

AGREEMENT FOR CONSTRUCTION CUM SALE

This AGREEMENT FOR CONSTRUCTION CUM SALE is made at MAPUSA, BARDEZ, GOA on this ____ day of MARCH of the year 2018.

B E T W E E N

M/S. RODRIGUES BUILDERS & DEVELOPERS, a Sole Proprietorship concern of SHRI CARLOS RODRIGUES, son of late Santana Rodrigues, aged 49 years, married, holding PAN Card bearing No. ACGPR5194J, Aadhaar Card bearing No. 2824 5971 4642 and Mobile No. 9822181763, Indian National and resident of H.No. 696, Marivel, Dona Paula, Ilhas, Goa, hereinafter called "THE DEVELOPER / BUILDER" (which expression shall unless repugnant to the context or meaning thereof shall include his heirs, legal representatives, successors, administrators, executors and assigns) OF THE FIRST PART;

A N D

SHRI _____, son of Shri _____, aged ____ years, married, business, holding PAN Card bearing No. _____, Aadhaar Card bearing No. _____ and Mobile No. _____, Indian National and residing at _____, hereinafter called "THE PURCHASER / FINANCIER" (which expression shall unless repugnant to the context or meaning thereof shall include his heirs, legal representatives, successors, administrators, executors and assigns) OF THE SECOND PART;

WHEREAS, there exists a property known as "JAPAO TEMBA BUTTOL", ad.measuring 950 sq. mts. along with Old Dilapidate residential structure bearing H.No. 113, adm. 110 sq. mts. approx., surveyed under no. 141/6 of Village Taleigao, situated within the Village Panchayat Taleigao, Registration Sub District of Ilhas, District of North Goa, State of Goa, hereinafter called said property, more particularly described in SCHEDULE – I hereunder written.

AND WHEREAS, the said property is inscribed in the name of Shri Jose Assis Monteiro under inscription no. 10458 in the Land Registration Office of Ilhas since 06/01/1919.

AND WHEREAS, upon the death of said Jose Assis Monteiro and his wife Smt. Cecilia Luis Monteiro, by Deed of Succession and Qualification of Heirs dt. 25/09/2012, recorded before Notary Ex-Officio of Ilhas at page 91v of Book no. 712, Sr. Maria Bom P. Monterio was declared as their sole and universal heirs.

AND WHEREAS, by Deed of Gift dt. 30/03/2012, registered before Sub Registrar of Ilhas under Reg. No. PNJ-BK1-00876-2012 of CD No. PNJD14 dt. 03/04/2012, said Bomparte Monteiro alias Maria Bomparte Monteiro alias Sfn. Sr. Benadette Monteiro gifted the said property to her niece, Smt. Maria Alice Pires, widow of Shri Jose C. S. D'Souza,.

AND WHEREAS, in Form I & XIV of survey no. 141/6 of Village Taleigao the name of the OWNER is recorded in the Occupant's Column by Mutation no. 24142.

AND WHEREAS, by Development Agreement dt. 19/10/2015, registered before Sub Registrar of Ilhas under Reg. No. PNJ-BK1-02666-2015 of CD No. PNJD43 dt. 23/10/2015, said Maria Alice Pires entrusted the said property for the construction of building project "SHANTI ALICE" consisting of Block 'A' & 'B' to the DEVELOPER / BUILDER, on the terms that seven flats, adm. 75 sq. mts. of built up area each and seven still parking in Block 'A' (total constructed area 525 sq. mts.) to be allotted to said Maria Alice Pires.

AND WHEREAS, North Goa Planning & Development Authority granted Development Permission vide its No. NGPDA/2062/3172/17 dt. 31/03/2017 for construction of residential building (Block 'A' & 'B') and compound wall in said property.

AND WHEREAS, Village Panchayat Taleigao granted Construction Licence vide its No. VP/TLG/CONST.LIC./03/2017-2018/290 dt. 26/04/2017 for construction of residential building (Block 'A' & 'B') and compound wall in said property.

AND WHEREAS, Addl. Collector – II, Panaji granted Sanad vide its No. RB/CNV/TIS/AC-11/07/2017 dt. 19/10/2017 for conversion of said property for residential use.

AND WHEREAS, the PURCHASER / FINANCIER has approached the DEVELOPER / BUILDER and has agreed to finance the FLAT NO. _____, admeasuring _____ sq. mts. of carpet area and _____ sq. mts. of built up, on the _____ floor with Parking Slots "_____" in the said building "SHANTI ALICE", hereinafter called said FLAT more particularly described in SCHEDULE – II hereunder written and delineated in the red colour lines in the plan annexed hereto.

AND WHEREAS, the PURCHASERS / FINANCIERS have agreed to finance to the DEVELOPER / BUILDER a sum of Rs. _____/- (Rupees _____ only) towards the cost of construction of the said FLAT which includes the cost of undivided proportionate share in land of the said property, the details of Mode of Payment above stipulated total sum of Rs. _____/- (Rupees _____ only) is more particularly described in SCHEDULE - III hereunder written.

AND WHEREAS, the said FLAT is constructed by the DEVELOPER / BUILDER in accordance with the specification mentioned in SCHEDULE - IV hereunder written which forms a part of this Agreement.

AND WHEREAS, the PURCHASER / FINANCIER has taken inspection of all documents pertaining to the title of the DEVELOPER / BUILDER to the said property and all clearances, permissions, licences and approvals obtained in connection with the proposed development and have satisfied herself / himself about the marketability of the Owner title to the said property and the legality of the proposed development and the DEVELOPER / BUILDER rights in connection with the proposed development.

AND WHEREAS, the DEVELOPER / BUILDER, the PURCHASER / FINANCIER has agreed to sign these presents upon terms, covenant and condition hereinafter appearing.

NOW THIS AGREEMENT WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The DEVELOPER / BUILDER shall under normal conditions, construct in the said new building "SHANTI ALICE" the unfinished said FLAT NO. _____, admeasuring _____ sq. mts. of carpet area and _____ sq. mts. of built up, on the _____ floor with Parking Slots "_____", as per the plans and specification seen and approved by the PURCHASER / FINANCIER with such variations and alterations as the DEVELOPER / BUILDER may consider necessary or as may be required by the Architect of the DEVELOPER / BUILDER or by any Authority to be made in them or in any of them (subject to the DEVELOPER / BUILDER showing such variations and alterations to the PURCHASER / FINANCIER). The PURCHASER / FINANCIER hereby expressly consent to such variations and alterations to the same and the DEVELOPER / BUILDER shall not be required to take any further permission from the PURCHASER / FINANCIER for the same. The said FLAT NO. "_____" is more particularly described in SCHEDULE - II hereunder written and delineated in the red colour lines in the plan annexed hereto and shall be constructed as per the specifications described in details in SCHEDULE - IV hereunder written.
2. THE DEVELOPER / BUILDER do hereby agree to construct and sell the said FLAT, together with the corresponding undivided rights in said property along with the Parking Slot to the PURCHASER / FINANCIER on completion of the construction of the said FLAT, in all respect for a total consideration of Rs. _____/- (Rupees _____ only) and the PURCHASER / FINANCIER has paid Rs. _____/- (Rupees _____ only) by Cheque bearing no. _____ dt. _____ drawn on the _____ Branch and the DEVELOPER / BUILDER do hereby admit and acknowledge having received the same and the remaining balance amount of Rs. _____/- (Rupees _____ only) shall be paid as per the mode of payment stipulated in SCHEDULE - III hereunder written. It is further understood between the parties hereto that said consideration of Rs. _____/- (Rupees _____ only) which is inclusive of cost of proportionate share in land in the said property corresponding to the built up area of the said FLAT.
3. The DEVELOPER / BUILDER has assured the PURCHASER / FINANCIER that the DEVELOPER / BUILDER till the date of execution of these presents have not entered into any Agreement for Construction cum Sale or any other Deed with respect to the said FLAT with any third party nor has created any Third Party Rights.
4. If the PURCHASER / FINANCIER desire to get some variations done in the specifications detailed in SCHEDULE - IV hereunder written and if the DEVELOPER / BUILDER agrees to effect such variations as desired by the PURCHASER / FINANCIER, (subject to the PURCHASER / FINANCIER giving in writing details of such changes to the DEVELOPER / BUILDER well in

advance) the PURCHASER / FINANCIER shall have to pay the additional cost of such changes/ additions before the relative item of work is taken up for execution and for the purpose of payment it shall be considered as an extra item of work.

5. The DEVELOPER / BUILDER shall deliver the said FLAT for use and occupation of the PURCHASER / FINANCIER on or before 24 months (with 12 months grace period) from the date of execution of these presents PROVIDED all the amounts due and payable by the PURCHASER / FINANCIER under this Agreement are paid by the PURCHASER / FINANCIER to the DEVELOPER / BUILDER. The DEVELOPER / BUILDER shall, by notice in writing, intimate the completion of the said FLAT to the PURCHASER / FINANCIER and the PURCHASER / FINANCIER shall within 8 days of the receipt of the said notice, take delivery of the said FLAT and the DEVELOPER / BUILDER shall issue possession letter along with the copy of Occupancy Certificate.
6. If the PURCHASER / FINANCIER commits default in payment of any of the installments aforesaid on their respective due dates, time being the essence of the contract, and /or in observing and performing any of the terms and conditions of this Agreement, the DEVELOPER / BUILDER without any prejudice to the other rights, be at liberty to terminate this Agreement by giving a prior written notice of 15 days. The DEVELOPER / BUILDER shall, however, on such termination, refund to the PURCHASER / FINANCIER the amounts, if any, which may have till then been paid by the PURCHASER / FINANCIER to the DEVELOPER / BUILDER, but without any further amount by way of interest or otherwise, on the DEVELOPER / BUILDER terminating this Agreement under this clause, the DEVELOPER / BUILDER shall be at liberty to allot and dispose off the said FLAT to any other person as the DEVELOPER / BUILDER may deem fit, for such consideration as the DEVELOPER / BUILDER may determine and the PURCHASER / FINANCIER shall not be entitled to question this act of the DEVELOPER / BUILDER, and /or to claim any amount from the DEVELOPER / BUILDER, without prejudice to his right of terminating the present Agreement in case of default in payment of the installments of consideration, the DEVELOPER / BUILDER, at his absolute discretion, may allow the PURCHASER / FINANCIER to pay the defaulted installments of the consideration on the extended date/s with interest at the rate of 5% p.a. compounded quarterly.
7. The DEVELOPER / BUILDER shall not incur any liability if he is unable to deliver the possession of the said FLAT by the date stipulated in clause no. 5 if the completion of the scheme is delayed by reason of non-availability of steel, cement, other building materials, water supply and/or electrical power or by reason of war, civil commotion or any Act of Goa or if non delivery of possession is as a result of any notice, order, ordinance rule or notification of the Government and/or any other public or local authority or for any other public or local authority or for any other reason beyond the control of DEVELOPER / BUILDER and in any of the aforesaid events, the DEVELOPER / BUILDER shall be entitled to reasonable extension of time for delivery of possession of the said FLAT.

8. If for reason other than those in clause No. 5 the DEVELOPER / BUILDER is unable to or fail to give possession of the said FLAT to the PURCHASER / FINANCIER within the date specified in clause no. 6 above or within any further date or dates agreed to by and between the parties hereto then and in such case, the PURCHASERS / FINANCIERS shall be entitled to give notice to the DEVELOPER / BUILDER terminating the Agreement, in which event, the DEVELOPER / BUILDER shall, within one year from the receipt of such notice, refund to the PURCHASER / FINANCIER the amounts, if any, that may have been received by the DEVELOPER / BUILDER from the PURCHASER / FINANCIER in respect of the said FLAT without interest..
9. Upon possession of the said FLAT being delivered to the PURCHASER / FINANCIER he shall be entitled to the use and occupy of the said FLAT, upon the PURCHASER / FINANCIER taking possession of the said FLAT they shall have no claim against the DEVELOPER / BUILDER in respect of any item of work in the said FLAT (defect liability period is only 12 months from the occupancy certificate).
10. The PURCHASER / FINANCIER shall use the said FLAT only for the purpose of residence or for any other purpose which is permissible under the prevailing laws and shall not use the same for any illegal / immoral purposes.
11. The PURCHASER / FINANCIER shall, from the date of possession said FLAT maintain the said FLAT, the internal walls partition walls, sewers, drains, pipes and appurtenances thereto, at their own cost, in good and tenantable repair and condition and shall not do or suffer to be done anything in or to the said FLAT and/or common passages or the compound, lift, Car Parking or any other common area which may be against the conditions or rules or bye laws of the Village Panchayat of Taleigao and/or of the Town & Country Planning /Planning Authority and/or and other authority and shall attend to and answer and will be responsible for all actions for violations or any such conditions or rule of buy-laws.
12. Provided it does not in any way effect or prejudice the rights of the PURCHASER / FINANCIER in respect of the said FLAT, the DEVELOPER / BUILDER shall be at the liberty to sell, assign, transfer and /or otherwise deal with their rights, title and interest in the said plot and/or in the said building scheme "SHANTI ALICE".
13. Nothing contained intense presents is intended to be nor shall be construed to be a grant, demise or assignment in law of the said FLAT or of the said property or any part thereof.
14. The PURCHASER / FINANCIER shall not let, sub- let, sell, transfer, assign or benefit under this Agreement or part with possession of the said FLAT until all the dues payable by her to the DEVELOPER / BUILDER under this Agreement are fully paid up and that too only if they have not been guilty of breach or non-observance of any of the terms and conditions of this Agreement and until they obtain the previous consent in writing of the DEVELOPER / BUILDER.

15. The PURCHASER / FINANCIER shall be bound to sign all the paper and documents and so all the acts, deeds, things and matter as the DEVELOPER / BUILDER may require for them, from time-to-time, in this behalf for safeguarding, inter alia, the interest of the DEVELOPER / BUILDER and the PURCHASER / FINANCIER.
16. Any letters, reminders, notices, documents, papers, etc., are to be served on the PURCHASER / FINANCIER shall be deemed to have been properly sent and served, if it is posted at their notified address by Registered Post A/D or under certificate of posting at the address of the PURCHASER / FINANCIER given herein below:-
- SHRI _____,
residing at _____.
17. The PURCHASER / FINANCIER hereby give his express consent to the DEVELOPER / BUILDER to raise any loans against the said property and the said building scheme, and to mortgage the same with any Bank or Banks or any other financial institutions. It is clearly understood between the parties that under no circumstances the DEVELOPER / BUILDER shall be entitled to mortgage or create charge on the said FLAT and its proportionate undivided share hereby allotted to the PURCHASER / FINANCIER and the said FLAT shall always be free from encumbrances or charges thereon.
18. If at any time prior to the execution of the Deed of Conveyance and /or handing over the respective premises to the PURCHASER / FINANCIER as stipulated in this Agreement the floor area ratio presently applicable to the said property is increased shall ensure for the benefit of the DEVELOPER / BUILDER alone without any rebate to the PURCHASER / FINANCIER. The PURCHASER / FINANCIER shall in no way interfere or question the DEVELOPER / BUILDER about such increase.
19. The DEVELOPER / BUILDER shall have a first lien and charge on the said FLAT agreed to be purchased by the PURCHASER / FINANCIER in respect of any amount payable by the PURCHASER / FINANCIER to the DEVELOPER / BUILDER under the terms and conditions of this Agreement.
20. Upon the completion of the said building "SHANTI ALICE", the DEVELOPER / BUILDER shall execute the conveyance in respect of the premises and the corresponding undivided portion of the said property, in proportion to the built up area of their respective Flats, in the names of all the premises holders of said new building scheme "SHANTI ALICE" it is clearly made understood by and between the parties that upon execution and Registration of such individual conveyance the DEVELOPER / BUILDER shall in no way be liable or responsible for formation of Association or any other entity. The DEVELOPER / BUILDER shall only extend any help if required for such formation without any monetary liability.
21. Any licence fee, Infrastructural tax, House tax, GST or any other taxes, charges or out goings levied by the Village Panchayat of Taleigao or Town and Country Planning Department or any other competent

authority and the electricity and water charges, exclusively pertaining to the said FLAT shall be borne by the PURCHASER / FINANCIER from the date of delivery possession of the said FLAT.

22. The PURCHASER / FINANCIER shall also bear proportionate share in the maintenance of said building and also all outgoings for the maintenance and management of the building, common lights, common staircases, Inverter batteries backup for lift, lobbier, common compounds and open spaces, salaries of watchman, sweepers and other charges.
23. After handing over the possession, the DEVELOPER / BUILDER along with the Owner shall transfer convey and assign respective undivided proportionate share inland in favour of the PURCHASER / FINANCIER corresponding to the built up area of the said FLAT and upon execution of Deed of Sale for such conveyance of proportionate undivided share and/or of said FLAT the DEVELOPER / BUILDER shall be cease to have any responsibility or control over the project "SHANTI ALICE".
24. The PURCHASER / FINANCIER shall never seek the mutation and partition of the undivided rights to the land proportionate to the built up area of the said FLAT.
25. In the event of any amount by way of premium, security deposit, betterment charges, development taxes, GST tax or any other taxes or payments of similar nature whether for the purpose of giving water connection, electricity connection or otherwise becoming payable by the DEVELOPER / BUILDER, the PURCHASER / FINANCIER hereby expressly undertake to reimburse the DEVELOPER / BUILDER for all such amounts in proportions to the area of the said FLAT and in determining such amount the decision of the DEVELOPER / BUILDER shall be conclusive and binding upon the PURCHASER / FINANCIER. The DEVELOPER / BUILDER shall be liable to present all the bills and receipts of taxes above said at the time of reimbursement.
26. The PURCHASER / FINANCIER shall also bear the costs for getting water and electricity connection to the said FLAT and also the cost of the respective meter-box, water pipes and materials. Likewise, the cost of the cable from the main electrical pole to meter box will be shared, proportionately, by all the premises holders in the said building "SHANTI ALICE".
27. The PURCHASER / FINANCIER shall deposit a sum of **Rs. 50,000/- (Rupees fifty thousand only)** with the DEVELOPER / BUILDER at the time of taking over the possessions of the said FLAT which amount shall be retained by the DEVELOPER / BUILDER in a separate Saving Bank Account titled as **"MAINTENANCE CELL ACCOUNT OF SHANTI ALICE"** which account shall be subsequently transferred to the entity as and when formed and registered of all occupants of "SHANTI HEAVEN". The PURCHASER / FINANCIER shall not be entitled to claim an interest or charges on the above referred deposit.
28. Any taxes, charges or outgoings levied by the Panchayat or any other competent authority or electricity and water charges, infrastructure tax, house tax, GST, value added tax, construction license Fee etc.

exclusively pertaining to the said FLAT shall be borne by the PURCHASER / FINANCIER from the date of delivery of possession of the said FLAT.

29. PROVIDED FURTHER and it is hereby agreed between the parties hereto as under:-

- a. On taking delivery of the said FLAT, the PURCHASER / FINANCIER under no circumstances, shall carry out any structural alterations in or to the said FLAT, without the written consent of the DEVELOPER / BUILDER and express permissions from the competent statutory authorities.
- b. The PURCHASER / FINANCIER under no circumstances shall block the open spaces viz., the passage and stair-cases, lift or any common area in the said building. Likewise the internal access roads in the said building scheme shall always be kept open and unobstructed.
- c. The PURCHASER / FINANCIER shall have no right to the terrace portion of the said building "SHANTI ALICE", except for the purpose of having access to the overhead water tank, for maintenance and the same shall always remain as the absolute property of the DEVELOPER / BUILDER.

30. The DEVELOPER / BUILDER and the Owner hereby undertake to sign and execute a Deed of Sale (on completion of building "SHANTI ALICE" and on obtaining Occupancy Certificate) and further undertake to produce themselves before the Sub Registrar of Panaji, Ilhas, Goa or any other Registrar of Assurances, for admitting the contents of said Sale Deed in respect of proportionate undivided rights corresponding to the built up area of said FLAT to be transferred in favour of the PURCHASER / FINANCIER. All the costs, expenses, charges, fees incurred upon such Deed of Sale shall be borne by the PURCHASER / FINANCIER. The Draft of the Deed of Sale and the present Agreement shall be done only by the Advocate of the DEVELOPER / BUILDER. The PURCHASER / FINANCIER shall not be allowed to get drafted the present Agreement or the Deed of Sale from any other lawyer. The PURCHASER / FINANCIER hereby undertake to deposit **Rs. 25,000/- (Rupees twenty five thousand only)** towards legal fees to be paid to the DEVELOPER / BUILDER Advocate at the time of signing this Agreement.

31. The possession of the said FLAT is not handed to the PURCHASER / FINANCIER.

SCHEDULE - I
(DESCRIPTION OF THE PROPERTY)

ALL THAT property known as "JAPAO TEMBA BUTTOL", admeasuring 950 sq. mts. along with Old Dilapidate residential structure bearing H.No. 113, adm. 110 sq. mts. approx., surveyed under no. 141/6 of Village Taleigao, situated within the Village Panchayat Taleigao, Registration Sub District of Ilhas, District of North Goa, State of Goa, described in the Land Registration Office of Ilhas under no. 13824, not enrolled in the Taluka Revenue Office and bounded as under:-

ON THE EAST : by survey no. 141/7 of said Village;
 ON THE WEST : by road;
 ON THE NORTH : by property surveyed under survey no. 141/6 of Village Taleigao;
 ON THE SOUTH : partly by survey no. 144/1 and partly by survey no. 144/16 of said Village.

SCHEDULE – II
(DESCRIPTION OF THE FLAT)

ALL THAT unfinished FLAT NO. _____, admeasuring _____ sq. mts. of carpet area and _____ sq. mts. of built up, on the _____ floor with Parking Slot "_____" in the said building known as "SHANTI ALICE" along with the undivided proportionate share in the said property, more particularly described in the SCHEDULE – I hereinabove written and said FLAT is delineated in red colour lines in the plan annexed hereto.

SCHEDULE – III
(MODE OF PAYMENT)

a. On Booking and signing of this Agreement	Rs. /-
b. Within 30 days of signing the Agreement	Rs. /-
c. After Tiles	Rs. /-
d. After Painting	Rs. /-
e. Upon Possession of Flat/ Sale Deed	<u>Rs. /-</u>
Total	Rs. /-

SCHEDULE – IV
BUILDING SPECIFICATION FOR FLATS

STRUCTURE:

It is a R.C.C framed structure of column, beams and slab. The internal partition walls will be 4 1/2" brick masonry and the external walls will be 6" brick/block/laterite masonry.

PLASTER:

External plaster will be double coat sand faced cement plaster. Internal plaster will be single coated, readymade lambi

FLOORING:

All flooring will be vetrified Tiles. The average landing cost of the tiles will be Rs. 500/- per sq. mts. Toilet and bathroom flooring will be in ceramic tiles and walls too in ceramic tiles of 1.8 mt. height of basic Rate Rs. 300/- per sq. mts.

DOORS:

Main door and main door frame will be teakwood and other doors frame will be of sal wood with flush shutters with salmikka/vanished. The doors will have steel hinges and brass oxidised fittings. The main door will have a night latch and one eye piece. French door shutter will be of Teakwood

ROOF:

Roof slab shall be covered with manglore tiles.

WINDOWS:

Windows will be of powder coated aluminium.

KITCHEN:

The kitchen will have a cooking platform top furnished with Granite, having a Stainless steel sink single bowl only. The wall backing the kitchen platform shall be finished with 60 cms. height ceramic tiles of basic rate Rs. 300/- per sq. mt. and one loft normal size.

PAINTING:

Internal walls will be painted with plastic distemper, ceiling with white wash. The external walls will be painted with cement paint.

WATER SUPPLY:

Underground sump with electric pump and overhead water tank will be provided which is common for all flat holders.

PLUMBING & SANITARY:

Soil, waste and water pipes will be partially concealed and of good quality. In the bathroom there will be one western commode and one shower. Whereas in the toilet area only one Western commode with a wash basin of standard size will be provided. Kitchen will have one tap, one aqua guard point and one point for washing machine.

ELECTRICAL INSTALLATIONS:

The installation will be concealed copper wiring. Bedroom will have 2 light point, one fan point and one plug point. Kitchen will have one light point, one 15 amp point, one 5 amp point. Bathroom/toilet will have one light point. In the living /dining room there will be 3 light point, one fan point, 3 plug points will be provided. Entrance door one light point will be provided with one bell point. Each bedroom AC point and inverter wiring only.

LIFT:

Lift will be provided with battery inverter/ARD.

GENERAL:

Each owner shall obtain his electrical connection from the respective Government Departments. The DEVELOPER / BUILDER shall only provide the PURCHASER / FINANCIER with the required electrical test report to the effect that the works are executed as per the Government regulations which is sufficient for obtaining the electrical connection. All meter charges of water and electrical connections will have to be borne by the PURCHASER / FINANCIER.

EXTRA WORK:

- a. In the case extra works with the extra items are executed by the DEVELOPER / BUILDER, the difference in cost towards the extra works as compared to the works provided by the DEVELOPER / BUILDER only shall be paid by the PURCHASER / FINANCIER in advance or cost difference have to be paid to the DEVELOPER / BUILDER.
- b. In the event the PURCHASER / FINANCIER wish to purchase an additional Parking Space, same shall be allotted on payment of extra cost at the discretion of the DEVELOPER / BUILDER.

IN WITNESS WHEREOF the parties have signed this Deed of Sale on this day, month and year first hereinabove written.

SIGNED AND DELIVERED

BY THE WITHIN NAMED

"THE DEVELOPER / BUILDER"

M/S. RODRIGUES BUILDERS & DEVELOPERS,

a Sole Proprietorship concern of

SHRI CARLOS RODRIGUES,

(LEFT HAND FINGER PRINTS)

(RIGHT HAND FINGER PRINTS)

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3.....

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5.....

SIGNED AND DELIVERED

BY THE WITHIN NAMED

"THE PURCHASER"

SHRI _____

(LEFT HAND FINGER PRINTS)

(RIGHT HAND FINGER PRINTS)

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5.....

IN THE PRESENCE OF:-

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