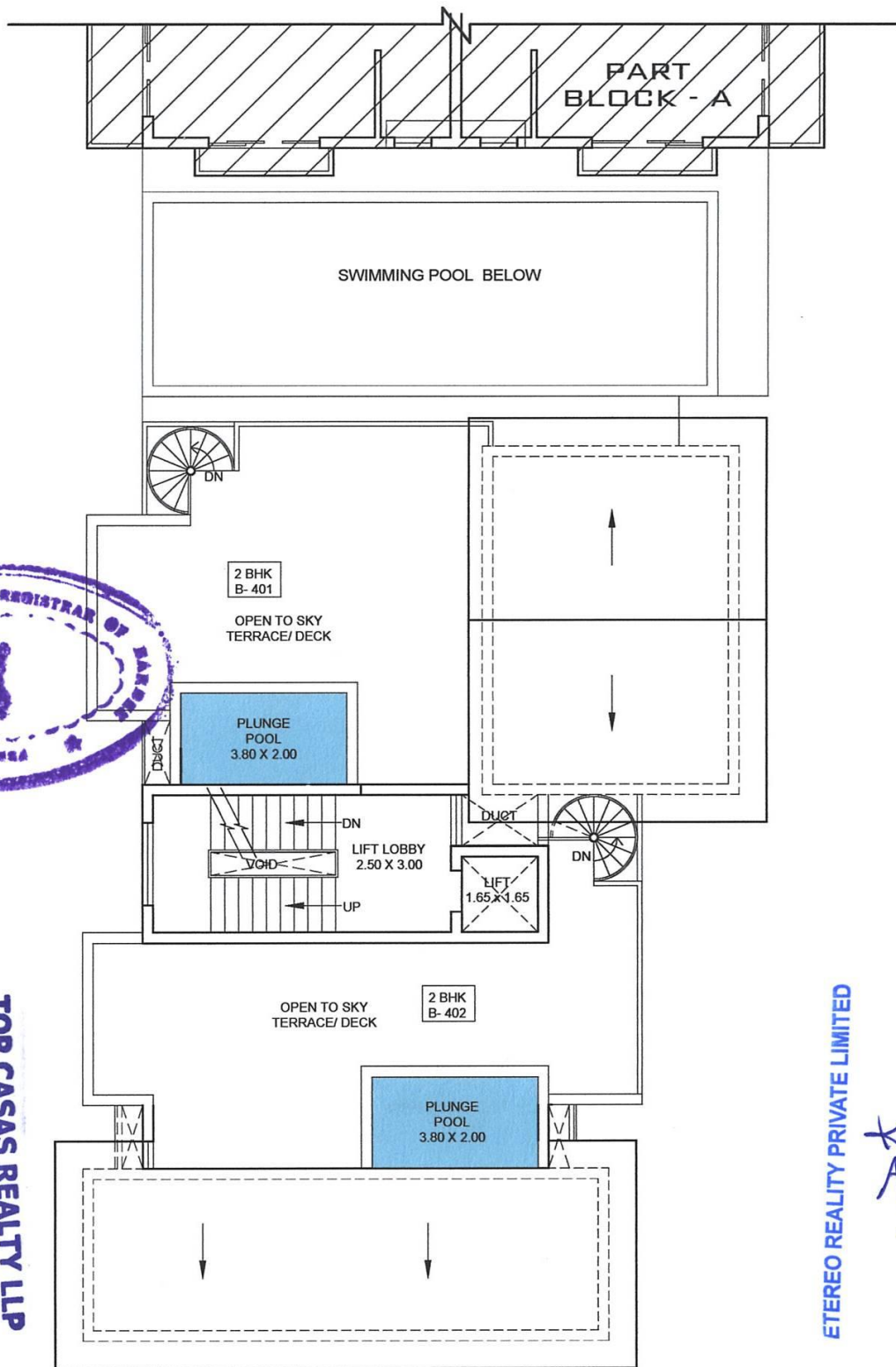
FOURTH FLOOR PLAN

RESIDENTIAL PROJECT
AT SIOLIM MARNA

CONCEPT LAYOUT
DATE - 28-03-2025

M/S ULYSIS
ARCHITECTURAL, INTERIORS & LANDSCAPE CONSULTANTS
201- A, MATHAIS PLAZA, PANAJI GOA, 403001
TEL: 0832 2421950 , EMAIL: ulysisgoa@gmail.com

BLOCK - B



TOP CASAS REALTY LLP

REGISTAR OF REALTY

ETEREO REALTY PRIVATE LIMITED

DIRECTOR

ROOF PLAN

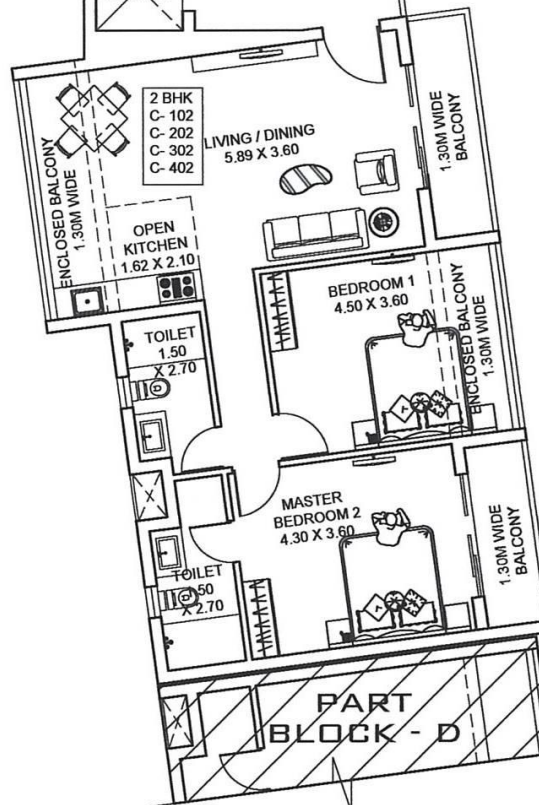
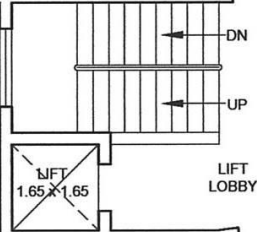
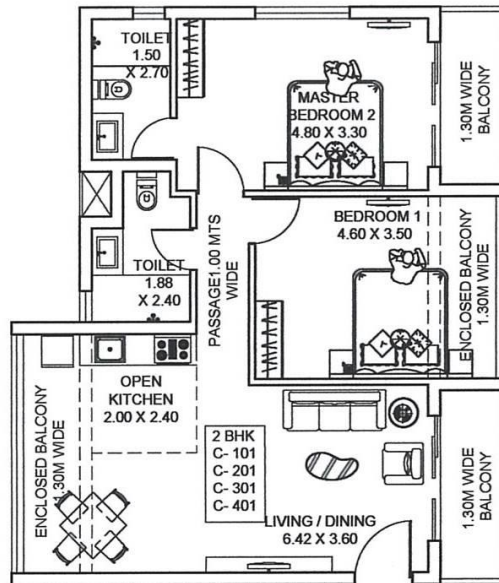
RESIDENTIAL PROJECT
AT SIOLIM MARNA

CONCEPT LAYOUT
DATE - 28-03-2025

M/S ULYSIS

ARCHITECTURAL, INTERIORS & LANDSCAPE CONSULTANTS
201- A, MATHAIS PLAZA, PANAJI GOA, 403001
TEL: 0832 2421950 , EMAIL: ulysisgoa@gmail.com

BLOCK - C



PART BLOCK - D

TOP CASAS REALTY LLP
DESIGNATED PARTNER

ETEREO REALTY PRIVATE LIMITED
DIRECTOR

TYPICAL FIRST, SECOND, THIRD & FOURTH FLOOR PLAN

RESIDENTIAL PROJECT
AT SIOLIM MARNA

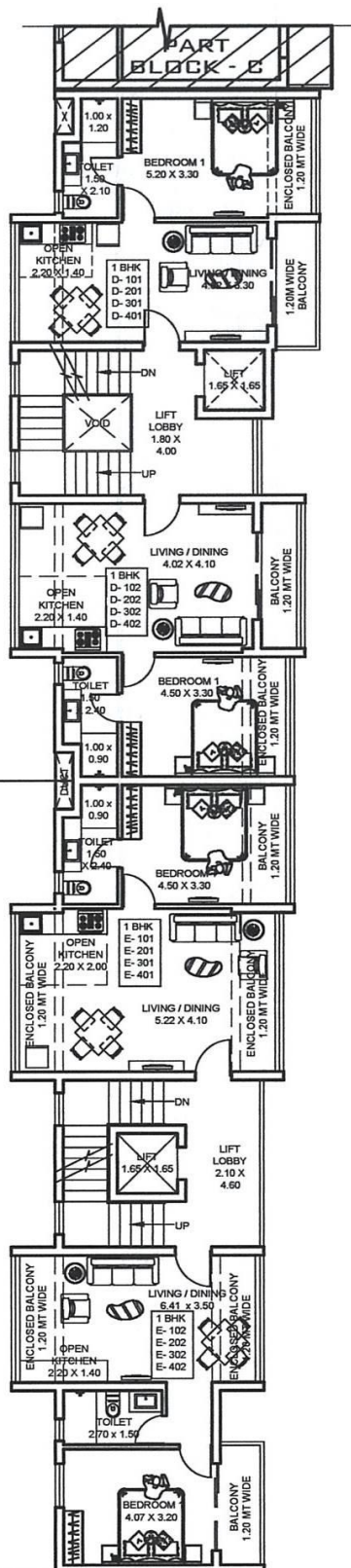
CONCEPT LAYOUT
DATE - 28-03-2025

M/S ULYSIS
ARCHITECTURAL, INTERIORS & LANDSCAPE CONSULTANTS
201- A, MATHAIS PLAZA, PANAJI GOA, 403001
TEL: 0832 2421950 , EMAIL: ulysisgoa@gmail.com

BLOCK - D & BLOCK - E

BLOCK D

BLOCK E



TYPICAL FIRST, SECOND, THIRD
& FOURTH FLOOR PLAN

DESIGNATED PARTNER

TOP CASAS REALTY LLP

STEREO REALITY PRIVATE LIMITED

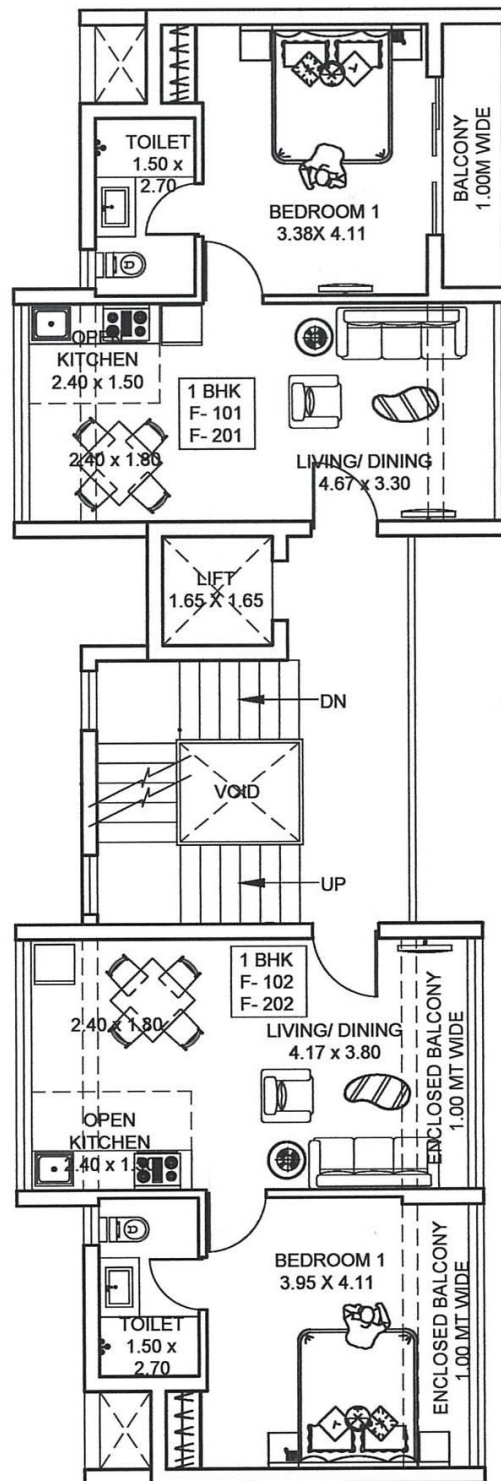
DIRECTOR

RESIDENTIAL PROJECT
AT SIOLIM MARNA

CONCEPT LAYOUT
DATE - 08-04-2025

M/S ULYSIS
ARCHITECTURAL, INTERIORS & LANDSCAPE CONSULTANTS
201- A, MATHAIS PLAZA, PANAJI GOA, 403001
TEL: 0832 2421950, EMAIL: ulyisgoa@gmail.com

BLOCK - F



TOP CASAS REALTY LLP
DESIGNATED PARTNER

ETEREO REALITY PRIVATE LIMITED

DIRECTOR

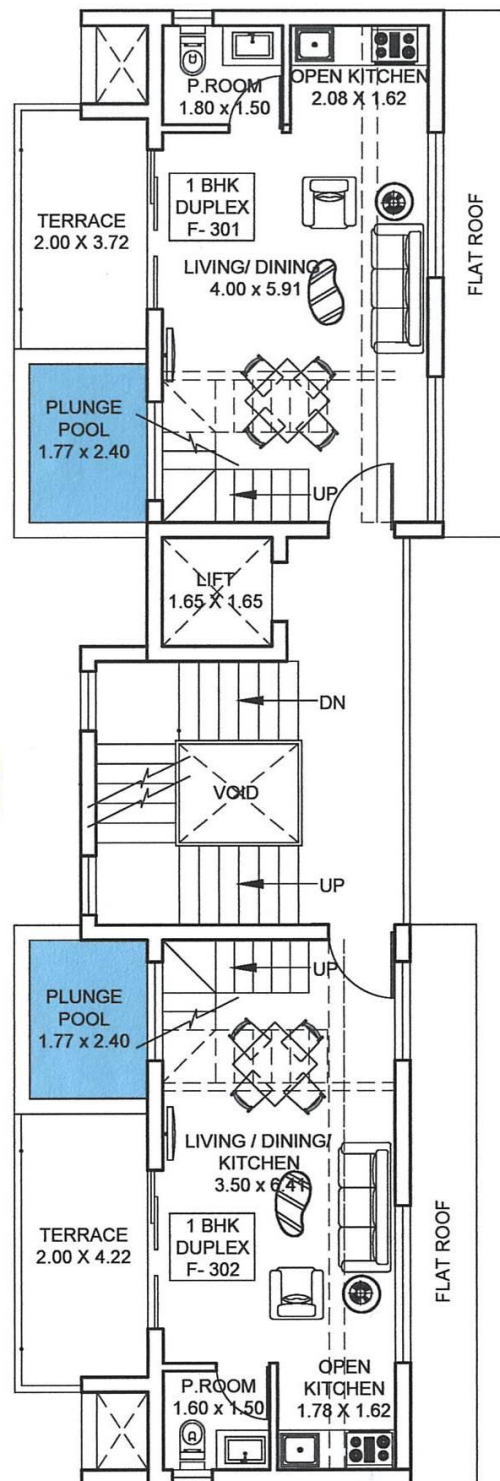
TYPICAL FIRST & SECOND FLOOR PLAN

**RESIDENTIAL PROJECT
AT SIOLIM MARNA**

**CONCEPT LAYOUT
DATE - 28-03-2025**

M/S ULYSIS
ARCHITECTURAL, INTERIORS & LANDSCAPE CONSULTANTS
201- A, MATHAIS PLAZA, PANAJI GOA, 403001
TEL: 0832 2421950 , EMAIL: ulyisgoa@gmail.com

BLOCK - F



THIRD FLOOR PLAN

DESIGNATED PARTNER

TOP CASAS REALTY LLP

ETEREO REALTY PRIVATE LIMITED

DIRECTOR

RESIDENTIAL PROJECT
AT SIOLIM MARNA

CONCEPT LAYOUT
DATE - 28-03-2025

M/S ULYSIS
ARCHITECTURAL, INTERIORS & LANDSCAPE CONSULTANTS
201- A, MATHAIS PLAZA, PANAJI GOA, 403001
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Government of Goa

Document Registration Summary 2

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

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Presented at 11:32:42 am on 11-Jul-2025 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	2456800
2	Registration Fee	2541490
3	Processing Fee	1320
Total		4999610

Stamp Duty Required :2456800/-

Stamp Duty Paid : 2456800/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	AKHIL GUPTA Director Of M/s ETEREO REALTY PRIVATE LIMITED ,Father Name:Ram Dhari Gupta,,Age: 32, Marital Status: ,Gender:Male,Occupation: Business, Address1 - D-54, Greater Kailash Enclave – II, South Delhi, Delhi, Address2 - , PAN No.:			 ETEREO REALTY PRIVATE LIMIT DIRECTOR

Executer

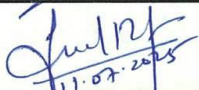
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	KAPIL DUA Partner Of M/s TOP CASAS REALTY LLP , Father Name:Surinder Dua, Age: 41, Marital Status: ,Gender:Male,Occupation: Business, Flat No. 1085, Prestige Shantiniketan Rajpalya, Bangalore North, Mahadevapura, Bengaluru, Karnataka, PAN No.:			 TOP CASAS REALTY LL DESIGNATED PARTNER
2	KAPIL DUA Partner Of M/s TOP CASAS REALTY LLP , Father Name:Surinder Dua, Age: 41, Marital Status: ,Gender:Male,Occupation: Business, Flat No. 1085, Prestige Shantiniketan Rajpalya, Bangalore North, Mahadevapura, Bengaluru, Karnataka, PAN No.:			 TOP CASAS REALTY LL DESIGNATED PARTNER

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	AKHIL GUPTA Director Of M/s ETEREO REALTY PRIVATE LIMITED , Father Name:Ram Dhari Gupta, Age: 32, Marital Status: ,Gender:Male,Occupation: Business, D-54, Greater Kailash Enclave – II, South Delhi, Delhi, PAN No.:			 DIRECTOR
4	AKHIL GUPTA Director Of M/s ETEREO REALTY PRIVATE LIMITED , Father Name:Ram Dhari Gupta, Age: 32, Marital Status: ,Gender:Male,Occupation: Business, D-54, Greater Kailash Enclave – II, South Delhi, Delhi, PAN No.:			 DIRECTOR

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Sarvesh Suresh Prabhu, Age: 32, DOB: 1992-12-05, Mobile: , Email: , Occupation: Service , Marital status : Married , Address: 403516, 85/2 Mainath Bhati Arpora Bardez Goa, 85/2 Mainath Bhati Arpora Bardez Goa, Arpora, Bardez, North Goa, Goa			
2	Name: Manish Prakash Ambekar, Age: 23, DOB: 2001-11-10, Mobile: , Email: , Occupation: Service , Marital status : Unmarried , Address: 403502, 145/1 Lobo Wado Tivim Bardez Goa, 145/1 Lobo Wado Tivim Bardez Goa, Tivim, Bardez, North Goa, Goa			


Sub Registrar
SUB-REGISTRAR
BARDEZ

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Book :- 1 Document

Registration Number :- **BRZ-1-4607-2025**

Date : 02-Sep-2025

Jul 12 / 02.09.2025

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

**SUB-REGISTRAR
BARDEZ**

