

## **AGREEMENT FOR SALE**

This Agreement for Sale is made and executed at Panaji, Goa on this \_\_\_\_day of the month of .....of the Christian year Two Thousand and Nineteen i.e. (\_\_\_/...../2019).

### **BETWEEN**

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

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

### **AND**

**MR. ....**, son of Mr. ...., age 37 years, married/unmarried, Occupation....., Holder of PAN Card No. ...., Holder of Aadhar Card No. .... Indian National, and resident of ..... Goa, Hereinafter referred to as the **“PURCHASER”** (which expression shall unless repugnant to the context or meaning thereof, be deemed to include his/their legal heirs, successors, legal representatives and assigns) of the **SECOND PART**.

**AND**

**RAJDEEP BUILDERS**, registered Proprietorship Firm having its office at 202, 2<sup>nd</sup> Floor, Mathias Plaza, Above Canara Bank, 18<sup>th</sup> June Road, Panaji Goa 403001, represented by its sole proprietor **Mr. Rajesh Tarkar**, aged 45 years, son of Shri. Ulo Tarkar, business, Indian National, holder of Pan Card bearing no. [REDACTED], Aadhar Card No. [REDACTED] resident of Penthouse No.201, Rajdeep Residency, Raviraj Colony, Nagali Hills, Dona Paula-Goa, Hereinafter referred to as the “**BUILDER/DEVELOPER**” (which expression shall unless repugnant to the context or meaning thereof, be deemed to include its heirs, successors, legal representatives and assigns) of the **THIRD PART**.

**AND**

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

**AND WHEREAS** Confirming Party Smt. Deepa Rajesh Tarkar is represented herein by her duly constituted Attorney, her husband **SHRI. RAJESH TARKAR** by virtue of Power of Attorney dated 15/04/2014 duly executed and registered before the Notary Public Shri. Babuso R. Sawant of Panaji-Goa under Registered No. 63/2014 on 15/04/2014.

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

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

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

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

**AND WHEREAS** thereafter the Mrs. Maria Fernandes and her husband Mr. Jose Alavarinho Jeronimo Antonio Loyola Figueiredo alias Alvarinho Figueiredo got the required permissions for the development, sub division and conversion of the said land into a layout of residential plots, under the Order cum NOC for the development and sub division of the land from the

Panaji Planning and Development Authority dated 08.09.1988 vide Ref No. PDA/T/5148/3317/88 alongwith a layout plan of the said property.

**AND WHEREAS** vide Deed of Gift dated 03.11.2004 bearing Document Registration No. 3163 at pages 53 to 70 of Book I, Vol. No. 1394 of the office of the Sub Registrar of Ilhas on 16.11.2004, the said Mrs. Maria Fernandes and Mr. Jose Alavarinho Jeronimo Antonio Loyola Figueiredo alias Alvarinho Figueiredo gifted one such Plot No. 24 admeasuring 975 sq. mts. being a part of the Said Property in favour of Mr. Pio Carlos Figueiredo, which is more particularly described in the **SCHEDULE -II** hereto and hereinafter referred to as the “**SAID PLOT** ” and marked in red color in the plan annexed herewith.

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

**AND WHEREAS** Mr. Pio Carlos Figueiredo thereafter got the SAID PLOT mutated in his favour under Mutation No. 21015 of the Land Records of Tiswadi.

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

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

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

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

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

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

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

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

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

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

**AND WHEREAS**, the VENDORS/OWNERS agreed with the proposal of Joint Venture Development and construction of the residential building with Flats/Units on the SAID PLOT and the BUILDER/DEVELOPER agreed to develop and construct in the SAID PLOT, a residential building consisting of residential Flats/Units alongwith the VENDORS/OWNERS, under a Joint Venture Development Scheme.

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

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

- f) That there is no legal bar or impediment to enter into Agreement for Joint Venture Development in respect of the SAID PLOT, and that the SAID PLOT, is free from encumbrances, liens and/or charges.
- g) That no notices from the Central or State Governments or any other local body or authority under any Municipal Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/Proceedings for Acquisition/Requisition had/have been received by and/or served in respect of the SAID PLOT, nor any part thereof.
- h) That neither the SAID PLOT nor any part thereof is the subject matter of any attachment or of any Certificate or other recovery proceedings, under the Income Tax Act or under any other Act, Statute, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.
- i) That neither the SAID PLOT nor any part thereof is the subject matter of any civil suit, criminal complaint/case or any other action or proceeding in any court or forum.
- j) That no person or entity has any right of road and/or passage and/or foot-path and/or right of crossing/re-crossing over and/or through the SAID PLOT or any part thereof.
- k) That the VENDORS/OWNERS have not entered into any agreement, understanding and/or arrangement for sale, development and/or disposal or otherwise howsoever with any other party in respect of the SAID PLOT and/or any part thereof.
- l) That there is a proper access/road required as per law for carrying out Joint- Development on the SAID PLOT.

**AND WHEREAS,** the BUILDER/DEVELOPER has relying on the representations and covenants hereinabove stated, and pursuant to negotiations and discussions by and between the parties hereto, have executed a Joint Venture Development Agreement dated 16/05/2019

executed before the Sub Registrar of Ilhas Goa at Book No.1, Document Registration No. PNJ-1-920-2019, dated 20.05.2019.

**AND WHEREAS** As per the said Joint Venture Development Agreement dated 16/05/2019 allotment chart has been worked out of the flats/units to be allotted to the VENDORS/OWNERS and BUILDER/DEVELOPER on construction of a residential building on the said plot.

**AND WHEREAS** as per the said Joint Venture Development Agreement dated 16/05/2019 Flat No. ...., admeasuring ....., Situated on ..... floor, of **RAJDEEP CORLIM LEGACY** has been allotted to .....

**AND WHEREAS**, the PURCHASER being desirous of acquiring certain premises in the said building approached the VENDORS/OWNERS and the BUILDER/DEVELOPER and have agreed to purchase a Flat No....., situated on the .....Floor of the building known as “**RAJDEEP CORLIM LEGACY**”, having super built-up area of ..... sq.mtrs., built up area of..... sq.mts. and ..... sq. mts. of Carpet area, alongwith the proportionate undivided rights and shares in the SAID PLOT, within the limits of Village Panchayat of Corlim-Goa, situated in the village of Corlim-Goa. The above Flat No....., alongwith the allotted Stilt parking bearing parking No. ...., is more particularly described in Schedule-IV, being constructed on the SAID PLOT more particularly described in the Schedule – II, which shall be completed in all respect as per the specifications hereto annexed in Schedule –III, alongwith the proportionate undivided right and share in the SAID PLOT, and the SAID FLAT No.....shall consists of .....bedroom, ..... kitchen, ..... living room, ..... toilet cum bathroom, which SAID FLAT has been shown delineated in red colour boundary lines in the plan annexed hereto for a total consideration price of **Rs...../-(Rupees ..... Only)**, being its market value, which Flat shall hereinafter for the sake of brevity will be referred to as the “**SAID FLAT**”.

**AND WHEREAS** the VENDORS/OWNERS and the BUILDER/DEVELOPER have offered to sell the SAID FLAT with the allotted stilt parking bearing parking No. ...., alongwith the proportionate undivided right and share in the SAID PLOT to the PURCHASER and the PURCHASER has, relying on the representations and covenants hereinabove stated, agreed to purchase the SAID FLAT with the allotted Stilt parking bearing parking No. ...., alongwith the proportionate undivided right and share in the SAID PLOT and accordingly, the VENDORS/OWNERS and the BUILDER/ DEVELOPER are selling and conveying the SAID FLAT alongwith the allotted parking bearing parking No. ...., to the PURCHASER vide the present Agreement for Sale.

**NOW THEREFORE THIS AGREEMENT FOR SALE WITNESSETH AND IT IS AGREED BETWEEN THE PARTIES HERETO AS FOLLOW:**

1. The VENDORS/OWNERS and the BUILDER/DEVELOPER hereby agrees to sell to the PURCHASER the SAID FLAT bearing Flat No....., i.e. the SAID FLAT described in schedule – IV, having super built-up area of ..... sq.mtrs., ..... sq. mts. of built up area and ..... sq. mts. of Carpet area, alongwith the proportionate undivided rights and shares in the SAID PLOT, with allotted stilt parking No. ...., hereunder written and delineated on the plan hereto annexed and marked thereon with red colour for a total consideration of **Rs...../-(Rupees ..... Only)**. Accordingly, the PURCHASER has paid a sum of Rs...../- (Rupees ..... only) in favour of the ..... vide Cheque No....., dated..... Drawn on ..... Bank, Goa, as earnest advance money, the receipt of which all the ..... hereinabove do hereby admit and acknowledge, and all the ....., and the ..... hereby express their No Objection for ..... to receive the consideration amount with respect to the Said Flat in favour the .....

2. The PURCHASER further agrees and undertakes to pay to the ....., the balance amount of Rs...../-(Rupees ..... Only) in the manner as set out in Schedule - V hereto.

3. It is agreed by and between the parties that the Top Terrace of the Said Residential Building is not for common use. The said top terrace is made available by the BUILDER/DEVELOPER to the PURCHASER of Top Floor Flats (i.e. ...., ....., ..... & .....) exclusively for maintenance purpose, for maintenance to be done by Maintenance Department of

Rajdeep Builders/ Maintenance Society to be formed with respect to the Said Building.

4. It is specifically agreed and understood that on making the payment by the PURCHASER to the VENDORS/OWNERS as per Schedule-V, the BUILDER/DEVELOPER shall complete the construction of the SAID FLAT and hand over to the PURCHASER peaceful vacant possession of the SAID FLAT within a period of 36 months from the date of signing of Agreement for Sale with further extension of additional period of six (6) months.

Any delay in granting water connection/electricity connection, issuance of Occupancy Certificate by the Concerned Authorities or if the delay has been occasioned by any Act of God, Force Majeure Causes, restrained order from any Appropriate Authority or Judicial Body; or by virtue of any other reasons beyond normal human control or due to any circumstances beyond the control of the BUILDER/DEVELOPER, shall NOT be attributable to the BUILDER/DEVELOPER.

5. The ..... shall intimate to the PURCHASER immediately upon any payments falling due and payable by the PURCHASER. It shall be enough if such intimation or any other correspondence is posted by Registered Post A.D. at the following address of the PURCHASER.

**ADDRESS OF THE PURCHASER**

**MR. ....**

Resident of ....., .....

..... Goa

Within 30 (thirty) days of this receipt of such intimation or refusal thereof by the Post office for any reasons, the PURCHASER shall pay to the ..... the full amount which has fallen so due and payable.

In case of default in payment by the PURCHASER, or in case of any reason if the PURCHASER wish to terminate the present agreement, the VENDORS/OWNERS and the BUILDER/DEVELOPER shall rescind or terminate the present agreement in which case part payment which is received from the PURCHASER shall be refunded to him without any interest thereon after deducting 25% of the entire amount received by the ..... It is further made clear that the part payment received till the date of termination shall be refunded excluding GST amount and such other taxes collected and paid to the Government.

However, the VENDORS/OWNERS and the BUILDER/DEVELOPER may in their absolute discretion exercise an option of not terminating the agreement as aforesaid and instead allowing such further time to the PURCHASER to make payments as deemed proper by them and charging interest on such instalment amount/s outstanding at the rate of 12% p.a.

6. Upon completion of the construction of the SAID FLAT the BUILDER/DEVELOPER shall inform the PURCHASER about the same and the PURCHASER shall within 1 (one) month of the receipt of such intimation, take possession of the SAID FLAT.

7. In case the PURCHASER is desirous of carrying out any additions, alterations or changes of the SAID FLAT, they shall intimate to the BUILDER/DEVELOPER about the same well in advance in writing and if the BUILDER/DEVELOPER agrees for the same, the BUILDER/DEVELOPER shall carry out such works provided the PURCHASER pays the extra cost in respect thereof as per the rates quoted by the BUILDER/DEVELOPER and in advance.

8. The PURCHASER agree that no pets or any type of animals will be allowed to keep in the vicinity of the building or in the Said Flat being constructed on the SAID PLOT.

9. The PURCHASER do hereby expressly consent/s to any change/alterations if necessary, at the instance of competent Authority, Architect, Engineer or for the purpose of better planning or due to technical reasons and the BUILDER/DEVELOPER shall not be required to take any further permission of the PURCHASER for the same this provision shall be considered as a consent in writing from the PURCHASER as is required by the law.

10. The VENDORS/OWNERS shall not, under any circumstances, change the outer look of the building which shall have uniformity as per approved plan and scheme provided by the BUILDER/DEVELOPER.

11. The PURCHASER shall also not be entitled to make any external change to the flat purchased or allotted that will affect the uniformities of the building with respect to its look, colour, grills etc. If the PURCHASER violates this provision then the cost of restoration shall be paid by him to the BUILDER/DEVELOPER.

## **1. MAINTENANCE**

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

(a) The PURCHASER shall be bound to deposit with the BUILDER/DEVELOPER a sum of Rs.4,00,000/-(Rupees Four Lakhs Only) for each flat/unit purchased by him, on issue of Occupancy Certificate by the Village Panchayat of Corlim. The aforesaid amount of Rs.4,00,000/-(Rupees Four Lakhs Only) shall be towards maintenance, service and cleanliness of common areas of the building. The PURCHASER undertakes and binds to provide full co-operation to the BUILDER/DEVELOPER while undertaking maintenance of the common areas so much so that the PURCHASER shall allow the BUILDER/DEVELOPER and or his agents, servants, managers etc., to enter their respective premises for sole purpose of undertaking above referred maintenance services with prior written intimation for such purpose by the BUILDER/DEVELOPER.

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

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

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

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

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

#### **WARRANTY**

The BUILDER/DEVELOPER shall provide Five Years Warranty on equipments provided from the date of issue of Occupancy Certificate by Village Panchayat of Corlim, for SAID FLAT, which will be described more fully in separate warranty card/letter head, provided to the PURCHASER at the time of handing over of possession of SAID FLAT of the building on obtaining Occupancy Certificate. Said Warranty Card/Letter Head shall be

non-transferable to third party, however any third party may approach the BUILDER/DEVELOPER for availing such Warranty on such terms and conditions as will be set out by the BUILDER/DEVELOPER. The total Warranty period provided by the BUILDER/DEVELOPER shall not extend beyond the five years from the date on issuing of Occupancy Certificate from the Village Panchayat of Corlim.

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

13. The PURCHASER shall bear and pay all the costs towards, stamp papers and registration charges and GST and other incidental costs and expenses for the purpose of the conveyance to be made in favour of the PURCHASER. Any incidental taxes, surcharge, duties, including stamp duty will be borne by the PURCHASER.

14. The address mentioned hereinabove are complete addresses of the parties and shall be deemed notice to either party for correspondence sent by registered post with acknowledgement due at the address mentioned in the cause title.

15. The time is of absolute essence of this agreement and the BUILDER/DEVELOPER agrees to handover the possession of the SAID FLAT within a period of 36 months from the date of signing of this Agreement for Sale with further extension of additional period of six (6) months provided if there is any delay in granting water connection/electricity connection, issuance of Occupancy Certificate by the Concerned Authorities or if the delay has been occasioned by any Act of God, Force Majeure Causes, restrained order from any Appropriate Authority or Judicial Body; or by virtue of any other reasons beyond normal human control or due to any circumstances beyond the control of the BUILDER/DEVELOPER, shall NOT be attributable to the BUILDER/DEVELOPER.

16. The BUILDER/DEVELOPER shall execute a Sale Deed in favour of the PURCHASER upon handing over the possession of the SAID FLAT on obtaining Occupancy Certificate.

17. That VENDORS/OWNERS and the Confirming Party do hereby confirms to the terms and condition of the present Agreement for sale.

18. Both the parties are entitled for specific performance of this agreement.

19. Any dispute of differences if any arises between the parties the same shall be tried with the jurisdiction of Panjim (Ilhas) Courts.

20. Whatever not specifically provided herein, shall be governed by the law applicable to the parties.

21. The possession of the SAID FLAT bearing No..... has not been handed over to the PURCHASER and market value of the SAID FLAT is Rs...../-(Rupees .....Only) and accordingly stamp duty of 2.9% amounting to Rs...../- (Rupees ..... Only) is paid herewith, which shall be borne by the PURCHASER.

#### **SCHEDULE – I**

##### **(DESCRIPTION OF THE SAID PROPERTY)**

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

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

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

North : By the public Road

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

## **SCHEDULE – II**

### **(DESCRIPTION OF THE SAID PLOT NO. 24)**

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

East: By the Road to Corlim

West: By Plot No. 25

North: By 8 mts. wide road

South: By Fr. Sequeira

## **SCHEDULE - III**

### **(BRIEF DESCRIPTION AND SPECIFICATIONS)**

#### **THE STRUCTURE:**

It is RCC structure with external walls upto the plinth in laterite stone masonry and the external walls in super structure shall be 23cm thick in laterite stones. The external plaster will be double coat and sand faced cement plaster furnished with two coats of cement paints along with primer. The internal walls shall be in bricks of 10cm thick. The internal plaster for walls and the ceiling shall be single coat cement plaster with 3 coats of good quality paint.

**i)** Stainless steel safety Gate for main door.

**ii)** DOORS AND WINDOWS:

The main door shall be of teakwood frame with teak wood paneled finished with polish. All the remaining doors shall be marine ply, factory processed

panel. All windows will be of aluminum frames with rolling shutters of glass.

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

**iv)** CEILING:

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

**v)** FLOORING:

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

**vi)** SANITARY AND TOILET FITTINGS:

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

**vii)** KITCHEN:

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

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

**x)** ELECTRICAL INSTALLATION:

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

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

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

#### **SCHEDULE IV**

#### **(DESCRIPTION OF THE SAID FLAT)**

ALL That Flat No....., situated on the .....Floor of the building known as “**RAJDEEP CORLIM LEGACY**”, having super built-up area of ..... sq.mtrs., built up area of..... sq.mts. and of Carpet area ..... sq. mts., alongwith the proportionate undivided rights and shares in the SAID PLOT, more particularly described in Schedule II mentioned herein above alongwith the allotted Stilt parking bearing parking No. ....,situated within the limits of Village Panchayat of Corlim-Goa in the village of Corlim-Goa.

**SCHEDULE-V**  
**PAYMENT SCHEDULE**

**“Consideration amount to be paid by purchaser as per the construction stages”**

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

|                                     |   |   |
|-------------------------------------|---|---|
| <b>SIGNED, SEALED AND DELIVERED</b> | ] |   |
| by the within named                 |   | ] |
| <b>“OWNERS”</b>                     |   | ] |

\_\_\_\_\_  
**MR. SANDEEP RAI**

|                    |                    |
|--------------------|--------------------|
| <b>L. H. T. I.</b> | <b>R. H. T. I.</b> |
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|       |       |
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| _____ | _____ |
| _____ | _____ |
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| _____ | _____ |
| _____ | _____ |

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

]  
]  
]

MRS. DEEPA SANDEEP RAI  
alias DEEPA LAXMAN NAIK  
L. H. T. I.

R. H. T. I.

SIGNED, SEALED AND DELIVERED  
by the within named  
“PURCHASER”

]  
]  
]

MR.....  
L. H. T. I.

R. H. T. I.

SIGNED, SEALED AND DELIVERED  
by the within named “BUILDER/DEVELOPER”

]  
]

RAJDEEP BUILDERS, through Proprietor  
Mr. RAJESH TARKAR, for self & as Attorney holder  
for MRS. DEEPA RAJESH TARKAR,  
“CONFIRMING PARTY”

L. H. T. I.

R. H. T. I.

**WITNESSES:**

1. NAME

:

-

Mr. ....

FATHER’S NAME

:

-

Mr. ....

AGE

:

-

.....years

MARITAL STATUS

:

-

.....

OCCUPATION

:

-

.....

ADDRESS

:

-

.....Goa

SIGNATURE

:

-

2. NAME

:

-

Mr. ....

FATHER’S NAME

:

-

Mr. ....

AGE

:

-

.....years

MARITAL STATUS

:

-

.....

OCCUPATION

:

-

.....

ADDRESS

:

-

..... Goa

SIGNATURE

:

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