

AGREEMENT

This **Agreement for Construction and Sale** made and executed at Margao-Goa, this ____ day of _____, of the year Two Thousand and Eighteen (____/____/2018) by and between:

M/S ROYAL DEVELOPERS (holder of Pan Card No. AAQFR5858K) a partnership firm registered under the Indian Partnership Act 1932 having its registered office at Shop No. 5, Royal Classic Building, Dongorim, Navelim, Salcete, Goa, represented by its partners:

- (i) **MR. ALBINO ANAND FERNANDES**, son of late Mr. Antonio Fernandes, age 42 years, occupation business, Indian National, Permanent Account Number AARPF0230C, married, residing at H. No. 156/A, St. Minguel Waddo, Dramapur, Salcete-Goa; and
- (ii) **MR. EDWARD PHILIP FERNANDES**, son of late Mr. Beatriz Piedade Fernandes, age 49 years, occupation business, Indian National, Permanent Account Number AAKPF9999B, unmarried, residing at H. No. 167, Cumborda, Sarzora, Chichinim, Salcete-Goa;
- (iii) **Mr. KEDAR NAGENDRA JAGDALE**, son of late Nagendra Jagdale, aged 41 years, married, businessman, Indian National, holding PAN Card bearing No. AKDFJ5228J, residing at House No. 933/4, Moddi, Navelim, Salcete, Goa hereinafter referred to as "the **PROMOTER/VENDOR**" (which expression unless repugnant to the context and meaning thereof shall mean and include its successors in interest, executors, administrators and assigns) of the of the **ONE PART.**

AND

Mr. _____, son Mr. _____, aged ____ years, occupation Service, Portuguese National, marital status UnMarried, PAN Card No. _____, resident of H.No _____- Goa, hereinafter referred to as the **ALLOTTE/S/PURCHASER/S**, (which expression unless repugnant to the context and meaning thereof shall mean and include

his/her/their heirs, legal representative, executors, administrators and assigns) of the **SECOND PART.**

WHEREAS there exists a property denominated as CHAOMODDY (as per Description) also known as CHAD MODDY or CHAD MUDDY (as per Matriz) also known as SAW MODI (as per Survey) also known as CHAO MODDY (as per partition deed), admeasuring 6325.00 Sq. meters, situated at Village Dramapur, Taluka and Sub-District of Salcete, district of South-Goa, State of Goa, registered in the Land Registration Office of Salcete under no. 18396 at folio 76 of Book B No. 47 (New Series) and enrolled under Matriz No. 589 in the Land Revenue Office of Salcete and surveyed under Survey No. 80/5 (2775.00 Sq. meters), 80/6 (2325.00 Sq. meters) and 80/7 (1225.00 Sq. meters) of Dramapur Village.

The above named property is more particularly described in the SCHEDULE A hereunder written and is hereinafter referred to as “SAID WHOLE PROPERTY”.

AND WHEREAS the SAID WHOLE PROPERTY was initially owned by Antonio Olegario Fermito Xavier Rodrigues from Dramapur in whose name the same is enrolled under Matriz No. 589.

AND WHEREAS upon the death of said Antonio Olegario Fermito Xavier Rodrigues, an Orfonological Inventory Proceedings No. 430/1 of 1943 was instituted in the Court of Comarca of Salcete, in which the SAID WHOLE PROPERTY was described under Item No. 1 thereof and vide order dated 03/02/1944, the same was allotted to his widow Mrs. Emiliana Arcangela Dias, in pursuance to which the SAID WHOLE PROPERTY came to be inscribed on 25/10/1962 under Inscription No. 48262 in her name.

AND WHEREAS said Mrs. Emiliana Arcangela Dias alias Emeliana Dias, expired on 08/08/1992, in the status of widow of said Antonio Olegario Fermito Xavier Rodrigues and leaving behind her sole daughter Maria

Edviges Idalina Rodrigues married to Renato Teodosio Lazaro de Jesus Dias, as declared vide Deed of Succession dated 02/03/1993, duly drawn in the office of the Ex-officio Notary Public, Salcete under at pages 78 onwards of Deed Book No. 1349 and in pursuance thereto, their names came to be recorded in the survey records of the SAID WHOLE PROPERTY.

AND WHEREAS the Government of Goa, for the purpose of development of Government School Play Ground, acquired an area admeasuring 1150.00 Sq. meters was from the SAID WHOLE PROPERTY; being 800.00 Sq. meters from Survey No. 80/5 and an area admeasuring 350.00 Sq. meters from Survey No. 80/6 of Dramapur Village; resulting thereof the reduction in the area of the SAID WHOLE PROPERTY from 6325.00 Sq. meters to 5175.00 Sq. meters.

The Said Property admeasuring 5175.00 Sq. meters, is better described in the SCHEDULE B hereunder written and is hereinafter referred to as "SAID PROPERTY".

AND WHEREAS upon the aforesaid acquisition, in order to avoid any trespass, said Mr. Renato Teodosio Lazaro de Jesus Dias constructed a compound wall all across the SAID PROPERTY.

AND WHEREAS on 07/09/2011, said Mr. Renato Teodosio Lazaro de Jesus Dias, expired leaving behind his moiety holder said Mrs. Edviges R. Dias alias Maria Edviges Idalina Rodrigues alias Maria Edviges Lalina Rodrigues and two sons namely:

(one) Mr. Glenn Cassiano Stanislaus Dias married to Mrs. Jacquina Glenn Dias and

(two) Mr. Vinoo Olegario Joseph Dias married to Mrs. Frida Assumpta Dias,

as his sole and universal heirs, as is declared vide Deed of Succession dated 07/12/2012 recorded before the Ex-Officio Notary Public, Salcete at Margao at folio 53V to 55 of Deed Book No. 1582.

AND WHEREAS as the widow and the heirs of late Mr. Renato Teodosio Lazaro de Jesus Dias, were no longer interested in continuing the joint ownership of the SAID PROPERTY, they decided to amicably partition the same thereby allotting in equal shares to both the brothers and retaining usufruct right thereto in favour of the mother.

AND WHEREAS the aforesaid partition was reduced into writing vide Deed of Partition dated 20/03/2015 duly registered on 27/03/2015 in the Office of Sub-Registrar of Salcete under no. MGO-BK1-01564-2015, CD Number MGOD83 read with Deed of Rectification dated 30/06/2016, duly registered with the office of Sub-Registrar of Salcete under No. MGO-BK1-03059-2016, CD Number MGOD93 dated 30/06/2016 read with Deed of Rectification dated 21/10/2016, duly registered in the office of the Sub-Registrar, Salcete under No. MGO-BK1-04865-2016, CD Number MGOD96 dated 21/10/2016, thereby dividing the SAID PROPERTY, by meets and bounds, equally amongst the brothers with usufruct right thereto with the mother and allotting the same in the following manner:

To Mr. Vinoo Olegario Joseph Dias and his wife:

Plot A admeasuring 1631.00 Sq. meters (forming part of Survey No. 80/5);

Plot B admeasuring 329.00 Sq. meters (forming part of Survey No. 80/6);

Plot C admeasuring 370.00 Sq. meters (forming part of Survey No. 80/7).

To Mr. Glenn Cassiano Stanislaus Dias and his wife:

Plot D admeasuring 150.00 Sq. meters (forming part of Survey No. 80/5);

Plot E admeasuring 1530.00 Sq. meters (forming part of Survey No. 80/6);

Plot F admeasuring 650.00 Sq. meters (forming part of Survey No. 80/7).

The road passing from survey No. 80/5, 80/6 and 80/7 was however left in common use, enjoyment, occupation and possession of both the brothers.

AND WHEREAS in pursuance to the partition instruments referred above, the said Mr. Glenn Cassiano Stanislaus Dias alias Glenn Dias and his wife applied to the Dy. Collector & S.D.O.-II, Salcete, for amalgamation of Plot D (i.e. an area admeasuring 150.00 Sq. meters of Survey No. 80/5) into Plot E (i.e. into the area admeasuring 1530.00 Sq. meters of Survey No. 80/6) and thereupon for partition of the amalgamated plot from the Said Bigger Property and vide Judgment and Order dated 10/04/2017 passed in Case No. LRC/PART/Dramapur/317/2016/II/1947, the Plots D and E amalgamated into one plot of area 1680.00 Sq. meters is partitioned from the Said Bigger Property and is allotted separate survey holding being Survey No. 80/6-A of Dramapur Village.

AND WHEREAS the said Mr. Glenn Cassiano Stanislaus Dias alias Glenn Dias and his wife, also applied for partition of the of Plot F from the Survey No. 80/7 of Dramapur Village and vide Judgment and Order dated 10/04/2017 passed in Case No. LRC/PART/Dramapur/318/2016/I/1947, the Plot F is partitioned from the Said Bigger Property and was allotted separate survey holding being Survey No. 80/7-A of Dramapur Village.

AND WHEREAS vide two separate Deeds of Sale:

- (i) Deed of Sale dated 02/05/2017, duly registered in the Office of Sub-Registrar of Salcete under no. MGO-BK1-01985-2017, MGOD111, dated 03/05/2017; and
- (ii) Deed of Sale dated 02/05/2017, duly registered in the Office of Sub-Registrar of Salcete under no. MGO-BK1-01984-2017, MGOD111, dated 03/05/2017; and

The PROMOTER/VENDOR herein purchased the Plots Surveyed under Survey no. 80/6-A and 80/7-A from the said Mr. Glenn Cassiano Stanislaus Dias alias Glenn Dias and his wife.

AND WHEREAS the PROMOTER/VENDOR with the intention to develop the above referred plots, amalgamated the plots Surveyed under Survey no. 80/6-A and 80/7-A into one single Plot.

The amalgamated Plot is hereinafter referred to as “SAID PLOT” and morefully described in SCHEDULE C hereinunder written.

AND WHEREAS the PROMOTER/VENDORS are entitled and authorised to construct residential complex on the said land in accordance with the recitals hereinabove;

AND WHEREAS the PROMOTER/VENDOR is in possession of the SAID PLOT and intends to develop the SAID PLOT, by constructing twelve residential Villas under the proposed project name “**ST. JOSEPH RESIDENCY**” and in pursuance thereto obtain following permissions and approvals in respect of the said development:

- (i) Construction License No. VPDS/2017-18/C.L.9/316 dated 11/08/2017 from Office of Village Panchayat of Dramapur-Sirlim, Salcete-Goa.
- (ii) Technical Clearance Order dated 20/07/2017 under Ref. No. TPM/29381/Dramapur/80/6A,7A/2017/2792 from Office of Senior Town Planner, Margao-Goa;
- (iii) Conversion Sanad dated 30/06/2017 under Ref. No. COL/SAL/SG/CONV/30/2017/6869.
- (iv) NOC dated 04/08/2017 under Ref. No. PHC/Navelim/NOC/2017-18/352 from Primary Health Centre, Navelim.

The proposed project named “**ST. JOSEPH RESIDENCY**” in the SAID PLOT is hereinafter referred to as “SAID PROJECT”.

AND WHEREAS the PROMOTER/VENDOR has appointed an Architect registered with the Council of Architects and a Structural Engineer as prescribed under the Act;

AND WHEREAS by virtue of the above said title Deeds and permission and licences obtained, the PROMOTER/VENDOR alone has the sole and exclusive right to sell, said premises s in the said project to be constructed by the PROMOTER/VENDOR on the SAID PLOT and to enter into agreement/s with the Purchasers of the Said premises to receive the sale price in respect thereof;

AND WHEREAS the ALLOTTE/S/PURCHASER/S demanded from the PROMOTER/VENDOR and the PROMOTER/VENDOR has given inspection and copies to the ALLOTTE/S/PURCHASER/S of:

1. All the documents of title relating to the Said Plot and the plans, designs and specifications prepared by the PROMOTER/VENDOR Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the rules made there under;
2. The copies of Certificate of Title issued by the attorney at law or advocate of the PROMOTER/VENDOR, to the Said Plot on which the Said premises are constructed or are to be constructed.
3. The copies of the plans of the Layout as approved by the concerned Authority.

AND WHEREAS the copies of the plans of the Said premises agreed to be purchased by the ALLOTTE/S/PURCHASER/S, as proposed by the PROMOTER/VENDOR and approved by the authority have been annexed hereto and marked **ANNEXURE I**.

AND WHEREAS while approving the said plans, the concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the PROMOTER/VENDOR while developing the SAID PLOT and the said Project and upon due observance and performance of which only the completion or occupation certificate, as the case may be, in respect of the said Project shall be granted by the concerned authority.

AND WHEREAS the PROMOTER/VENDOR has accordingly commenced construction of the said Project in accordance with the said approved plans.

AND WHEREAS when the ALLOTTE/S/PURCHASER/S approached the PROMOTER/VENDOR expressing his/her/their intention of purchasing a premises in the SAID PROJECT, along with all the title documents, approvals, approved plans, permissions, NOCS, legal report etc as mentioned above the ALLOTTEE/S/PURCHASER/S were also furnished the terms and conditions of construction and sale of the premises, those of payment of consideration, maintenance and also terms, conditions, obligations and restrictions in respect of other amenities at the Said Complex were also furnished to the ALLOTTE/S/PURCHASER/S (as detailed out herein later in this agreement), making it absolutely clear that the ALLOTTE/S/PURCHASER/S may prefer to buy/acquire the premises in the SAID COMPLEX only if he/she/they is/are satisfied and agreeable with the title of the PROMOTER/VENDOR, its development rights and other terms and conditions of construction, sale, maintenance, amenities etc. furnished to the ALLOTTE/S/PURCHASER/S.

AND WHEREAS the ALLOTTE/S/PURCHASER/S being satisfied, having verified through his/her/their lawyer, that the title of the SAID PLOT is clean and clear and being satisfied and comfortable with the approved plans, permissions and after understanding the scheme of development in total and the terms, conditions, restrictions, obligations having been agreeable to the ALLOTTE/S/PURCHASER/S of his/her/their own will, has expressed unto the PROMOTER/VENDOR his/her/their willingness to purchase a premises in the Said Complex and has requested unto the PROMOTER/VENDOR to construct and sell unto them the Villa No. __, admeasuring __ Sq. meters (____ sqft) of super built up area corresponding to _____ Sq. meters (_____ sqft) of carpet area, in the SAID PROJECT.

This Villa No. _____ is more particularly described in the **SCHEDULE C** hereunder written and is hereinafter referred to as "SAID PREMISES". The carpet area, Built up Area and Super Built up Area as per conventional practice followed by the PROMOTER/VENDOR shall be as specified in **SCHEDULE D1** hereunder.

AND WHEREAS vide Letter dated __/__/2018 addressed by the PROMOTER/VENDOR and duly received and acknowledged by the ALLOTTE/S/PURCHASER/S, the PROMOTER/VENDOR has agreed to construct and sell unto the ALLOTTE/S/PURCHASER/S the SAID PREMISES for the final consideration of Rs. _____/-/- (Rupees _____ Only) arrived at after giving in/passing in advance benefit of input credit under GST (Goods and Service Tax) to the ALLOTTE/S/PURCHASER/S.

AND WHEREAS prior to the execution of these presents the ALLOTTE/S/PURCHASER/S has paid to the PROMOTER/VENDOR a sum of Rs. _____/- (Rupees _____ only), i.e.

- i. By Cheque No. _____ amounting to Rs. _____/- (Rupees _____- Only) dated __/__/2018 draw on _____ Bank; being part payment of the sale price of the SAID PREMISES agreed to be sold by the PROMOTER/VENDOR to the ALLOTTE/S/PURCHASER/S as advance payment (the payment and receipt whereof the PROMOTER/VENDOR both hereby admit and acknowledge) and the ALLOTTE/S/PURCHASER/S has agreed to pay to the PROMOTER/VENDOR the balance of the sale price amounting to in the manner hereinafter appearing.

AND WHEREAS under section 13 of the said Act the PROMOTER/VENDOR is required to execute a written Agreement for sale of said Said premises to the ALLOTTE/S/PURCHASER/S, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

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

1. The PROMOTER/VENDOR shall construct the SAID PREMISES consisting of ground plus upper floor on the SAID PLOT in accordance with the plans as approved by the concerned local authority from time to time. **Provided** that the PROMOTER/VENDOR shall have to obtain prior

consent in writing to the ALLOTTEE/S/PURCHASER/S in respect of variations or modifications which may adversely affect the SAID PREMISES of the ALLOTTEE/S/PURCHASER/S except any alteration or addition required by any Government authorities or due to change in law or such alteration or variation which does not in any way change the area agreed to be sold to the ALLOTTEE/S/PURCHASER/S.

1.a. (i) The ALLOTTEE/S/PURCHASER/S hereby agrees to purchase from the PROMOTER/VENDOR and the PROMOTER/VENDOR hereby agrees to sell to the ALLOTTEE/S/PURCHASER/S the Villa No. ____ of carpet area _____ M² as shown in the Floor plan thereof hereto annexed and marked **ANNEXURE 2** for the consideration of Rs. _____/- (Rupees _____ Only) which includes the proportionate incidence of common areas and facilities appurtenant to the premises, the nature, extent and description of the common/limited common areas and facilities which are more particularly described in the **SCHEDULE E** annexed herewith. The carpet area, Built up Area and Super Built up Area as per conventional practice followed by the PROMOTER/VENDOR shall be as specified in **SCHEDULE D1** hereunder.

1.b. The total aggregate consideration amount for the SAID Villa is thus Rs. _____/- (Rupees _____ - Only), exclusive of taxes and other charges as payable.

1.c. The ALLOTTEE/S/PURCHASER/S has paid on or before execution of this agreement a sum of Rs. _____/- (Rupees _____ only) as advance hereby agrees to pay to the PROMOTER/VENDOR the balance amount of purchase Rs. _____/- (Rupees _____ Only), in the following manner:

SCHEDULE OF PAYMENT/PAYMENT PLAN

The entire consideration of the said Villa No. ____ is Rs. _____/-
(Rupees _____ Only). which is to be paid to the
PROMOTER/VENDOR as per the stages mentioned herein below:-

- | | | |
|-----|--|----------------|
| 1. | At the time of execution of this Agreement | Rs: 8,00,000/- |
| 2. | On Completion of Plinth. | Rs: 9,00,000/- |
| 3. | On Completion of first slab. | Rs: 9,00,000/- |
| 4. | On Completion of second slab. | Rs: 9,00,000/- |
| 5. | On Completion of masonry. | Rs: 9,00,000/- |
| 6. | On Completion of external plaster. | Rs: 9,00,000/- |
| 7. | On Completion of internal plaster. | Rs: 8,50,000/- |
| 8. | On Completion of plumbing & flooring. | Rs: 8,00,000/- |
| 9. | On completion of electrical & painting | Rs: 8,00,000/- |
| 10. | Payment on possession. | Rs: 4,50,000/- |

TOTAL AMT.

Rs: _____/-

All payments shall be made by local cheques or DD. All payments made in currencies other than in Indian Rupees will be treated as having been made in equivalent rupees realized. Any refund or interest or liquidated damages due to the ALLOTTEE/S/PURCHASER/S will also be paid by the PROMOTER/VENDOR in Indian rupees only.

1.d. The Total Price above excludes Taxes (consisting of tax paid or payable by the PROMOTER/VENDOR by way of GST, Infrastructure tax and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the PROMOTER/VENDOR) up to the date of handing over the possession of the SAID PREMISES. The details of other charges and taxes are provided

SCHEDULE G.

1.e. The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The PROMOTER/VENDOR undertakes and agrees that while raising a demand on the ALLOTTE/S/PURCHASER/S for increase in development charges, cost, or levies imposed by the competent authorities etc., the PROMOTER/VENDOR shall enclose the said notification/order/rule/regulation published/issued on that behalf to that effect along with the demand letter being issued to the ALLOTTE/S/PURCHASER/S, which shall only be applicable on subsequent payments.

1.f. The PROMOTER/VENDOR may allow, in its sole discretion, a rebate for early payments of instalments payable by the ALLOTTE/S/PURCHASER/S on such terms and conditions as the parties may mutually decide. However, the exercise of this option is optional and not compulsory and shall be at the liberty and sole discretion of the PROMOTER/VENDOR and his decision shall be final.

1.g. The PROMOTER/VENDOR shall confirm the final carpet area that has been allotted to the ALLOTTE/S/PURCHASER/S after the construction of the said project is complete and the Completion certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. The total price payable for the carpet area shall be recalculated upon confirmation by the PROMOTER/VENDOR. If there is any reduction in the carpet area within the defined limit then PROMOTER/VENDOR shall refund the excess money paid by ALLOTTE/S/PURCHASER/S within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the ALLOTTE/S/PURCHASER/S. If there is any increase in the carpet area allotted to ALLOTTE/S/PURCHASER/S, the PROMOTER/VENDOR shall demand that from the ALLOTTE/S/PURCHASER/S as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1.2 of this Agreement.

1.h. The ALLOTTE/S/PURCHASER/S authorizes the PROMOTER/VENDOR to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the PROMOTER/VENDOR may in its sole discretion deem fit and the ALLOTTE/S/PURCHASER/S undertake/s not to object/demand/direct the PROMOTER/VENDOR to adjust his payments in any manner.

1.i. In case the ALLOTTE/S/PURCHASER/S desire amenities and/or use of material/s other than those specified in **SCHEDULE F** and/or the ALLOTTE/S/PURCHASER/S desire any changes, all of which are within the rules and regulations of competent authorities, the PROMOTER/VENDOR shall entrust the execution of such amenities or providing of materials or changes desired by the ALLOTTE/S/PURCHASER/S to the competent contractor. If the same entails any additional expenditure the entire additional expenditure shall be paid by the ALLOTTE/S/PURCHASER/S to the said contractor before the said change of work or providing of different amenities and/or material is taken up for execution. However it is made absolutely clear that the PROMOTER/VENDOR has absolute discretion not to entertain the request for change/changes in the plan/amenities as desired by the ALLOTTE/S/PURCHASER/S. It is abundantly made clear that the time for completion and or delivery of the SAID PREMISES as agreed in this agreement, shall not apply once any changes to the SAID PREMISES are suggested by the ALLOTTE/S/PURCHASER/S. Any changes suggested, shall necessary be addressed to the PROMOTER/VENDOR in writing.

2.1 The PROMOTER/VENDOR 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 authority at the time of approving the said plans or thereafter and shall before handing over possession of the Said premises to the ALLOTTE/S/PURCHASER/S, obtain from the concerned local authority occupation and/or completion certificates in respect of the Said premises.

2.2. Time is of essence for the PROMOTER/VENDOR as well as the ALLOTTE/S/PURCHASER/S. The PROMOTER/VENDOR, subject to clause 8 contained hereinlater, shall abide by the time schedule for completing the project and handing over the SAID PREMISES to the ALLOTTE/S/PURCHASER/S after receiving the occupancy certificate or the completion certificate or both, as the case may be.

The ALLOTTE/S/PURCHASER/S shall also make timely payments of the instalment and other dues payable by him/her/them and meeting the other obligations under the Agreement, subject to the simultaneous completion of construction by the PROMOTER/VENDOR as provided in clause 1 (c) herein above. (" Payment Plan").

3. The PROMOTER/VENDOR hereby declares that the Floor Area Ratio (FAR) available as on date in respect of the SAID PLOT is 1398.00 square meters only and PROMOTER/VENDOR has planned to utilize FAR of 1361.39. The PROMOTER/VENDOR has disclosed the FAR of 58.42% as proposed to be utilized by him on the SAID PLOT in the said Project and ALLOTTE/S/PURCHASER/S has agreed to purchase the Said premises based on the proposed construction and sale of said premises s to be carried out by the PROMOTER/VENDOR by utilizing the said FAR and on the understanding that the declared proposed FAR shall belong to PROMOTER/VENDOR only. Similarly, if before the completion of the sale deeds of all the premises in the SAID PROJECT, if the FAR of the SAID PLOT increases, the same shall be for the benefit of the PROMOTER/VENDOR and the ALLOTTE/S/PURCHASER/S shall have no right thereto.

4. The PROMOTER/VENDOR shall be at liberty to undertake additional construction to utilise the unused FAR or increased FAR, at any time in future, after obtaining necessary permission and approval from civic authorities, even after the completion of the SAID PROJECT and no consent of the ALLOTTE/S/PURCHASER/S shall be required to be obtained nor the ALLOTTE/S/PURCHASER/S shall create any obstruction to the PROMOTER/VENDOR from executing such additional

construction to utilise the unused FAR of the SAID PLOT. As the unused FAR and or future increased FAR shall belong to the PROMOTER/VENDOR exclusively, the PROMOTER/VENDOR can have such unused or future FAR or development rights transferred or credited to any of his other project in the State of Goa under the scheme of TDR (Transfer Development Right) and no consent of the ALLOTTEE/SPURCHASER/S shall be ever required to be obtained. In any case permission or consent or no objection certificate, if any, of the ALLOTTEE/S/PURCHASER/S becomes necessary, the ALLOTTEE/S/PURCHASER/S shall grant such permission, consent or no objection, without any demand for consideration.

5. The PROMOTER/VENDOR hereby agrees that it shall, before handing over possession of the Said premises to the ALLOTTEE/S/PURCHASER/S and in any event before execution of a conveyance/sale deed of the structure of the said project in favour of a corporate body to be formed by the ALLOTTEE/S/PURCHASER/S of bungalows in the said project to be constructed on the said plot (hereinafter referred to as " the Society"/ " the Limited Company") make full and true disclosure of the nature of its title to the said premises s of the said project as well as encumbrances, if any, including any right, title, interest or claim of any party in or over the said premises s of the said complex, and shall, as far as practicable, ensure that the said premises of the said project is free from all encumbrances and that the PROMOTER/VENDOR has/have absolute, clear and marketable title to the said premises of the said project, except for the charge/s or lien arising out of or on account of any finance or loan which any of the ALLOTTEE/S/PURCHASER/Ss of premises in the said project may have taken from any bank or financial institution, so as to enable him to convey the said premises to the said Society/Limited Company with absolute, clear and marketable title on the execution of a conveyance of the said premises of the said project by the PROMOTER/VENDOR in favour of the said Society/Limited Company, within two months of

obtaining occupation certificate /completion certificate in respect of the said project or wing or on minimum of 60% of the total ALLOTTE/S/PURCHASER/S in such said project or wing having taken possession and the PROMOTER/VENDOR having received the full consideration from such ALLOTTE/S/PURCHASER/Ss or the requisite minimum no of ALLOTTE/S/PURCHASER/Ss having signed the requisite papers for submission of application of registration of society whichever is later. In case Maintenance Co-operative Housing Society is formed, the title of the Said Premises shall be transferred unto the ALLOTTE/S/PURCHASER/S via Sale Deed, only upon payment of the entire agreed consideration and all outgoings payable under this agreement.

6.1. The ALLOTTE/S/PURCHASER/S agrees to pay to the PROMOTER/VENDOR interest at 10% per cent per annum on all the amounts which become due and payable by the ALLOTTE/S/PURCHASER/S to the PROMOTER/VENDOR under the terms of this Agreement from the date the said amount is payable by the ALLOTTE/S/PURCHASER/S to the PROMOTER/VENDOR.

6.2. Without prejudice to right of PROMOTER/VENDOR to charge the interest in terms of sub clause (i) above, on the ALLOTTE/S/PURCHASER/S committing default in payment on due date of any amount due and payable by the ALLOTTE/S/PURCHASER/S to the PROMOTER/VENDOR under this Agreement (including his/her/their proportionate share of taxes levied by concerned local authority and other outgoings) and on the ALLOTTE/S/PURCHASER/S committing breach of any of the terms and conditions herein contained, the PROMOTER/VENDOR shall be entitled at his own option, to terminate this Agreement:

Provided that, PROMOTER/VENDOR shall give notice of seven days in writing to the ALLOTTE/S/PURCHASER/S, by email at the email address or by registered AD at the address provided by the ALLOTTE/S/PURCHASER/S, of its intention to terminate this Agreement

and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the ALLOTTE/S/PURCHASER/S fails to rectify the breach or breaches mentioned by the PROMOTER/VENDOR within the period of notice, then at the end of such notice period the PROMOTER/VENDOR shall be entitled to terminate this Agreement and upon termination of this Agreement the PROMOTER/VENDOR shall be at liberty to dispose of and sell the Said premises to such person and at such price as the PROMOTER/VENDOR may in its absolute discretion think fit and in such case, no permission or consent of the ALLOTTEE/S/PURCHASER/S shall be required to be obtained nor the ALLOTTEE/S/PURCHASER/S shall be required to be joined in any such further transaction. In such case of termination, no cancellation instrument cancelling the present agreement shall be required to be executed and or registered, as the termination shall be automatic upon the expiry of the notice period, without any further reference to the ALLOTTE/S/PURCHASER/S.

If the ALLOTTE/S/PURCHASER/S refuses to accept the notice, the date of attempted delivery by the postal authorities shall be deemed to be the date of service of notice for the purpose of counting the period of notice.

Provided further that upon termination of this Agreement as aforesaid, the PROMOTER/VENDOR shall refund to the ALLOTTE/S/PURCHASER/S (subject to adjustment and recovery of any agreed liquidated damages and any other amount which may be payable to PROMOTER/VENDOR within a period of six months of the termination, the instalments of sale price of the Said premises which may till then have been paid by the ALLOTTE/S/PURCHASER/S to the PROMOTER/VENDOR but the PROMOTER/VENDOR shall not be liable to pay to the ALLOTTE/S/PURCHASER/S any interest on the amount so refunded. The liquidated damages shall be 90% of the sale price of the Said Premises till such termination paid by the ALLOTTE/S/PURCHASER/S.

7. The PROMOTER/VENDOR shall give possession of the Said Premises to the ALLOTTEE/S/PURCHASER/S on or before 30/09/2019. If the PROMOTER/VENDOR fails or neglects to give possession of the Said premises to the ALLOTTEE/S/PURCHASER/S except for reasons stated in succeeding clause 8, then the PROMOTER/VENDOR shall be liable on demand to refund to the ALLOTTEE/S/PURCHASER/S the amounts already received by it in respect of the Said premises with interest at the same rate as may mentioned in the clause 6 herein above from the date the PROMOTER/VENDOR received the respective sum till the date the amounts and interest thereon is repaid. The date hereby fixed for delivery of possession is only in respect of the Said Premises and not for completion of the amenities agreed. The interest so payable by the PROMOTER/VENDOR is inclusive of liquidated damages.

8. **Provided** that the PROMOTER/VENDOR shall be entitled to reasonable extension of time for giving delivery of Said premises on the aforesaid date and the ALLOTTEE/S/PURCHASER/S shall not exercise the option provided in preceding clause 7, if the completion of Said Project in which the Said Premises is to be situated is delayed on account of -

1. War, Civil Commotion or Act of God.
2. Any notice, laws, order, rule, notification of Government and or Municipality/Panchayat and or any other public or Competent Authority which prevents the PROMOTER/VENDOR from carrying out the work of Development and construction over the SAID PROJECT.
3. Any delay on part of Village Panchayat /Municipality or any other Public Authorities in issuing or granting necessary Certificates /NOC/Permission/ License/ connections/installations to the said project under construction by the PROMOTER/VENDOR over the SAID Project.
4. Force-majeure causes or other reasons beyond the control of the PROMOTER/VENDOR.
5. any delay due to adverse weather conditions including heavy rains, flooding, and other acts of nature, fire, explosion, riots, vandalism, terrorist attack, arson, strikes, stoppages, national emergencies, epidemics or war.

6. any delay due to activism, extortion, stoppage, agitation, collective action, PIL or any other act or interference by any person(s) or group of persons that obstructs, hampers, stops, delays, impedes or affects the construction of the said premises s or project or the progress of the building work or the free movement of man power and material and vehicles into or out of the project site for any length of time.

7. Any additional work in the Said premises undertaken by the PROMOTER/VENDOR at the instance of the ALLOTTE/S/PURCHASER/Ss.

8. Any delay or default by the ALLOTTE/S/PURCHASER/S in making payments as per terms and conditions of this present Agreement (without prejudice to the rights of the PROMOTER/VENDOR under this Agreement).

8.1. The ALLOTTE/S/PURCHASER/S shall not be entitled to any alternate accommodation for reasons of delay in delivering the possession.

8.2 The date of possession mentioned herein in this agreement is specifically with respect to the completion of the SAID PREMISES only and the PROMOTER/VENDOR shall have sufficient time to complete the amenities agreed in this agreement beyond the date fixed in clause 7 above.

9.1. **Procedure for taking possession** - The PROMOTER/VENDOR, upon obtaining the occupancy certificate from the competent authority shall offer in writing, the possession of the Said Premises, to the ALLOTTE/S/PURCHASER/S in terms of this Agreement to be taken within 2 (two months from the date of issue of such notice and the PROMOTER/VENDOR shall give possession of the Said Premises to the ALLOTTE/S/PURCHASER/S. The PROMOTER/VENDOR agrees and undertakes to indemnify the ALLOTTE/S/PURCHASER/S in case of

failure of fulfilment of any of the provisions, formalities, documentation on part of the PROMOTER/VENDOR. The ALLOTTE/S/PURCHASER/S agree(s) to pay the maintenance charges as determined by the PROMOTER/VENDOR or association of ALLOTTE/S/PURCHASER/Ss, as the case may be. The PROMOTER/VENDOR on its behalf shall offer the possession to the ALLOTTE/S/PURCHASER/S in writing within 7 days of receiving the occupancy certificate of the Project. If the ALLOTTE/S/PURCHASER/S refuses to accept the written letter or the written letter could not be served on the registered address, the date of attempted delivery by the postal authorities shall be deemed to be the date of service of letter for the purpose of counting the period of letter.

9.2. The ALLOTTE/S/PURCHASER/S shall take possession of the Said premises within 15 days of the PROMOTER/VENDOR giving written notice to the ALLOTTE/S/PURCHASER/S intimating that the Said premises s are ready for use and occupation.

9.3. Failure of ALLOTTE/S/PURCHASER/S to take Possession of [Said premises /Plot]: Upon receiving a written intimation from the PROMOTER/VENDOR as per clause 9.1 (including in case of refusal of service or deemed service), the ALLOTTE/S/PURCHASER/S shall take possession of the Said Premises from the PROMOTER/VENDOR by paying all amounts, executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the PROMOTER/VENDOR shall give possession of the Said Premises to the ALLOTTE/S/PURCHASER/S. In case the ALLOTTE/S/PURCHASER/S fails to take possession within the time provided in clause 9.1 such ALLOTTE/S/PURCHASER/S shall continue to be liable to pay maintenance charges as applicable, including all Government rates, taxes, charges and all other outgoings and expenses of and incidental to the management and maintenance of the SAID Project and the Said Premises thereon, from the date of Occupancy Certificate.

9.4. If within a period of five years from the date of handing over the Said Premises to the ALLOTTE/S/PURCHASER/S, the ALLOTTE/S/PURCHASER/S brings to the notice of the PROMOTER/VENDOR any structural defect in the Said Premises or the building in which the Said premises is situated (Cracks to the plaster/dampness in external walls, moisture to the walls shall not be considered as defect), then, wherever possible such defects shall be rectified by the PROMOTER/VENDOR at his own cost and in case it is not possible to rectify such defects, then the ALLOTTE/S/PURCHASER/S shall be entitled to receive from the PROMOTER/VENDOR(s) compensation for such defect or change. If there is a dispute regarding any defect in the said project or material used the matter shall, within a period of five years from the date of handing over possession, on payment of such fee as may be determined by the Regulatory Authority, be referred for decision to Adjudicating Officer appointed under section 72 of the Real Estate (Regulation and Development) Act 2016.

10. The compensation payable under this clause 9.4 above, shall be 1% of the sale price of the said premises as on date or the actual cost of repairs, whichever is less.

11. The ALLOTTE/S/PURCHASER/S shall use the Said Premises or any part thereof or permit the same to be used only for purpose of residence only. He/She/they shall use the garage or parking space only for purpose parking the vehicle.

12. The ALLOTTE/S/PURCHASER/S along with other ALLOTTE/S/PURCHASER/S of Said premises s in the said project shall join in forming and registering the Society or a Limited Company to be known by such name as the PROMOTER/VENDOR may decide and for this purpose also from time to time sign and execute the application for

registration and/or membership and the other papers and documents necessary for the formation and the registration of the Society or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the PROMOTER/VENDOR within seven days of the same being forwarded by the PROMOTER/VENDOR to the ALLOTTE/S/PURCHASER/S, so as to enable the PROMOTER/VENDOR to register the common organisation of ALLOTTE/S/PURCHASER/S. No objection shall be taken by the ALLOTTE/S/PURCHASER/S if any changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

13. The PROMOTER/VENDOR shall, within three months of registration of the Society or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the PROMOTER/VENDOR in the said premises, with the exclusion of any unused or future FAR, which shall always be the property of the PROMOTER/VENDOR.

13.1. Within 15 days after notice in writing is given by the PROMOTER/VENDOR to the ALLOTTE/S/PURCHASER/S that the Said premises is ready for use and occupation, the ALLOTTE/S/PURCHASER/S shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the Said premises) of outgoings in respect of the said plot and said premises namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the

management and maintenance of the said land and Said Project, irrespective of whether the ALLOTTEE/S/PURCHASER/S have taken possession or not. Until the Society or Limited Company is formed and the said structure of the said project or wings is transferred to it, the ALLOTTEE/S/PURCHASER/S shall pay to the PROMOTER/VENDOR, such proportionate share of outgoings as may be determined. The ALLOTTEE/S/PURCHASER/S further agrees that till the ALLOTTEE/S/PURCHASER/S's share is so determined, the ALLOTTEE/S/PURCHASER/S shall pay to the PROMOTER/VENDOR provisional yearly contribution of Rs. 24,000/- towards the outgoings. The amounts so paid by the ALLOTTEE/S/PURCHASER/S to the PROMOTER/VENDOR, shall not carry any interest and remain with the PROMOTER/VENDOR until a conveyance of the said premises of the said project is executed in favour of the society or a limited company as aforesaid. On such conveyance being executed for the said premises, the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the PROMOTER/VENDOR to the Society or the Limited Company, as the case may be. The ALLOTTEE/S/PURCHASER/S undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever. It is agreed that the non-payment or default in payment of outgoings on time by ALLOTTEE/S/PURCHASER/S shall be regarded as the default on the part of the ALLOTTEE/S/PURCHASER/S and shall entitle the PROMOTER/VENDOR to charge interest @ 14% p.a. on the dues, in accordance with the terms and conditions contained herein.

14. The ALLOTTEE/S/PURCHASER/S shall on or before delivery of possession of the said premises or on demand by the PROMOTER/VENDOR whichever is earlier, keep deposited with the PROMOTER/VENDOR, the following amounts :-

- (i) Rs. 2,500/- for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.
- (ii) Rs. _____/- for proportionate share of infrastructure taxes and other charges/levies

- (iii) Rs. 24,000/- for deposit towards provisional yearly contribution towards outgoings of Society or Limited Company/Federation/ Apex body.
- (iv) Rs. 20,000/- for Deposit towards Water, Electric, and other utility and services connection charges &
- (v) Deposits of electrical receiving, transformer and Sub Station provided in Layout as actual;
- (vi) GST @ 12% on the Sale Price at the time of payment of each instalment (Total GST shall be Rs. _____--/-);
- (vii) Amount towards installation of the transformer, line minimum charges at actual in proportionate to the area of the said premises.

15. The ALLOTTE/S/PURCHASER/S shall pay to the PROMOTER/VENDOR a sum of Rs. 10,000/- for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the PROMOTER/VENDOR in connection with formation of the said Society, or Limited Company, or any other Entity and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance.

16. At the time of registration of conveyance of the structure of the building, the ALLOTTE/S/PURCHASER/S shall pay to the PROMOTER/VENDOR, the ALLOTTE/S/PURCHASER/Ss' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or any document or instrument of transfer in respect of the structure of the said project. At the time of registration of conveyance of the said Land, the ALLOTTE/S/PURCHASER/S shall pay to the PROMOTER/VENDOR, the ALLOTTE/S/PURCHASER/Ss' share of stamp duty and registration charges payable, on such conveyance or any document or instrument of transfer in respect of the structure and the said plot to be executed in favour of the Entity.

17. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER/VENDOR:

The PROMOTER/VENDOR hereby represents and warrants to the ALLOTTE/S/PURCHASER/S as follows:

- i. The PROMOTER/VENDOR has Clear and marketable title with respect to the said plot; as declared in the title report and the PROMOTER/VENDOR has the requisite rights to carry out development upon the said plot and also has actual, physical and legal possession of the said plot for the implementation of the Project;
- ii. The PROMOTER/VENDOR has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the said plot or the Said Project;
- iv. There are no litigations pending before any Court of law with respect to the said plot or Project;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Said Project, said Plot and said premises are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Said Project, said plot and said premises shall be obtained by following due process of law and the PROMOTER/VENDOR has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said plot, said premises and common areas;
- vi. The PROMOTER/VENDOR has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the ALLOTTE/S/PURCHASER/S created herein, may prejudicially be affected;

- vii. The PROMOTER/VENDOR has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said plot, including the Project and the Said Premises which will, in any manner, affect the rights of ALLOTTE/S/PURCHASER/S under this Agreement;
 - viii. The PROMOTER/VENDOR confirms that the PROMOTER/VENDOR is not restricted in any manner whatsoever from selling the said premises to the ALLOTTE/S/PURCHASER/S in the manner contemplated in this Agreement;
 - ix. At the time of execution of the conveyance deed of the structure to the association/society of ALLOTTE/S/PURCHASER/S the PROMOTER/VENDOR shall handover lawful, vacant, peaceful, physical possession of the common areas of the said premises to the Entity;
 - ix. The PROMOTER/VENDOR has duly paid and upto the date of Occupancy shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;
 - x. 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 plot) has been received or served upon the PROMOTER/VENDOR in respect of the said plot and/or the Project except those disclosed in the title report and recital clause of this agreement.
18. The ALLOTTE/S/PURCHASER/S/s or himself/herself/themselves with intention to bring all persons into whosoever is hands the Said premises may come, hereby covenants with the PROMOTER/VENDOR as follows :-

- i. To maintain the Said premises at the ALLOTTE/S/PURCHASER/S own cost in good and tenantable repair and condition from the date that of possession of the Said premises is taken and shall not do or suffer to be done anything in or to the said project in which the Said premises is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the said project in which the Said premises is situated and the Said premises itself or any part thereof without the consent of the local authorities, if required.

- ii. Not to store in the Said premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the said project in which the Said premises is 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 is situated, including entrances of the said project in which the Said premises is situated and in case any damage is caused to the said project in which the Said premises is situated or the Said premises on account of negligence or default of the ALLOTTE/S/PURCHASER/S in this behalf, the ALLOTTE/S/PURCHASER/S shall be liable for the consequences of the breach.

- iii. To carry out at his 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/VENDOR to the ALLOTTE/S/PURCHASER/S and shall not do or suffer to be done anything in or to the building in which the Said premises is situated or the Said premises which may be contrary to the rules and regulations and bye-laws of the

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

- iv. Not to demolish or cause to be demolished the Said 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 is 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 is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Said premises without the prior written permission of the PROMOTER/VENDOR and/or the Society or the Limited Company.
- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said plot and the said project in which the Said premises is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vi. 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 land and the Said project in which the Said premises is situated.

- vii. Pay to the PROMOTER/VENDOR within fifteen days of demand by the PROMOTER/VENDOR, his share of security deposit and other amounts as demanded by the PROMOTER/VENDOR, concerned local authority or Government for giving water, electricity or any other service connection to the said project in which the Said premises is situated.
- viii. To bear and pay increase in local taxes. Water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Said premises by the ALLOTTE/S/PURCHASER/S to any purposes other than for purpose for which it is sold.
- ix. The ALLOTTE/S/PURCHASER/S shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Said premises until all the dues payable by the ALLOTTE/S/PURCHASER/S to the PROMOTER/VENDOR under this Agreement are fully paid up and only if the ALLOTTE/S/PURCHASER/S had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the ALLOTTE/S/PURCHASER/S has intimated in writing to the PROMOTER/VENDOR and obtained the written consent of the PROMOTER/VENDOR for such transfer, assign or part with the interest etc.
- x. The ALLOTTE/S/PURCHASER/S shall observe and perform all the rules and regulations which the Society or the Limited Company or any other Entity may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said project and the Said premises therein and for the observance and performance of

the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The ALLOTTE/S/PURCHASER/S shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Entity regarding the occupation and use of the Said premises in the said Project and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

- xi. Till a conveyance of the structure of the building and the Land in which Said premises is situated is executed in favour of Society/Limited Society, the ALLOTTE/S/PURCHASER/S shall permit the PROMOTER/VENDOR and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said project or any part thereof to view and examine the state and condition thereof.
- xii. The ALLOTTE/S/PURCHASER/S shall strictly park his/her/their vehicle in the allotted parking space. No parking shall be allowed in the common area.
- xiii. The ALLOTTE/S/PURCHASER/S shall not be entitled to partition his/her/their share from the SAID PLOT.
- xiv. The ALLOTTE/S/PURCHASER/S shall not claim any right of pre-emption or any other right in respect of the other premises in the said project or undivided right in the SAID PLOT.
- xv. The ALLOTTE/S/PURCHASER/S shall maintain the front elevation and the side and rear elevation of the SAID PREMISES in the same forms the PROMOTER/VENDOR constructed it and shall not at any time alter the said elevations in any manner, except with the prior written permission from the PROMOTER/VENDOR.

xvi. Any diligence shown by the PROMOTER/VENDOR in enforcing the terms and conditions of this agreement shall not be treated as waiver of the rights arising from this agreement.

xvii. The sending of notice intimating the stages of completion is a matter of courtesy and is optional and not binding on the PROMOTER/VENDOR. The ALLOTTE/S/PURCHASER/S is/are expected to inquire with the PROMOTER/VENDOR regarding the stage of completion.

19. It is made clear that in respect of the premises remaining unsold in the said project, whether during the period of maintenance of the said project by the VENDOR/VENDOR or after the formation of the society or company, the VENDOR/VENDOR shall be liable only to pay the house tax corresponding to the unsold premises and the VENDOR/VENDOR shall not be required to contribute towards annual maintenance of the said project corresponding to the unsold premises.

20. The PROMOTER/VENDOR shall maintain a separate account in respect of sums received by the PROMOTER/VENDOR from the ALLOTTE/S/PURCHASER/S as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or a Company or towards the out goings and legal charges, and shall utilize the amounts only for the purposes for which they have been received.

21. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the Said premises or of the said Plot and said project or any part thereof. The ALLOTTE/S/PURCHASER/S shall have no claim save and except in respect of the Said premises hereby agreed to be sold to him/her/them and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the PROMOTER/VENDOR until the said structure of the said project and Land is transferred to the Society/Limited Company or any other Entity.

22. PROMOTER/VENDOR SHALL NOT MORTGAGE OR CREATE A CHARGE After the PROMOTER/VENDOR executes this Agreement he shall not mortgage or create a charge on the Said premises 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 ALLOTTEE/S/PURCHASER/S who has taken or agreed to take such Said premises.

23. The name of the said project shall be **“ST. JOSEPH RESIDENCY”** and that of the Society that shall be formed shall be named **“*St. Joseph Residency Co-operative Housing Society Ltd.*”** at all times which the ALLOTTEE/S/PURCHASER/S agree/s not to change individually or in association with the owners of the other premises in the said project.

24. The ALLOTTEE/S/PURCHASER/S shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Said Premises until all the dues payable by the ALLOTTEE/S/PURCHASER/S to the PROMOTER/VENDOR under this Agreement are fully paid up and only if the ALLOTTEE/S/PURCHASER/S had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the ALLOTTEE/S/PURCHASER/S has/have intimated in writing to the PROMOTER/VENDOR and obtained the written consent of the PROMOTER/VENDOR for such transfer, assign or part with the interest etc.

25. In any case, in all instruments with third party regards transfer, assignment, allotment, exchange of rights and interest in the SAID PREMISES, whether executed before or after full payment but before transfer of title by executing conveyance deed unto the Society or limited company, the PROMOTER/VENDOR shall be compulsorily joined and necessary administrative/transfer fees of the DEVELOPER shall be paid

by the ALLOTTEE/S PURCHASER/S, before execution of such instrument/s. The fee shall be an amount equivalent to being 0.5% of the transfer price determined with such third party. Such fees shall be exclusively appropriated by the PROMOTER/VENDOR and shall not be transfer to the account of the society or limited company as may be formed.

26. In case any of the cheques issued by the ALLOTTEE/S/PURCHASER/S for payment of part consideration of this agreement, when presented for payment is/are dishonored for any reason/s, the PROMOTER/VENDOR/LAND OWNER-CUM- DEVELOPER shall be at liberty to file appropriate proceedings for recovery of money and or dishonour of cheque/s and in case of dishonour, the entire sum paid till then shall stand forfeited in favour of the PROMOTER/VENDOR/LAND OWNER-CUM- DEVELOPER.

27. ENTIRE AGREEMENT

This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said premises, as the case may be.

28. RIGHT TO AMEND

This Agreement may only be amended through written consent of the Parties.

29. PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE/S/PURCHASER/S/SUBSEQUENT ALLOTTEE/S/PURCHASER/S

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 Project shall equally be applicable to and enforceable against any subsequent ALLOTTEE/S/PURCHASER/Ss of the [Said premises /Plot], in case of a transfer, as the said obligations go along with the [Said premises /Plot] for all intents and purposes.

30. SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder 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 Act or the Rules and Regulations made thereunder 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. CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

Wherever in this Agreement it is stipulated that the ALLOTTE/S/PURCHASER/S has to make any payment, in common with other ALLOTTE/S/PURCHASER/S in Project, the same shall be computed on proportionate/pro-rata basis by the PROMOTER/VENDOR and borne by the ALLOTTE/S/PURCHASER/S accordingly.

32. FURTHER ASSURANCES

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 provisions 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 transaction.

33. The ALLOTTE/S/PURCHASER/S and/or VENDOR/PROMOTER/VENDOR shall present this Agreement as well as the conveyance at the proper registration office of registration within the time limit prescribed by the Registration Act and the PROMOTER/VENDOR will attend such office and admit execution thereof.

34. That all notices to be served on the ALLOTTE/S/PURCHASER/S and the PROMOTER/VENDOR as contemplated by this Agreement shall be deemed to have been duly served if sent to the ALLOTTE/S/PURCHASER/S or the PROMOTER/VENDOR by Registered Post A.D or notified Email ID/Under Certificate of Posting at their respective addresses specified below:

SCHEDULE A

(OF THE SAID BIGGER PROPERTY)

ALL THAT landed property known as CHAOMODDY (as per Description Certificate) also known as CHAD MODDY or CHAD MUDDY (as per Matriz) also known as SAW MODI (as per Survey), admeasuring 6325.00 Sq. meters, situated at Village Dramapur, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, registered in the Land Registration Office of Salcete under no. 18396 at folio 76 of Book B No. 47 (New Series) and enrolled under Matriz No. 589 in the Land Revenue Office of Salcete and surveyed under Survey No. 80/5, 80/6 and 80/7 of Dramapur Village and bounded as per survey as follows:

EAST : by the property under survey no. 80/2;
 WEST: by the property under survey nos. 80/4 of Dramapur Village;
 NORTH: by the property under survey no. 80/1 and 80/2; and
 SOUTH: by the property under survey no. 81/1 of Dramapur Village.

Boundaries as at loco

EAST: by the property under survey no. 80/2;
 WEST: by the property under survey nos. 80/4 of Dramapur Village;
 NORTH: by the property under survey no. 80/1, 80/2 and partly by public road; and
 SOUTH : by the property under survey no. 81/1 of Dramapur Village.

SCHEDULE B
(OF THE SAID PROPERTY)

Area and Boundaries of the Said Property as at loco after acquisition

ALL THAT compounded portion of land admeasuring 5175.00 Sq. meters, forming part of the SAID BIGGER PROPERTY described in SCHEDULE A above and is bounded as under:

- EAST : by the property under survey no. 80/2;
 WEST: by the property under survey nos. 80/5(part) and 80/6 (part)
 of Dramapur Village acquired by the Government of Goa;
 NORTH: by the property under survey no. 80/1, 80/2 and partly by
 the public road;
 SOUTH : by the property under survey no. 81/1 of Dramapur Village.

SCHEDULE C
(Of the SAID PLOT hereby sold)

PLOT under Survey No. 80/6-A

ALL THAT plot of land known as SAW MODI (as per survey records) admeasuring 1680.00 Sq. meters, now forming an independent and separate property in itself having surveyed under Survey No. 80/6-A of Dramapur Village, erstwhile identified as Plot D and Plot E and forming part of the Said Property described in SCHEDULE B hereinabove written and is bounded as under:

- EAST: by the property under Survey No. 80/7-A of Dramapur
 Village; (erstwhile Plot F of the Said property);
 WEST: by the property under survey nos. 80/5(part) and 80/6
 (part) of Dramapur Village acquired by the Government of
 Goa;
 NORTH: by internal road of 6.00 meters width;
 SOUTH: by the property under survey no. 81/1 of Dramapur Village.

PLOT under Survey No. 80/7-A

ALL THAT plot of land known as SAW MODI (as per survey records) admeasuring 650.00 Sq. meters, now forming an independent and separate property in itself having surveyed under Survey No. 80/7-A of Dramapur Village, erstwhile identified as Plot F and forming part of the Said Property described in SCHEDULE B hereinabove written and is bounded as under:

EAST: by the property under Survey No. 80/2 of Dramapur Village;
 WEST: by the property under survey nos. 80/6-A of Dramapur Village (erstwhile Plot E of the Said Property);
 NORTH: partly by internal road of 6.00 meters width and partly by survey no. 80/2 of Dramapur Village;
 SOUTH: by the property under survey no. 81/1 of Dramapur Village.

OF THE SAID PLOT FORMED AFTER AMALGAMATION OF SURVEY NO.
 80/6-A and 80/7-A OF DRAMAPUR VILLAGE

ALL THTA PLOT OF LAND admeasuring 2330.00 Sq. meters, formed after amalgamation of the plots under Survey No. 80/6-A and Survey No. 80/7-A of Dramapur Village Described above and the said amalgamated plot is bounded as under:

EAST: by the property under Survey No. 80/2 of Dramapur Village;
 WEST: by the property under survey nos. 80/5(part) and 80/6 (part) of Dramapur Village acquired by the Government of Goa;
 NORTH: road;
 SOUTH: by the property under survey no. 81/1 of Dramapur Village.

SCHEDULE D
(OF THE SAID PREMISES)

ALL THAT VILLA identified as _____ having area as detailed out in SCHEDULE D1 hereunder written, under construction in the SAID PLOT described in the SCHEDULE D hereinabove written and is bounded as under:

East : by _____;
 West : by _____;
 North : by _____;
 South: by _____.

SCHEDULE D1
(Details of Area of the SAID PREMISES)

Carpet Area : _____ Sq. meters;
 Built up area : _____ Sq. meters.

The Approved Construction Plan of the SAID PROJECT is annexed hereto and marked as **ANNEXURE 1.**

The Construction Plan of the SAID PREMISES is annexed hereto and marked as **ANNEXURE 2.**

SCHEDULE E
(Amenities at the SAID PROJECT)

1. CCTV Surveillance (common areas only);
2. Intercom facility;
3. 24 hours water supply (subject to supply from PWD);
4. All sides compound wall with lights;
5. Provision for broadband internet;
6. Well-lit internal roads;
7. Private parking space;
8. Provision for inverter, AC
9. Provision of solar water heater.

SCHEDULE F
SPECIFICATION OF THE SAID PREMISES

- i) **Structure:** RCC framed structure as per the approved plans.
- ii) **Electrical work:** a) concealed electrical wiring (b) Electrical wiring to take electrical load of 3 phase connection (c) power points for: (i) Living Hall: 2 fans, 2 lights, 1 plug, 1T. V. and telephone point
- iii) **Bedrooms/Kitchen:** 1 light, 1 fan and 1 plug point and one 15 amps point

- iv) **Toilet:** 1 light point and one 15 amps point
- v) **Plumbing work:** water supply shall be through G.I. pipes or PVC pipes of necessary dia., underground sump and overhead tank
- vi) **Flooring:** Glazed Vetrified tiles shall be provided and scarting shall be to suit the flooring. Toilets flooring shall be ceramic of brands Naveen non slippery type and wall tiles shall matching with floor tiles ceramic tiles.
- vii) **Kitchen platform:** shall be provided with granite stone on the top surface and dado upto 01 metre high shall be provided with coloured ceramics tiles.
- viii) **Doors and Windows:** All doors frame shall be of first class Sal/mattiwood. The main door shall be of 35mm thick teak wood paneled door as per approved drawings. The remaining doors shall be of 35 m marine flush doors. The windows shall be of wooden teakwood/shivon wood. All the fixtures for doors and windows shall be of stainless steel.
- ix) **Painting:** Internal walls shall be painted with acrylic paints of 2 coats and external walls shall be painted with cement paint.

SCHEDULE G

(Details of Taxes and other outgoings)

Electricity Charges	:	Rs. 10,000/-
Water Charges	:	Rs. 10,000/-
Infra-structure Tax	:	Rs. _____/-
GST (12%)	:	Rs. _____/-
Society Formation Charges	:	Rs. 2500/-
Maintenance Charges (1 year)	:	Rs. 24,000/-
Drafting		
(Agreement + Sale Deed)	:	Rs. 10,000/-
Other Charges		
(not mentioned herein)	:	As per clause 14

IN WITNESSES WHEREOF the parties hereto have set and subscribed their respective hands, on the day, month and the year first hereinabove mentioned.

SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED PROMOTER/VENDOR:

M/S ROYAL DEVELOPERS

A partnership Firm

Represented by its Partners

(i) MR. ALBINO ANAND FERNANDES

MR. ALBINO ANAND FERNANDES

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LEFT HAND FINGER PRINT IMPRESSION

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RIGHT HAND FINGER PRINT IMPRESSION

(ii) MR. EDWARD PHILIPE FERNANDES

MR. EDWARD PHILIPE FERNANDES

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LEFT HAND FINGER PRINT IMPRESSION

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RIGHT HAND FINGER PRINT IMPRESSION

(iii) MR. KEDAR NAGENDRA JAGDALE

Mr. KEDAR NAGENDRA JAGDALE

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LEFT HAND FINGER PRINT IMPRESSION

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RIGHT HAND FINGER PRINT IMPRESSION

**SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED
ALLOTTE/S/PURCHASER/S:**

Mr. _____

The party of the Second Part
In the presence of.....

Mr. _____

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LEFT HAND FINGER PRINT IMPRESSION

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RIGHT HAND FINGER PRINT IMPRESSION

Witnesses:

1.

Name

Address

Signature

:

:

:
2.

Name

Address

Signature

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:

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