

b) The PROMOTER hereby agrees to observe, perform

and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed

by the concerned competent authority at the time of sanctioning the said plans or thereafter and shall,

before handing over possession of the said premises

to the LANDOWNER, obtain from the concerned

competent authority occupancy and/or completion

certificates in respect of the said premises;

c) The PROMOTER hereby declares that the Floor Area

Ratio available as on date in respect of the project bearing Chalta No.36 of P.T. Sheet no.145 is 3164 m2.

only and PROMOTER has planned to utilize Floor Area

Ratio by availing of TDR or FAR available on payment

of premiums or FSI available as incentive FSI by

implementing various scheme as mentioned in the

Development Control Regulation or based on

expectation of increased FSI which may be available

in future on modification to Development Control

Neelgundla
Book
S
May



Accepted for publication
15 May 2014



d) The fixtures and fittings with regard to the flooring

and sanitary fittings and amenities like one or more lifts with particular brand or its equivalent or price range (if unbranded) to be provided by the PROMOTER in the said building and the LANDOWNER premises as are set out in Schedule (III)

herein;

Delay in issue of the occupation certificate and/or grant of any no Objection Certificate, Permission, Approval, Sanction, License and/or order as may be required in respect of the said unit for reasons not attributable to the PROMOTER;

e) If within a period of five years from the date of handing over the said premises to the LANDOWNER, the LANDOWNER brings to the notice of the PROMOTER any structural defect in the LANDOWNER'S premises or the building in which the same are situated or any defects on account of workmanship, quality or provision of service, then,

Overliff
Basit
[Signature]
[Signature]



W. J. Wood
Robert
[Signature]
W. J. Wood

(excluding wear and tear and misuse) wherever possible such defects (unless caused by or attributable to the LANDOWNER) shall be rectified by the PROMOTER at his own cost and in case it is not possible to rectify such defects, then the LANDOWNER shall be entitled to receive from the PROMOTER, compensation for such defect in the manner as provided under the Act. In case the Landowners carry out any work within the said premises after taking possession, and has made internal/external changes on the unit or in the materials used therein, resulting in cracks and dampness or any other defects within or to the adjoining said premises, then in such an event the PROMOTER shall not be liable to rectify or pay compensation. Hairline cracks and dampness caused due to settlement, humidity, variations in temperature, electrical conduits, etc. cannot be considered as defective work;



f) The LANDOWNER or its members shall use the said premises or any part thereof or permit the same to be used only for purpose of residence. They shall use the garage or parking space only for purpose of keeping or parking vehicle;

g) At the time of registration of any document in favor of any flat owner with respect to their premises allotted by the landowner, if required by the flat owner or the Landowner, the concerned flat owner shall bear and pay entire Stamp Duty and registration charges payable.

h) The LANDOWNER declare that they have the right to enter into this Agreement and have not committed or omitted to perform any act or thing, whereby the right, title and interest of the PROMOTER created herein, may prejudicially be affected;

Neeraj Kumar
Shankar
Wadhwa



i) The PROMOTER shall be free to enter into any agreement for sale and/or development agreement or any other Agreement/arrangement with any other person or party with respect to the said property or any part thereof including with respect to construction of LANDOWNER's premises without prior consent of LANDOWNER provided the rights of LANDOWNER under this Agreement is not affected in any manner;

23. No notice from the Government or any other local body or authority or any legislative enactment, Government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the LANDOWNER in respect of the project land and/or the project except those disclosed in the title report.

Munir Ahmad
Shahid
S
Munir



24. The LANDOWNER with intention to bring all persons into whosever hands the LANDOWNER'S premises may come, hereby covenants with the

a) To maintain the LANDOWNER's premises at the

b) Not to store in the same premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the same premises

Handwritten signatures and initials:



are situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the said premises are situated, including entrances of the building in which the said premises are situated and in case any damage is cause to the building in which the said premises are situated or the said premises on account of negligence or default of the LANDOWNER in this behalf, the LANDOWNER shall be liable for the consequence of the breach;

c) To carry out at their own cost all internal repairs to the said premises and maintain the said premises in the same condition, state and order in which it was delivered by the PROMOTER to the LANDOWNER and shall not do or suffer to be done anything in or to the building in which the said premises are situated or the said premises which may be contrary to the rules and regulations and bye-laws of the concerned local

*Very truly
Yours
Sd/-*



authority or other public authority. In the event of the LANDOWNER committing any act in contravention of the above provision, the LANDOWNER shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority;

d) Not to demolish or demolish or cause to be demolished the same premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the said premises are situated and shall keep the portion, sewers, drains and pipes in the said premises and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the said premises are situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Parris

Neelam
Shree
WMA

or other structural members in the said premises
without the prior written permission of the
PROMOTER and/or the society or the maintenance
entity.

e) Not to do or permit to be done any act or thing which
may render void or voidable any insurance of the
project land and the building in which the said
premises are situated or any part thereof or whereby
any increased premium shall become payable in
respect of the insurance;

f) Not to throw dirt, rubbish, rags, garbage or other
refuse or permit the same to be thrown from the said
premises in the compound or any portion of the said
property and the building in which the said premises
are situated;

Westwood
Paul
S
M

g) The LANDOWNER shall be entitled to use the elevators, common areas, garden, club house, gym, swimming pool and any other recreational facilities, if provided by the PROMOTER, and such use shall be at the sole responsibility and risk of the LANDOWNER or their family members and they shall abide by the rules and regulations framed by the PROMOTER or the ENTITY for this purpose;

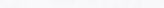


25. PROMOTER SHALL NOT MORTGAGE OR

CREATE A CHARGE

After the PROMOTER executes this Agreement he shall not mortgage or create a charge on the said land owner's premises as already provided for above and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the LANDOWNER who has taken or agreed to take such said premises;

Wingfield *Deo* *[Signature]* *Wingfield*






written consent of the parties;

This Agreement may only be amended through

27. RIGHT TO AMEND

This Agreement, along with its schedules and annexure, constitutes the entire Agreement between the parties with respect to the subject matter hereof and supercedes any and all the previous understandings, MOU's any other agreements, allotment latter, correspondences, arrangements whether written or oral, if any, between the parties in regard to the said premises, as the case may be;



26. ENTIRE AGREEMENT

28. PROVISIONS OF THIS AGREEMENT

APPLICABLE

TO LANDOWNERS

It is clearly understood and so agreed by and between the parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Landowner's premises shall equally be applicable to and enforceable against any subsequent transferees of same premises;



29. SEVERABILITY

If any provision of this Agreement shall be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to

Wesley *Boat* *Wesley*

James L. ...
Robert ...
...

Both parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provision of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such truncation;

30. FURTHER ASSURANCES

Act or the Rules and Regulations made there under or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement;



31. That all notices to be served on the

LANDOWNER and the PROMOTER as contemplated by this Agreement shall be deemed to have been duly served if sent to the LANDOWNER or the PROMOTER by Registered Post A/D and notified Email ID/Under Certificate of posting at their respective addresses

specified below: -

Name of LANDOWNER:

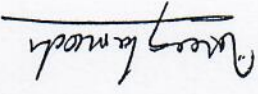
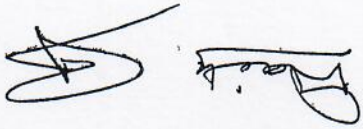
The RAMODAYA CO-OPERATIVE HOUSING SOCIETY LIMITED

(LANDOWNER Address):

MR. NIVRUTHI V. WAGMODE

H. No. 220, Patrong Near M.P.T. Ground, Vasco da Gama, Goa 403802

Notified Email ID: ddaishet@gmail.com


Name of Promoter: -

M/S VRUNDA BUILDERS through its sole proprietor

of Mr. VASANT VISHNU NAIK, Notified Email ID:

vrundabuilders2018@gmail.com



It shall be the duty of the LANDOWNER and the PROMOTER to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the PROMOTER or the LANDOWNER, as the case may be.

32. Stamp Duty and Registration: -The charges towards stamp duty and Registration of this Agreement shall be borne by the PROMOTER;

Vasanth Vishnu Naik
[Signature]
[Signature]

33. Dispute Resolution:-Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, the same shall be referred to a single Arbitrator or if law so requires then to the Real Estate Regulation Authority as per the provisions of the Real Estate (Regulation and Development), there under.

34. An irrevocable license to enter upon , remain, carry out works of development and do all such acts as may be desired by the Promoter or his agents or assignee/s is hereby granted in favor of the Promoter by the Landowner.

35. All the original title documents relating to the said property shall be handed over by the Landowner to the Promoter after taking possession of the said twenty one flats. Presently notarized true copies of all title documents are handed over by the landowner to the Promoter.

Musthade
Devi
Wang



36. That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts in the state of Goa will have the jurisdiction with respect to this Agreement;

It is clearly agreed and understood that the responsibility/liability with respect to the common amenities of "VRUNDA VALLEY" is exclusively that of the premises owners (including the LANDOWNER herein) of various premises in the complex "VRUNDA VALLEY" and/or of the ENTITY formed for the purpose.

Pending formation of the ENTITY and as an interim arrangement i.e. for a period of two years from the date of occupancy certificate, the LANDOWNER have requested the PROMOTER to act on their behalf for the purpose of meeting the following expenditure concerning common amenities:-

Very kind
Best
S
W



Very much Best
[Signature]
[Signature]

39. The Market Value of the property subject matter of present Agreement is Rs. 4,00,00,000/- (Rupees Four Crore Only) and accordingly the stamp duty of 2.9% being Rs.11, 60,000/- (Rupees Eleven Lakhs Sixty Thousand Only) is paid hereon.

38. The possession of the said property is handed over to the PROMOTER at the time of execution of this agreement;

37. The Executants declare that the subject matter of this Agreement does not pertain to occupancies of persons belonging to Schedule Caste and Schedule Tribes as per Notification bearing no. RD/LND/LRC/318/77 dated 24/08/1978 and circular No. RD/LND/LRC/318/77 dated 24/08/1978 and Circular No. 16/04/2011-RD dated 6/6/2011 issued by Government of Goa.;



- a. Common Water charges;
- b. Common Electricity Charges;
- c. Lift Maintenance charges;

W. S. Vasco
Patol
Patol

bounded as follows: -

Chalta No.35 of P.T. Sheet no. 145 of Vasco City

4770sq.mts. and bounded as follows: -

3164sq.mts. totally admeasuring an area of Sheet no. 145 of Vasco City admeasuring an area of the other independently under Chalta no.36 of P.T. Vasco City admeasuring an area of 1606sq.mts. and Surveyed under Chalta no.35 of P.T. Sheet no.145 of bearing Matriz no.13 and has two separate part, one of Salcete, Enrolled in the Taluka Revenue Office of Goa, Goa not described in the Land Registration Office Council, Taluka and Sub-District of Mormugao, South-Gama within the limits of Mormugao Municipal or "RAMACHI PATOLI" situated Vaddem, Vasco da All that property known as "ZORICHEM CULAGOR"



(DESCRIPTION OF THE SAID PLOT)

SCHEDULE-I

On the North: -Chalta no. 1 of P. T. Sheet no.144 of
Vasco City and Chalta no. 36 of P.T. Sheet 145 of Vasco
City

On the South: -Chalta no. 34 of P. T. Sheet no.145 of
Vasco City

On the East: -By the top of hill (cum de eiteriro)
On the West: -By Rivulet "Regueiro"

Chalta No.36 of P.T. Sheet no. 145 of Vasco City

bounded as follows:-

On the North: -Chalta no. 39 of P. T. Sheet no.145 of
Vasco City

On the South: -Chalta no. 1 of P. T. Sheet no.144 of
Vasco City and Chalta no. 35 of P. T. Sheet no.145 of
Vasco City

On the East: -By the top of hill (cum de eiteriro)
On the West: -By Rivulet "Regueiro"

George Smith
Sheet
145



The said project namely "Vrunda Valley" of "Ramodaya Co-Op Housing Society Limited" is constructed on the land bearing chalta no. 36 of P.T. Sheet No. 145 outlined in red colour and the undivided share in land to be allotted to the LANDOWNER shall be out of the said land area.

SCHEDULE-II

(DESCRIPTION OF THE LANDOWNER PREMISES)

FLATS WHICH CANNOT BE SOLD, TRANSFERRED AND/OR ASSIGNED RAMODAYA CO-OPERATIVE HOUSING SOCIETY LIMITED,IN BLOCK "A"

Sr. No.	Flat No.	Super Built up Area	Floor	Carpet Area	Built up Area
1.	A/UG 1	132.13s	UPPER	GROUND	FLOOR
		q.mts.			
				82.76	115.45
2.	A/UG 2	132.13s	UPPER	GROUND	FLOOR
		q.mts.			
				82.76	115.45

(Signatures)

3.	A/UG 3	132.13s	UPPER	GROUND	FLOOR		115.45
4.	A/UG 4	132.13s	UPPER	GROUND	FLOOR		115.45
5.	A/101	132.13s	FIRST FLOOR			82.76	115.45
6.	A/102	132.13s	FIRST FLOOR			82.76	115.45
7.	A/103	132.13s	FIRST FLOOR			82.76	115.45
8.	A/104	132.13s	FIRST FLOOR			82.76	115.45
9.	A/201	132.13s	SECOND	FLOOR		82.76	115.45
10.	A/202	132.13s	SECOND	FLOOR		82.76	115.45
11.	A/203	132.13s	SECOND	FLOOR		82.76	115.45



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12.	A/204	132.13s	q.mts.	FLOOR	82.76	115.45
13.	A/301	132.13s	q.mts.	THIRD FLOOR	82.76	115.45
14.	A/302	132.13s	q.mts.	THIRD FLOOR	82.76	115.45
15.	A/303	132.13s	q.mts.	THIRD FLOOR	82.76	115.45
16.	A/304	132.13s	q.mts.	THIRD FLOOR	82.76	115.45
17.	A/401	132.13s	q.mts.	FOURTH FLOOR	82.76	115.45
18.	A/402	132.13s	q.mts.	FOURTH FLOOR	82.76	115.45
19.	A/403	132.13s	q.mts.	FOURTH FLOOR	82.76	115.45
20.	A/404	132.13s	q.mts.	FOURTH FLOOR	82.76	115.45
21.	A/501	132.13s	q.mts.	FIFTH FLOOR	82.76	115.45

Very much
Best
1/10/04



SCHEDULE-III

(Specification of the said premises)

STRUCTURE: RCC framed structure

MASONRY: External masonry of laterite stones and/or cement concrete blocks and internal masonry of fly ash/Khanapur bricks and/or cement concrete blocks.

PLASTER: The columns, beams, slabs and masonry shall be plastered with cement plaster

DOOR FRAMES: Main door frame shall be good quality teakwood; internal door frame shall be of white salwood. Wooden frames finished in French hand polish or oil paint

DOOR SHUTTERS: Main door of good quality teakwood. Internal doors of good quality marine flush doors. Toilet doors of FRP/Water proof Flush Door of good quality. Wooden shutters finished in French hand polish and fiber-glass shutters shall be painted.

Very much Best
S
M



WINDOWS: Windows shall be track powder-coated aluminum frame with sliding shutter and 4inch X 1inch X 16 Gaze(3/4 Series). Ventilators in toilet/bath shall also be similar aluminum frame.

FLOORING: The flooring in entire apartment shall be of vitrified tiles of reputed brand. The flooring of toilet and bathroom shall be of non skid ceramic tiles and wall cladding in glazed ceramic tiles and 2.00 mtrs height of tiles.

SANITARY-WARE and BATH FITTINGS: Ceramic European WC or Indian Pan with ceramic wash basin without stand of reputed brand in pastel shades. Concealed plumbing with necessary reputed brand plumbing fixtures.

KITCHEN: Kitchen platform top granite with SS single Bowl Kitchen sink without drain board and cabinet. Light colour glazed ceramic tiles dado above kitchen platform and kitchen tiles 0.60 cm height.

Swagath Bhat
[Signature]
[Signature]



ELECTRICALS: Independent 3-phase electrical meter and wiring in concealed conduits.

If required by owner of AC Point and inverter wiring will be charged extra.

PAINTING: All external walls with cement based premium exterior paint of approved brand. Internal with one coat of cement primer and lambi. Final painting of all wall surfaces in two coats of pastel colour acrylic distemper of required brand. Ceilings finished in white acrylic distemper.

WATER SUPPLY, PLUMBING & DRAINAGE: Water supply shall be provided by PWD or Bore well/Well with Sump and overhead tank. All plumbing water lines shall be provided in threaded pipes of reputed brand. Rain water and sewerage drainage shall be provided.

Westward
Boit
Wu



EXTRA WORK: Any extra work executed by the SELLER-CUM-DEVELOPER at the request of the PURCHASER shall entitle the SELLER-CUM-DEVELOPER to receive from the PURCHASER such prices as per the prevailing market rate for such work and the decision of the Architect of the SELLER-CUM-DEVELOPER in this regard shall be final and binding.



Electrical Wiring Points

Hall/Living Room

6 switches for ceiling (2 light+2 fan+ 1 chandelier+1 zero bulb

zero bulb

1 switch for dining (1 light)

1 point for TV (3 pin socket)

2 points for mobile charging and another spare (3 pin

(socket)

1 point outside main door (light)

1 point gallery (bulb)

1 socket in gallery (3 pin socket)

Provision for AC point without wiring

Wesley Land
Book 5
March

BedroomX3 Standard/Branded

2 switches for (Light & Zero bulb)

1 switch for Fan

2 points for mobile charging and TV/Laptop (3 pin socket)

1 point gallery (bulb)

1 socket in gallery (3 pin socket)

1AC Point In Master Bedroom, 2nd Bedroom and

3rd Bedroom (only Provision without wiring)

Toilet/Bathroom

1 Point for Geyser

1 point for light

1 point for washing machine outside bathroom

1 socket (3 Pin)

1 Exhaust Fan switch provision

W. S. S.

W. S. S.



1 tap for Aquaguard

1 tap Overhead Tank Connection

Kitchen

Connection for jet spray for toilet

1 tap extra

1 tap for washing machine

1 water mixer (Hot, Cold, Shower)

1 tap wash basin

Bathroom & Toilet x 2nos

Water Points

1 Exhaust Fan switch provision

One light for passage between rooms

One door bell connection

1 switch and 3 pin socket in gallery

1 switch for light

Microwave/Oven (15A)

1 Point for refrigerator and 1 point for

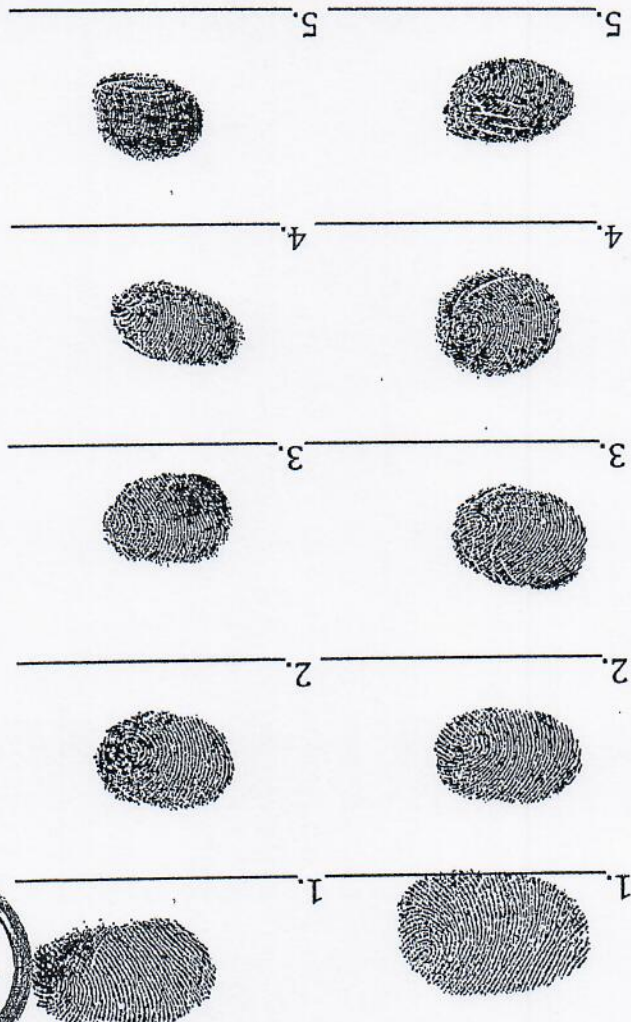
3 switches (Induction/aquaguard/mixer grinder)

Kitchen



SIGNED AND DELIVERED BY THE
 WITHIN NAMED "THE LANDOWNER" OF THE FIRST
 PART
 The RAMODAYA CO-OPERATIVE HOUSING
 SOCIETY LIMITED
 1) Mr. NIVRUTHI V. WAGMODE, Chairman

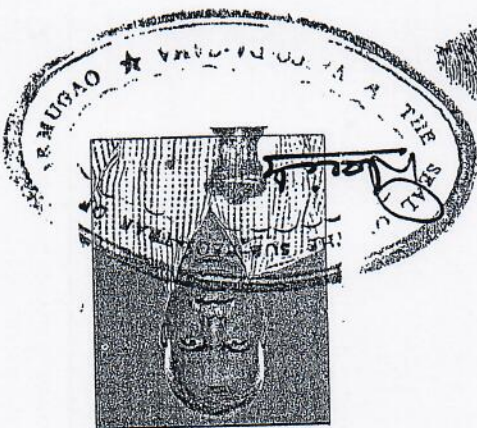
For The Ramodaya Co-op. Hsg. Society Ltd
Nivrugmode
 Chairman



Nivrugmode
Chairman

Handwritten signatures and initials at the top of the page.

- 5. _____
- 4. _____
- 3. _____
- 2. _____
- 1. _____



Handwritten signature and text: 'For The Ramodaya Co-op. Hsg. Society Ltd.' and 'Chairman'.

2. Mr. DILIP G. NAIK, Secretary

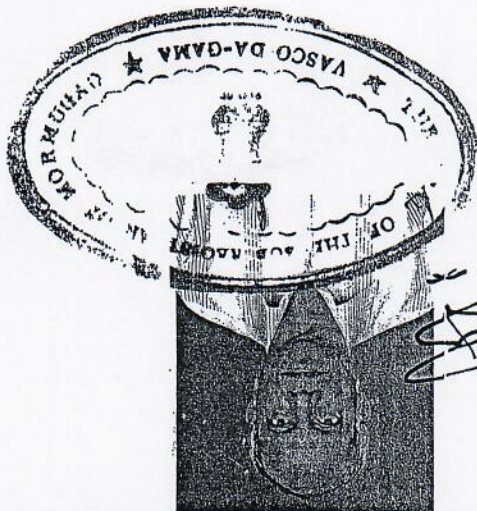


Overland Bank
WMA

5.		
4.		
3.		
2.		
1.		

Chairman

For The Ramodaya Co-op. Hsg. Society Ltd.



3. MR. PANDURANG K. KORGAONKAR, Treasurer

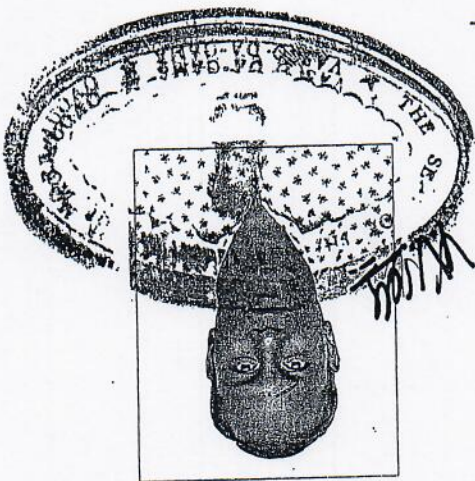


SIGNED AND DELIVERED BY THE WITHINNAMED

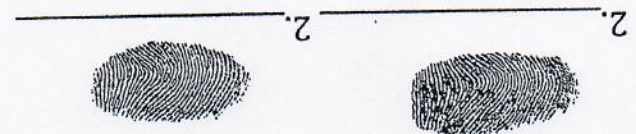
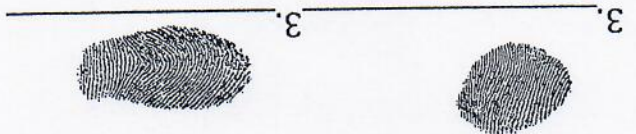
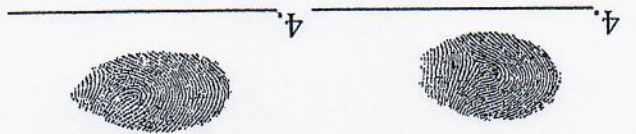
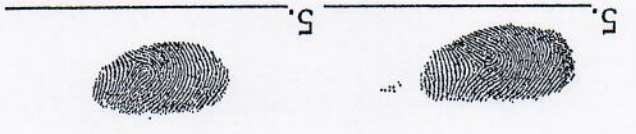
"THE PROMOTER" OF THE SECOND PART

MT. VASANT VISHNU NAIK,

Sole proprietor of M/S VRUNDA BUILDERS



For VRUNDA BUILDERS
Proprietor
(Vasant V. Naik)
(Vasant V. Naik)
(Vasant V. Naik)



Vasant Vishnu Naik
Proprietor



Weston
Weston
Weston

(Authenticated copies of Plans of the Layout as proposed by the PROMOTER and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project).

ANNEXURE-C-2

(Authenticated copies of Plans of the Layout as approved by the concerned Local Authority).

ANNEXURE-C-1

(Authenticated copies of Form "D" any revenue record showing nature of the title of the PROMOTER to the project land).

ANNEXURE-B

B. Road, Panaji-Goa 403001

Address: - F08, Atmaram Commercial Complex, Dr. A.

Viraj Timble

Name of the Attorney at Law/advocate, Adv.

ANNEXURE-A



Narayanan A. Chodankar
for

2. Sarika A-Chodankar *for*

1. Nandu D. Pote *for*

In the presence of:-

Plan showing location of twenty one stilt parking areas to be handed over to the landowner.

ANNEXURE-F

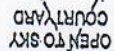
authority).

(Authenticated copies of Plans and specifications of the said premises agreed to be purchased by the LANDOWNER as approved by the concerned local

ANNEXURE-D



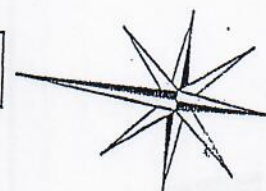
UPPER GROUND FLOOR PLAN BLOCK A



U.G FLOOR AREA

NOTE: STILT AND BASEMENT STAIRCASE IS NOT INCLUDED IN SUB

N

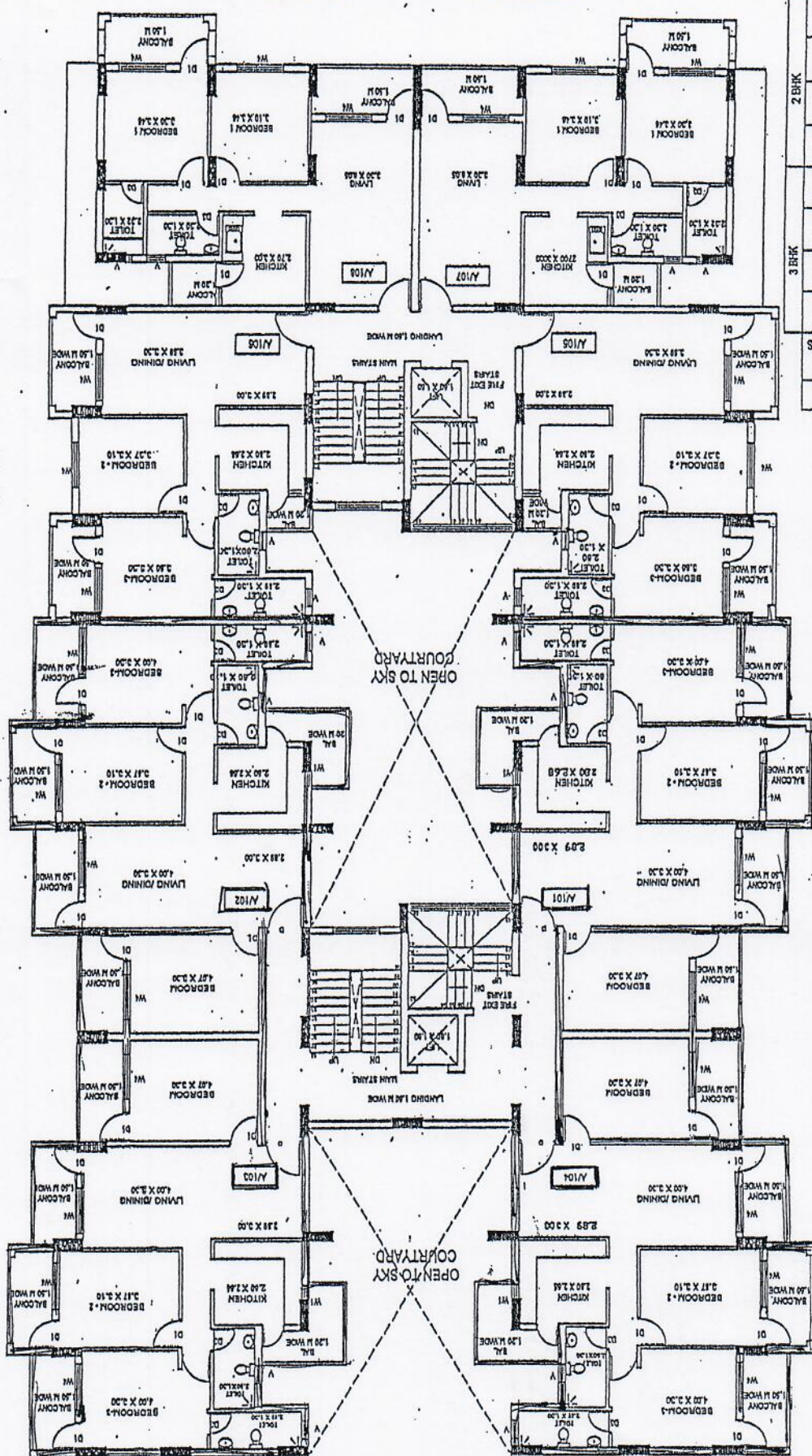
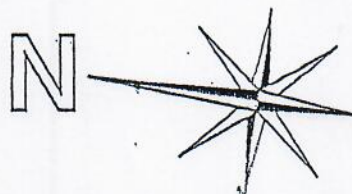


APPROVED
FOR
DEVELOPMENT PERMISSION
MAG. CRASH
16/8/2008
HIGHEST SECRETARY

1ST FLOOR PLAN BLOCK A

NOTE: STILT AND BASEMENT STAIRCASE IS NOT INCLUDED IN SUB

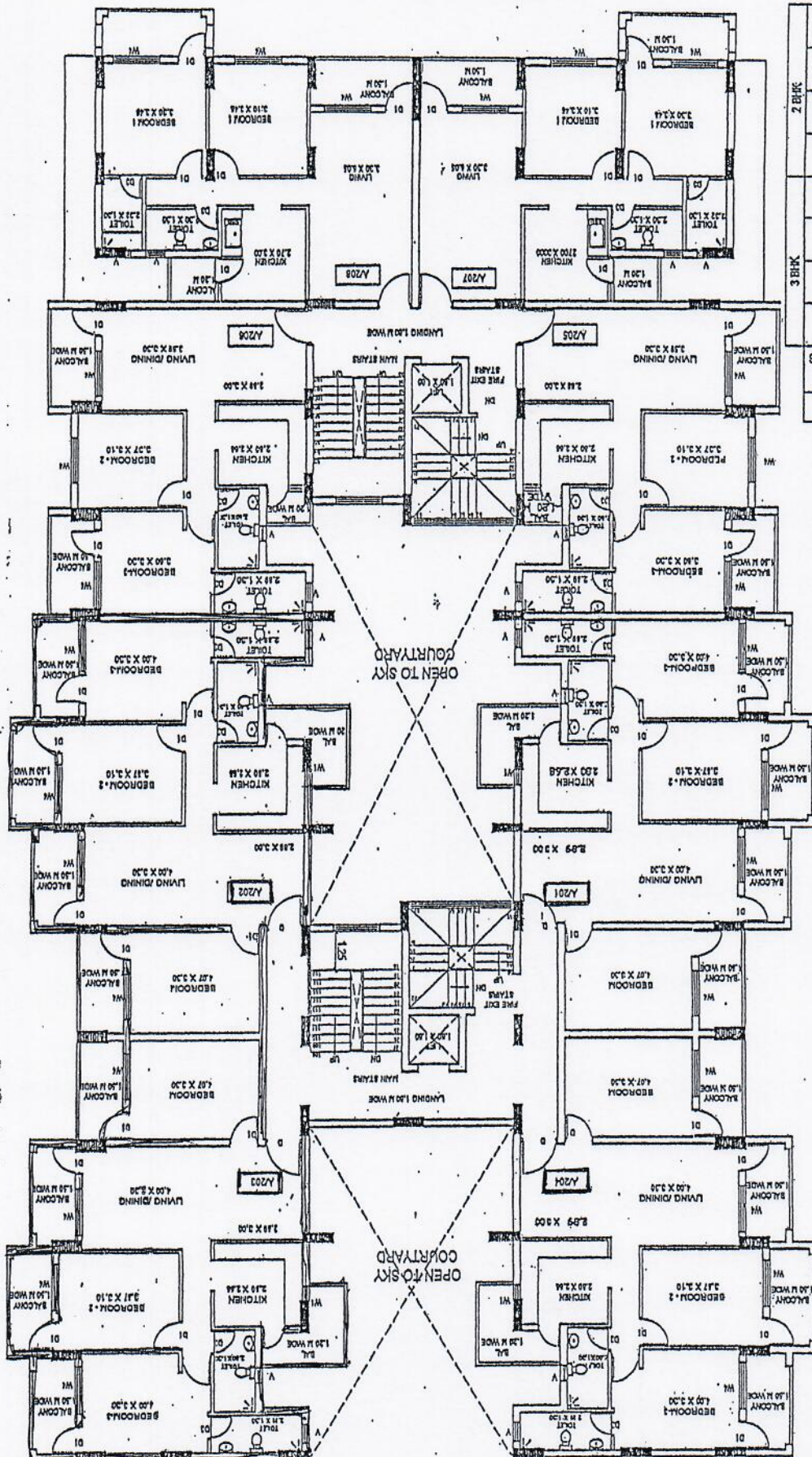
UNIT		CARPET	BUILT UP AREA including balcony, covered verand, and terrace	SUPER BUILT UP AREA including balcony, covered verand, and terrace	NOS
2 BHK	A/108	64.43 SQ.M.	63.25 SQ.M.	63.25 SQ.M.	1
	A/107	64.43 SQ.M.	63.25 SQ.M.	63.25 SQ.M.	1
	A/106	63.65 SQ.M.	61.59 SQ.M.	61.73 SQ.M.	1
	A/105	63.65 SQ.M.	61.50 SQ.M.	61.64 SQ.M.	1
	A/104	62.78 SQ.M.	115.45 SQ.M.	132.13 SQ.M.	1
3 BHK	A/103	62.78 SQ.M.	115.45 SQ.M.	132.13 SQ.M.	1
	A/102	62.78 SQ.M.	115.45 SQ.M.	132.13 SQ.M.	1
	A/101	62.78 SQ.M.	115.45 SQ.M.	132.13 SQ.M.	1
	1ST FLOOR AREA				



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FOR
DEVELOPMENT PERMISSION
NO. 100471-8-224/27-18/1355
MAY 13 1968
U.S. AIR FORCE
HUMAN SECURITY

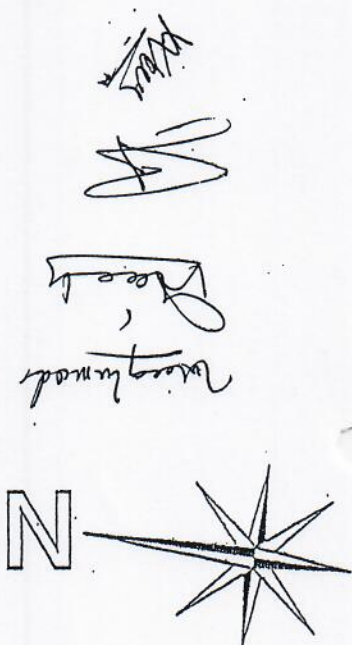
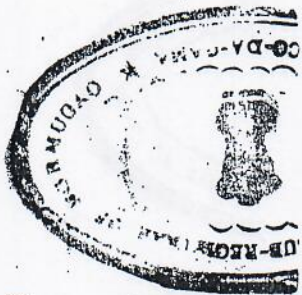
PROPOSED RESIDENTIAL BUILDING VRUNDA VALLEY FOR THE ROMODAYA CO-OPERATIVE HOUSING SOCIETY LIMITED ON PROPERTY BEARING P.T.S NO - 145, CHALTA NO 36 AT VASCO CITY, MORMUGAO TALUKA, GOA.

2ND FLOOR PLAN BLOCK A



NOTE: STILT AND BASEMENT STAIRCASE IS NOT INCLUDED IN SUB

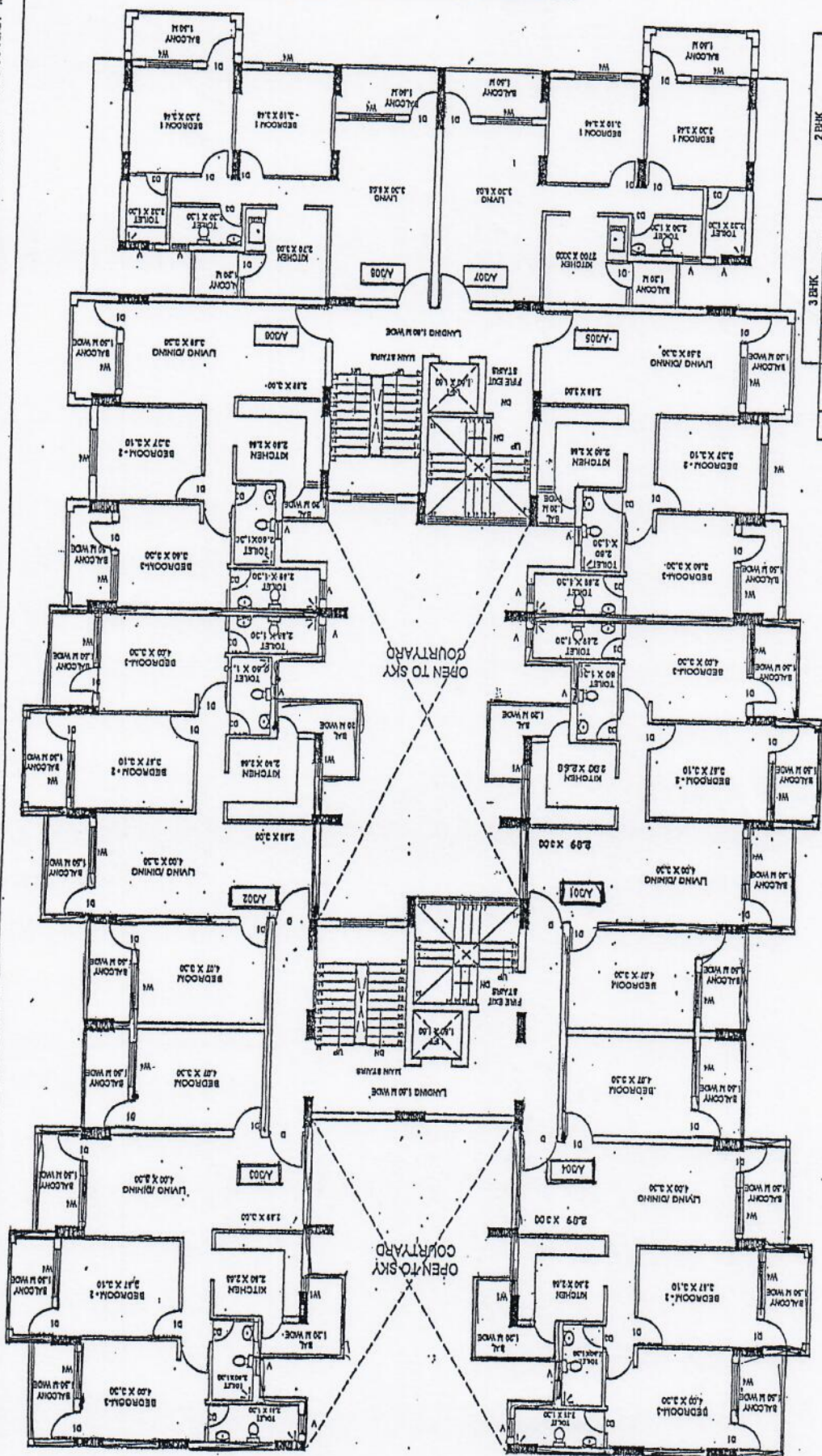
2 BHK		3 BHK	
A/208	64.43 SQ.M.	83.25 SQ.M.	84.43 SQ.M.
A/207	64.43 SQ.M.	83.25 SQ.M.	84.43 SQ.M.
A/206	83.73 SQ.M.	81.59 SQ.M.	83.55 SQ.M.
A/205	83.64 SQ.M.	81.59 SQ.M.	83.55 SQ.M.
A/204	132.13 SQ.M.	115.45 SQ.M.	82.76 SQ.M.
A/203	132.13 SQ.M.	115.45 SQ.M.	82.76 SQ.M.
A/202	132.13 SQ.M.	115.45 SQ.M.	82.76 SQ.M.
A/201	132.13 SQ.M.	115.45 SQ.M.	82.76 SQ.M.
CARPET		BUILT UP AREA Including balcony Balcony and 1 unit staircase	
2ND FLOOR AREA		SUPER BUILT UP AREA	



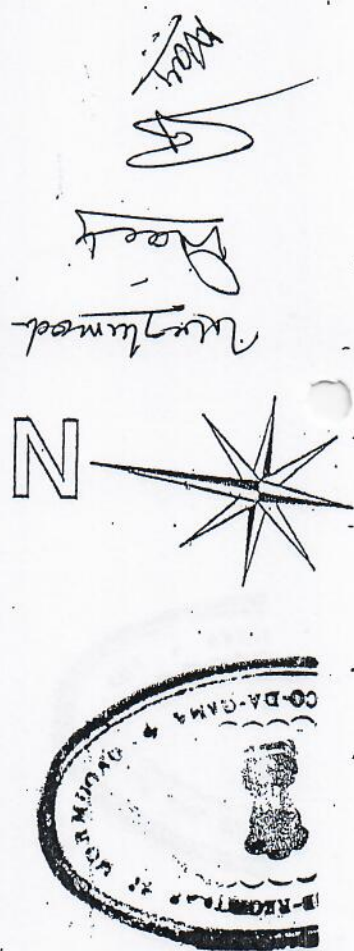
Prepared by: *[Signature]*
 Checked by: *[Signature]*
 Date: 16/5/2018
 Head, RECORDS

PROPOSED RESIDENTIAL BUILDING VRUNDA VALLEY FOR THE ROMODAYA CO-OPERATIVE HOUSING SOCIETY LIMITED ON PROPERTY BEARING P.T.S NO - 145, CHALTA NO 36 AT VASCO CITY, MORMUGAO TALUKA, GOA.

3RD FLOOR PLAN BLOCK A



3RD FLOOR AREA			
1	CARPET	BUILT UP AREA	115.46 SQ.M.
101			115.46 SQ.M.
02			115.46 SQ.M.
03			115.46 SQ.M.
04			115.46 SQ.M.
05			115.46 SQ.M.
06			115.46 SQ.M.
07			115.46 SQ.M.
08			115.46 SQ.M.
09			115.46 SQ.M.
10			115.46 SQ.M.
11			115.46 SQ.M.
12			115.46 SQ.M.
13			115.46 SQ.M.
14			115.46 SQ.M.
15			115.46 SQ.M.
16			115.46 SQ.M.
17			115.46 SQ.M.
18			115.46 SQ.M.
19			115.46 SQ.M.
20			115.46 SQ.M.
21			115.46 SQ.M.
22			115.46 SQ.M.
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24			115.46 SQ.M.
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27			115.46 SQ.M.
28			115.46 SQ.M.
29			115.46 SQ.M.
30			115.46 SQ.M.
31			115.46 SQ.M.
32			115.46 SQ.M.
33			115.46 SQ.M.
34			115.46 SQ.M.
35			115.46 SQ.M.
36			115.46 SQ.M.
37			115.46 SQ.M.
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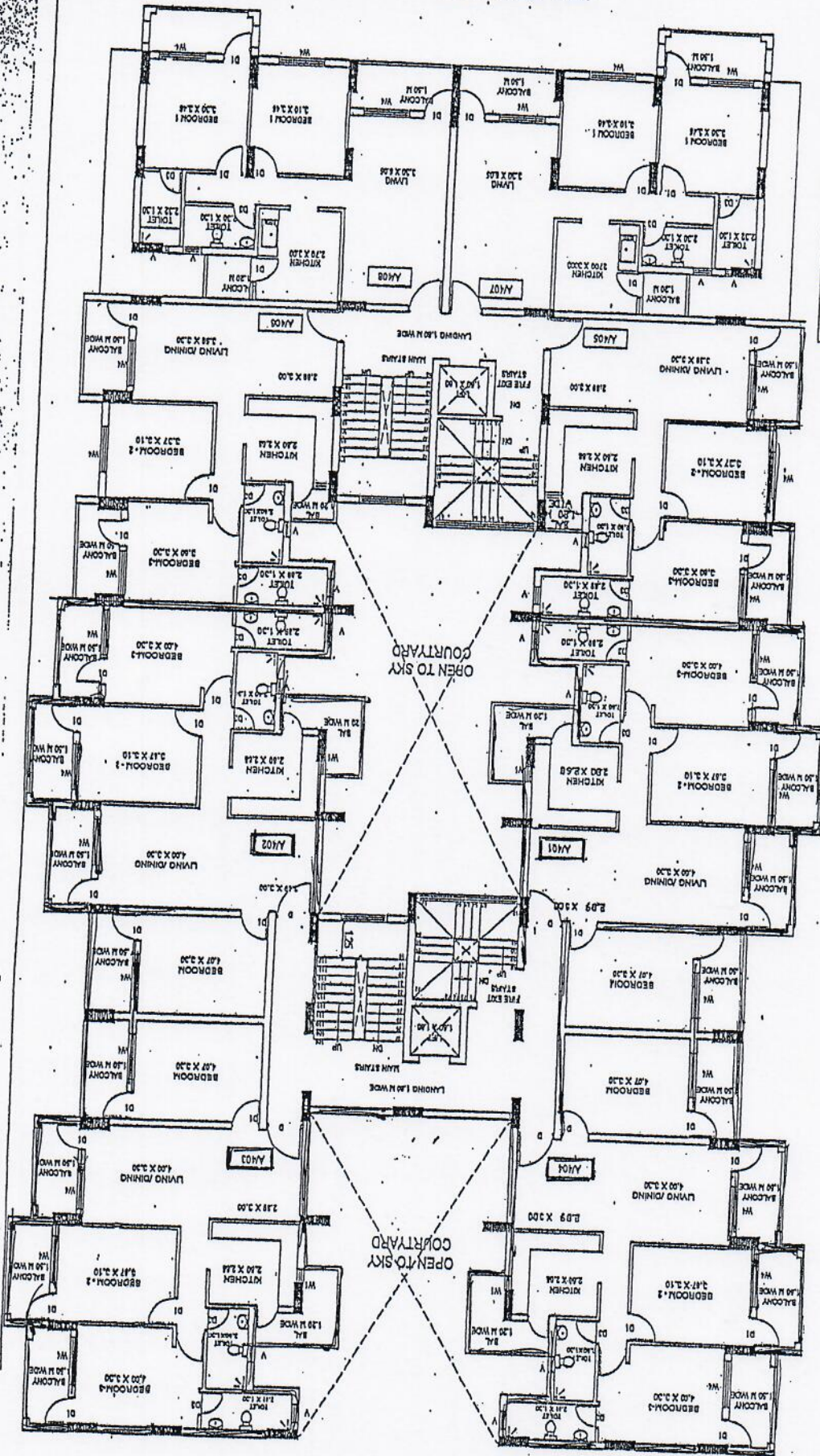


APPROVED FOR DEVELOPMENT PERMITS
 1-224/27-18/1355
 19/08/2018
 M. J. J.
 S. J.
 N. J.
 ROMODAYA CO-OPERATIVE HOUSING SOCIETY LIMITED
 SECRETARY

4TH FLOOR PLAN
BLOCK A

4TH FLOOR AREA		3BHK		2BHK	
1	CARPET	82.78 SQ.M.	115.45 SQ.M.	122.13 SQ.M.	1
01		82.78 SQ.M.	115.45 SQ.M.	122.13 SQ.M.	1
02		82.78 SQ.M.	115.45 SQ.M.	122.13 SQ.M.	1
03		82.78 SQ.M.	115.45 SQ.M.	122.13 SQ.M.	1
04		82.78 SQ.M.	115.45 SQ.M.	122.13 SQ.M.	1
5		83.55 SQ.M.	81.50 SQ.M.	83.84 SQ.M.	1
6		83.55 SQ.M.	81.56 SQ.M.	83.73 SQ.M.	1
7		84.43 SQ.M.	83.25 SQ.M.	85.39 SQ.M.	1
8		84.43 SQ.M.	83.25 SQ.M.	85.39 SQ.M.	1
9		84.43 SQ.M.	83.25 SQ.M.	85.39 SQ.M.	1

1. BUILT UP AREA
 2. BUILDING MATERIAL
 3. BOUNDARY WALL AND ROOFING
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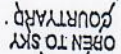
A hand-drawn sketch of a compass rose with eight points. A large, bold letter 'N' is drawn to the left of the rose, indicating North. The rose has a central point and eight radiating lines of varying lengths, with the longest lines representing the cardinal directions.



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FOR
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18-2247-18/1355
Need original
5/5/81
HARRIS SECRETARY

5TH FLOOR PLAN BLOCK A

5TH FLOOR AREA



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FOR
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10-22-77-18/1355
10/8/78
RECEIVED
NOVEMBER SECRETARY



Government of Goa
Document Registration Summary 2
Office of the Civil Registrar-cum-Sub Registrar, Mormugao

Print Date & Time : - 21-Jun-2019 01:06:25 pm

Document Serial Number :- 2019-MOR-1299

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1	Stamp Duty	1160000
2	Registration Fee	1400000
3	Processing Fee	1140
Total		2561140

Stamp Duty Required :1160000

Stamp Duty Paid : 1160000



Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Vasant Vishnu Naik As Sole Proprietor Of Ms Vrunda Builders ,S/o - D/o Late Vishnu Naik Age: 46, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - 22-2 Vaishnavi Nr Teoluz Garden 6th Lane Behind Cottage Hospital Chicalim Mormugao Goa, Address2 - , PAN No.: ADRPN3519R			

Executor

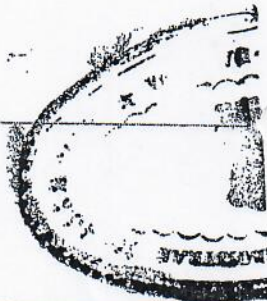
Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Nivruthi V Wagmode Chairman Of The Ramodaya Cooperative Housing Society Ltd ,S/o - D/o Age: , Marital Status: ,Gender:,Occupation: , Address1 - H No 220 Nr MPT Ground Patrong Balna Vasco da Gama Goa Address2 - , PAN No.: AADAT8037E			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Dilip G Naik, S/o - D/o Marital Status: , Gender:, Occupation: , Address1 - Balna, Address2 - , PAN No.: AADAT8037E			
3	Pandurang K Korgaonkar, S/o - D/o Marital Status: , Gender:, Occupation: , Address1 - Balna, Address2 - , PAN No.: AADAT8037E			
4	Vasant Vishnu Naik As Sole Proprietor Of Ms Vrunda Builders ,S/o - D/o Late Vishnu Naik Age: 46, Marital Status: Married , Gender:Male, Occupation: Business, Address1 - 22-2 Vaishnavi Nr Teoluz Garden 6th Lane Behind Cottage Hospital Chicalim Mormugao Goa, Address2 - , PAN No.: ADRPN3519R			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Nandu Dinu Pote, 45 , 1973-11-21 , 9011773541 ,ddaishe@gmail.com, Service , Marital status : Unmarried 403802, H No 71-5 Patrong Balna Vasco da Gama, H No 71-5 Patrong Balna Vasco da Gama, Near Bramasthal Temple Vasco Da Gama, Mormugao, SouthGoa, Goa			
2	Sarika Anand Chodankar, 33 , 1985-08-21 , 9764673149 ,ddaishe@gmail.com, Service , Marital status : Married 403802, Flat No B 4 , Uttkarsh, Sasmolam Balna Vasco Da Gama, Mormugao, SouthGoa, Goa			



Sub Registrar
MORMUGAO

Document Serial No:-2019-MOR-1299

Book :- 1 Document
Registration Number :- MOR-1-1272-2019
Date : 24-Jun-2019

Sub Registrar(Office of the Registrar-cum-Sub Registrar, Mormugoa)
MORMUGAO
SUB-REGISTRAR

