

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made at Mapusa on this _ day of ____ in the year 2017 BETWEEN

CHOWGULE REAL ESTATE & CONSTRUCTION COMPANY PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 311,Casa Del Sol, Opp. Hotel Marriott, Miramar, Panaji, Goa, holder of PAN AAACC6040M represented herein by its Director MS. MEGHANA PRAKASH KAMAT, aged 35 years, daughter of Mr. Prakash Kamat, Indian National, residing at House No. 198/11, Opp. Syngenta, Corlim, Ilhas, Goa, holder of PAN ASMPK8123A, pursuant to the resolution passed by the Board of Directors in the meeting dated _____, hereinafter referred to as the DEVELOPERS CUM VENDORS (which expression shall unless repugnant to the context or meaning thereof include its successors-in-title, administrators, executors and assigns, etc.) of the FIRST PART;

AND

MR. _____, aged _ years, son of _____, indian national, holder of PAN _____, residing at _____, hereinafter referred to as the PURCHASER (which expression shall unless repugnant to the context or meaning thereof include his heirs, successors-in-title, legal representatives and assigns, etc.) of the SECOND PART;

WHEREAS:

- 1) There exists a larger property situated at Village Serula, Badem Ward of the Parish of Salvador do Mundo, within the Panchayat limits of Village Panchayat Salvador do Mundo, of the Taluka of Bardez, of the District of North Goa, of the State of Goa, which property is better described in Schedule – I hereinbelow.

- 2) The property bearing Sub-division no. 1 of Survey no.66 of the Village of Salvador do Mundo forms part of the abovementioned property and is better described in Schedule – II hereinbelow and is hereinafter referred to as the “said property”.
- 3) The DEVELOPERS CUM VENDORS by Deeds of Sale dated _____, registered with the office of the Sub-registrar of Bardez at Mapusa under registration No. _ at pages _ to _ of Book No. _, Volume No. _ dated _ and registration No. _ at pages _ to _ of Book No. _, Volume No. _ dated _, purchased plot Nos. _ & _ of the said property.
- 4) The DEVELOPERS CUM VENDORS after obtaining Technical clearance bearing No. _ dated _ from the Town and Country Planning Department have amalgamated said plot Nos. _&_ of the said property.
- 5) The DEVELOPERS CUM VENDORS have obtained development permissions bearing No. _____ from Town and Country Planning Department dated _____ and Construction licence bearing No. _____ dated _____ and _____ dated _____ from the Village Panchayat of Salvador Do Mundo for construction of residential villa & Compound wall in the said amalgamated plot identified as plot Nos. _&_ of the property bearing Survey No. 66/1 of Village Salvador Do Mundo.
- 6) The DEVELOPERS CUM VENDORS have prepared a scheme for development of some villas in the said property to be known as “CASA DE MONTE”.
- 7)The PURCHASER after examining the plans of construction, specifications of the villa to be constructed on said amalgamated plot Nos. _&_ as well as the title of the DEVELOPERS CUM VENDORS to the said property and the said plots and on being satisfied with the same has approached the DEVELOPERS CUM VENDORS indicating his willingness to purchase the plot identified as plot Nos. _&_ together admeasuring _ sq. mts. of the property bearing Survey No. 66/1 of Village Salvador do Mundo and the Residential Villa to be constructed thereon identified as Villa No. _ constructed therein having a super built up area of ____ sq. mts.

which is described in detail in Schedule - III hereinafter written and hereinafter referred to as the SAID RESIDENTIAL PREMISES.

- 8) The DEVELOPERS CUM VENDORS have accordingly agreed to sell the SAID RESIDENTIAL PREMISES to the PURCHASER for a consideration of Rs. _____/- (Rupees _____ only) and subject to the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AS UNDER:

1. **PREMISES** :

- (a) The DEVELOPERS CUM VENDORS shall sell to the PURCHASER, the SAID RESIDENTIAL PREMISES to be constructed on said amalgamated plot Nos. _&_ of the property bearing Survey No. 66/1 of Village Salvador do Mundo which Residential Villa is identified as Villa No. _ to be constructed in accordance with the specifications contained in Schedule -V hereafter written, which Villa is described in detail in Schedule-III hereafter written to be constructed on the said property described in Schedule II which Villa is shown in the plan annexed hereto.
- (b) The DEVELOPERS CUM VENDORS shall provide to the PURCHASER car parking within the area occupied by Plot Nos. _&_ as indicated in the plan annexed hereto.
- (c) This Agreement shall not bar or restrict the right of the DEVELOPERS CUM VENDORS to sell or construct the remaining area or undivided share in the SAID PROPERTY to or for any other person/s at the sole discretion of the DEVELOPERS CUM VENDORS.
- (d) The PURCHASER hereby confirms that he has verified the title of the DEVELOPERS CUM VENDORS to the SAID PROPERTY and the said plots and only on being fully satisfied about such title, the PURCHASER has entered into this Agreement. The DEVELOPERS CUM VENDORS shall at all times allow the inspection of the title documents by the PURCHASER by making the same available to him at such place as may be intimated by the DEVELOPERS CUM VENDORS on receipt of written request from the

PURCHASER. The inspection of documents would not be permissible after taking possession of the SAID RESIDENTIAL PREMISES. The original document shall always be the property of the DEVELOPERS CUM VENDORS and the PURCHASER shall be entitled to take only copies of the same at his own cost.

2. CONSIDERATION :

- (a) In consideration, the PURCHASER agree to pay a sum of Rs. _____/- (Rupees _____ only) for the purchase of the SAID RESIDENTIAL PREMISES and agrees to effect the payment to the DEVELOPERS CUM VENDORS as per the mode for payment specified in Schedule -IV on or before the dates provided therein, time of payment being the essence of this agreement.
- (b) The above said sum of Rs. _____/- (Rupees _____ only) includes the cost of the Plot Nos. _&_ admeasuring _ sq. mts.
- (c) All the taxes etc. including Service tax, VAT etc. or any other statutory dues like GST that may become applicable hereafter as applicable and payable with regard to the SAID RESIDENTIAL PREMISES shall be borne by the PURCHASER.
- (d) Without prejudice to DEVELOPERS CUM VENDORS other rights under this Agreement and/or in law, the PURCHASER shall be liable to pay to the DEVELOPERS CUM VENDORS, interest at the rate of 1.5% per month compounded monthly, on all amounts due and payable by the PURCHASER under this Agreement, if any such amount remains unpaid for thirty days or more after becoming due and until the Agreement is terminated by the DEVELOPERS CUM VENDORS under sub-clause (e) below.
- (e) If the PURCHASER commit/s default in payment of any of the installments aforesaid on the respective due dates, and/or in observing and performing any of the terms and conditions of this Agreement, the DEVELOPERS CUM VENDORS shall, without prejudice to the other rights, be at liberty to terminate this agreement by giving a prior written notice of thirty days. The DEVELOPERS CUM VENDORS shall however, on such

termination, refund to the PURCHASER the amounts, if any which may have till then been paid by the PURCHASER, after deducting 10% of the amount received plus interest as specified in clause (d) above, without any further amount by way of interest or otherwise.

(f) On the DEVELOPERS CUM VENDORS terminating this Agreement under this clause, the DEVELOPERS CUM VENDORS shall be at liberty to SELL off the SAID RESIDENTIAL PREMISES i.e. the said Villa No. _ & the plot Nos. _&_ to any other person as the DEVELOPERS CUM VENDORS deem fit, for such consideration as the DEVELOPERS CUM VENDORS may determine and the PURCHASER shall not be entitled to question this act of the DEVELOPERS CUM VENDORS or to claim any amount from the DEVELOPERS CUM VENDORS.

(g) The DEVELOPERS CUM VENDORS shall have a first lien and charge on the SAID RESIDENTIAL PREMISES agreed to be purchased by the PURCHASER in respect of any amount due and payable by the PURCHASER to the DEVELOPERS CUM VENDORS under the terms and conditions of this Agreement.

3. CHANGES:

- (a) The DEVELOPERS CUM VENDORS will not accept any changes or additions to the SAID RESIDENTIAL PREMISES in the outer facade.
- (b) Any changes or additions or extra items, if requested by the PURCHASER shall be accepted at the sole discretion of the DEVELOPERS CUM VENDORS, cost of which shall be paid extra by PURCHASER, in advance & in the manner determined by the DEVELOPERS CUM VENDORS. In such an event the time limit for handing over the SAID RESIDENTIAL PREMISES shall stand revised as decided by the DEVELOPERS CUM VENDORS.

4. POSSESSION, USE AND MAINTENANCE OF THE SAID RESIDENTIAL PREMISES :

- (a) Subject to clause 3 above and timely payment of the consideration amount as agreed vide Schedule IV hereinbelow written, the DEVELOPERS CUM VENDORS shall deliver the possession of the SAID RESIDENTIAL PREMISES to the PURCHASER on or before _____, subject to reasonable time required for completion of legal formalities.
- (b) The DEVELOPERS CUM VENDORS shall, by a notice in writing, intimate to the PURCHASER and the PURCHASER shall, within 30 days from the receipt of the notice, take possession of the SAID RESIDENTIAL PREMISES, failing which the PURCHASER shall subject to clause 4 (c) below be deemed to have taken possession of the SAID RESIDENTIAL PREMISES on the 30th day from the receipt of the notice.
- (c) If for reasons other than the ones stipulated hereinabove, the DEVELOPERS CUM VENDORS are unable to or fail to give possession of the SAID RESIDENTIAL PREMISES to the PURCHASER within the date specified in clause 4(a) above, or clause 4(b) above or within any further date or dates agreed to by and between the parties hereto, then and in such case, the PURCHASER may give notice to the DEVELOPERS CUM VENDORS terminating the Agreement, in which event, the DEVELOPERS CUM VENDORS shall within thirty days from the receipt of such notice refund to the PURCHASER the amounts if any, that may have been received by the DEVELOPERS CUM VENDORS from the PURCHASER in respect of the SAID RESIDENTIAL PREMISES or arising out of this Agreement. In addition the PURCHASER shall be entitled to claim simple interest @ 12% per annum on each amount paid under Schedule IV hereof by him to the DEVELOPERS CUM VENDORS from the date of payment made by the PURCHASER for the delayed possession. In the event of such termination and until such repayments of all such amounts including interest is made, the DEVELOPERS CUM VENDORS shall have no right to allot and dispose off the SAID RESIDENTIAL PREMISES to any other person for such considerations and upon such terms and considerations as the DEVELOPERS CUM VENDORS may deem fit. Apart from this, the PURCHASER shall have no other claim or right or action against the DEVELOPERS CUM VENDORS for the delayed possession. In the event of termination of this

agreement, the DEVELOPERS CUM VENDORS shall be at liberty to allot and dispose off the SAID RESIDENTIAL PREMISES to any other person for such consideration and upon such terms and conditions as the DEVELOPERS CUM VENDORS may deem fit.

- (d) The DEVELOPERS CUM VENDORS shall not incur any liability if they are unable to deliver possession of the SAID RESIDENTIAL PREMISES within the period stipulated in clauses hereinabove if the completion of the scheme is delayed by reason of non-availability of steel and / or cement or other building materials or water supply or electric power or by reason of war, civil commotion or any act of God, or if non-delivery of possession as a result of any notice, order, rule or notification of the Government and / or any other public or competent authorities or for any other reason beyond the control of the DEVELOPERS CUM VENDORS and in any of the aforesaid events the DEVELOPERS CUM VENDORS shall be entitled to reasonable extension of time for delivery of possession of the SAID RESIDENTIAL PREMISES.
- (e) The PURCHASER shall use the SAID RESIDENTIAL PREMISES for the purpose of residence only. The PURCHASER is strictly prohibited to use the SAID RESIDENTIAL PREMISES for running the business of (a) Bar, Restaurant or Fast Food Centre, (b) Road Transport Company (c) Any business or profession which involves visits of many persons to the premises. The PURCHASER hereby gives his express consent to the same.
- (f) The PURCHASER shall from the date of possession, maintain the SAID RESIDENTIAL PREMISES, the walls, partition walls, sewers, drains, pipes and appurtenances thereto, at his cost, in good and tenable repair and condition and shall not do or cause to be done any structural changes or break any part of structure or do or suffer to be done anything in or to the SAID RESIDENTIAL PREMISES and/or common passages, or the compound or any other common areas which may be against the conditions or rules or bye-laws of the Panchayat or any other Authority and shall attend to and answer and will be responsible for all actions for violation of any such conditions or rules or bye-laws.

- (g) The PURCHASER shall permit the DEVELOPERS CUM VENDORS and their surveyors and agents, with or without workmen and other persons at all reasonable times to enter into and upon the SAID RESIDENTIAL PREMISES or any part thereof to view and examine the state and condition thereof and the PURCHASER shall make good, within three months of the DEVELOPERS CUM VENDORS giving a notice in writing to the PURCHASER, all defects, decay and wants of repair, and also for the purpose of repairing any part of the said property and also for the purpose of laying, maintaining, repairing and testing drainage and water pipes and electric wires and cable and for similar other purposes and for all other purposes contemplated by this Agreement.
- (h) The PURCHASER shall not park any heavy or light heavy vehicles like truck, bus, tempo, etc. within the compound of the SAID PROPERTY.

5. DEFECTS :

- (a) Upon the PURCHASER taking possession of the SAID RESIDENTIAL PREMISES, he shall have no claim against the DEVELOPERS CUM VENDORS in respect of any item of work in the SAID RESIDENTIAL PREMISES which may be alleged not to have been carried out or completed. Cracks/dampness shall not be considered as defective work. Similarly, the DEVELOPERS CUM VENDORS shall not be responsible for natural cracks developed in wood, colour/size variations in painting, flooring tiles, glazed tiles, any natural stones like marble, granite, any sanitary fittings, etc.
- (b) Subject to (a) above, any other defect noticed within one year of the possession and attributable to the DEVELOPERS CUM VENDORS, shall be rectified by the DEVELOPERS CUM VENDORS forthwith at its own cost.

6 OUTGOINGS :

- (a) Infrastructure Tax plus any development/ betterment charges or deposits if demanded by or to be paid to the Panchayat or any

other competent Authority for the purpose of sanctioning the plans and/or issuing the commencement certificate and/or occupation certificate and/or building completion certificate and for giving water connection and electricity connection to the SAID RESIDENTIAL PREMISES or SAID PROPERTY shall be payable by the PURCHASER and the other premises holders of the said property in the manner determined by the DEVELOPERS CUM VENDORS. The PURCHASER agrees to pay to the DEVELOPERS CUM VENDORS within seven days of demand, such charges or deposit.

- (b) Any taxes, charges or outgoings levied by the Panchayat or any other competent authority and share of maintenance charges exclusively pertaining to the SAID RESIDENTIAL PREMISES shall be borne by the PURCHASER, from the date of taking possession, irrespective of whether the PURCHASER has taken the actual possession of the SAID RESIDENTIAL PREMISES or not as specified in clause 4(b).

7. VARIATIONS IN PLANS :

- (a) It is hereby agreed that the DEVELOPERS CUM VENDORS shall be entitled, and are hereby permitted to make such variations and alterations in the above plan or in the layout/elevation of the Villa including relocating all structures/buildings/ and/or varying the location of the access to the Villa, as the exigencies of the situation and the circumstances of the case may require. This provision shall be considered as consent, if any, in writing of the PURCHASER required by law. The PURCHASER hereby specifically authorizes and / or consents for the sub-division of the said property into two or more as may be deemed fit and proper by the DEVELOPERS CUM VENDORS in their exclusive discretion without assigning any reason whatsoever.
- (b) In the event, on account of change in plans or for any other reasons, the area of the SAID RESIDENTIAL PREMISES is increased, the PURCHASER shall be liable to pay to the DEVELOPERS CUM VENDORS for the extra area, calculated at the rate as agreed in this Agreement. Similarly if the super

built up area of the SAID RESIDENTIAL PREMISES is decreased, the DEVELOPERS CUM VENDORS shall be liable to refund to the PURCHASER the amount corresponding to the differential area calculated at the rate as agreed in this Agreement.

8. FORMATION OF ENTITY:

- (a) The DEVELOPERS CUM VENDORS shall assist the PURCHASER and the other premises holders in the SAID PROPERTY in forming a Association of Persons or such other entity for the SAID RESIDENTIAL PREMISES if deemed necessary by all the PURCHASERS of Premises in the SAID PROPERTY.
- (b) It shall be entirely at the discretion of the DEVELOPERS CUM VENDORS to decide whether to form an Association of Persons or any other entity (hereinafter referred to as the 'ENTITY'). However it is not the obligation of the DEVELOPERS CUM VENDORS to form an Association of Persons or any other Entity.
- (c) The PURCHASER and the persons to whom the SAID RESIDENTIAL PREMISES is let, sub-let, transferred, assigned or given possession of shall be governed by and shall observe and comply with all the bye-laws, rules and regulations that may be laid down by the ENTITY from time to time and shall also be governed by the laws which may be applicable to the ENTITY.
- (d) The PURCHASER hereby agrees and undertakes to be a member of the ENTITY formed in the manner herein appearing and also from time to time to sign and execute all applications for registration and for membership and other papers and documents necessary for the formation and the registration of the ENTITY and return to the DEVELOPERS CUM VENDORS the same within 10 (ten) days of the same being intimated by the DEVELOPERS CUM VENDORS to the PURCHASER.
- (e) No objection shall be taken by the PURCHASER if any changes or modifications are made in the bye-laws or rules and regulations framed by the ENTITY as may be required by any competent authority.

- (f) The PURCHASER shall be bound, from time to time to sign all papers and documents and to do all acts, deeds and things as may be necessary from time to time, for safeguarding the interest of the DEVELOPERS CUM VENDORS and of the other premises holders in the SAID PROPERTY.
- (g) In the event the ENTITY is formed and/or registered before the completion of development of the SAID PROPERTY, the ENTITY and the PURCHASER together with other premises holders shall be subject to the overall authority and control of the DEVELOPERS CUM VENDORS in respect of any matter concerning the SAID RESIDENTIAL PREMISES, or the SAID PROPERTY or this Agreement.
- (h) The DEVELOPERS CUM VENDORS shall be in absolute control of those premises in the SAID PROPERTY which are not agreed to be sold and/or sold to any person. Should the DEVELOPERS CUM VENDORS decide to retain any portion in the SAID PROPERTY they shall join the ENTITY along with the other premises holders.
- (i) All papers pertaining to the formation of the ENTITY and the rules and regulations thereof as also all the necessary deed/deeds of Conveyance shall be prepared by the Advocate of the DEVELOPERS CUM VENDORS.
- (j) All costs, charges, expenses including stamp duty, registration charges and any other expenses in connection with preparation, execution and registration of the Deed/deeds of Conveyance or for the formation of the ENTITY shall be borne by the PURCHASERS in such proportion as may be decided by the DEVELOPERS CUM VENDORS and/or the ENTITY.
- (k) In case no Entity is formed for any reason whatsoever, the Developers cum Vendors shall convey the Said Residential Premises by duly executed Sale Deed of Conveyance. However, the entire cost of conveyance like stamp duty, registration fees, and other costs and lawyers fees for drafting of the Sale Deed shall be borne & spent by the PURCHASER.

9. TRANSFER :

- (a) Nothing contained in these presents is intended to be nor shall be construed to be a grant, demise or assignment in law of the SAID RESIDENTIAL PREMISES or of the SAID PROPERTY or any part thereof.
- (b) The PURCHASER is aware and agrees that the SAID RESIDENTIAL PREMISES forms a part of the SAID PROPERTY.

10. DEPOSIT FOR COMMON EXPENDITURE AND MONTHLY CONTRIBUTION FOR MAINTENANCE EXPENSES:

- (a) The PURCHASER agrees to pay to the DEVELOPERS CUM VENDORS :
 - (i) By way of non refundable maintenance deposit, Rs. _____/- (Rupees _____ only) to be paid at the time of taking possession.
 - (ii) Monthly contribution as determined by the DEVELOPERS CUM VENDORS towards maintenance of the SAID PROPERTY and to meet the expenditure pertaining to common electricity, water charges, cleaning of common areas, security charges, garbage collection and disposal, minor electrical and minor plumbing repairs, cleaning and such other common expenses as the DEVELOPERS CUM VENDORS may decide.
- (b) If the DEVELOPERS CUM VENDORS are of the opinion that the amount fixed hereinabove will not be sufficient for proper maintenance of the SAID PROPERTY, the DEVELOPERS CUM VENDORS are authorized to increase the aforesaid deposit or monthly charges from time to time with prior intimation to the PURCHASER and the PURCHASER shall be bound to pay the revised amounts from the effective date mentioned in such intimation. Once an Entity is formed the same shall be subject to the overall authority and control of the Entity.
- (c) The DEVELOPERS CUM VENDORS may carry out the management and maintenance work of the SAID PROPERTY by themselves or by engaging any other agency of their choice for carrying out the said work which the PURCHASER does not object.

11. GENERAL :

- a) Provided it does not in any way affect or prejudice the right of the PURCHASER in respect of the SAID RESIDENTIAL PREMISES, the DEVELOPERS CUM VENDORS shall be at liberty to sell, assign, transfer or otherwise deal with their right, title and interest in the SAID PROPERTY but subject to the condition that the Transferee confirms in writing to be bound by this Agreement by substituting himself in the place of DEVELOPERS CUM VENDORS.
- b) The PURCHASER shall be bound to sign all the papers and documents and do all the things and matters as the DEVELOPERS CUM VENDORS may require from it from time to time in this behalf for safeguarding, interalia, the interest of the DEVELOPERS CUM VENDORS and the PURCHASER.
- c) The PURCHASER shall on the date of signing the agreement notify to the DEVELOPERS CUM VENDORS the address where any letters, reminders, notices, documents, papers etc. are to be served to it. The PURCHASER shall also, from time to time notify any change in its address to the DEVELOPERS CUM VENDORS. Any letters, reminders, notices, documents, papers etc. served at the said notified address or at the changed address by Registered A.D., or Under Certificate of Posting shall be deemed to have been lawfully served to the PURCHASER.
- d) The PURCHASER hereby gives his express consent to the DEVELOPERS CUM VENDORS to raise any loans against the

said PROPERTY and to mortgage the same with any bank or banks or any other party. This consent is on the express understanding that any such loan liability shall be cleared by the DEVELOPERS CUM VENDORS at their expenses before the SAID RESIDENTIAL PREMISES is handed over to the PURCHASER.

- e) The PURCHASER agrees that the common areas and facilities referred in this Agreement are the common areas and facilities within the said property and it shall not cover any areas outside such property.
- f) The PURCHASER is aware and agrees that the services to be provided or to be arranged and to be operated by the DEVELOPERS CUM VENDORS in any portion of the SAID PROPERTY or Villas shall not be the facility provided or agreed to be provided to the PURCHASER and that all such facilities the PURCHASER could be availed at cost. The DEVELOPERS CUM VENDORS shall frame separate Rules and Regulations for all the PURCHASERS to follow in order to make use of services etc.
- g) All disputes which may arise between the parties to this Agreement, whether in relation to the interpretation of the clauses and conditions of this Agreement, and, about the performance of these presents or concerning any act or omission of the other party to the disputes, or to any act which ought to be done by the parties in disputes, or, in relation to any matter whatsoever concerning this Agreement shall be referred to arbitration in accordance with the provisions of Indian Arbitration and Conciliation Act, 1996.
- h) This Agreement is subject to the jurisdiction of Court in Goa, India only.
- i) The possession of the SAID RESIDENTIAL PREMISES shall be given to the PURCHASER only after making the full payment to the DEVELOPERS CUM VENDORS.
- j) The Possession of the SAID RESIDENTIAL PREMISES is not given by this Agreement.

- k) Although the rights of the PURCHASER are restricted to the said plot nos. _ & _ & Villa no. _, the PURCHASER shall be bound to and hereby agrees to equal contribution of maintenance of roads, sewers, open spaces and all other common facilities and services made available in the said scheme.

The Parties hereby declare that the property in transaction does not belong to the person of Schedule Castes and Schedule Tribe pursuant to the Notification bearing No. RD/LND/LRC/318/77 dated 21st August 1978 and Circular No. 16/4/2011-RD dated 06/06/2011, issued by the Government of Goa.

SCHEDULE – I
DESCRIPTION OF THE LARGER PROPERTY

ALL the undivided half share of the property situated at Village Serula, Badem ward, Parish of Salvador do Mundo, Panchayat of Salvador do Mundo, sub-district of Ilhas of Goa District, composed of:

- (i) the property known as “GORBATTA” in which there exists a house with its courtyard and compound with half of other property known as “MARVADDO”, described in the Land Registration Office of Ilhas under No. 8475 at fls. 140 of Book B 22 new and with exception of the property also known as “Marvaddo” described in the said Land Registration Office under no. 10485 at fls. 182 of Book B 27;
- (ii) A plot of land separated out of the said property No. 10485 and which is adjacent to the said property no. 8475 as described above, the property under (i) registered in the Taluka Revenue Office of Mapusa, Bardez, under No. 1074 of the respective “Matriz Predial” of Salvador do Mundo being the urban property (house) under No. 118 and the adjoining plot under (ii) registered as a part of the property under No. 1365 of 2nd circumscription of the said “Matriz Predial”, both the properties (i) and (ii) forming only one major unit and bearing 3 Survey numbers in the New Cadastral Survey, constituting the sub-division

No. 9 of Survey no. 51, Sub-division no. 1 of Survey no. 67 and sub-division No. 1 of Survey No. 66, all of Salvador do Mundo.

SCHEDULE -I I
DESCRIPTION OF THE SAID PROPERTY

ALL that property bearing Survey no. 66/1 of the Village of Salvador do Mundo, Bardez, Goa, admeasuring 15050 square metres and bounded as under:

East: The property bearing Survey No. 67/1 of the Village of Salvador do Mundo.

West: Boundary of Village of Penha de Franca.

North: The property bearing Survey No. 69/4 of the Village of Salvador do Mundo.

South: The property bearing Survey No. 66/2 of the Village of Salvador do Mundo.

SCHEDULE - III
DESCRIPTION OF THE SAID RESIDENTIAL
PREMISES

All that SAID RESIDENTIAL PREMISES identified as plot Nos. _&_ admeasuring _ sq. mts. of the property bearing Survey No. 66/1 of Village Salvador do Mundo, Bardez, Goa and the Residential Villa No. _ constructed therein having a super built up area of ____ sq. mts. _as per specifications described in Schedule V hereinafter. The plot Nos. _&_ are bounded as under:

East: The property bearing Survey No. 66/2 of the Village of Salvador do Mundo.

West: The internal Road in the property bearing Survey No. 66/1 of the Village of Salvador do Mundo.

North: The plot No. 17 of the property bearing Survey No. 66/1 of the Village of Salvador do Mundo.

South: The plot No. 14 of the property bearing Survey No. 66/1 of the Village of Salvador do Mundo.

SCHEDULE - IV
MODE OF PAYMENT OF CONSIDERATION

Received	Rs. _____/-
On or before	Rs. _____/-
On or before Possession	Rs. _____/-

SCHEDULE -V
SPECIFICATIONS OF THE SAID RESIDENTIAL
PREMISES

The Structure:

Plaster:

Flooring:

Doors and Windows:

Internal Décor:

External Décor:

Water tanks:

Plumbing and Sanitary:

Electrical Installations:

Generator:

IN WITNESS WHEREOF the parties hereto have set their hands on the day, the year and place first hereinabove mentioned.

SIGNED AND DELIVERED

By the withinnamed

DEVELOPERS CUM VENDORS

CHOWGULE REAL ESTATE & CONSTRUCTION

COMPANY PRIVATE LIMITED Represented by its

Director

MS.

SIGNED AND DELIVERED
By the withinnamed
PURCHASER

MR

In the presence of:

- 1.
- 2.