

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made this
..... day, 2017.

BETWEEN

1. M/s. SHETYE CONSTRUCTION, a proprietorship represented herein by its sole proprietor MR. BABU P. SHETYE, married, businessman, 54 years of age, son of Pundalik Shetye, holder PAN Card NO. AINPS4556J, Indian National, residing at House No.644/C, Nagali, Taleigao, Goa, Pin Code 403003 (hereinafter called "THE DEVELOPER", which expression shall unless repugnant to the context or meaning thereof include his heirs, successors and assigns) OF THE FIRST PART.

AND

2. MR. BABU P. SHETYE, married, businessman, 54 years of age, son of Pundalik Shetye, holder PAN CARD NO. AINPS4556J and his wife

3. MRS. JOSYANA BABU SHETYE, alias LATA BABU SHETYE married, housewife, 52 years of age, daughter of Parshuram Shetye, holder of PAN Card No. AZLPS5778D both Indian Nationals, residing at House No. 644/C, Nagali, Taleigao, Goa, Pin Code 403003.

4. MR. SANJAY PUNDALIK SHETYE, married, businessman, 40 years of age, son of Pundalik

Shetye, holder of PAN Card no ACZPP1343D and his wife

5. MRS. PRIYA SANJAY SHETYE, married, housewife, 40 years of age, daughter of Dnyeshwar Sawant, holder of PAN Card no. BNTPS2413J, both Indian Nationals, residing at Alto Porvorim, Bardez, Goa (hereinafter referred to as the "OWNERS", which expression shall unless repugnant to the context or meaning thereof include their heirs, successors and assigns) OF THE SECOND PART.

AND

6. Mr. _____, married, service, _____ years of age, _____, holder of PAN Card No. _____, Indian National, residing at _____, (hereinafter referred to as "THE PURCHASER" which expression shall unless repugnant to the context or meaning thereof include their heirs, successors, executors, administrators, legal representatives and assign) OF THE OTHER PART.

WHEREAS MRS. JOSYANA BABU SHETYE alias LATA BABU SHETYE the owner at serial no.3 is represented herein by her duly constituted attorney MR. BABU PUNDALIK SHETYE married, businessman, 54 years of age, son of Pundalik Shetye by virtue of Power of Attorney executed before the Notary Mrs. Meera Medhekar under Reg. No.1492 dated 26-03-2008.

AND WHEREAS MR. SANJAY PUNDALIK SHETYE AND MRS. PRIYA SANJAY SHETYE the owners at Serial Nos.4 and 5 are represented herein their duly constituted attorney MR. BABU P. SHETYE married, businessman, 54 years of age, son of Pundalik Shetye by virtue of Power of Attorney executed before the Notary D.S. Petkar under Reg. No.10336 dated 26-04-2014.

WHEREAS by Sale Deed dated 03-03-2011 duly registered in the Office of Sub-Registrar Bardez Mapusa in Book-1 Document Registration Number BRZ-BK1-01077-2011CD Number BRZD 141 on 03-03-2011, the Developer M/s. Shetye Construction purchased from Leslie Francis Amaral and his wife Myrtle Celine Amaral property known as 'GORBATA' also known as 'FIRGYACHE BHAT' situated at Socorro, Bardez, Goa admeasuring 2250 sq. mts. surveyed under Survey no.49 sub-division no.22 of Socorro village and more fully described in the Schedule - I hereunder written (hereinafter referred to as "the First Property").

AND WHEREAS by Sale Deed dated 03-10-2011 duly registered in the Office of Sub-Registrar Bardez Mapusa in Book-1 Document Registration Number BRZ-BK1-04640-2011CD Number BRZD 231 on 03-10-2011, the Owners Mr. Babu Pundalik Shetye and Sanjay Pundalik Shetye purchased from Lawrence Felix Athaide, Mrs. Winifred Athaide e De Souza and her husband Floyd Francis D'Souza, Vernon Athaide, Malcom

Gautam Athaide and his wife Natasha Vaz e Athaide, Keith Athaide and Vincent Francis Gregory Athaide and his wife Maura Sarina Coelho e Athaide property known as 'CASA DE MORADA' or 'GORBATA' also known as 'FIRGUEANCHEM BATA' situated at Porvorim, Socorro, Bardez, Goa admeasuring 1850 sq. mts. surveyed under Survey no.49 sub-division no.21 of the of Socorro village and more fully described in the Schedule - II hereunder written (hereinafter referred to as "the Second Property ").

AND WHEREAS the Owners of the Second Property have authorized the Developer to develop the Second Property after amalgamating the same with the First Property belonging to the Developer and in pursuance of such authorization the Developer after obtaining technical clearance from Town and Country Planning Department has amalgamated the said two properties and is constructing buildings in the said amalgamated properties after obtaining Conversion Sanad bearing no. RB/CNV/BAR/38/2009 dated 24-06-2009 and RB/CNV/BAR/COLL/67/2011 dated 04-02-2013, permission from Town and Country Planning Department bearing no.TPBZ/1749/SOC/TCP-13/410 dated 31-01-2013 and construction licence from Village Panchayat of Socorro bearing no. VP/SOC/3038/2012-2013 dated 22-02-2013.

AND WHEREAS the Developer is desirous of selling flats of the building "A" proposed to be

constructed by the Developer in the said amalgamated properties.

AND WHEREAS the Purchasers has approached the Developer to Purchase Flat No.____ on the first floor of the building “___” which the Developer is constructing in the said amalgamated properties (hereinafter called the said flat).

AND WHEREAS the Developer has given inspection of all the documents to title of the said amalgamated properties and of the building plans and the permission obtained from Town and Country Planning Department and Village Panchayat of Socorro to the Purchasers and the Purchasers is satisfied that the title of said amalgamated properties is clear and marketable and that the Developer is doing construction of buildings in the said amalgamated properties after obtaining permission from the competent authorities.

AND WHEREAS the Developer has agreed to sell to the Purchaser Flat No.____ on the first floor of the said building “___” which the Developer is constructing in the said plot admeasuring ____ sq. mts. of saleable area in the plan annexed hereto at and for the price of Rs._____-/- (Rupees _____ only) and upon the terms and conditions hereafter mentioned together with specification described in the schedule III hereunder written.

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

1. The Developer shall under normal conditions construct and complete the said building as per the sanctioned building plans in the said amalgamated properties described in the Schedule - I and II hereunder written and as per specifications seen and approved by the Purchaser with such variation in the said plans and specifications as the Developer may consider necessary or as may be required by the concerned authorities.
2. The Purchaser hereby expressly consents to all such variations. The Purchasers will not be entitled to or demand any compensation or reduction in the price of the said Flat by reason of such variations provided however, that the built up area of the said Flat agreed to be purchased by the Purchaser shall not be reduced by reason of such variations.
3. The Developer hereby agrees to sell and the Purchasers hereby agrees to purchase from the Developer the said Flat shown in the plan hereto annexed at and for the price of Rs. _____/- (Rupees _____ Only) which will be paid by the Purchaser to the Developer in the following manner:-

PAYMENT SCHEDULE FOR FLAT

- (a) At the time of signing of this Agreement Rs. _____/-
- (b) After completion of loan Formalities on or before 30 days from the date of Execution of this Agreement Rs. _____/-
- (c) On virtual completion Rs. _____/-
- (d) On possession all incidental charges which is payable as per prevailing law in force.

TOTAL Rs. _____/-

The Purchaser has also agreed to pay a sum of Rs.5,000/- (Rupees Five Thousand Only) to the Developer towards Society deposit and this amount will be paid by the Purchaser to the Developer before handing over possession of the said Flat to the Purchaser.

4. If the Purchaser commits default in payment of any amounts as and when they become due and payable (time being the essence of this agreement) and/or in observing and/or in performing any of terms and conditions of this Agreement, then the Developer shall be at liberty to terminate this Agreement in which event the entire earnest money paid by the Purchaser to the Developer shall stand forfeited. The Developer shall however on such termination refund to the Purchaser the part payments made by the Purchaser towards the price, if any, which may have till then been paid by the Purchaser to the Developer but without any

further amount by way of interest or otherwise. On the termination of this Agreement by the Developer under this clause, the Developer may at such price as the Developer may deem fit sell the said Flat to any person and the Purchaser shall not be entitled to question such sale or to claim any amount from the Developer.

5. Without prejudice to the Developer's other rights under this Agreement and/or in law, the Purchaser shall be liable to pay to the Developer interest at the rate of 15% per annum on all the amounts due and payable by the Purchaser under this Agreement if such amounts remain unpaid for 30 days or more after becoming due.

6. Possession of the said Flat shall be delivered to the Purchaser after the said Flat is ready for occupation provided all the amounts due and payable by the Purchaser are paid by the Purchaser to the Developer.

7. The Purchaser shall take possession of the said Flat on payment of the aforesaid amounts within 15 (fifteen) days on the Developer giving written notice to the Purchaser intimating that the said Flat is ready for occupation.

8. The possession of the said Flat shall be handed over by the Developer to the Purchaser after the said Flat is ready for use and occupation provided all the amounts due by the Purchaser to the Developer are paid to the Developer in full. The Developer shall complete the construction of the said Flat and hand over possession of the said Flat

to the Purchaser within a period of ____ months from the date execution of this Agreement.

9. Subject to the Purchaser making the full payment of all the amounts due by him under this Agreement and subject to force major possession of the said Flat shall be delivered by the Developer to the Purchaser on or before _____.

10. The Developer shall not incur any liability if they are unable to deliver possession of the said flat by the date afore mentioned by reason of non availability of steel or cement or any other building material or electric power or water supply or by reason of war, civil commotion or any act of God or if non delivery of possession is as a result of any notice, order, on scarcity of non- availability of steel or cement or any other building material or electric power or water supply or by reason of war, civil commotion or any act of God or if non delivery of possession is as a result of any notice, order, rule or notification of the Government or any other public or local body or authority or a court of Law or Tribunal or on account of Government not granting water connection or electric connection or the authorities not granting completion/occupancy certificate or for any reason whatsoever or on account of any circumstances beyond the control of the Developer or for any other unavoidable unforeseen or inevitable circumstances.

11. If for any other reason the Developer is unable or fails to give possession of the said Flat

to the Purchaser within the period stipulated in clause 9 above or within any further date or dates agreed to by and between the parties hereto and in such case the Purchaser shall be entitled to give notice to the Developer terminating this Agreement in which event the Developer shall within 30 days from the date of receipt of such notice refund to the Purchaser any amount that may have been received by the Developer from the Purchaser as earnest money or as part payments in respect of the said flat without interest. The Developer shall also pay to the Purchaser a sum of Rs.1,000/- (Rupees One Thousand Only) as liquidated damages in respect of such termination. Neither party shall have any other claim against the other in respect of the said Flat or arising out of this Agreement and the Developer shall be at liberty to sell and dispose of the said Flat to any person at such price and upon such terms and conditions as the Developer may deem fit.

12. Upon possession of the said Flat being delivered to the Purchaser, the Purchaser shall be entitled to the use and occupation of the said Flat. Upon the Purchaser taking possession of the said Flat, the Purchaser shall not be entitled to allege that the construction of the said Flat has not been carried out or completed.

13. The Developer shall make arrangements for electrical connections and the payment for availing the connection shall be made by the Purchaser.

14. Commencing a week after notice is given by the Developer to the Purchaser that the said Flat is ready for use and occupation, the Purchaser shall be liable to bear and pay all taxes and charges for electricity and other services and outgoings payable in respect of the said Flat.

15. The Purchaser agrees and binds himself to pay regularly every month to the Developer until the conveyance of the said plot is executed in favor of Co-operative Society or limited company/ association as aforesaid and thereafter the aforesaid Co-operative society or limited company, as the case may be decided by the Developer or the co-operative society or the limited company/association as the case may be shall be liable for all taxes and outgoings that may from time to time be levied against the land and/or building including water and electricity connections/consumption charges and outgoings for the Maintenance and management of the building common lights and other outgoings such as collection charges, charges for watchman, sweepers and Maintenance of accounts in connection with the said plot.

16. The Purchaser shall not use the said Flat for storing any hazardous or inflammable articles or which may cause nuisance to the occupation of the other occupants of the said building.

17. The Purchaser shall maintain the front elevation and the side and rear elevation of the said building in the same form as the Developer

has constructed it and shall not at any time alter the said elevation in any manner whatsoever without prior consent in writing of the Developer and/or the society as the case may be.

18. The Purchaser has satisfied himself about the specification of the said building and the amenities to be provided therein

19. The Purchaser shall from the date of possession maintain the said Flat at his own cost in a good and tenantable repair and condition and shall not do or suffer to be done anything on or the said building or the said Flat and common passage or compounds or which may be against the rules or bye laws or any other authority nor shall the Purchaser change, alter or make addition in or to the said flat or the building. The Purchaser shall be responsible for any breach of this conditions.

20. Provided it does not in any way effect or prejudices the right of the Purchaser in respect of the said Flat the Developer shall be at liberty to sell, assign, transfer or otherwise deal with their rights, title and interest in the said land and/or in the building to be constructed thereon.

21. The Purchaser shall have no claim whatsoever except in respect of the said Flat hereby agreed to be sold to the Purchaser. The open spaces, un-allotted parking spaces and other Flat shall remain the property of the Developer until the plots described in the schedule -I and II

are transferred to Co-operative Society or Limited company/Association as herein mentioned, but even then subject to the rights of the Developer under this Agreement.

22. Nothing contained in these presents is intended to be nor shall be constructed to be a grant, demise or assignment in law of the said Flat or any part thereof or of the said building thereon or any part thereof.

23. The Purchaser shall not let, sublet, sell, transfer, assign or part with his interest under or benefit of the Agreement or part with the possession of the said Flat until all the dues payable by him, to the Developer under this Agreement are fully paid up and only if the Purchaser has not been guilty of breach of or non observance of any of the terms and conditions of this Agreement in writing of the Developer.

24. The Purchaser and the persons to whom the said Flat is let, sublet, transferred, assigned or given possession of shall from time to time sign all applications, papers and documents and do all acts, deeds and things as the Developer and/or the Co-operative Society and/or the Limited Company/association (as the case may be) may require for safe-guarding the interest of the Developer and/or of the Purchasers in the building.

25. The Purchaser and the persons to whom the said Flat is let, sublet. Transferred, assigned or

given possession of shall observe and perform all byelaws and/or the rules and regulations which the Co-operative Society or Limited company may adopt or all the provisions of the memorandum and Articles when incorporated (as the case may be) and additions, alterations or amendments thereof for the protection and maintenance of the said building and the flats/shops/Duplex Bungalows/Bungalows and other spaces and Flat therein and/or in the Building Rules and Regulations, the regulations and Rules of the other authorities and of the Government and other public bodies. The Purchasers and persons to whom the said Flat is let, transferred, assigned or given possession shall observe and perform all the stipulation and conditions laid by such Co-operative Society or Limited Company, as the case may be, regarding the occupation and use of the building/s and/or the flats and /or parking spaces therein and shall pay and contribute regularly and punctually towards the taxes and/or expenses or other outgoings in accordance with the terms of this Agreement.

26. The Purchaser hereby agrees and undertakes to be a member of the Co-operative Society or Limited Company/association to be formed in the manner herein appearing and also from time to time to sign and execute the applications for registration and/or membership and other papers and documents necessary for formation, observance and carrying out of the building rules and regulations and the regulations and rules of other local authorities and of the

Government and other public bodies. The Purchaser and persons to whom the said flats/shops /Duplex Bungalows/Bungalows are let, transferred assigned or given possession, shall observe and perform all the stipulations and conditions laid by such a Co-operative Society or Limited Company/Association as the case may be regarding the occupation and use of the building/s and/or parking spaces therein and shall pay and contribute regularly and punctually towards the taxes and/or expenses or other outgoings in accordance with the terms of this Agreement.

27. The Purchaser along with the other Purchaser who take or have taken the other flats/shops/Duplex Bungalows/Bungalows or other premises in the said building/s shall form themselves into a Co-operative Society or Limited Company/Association. On such a Co-operative Society or Limited Company or a Limited Company/Association being registered or being incorporated or formed, as the case may be, the rights of the Purchaser of the said Flat will be recognized and regulated by the provisions of the said society or Limited company and the rules and regulations framed by them, as the case may be, but subject to the terms of this Agreement.

28. On the completion of all the said building/s and on receipt by the Developer of the full payment of all the amounts due and payable to them by all the Purchaser of all the flats/shops/Duplex Bungalows/ Bungalows and

29. It shall be at the discretion of the Developer to decide whether a Co-operative Society should be got registered or a Limited Company/Association should be got incorporated. On the Developer making their decision aforesaid, the Purchasers and the other persons who have acquired or who acquire the other flats/shops/Duplex Bungalows/Bungalows and other premises shall be required to sign all forms, application papers, deeds and documents, etc. as may be reasonably required to carry out such decisions and so as to obtain and effect proper conveyance of the said plot with the building/s and structures thereon, as the case may be.

30. The Developer's Advocate shall prepare and/or approve, as the case may be, the conveyance and all other documents to be executed in pursuance of this Agreement as also the bye laws of the Memorandum and Articles of Association in connection with the formation, registration and/or incorporation of the Co-operative society or the Limited Company/Association, as the case may be. All costs, charges and Advocates fees for preparation and execution of the conveyance and other documents and the formation, registration or incorporation for the formation of the Co-operative society or Limited Company/Association as the case may be, shall be borne, shared and paid as per their respective flats/shops/Duplex Bungalows/Bungalows or other premises in the

other premises in all the said building/s, the Developer shall cooperate with the Purchaser in forming registering or incorporating a Co-operative Society or a Limited Company/Association. The rights of members of the Co-operative Society or of the Limited Company/Association, as the case may be, will be subject to the rights of the Developer under this Agreement and the conveyance to be executed in pursuance thereof. When the Co-operative Society or Limited company/Association is registered or incorporated or formed as the case may be and all the amounts due and payable to the Developer in respect of the flats/shops/Duplex Bungalows /Bungalow and other portions in the said building/s and other premises are paid in full as aforesaid, the Developer shall (subject to the necessary permission as may be required by law) obtain and/or other appropriate document of the said land (or to the extent as may be permitted by the authorities) and the said building/s in favor of such Co-operative Society or Limited Company/Association as the case may be. Such conveyance shall be in keeping with the terms and provisions of this Agreement. No liability or responsibility shall attach on the Developer or no compensation or other amount shall be payable by the Developer, if any part of the said land is not permitted to be conveyed. The Developer and Owners agreed that, if Co-operative society is not formed the Developer and Owners shall execute the Deed of Sale in favour of Purchaser in respect of the said Flat along with undivided proportionate share.

said new building by the Purchaser of the flats and shops of the building complex to be constructed in the said property.

31. The deposit may be demanded by or paid to the Electricity Department and water Works Department for the purpose of giving water connection to the said building/s and electric meter deposits shall be payable by all the Purchaser of the said flats/shops/Duplex Bungalows/Bungalows and other premises in the said building/s. The Purchaser agrees to pay to the Developer such deposit at the time of taking possession within (7) seven days of demand whichever is earlier.

32. The Developer has agreed to allot to the Purchaser one parking slot in stilt area on the Ground Floor of the said building which is marked in red colour in the plan annexed hereto and the Purchaser shall be exclusively entitled to use the said parking slot to park his vehicle.

33. All notices to be served on the Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser by post under certificate of posting at his address specified below:-

Mrs. _____,

34. The Developer shall have a first lien and paramount charge on the said Flat agreed to be acquired by the Purchaser in respect of any

amount payable by the Purchaser under the terms and conditions of this Agreement.

35. If at any time prior after the execution of the Deed of conveyance the floor areas ratio at present applicable to the said land is increased, such increase shall accrue to the benefit of the Developer alone without any benefit to the Purchaser.

36. The Purchaser has also agreed to pay service Tax or any other tax imposed by the Government to the Developer in addition to the agreed consideration of the said flat.

37. The Developer and the Purchaser hereby declare that the Flat in transaction does not belong to Schedule caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21-08-1978.

38. The building complex to be constructed in the said property will be known as "SHETYE VIHAR" Building 'A'.

SCHEDULE - I

All the plot of the property known as "GORBATA" also known as "FIRGYACHE BHAT" situated at Socorro Bardez Goa, together with the house existing therein within the area of Socorro Village Panchayat, Bardez Taluka, Bardez Sub-District of Registration District of North Goa and in the state of Goa, described in the Land

Registration Office of Bardez under No.12392 at page 105 reverse of Book B - 32 New, registered in Taluka Revenue Office of Bardez under Matriz No.118 of first circumscription and surveyed under Survey No.49 sub division No.22 of Socorro Village and admeasuring 2250 sq.mts and bounded as under:-

On the East: By the property surveyed under survey no.49/23

On the West: By property surveyed under Survey No.49/21

On the North: By nalla

On the South: By road.

SCHEDULE - II

All the plot of the property known as "CASA DE MORADA" or "GORBATTA" also known as "FIRGUEANCHEM BATA" situated at Porvorim, within the area of Socorro village Panchayat Bardez Taluka, together with the house existing therein Sub-District of Registration District of North Goa and in the state of Goa, described in the Land Registration District of under No.11082 at page 40 of Book B - 29 New, registered in Taluka Revenue Office of Bardez under Matriz No. 296 of first circumscription and surveyed under Survey No. 49 sub division No. 21 of Socorro Village and admeasuring 1850 sq.mts and bounded as under:-

On the East: By the property surveyed under Survey no.49/22

On the West: By property surveyed under
Survey No.49/20

On the North: By nalla

On the South: By road.

SCHEDULE - III

All that Flat No.____ admeasuring _____ sq
mts. of saleable area on the first floor of the
building “___” namely “SHETYE VIHAR’
constructed in the said plot described in Schedule
I and II above written along with one stilt parking
in stilt area.

(SPECIFICATION OF THE FLAT)

STRUCTURE: R.C.C. framed comprising columns,
beams, slabs. The building consists of Stilt and
four upper floors. The top slab being sloppy
and covered with Mangalore tiles. The flat exposed
roofs of the entire buildings will be waterproofed
along with toilet block. The external walls will be
of Laterite and internal will be single brick.

PLASTER: Double coat sand faced cement plaster
for external walls and single coat cement plaster
with wall putty finish for internal walls.

FLOORING: The flooring shall be provided with
vitrified tiles of approved brand. Bathroom and
Toilet will be provided with antiskid ceramic

flooring with dado of 2.1 mts. walls with glazed tiles.

DOOR FRAMES: Main door of flat will be provided teakwood frame and all other doors will have Salwood frames.

DOOR-SHUTTERS: Main door will be in teak wood polished and all other shutters in flush doors or soft wood painted.

WINDOWS: Aluminum sliding type in 3/4 " series with 4 mm figured glass bathroom & toilets will have Aluminum Louvered panels.

HARDWARE FITTINGS: The main door will have night latch Handle on rear side, Door-Eye. All other doors will have aluminum handles latches and stopper.

TOILETS & BATHROOM : One independent unit consisting of European W.C. with flush system. Bathroom will be provided with common Geyser connection and also hot cold water mixing system. One washbasin will provided in the passage. Provision for washing machine tap and drain in the passage.

PLUMBING: All plumbing inside the flat will be concealed type with I.S.I. mark fittings. Total sanitary line of the buildings will be connected to the septic tanks.

KITCHEN: The Kitchen platform will consist of steel sink on granite top. The platform dado will be ceramic tiled of 1.20 Mts. Height.

ELECTRICALS : Concealed type with multistoried wires of ISI mark.

1. Living : Main Board, 1 L.P, F.P., 1 B.P., 1 wall L.P. outside main door. 2 ceiling I.P. T.V. & Telephone point 1 each, 5 amps P.P. on every switch board.
2. Beds : 1L.P., 1 F.P., balcony L.P. with separate switch board and 1 plug point.
3. Kitchen : 1 F.P., 2 L.P., 1 15 amps P.P. and 1 plug point
4. Bathroom: 1 L.P., 1 power point.
5. Toilet 1 L.P.
6. Passage : 1 L.P. for wash basins with 5 amps. P.P.

STAIRCASE: Will have Kota flooring for landing & steps Common L.P. at every midland with two-way switch on each floor.

WATER TANK : Underground sump and overhead P.V.C. tank connected with water lifting pump.

PAINTING : Internal walls : 1 coat primer with two coats of oil Bound Distemper. Ceilings will be white washed.

External: Entire building will be painted with 2 coats of cement paint in desirous shade to suit surroundings.

NOTE :

1. In case of cancellation of booking of Flats due to any reason arose on behalf of purchase then the same will be allowed after forfeiting 5% amount of the total consideration.
2. In case of deviation of specification if any extra work arises then total cost of the same shall be paid by the Purchaser.

SOCIETY/OTHER OUTGOINGS WITH
THE PURCHASERS OF FLAT.

- (a) Maintenance Deposit : Rs. 20,000/-
- (b) Membership fees : Rs. 5,000/-
- (c) Electricity connection : Rs. 50,000/-
- (d) Water Connection : Rs. 10,000/-
- (e) Infrastructure Tax
From The Purchasers : @ Rs.200/-per sq.mtr.
Legal Charges : Rs. 5,000/-
Society deposit : Rs. 5,000/-
- (f) GST : 12% of the
consideration or at prevailing at the time of
making payment.

After handing over project further liabilities towards Maintenance to be managed by the prospective buyer/member/society.

That the above described said Flat and the Parking slot is marked in Red colour outline in the

plan annexed to this Agreement for Sale and which forms and integral part thereof.

Possession of the flat shall handed over on or before _____.

IN WITNESS WHEREOF the Developer and the Purchasers have hereunder set their respective hands on the day, month and year first hereinabove referred.

SIGNED AND DELIVERED
BY THE WITHIN NAMED
DEVELOPER BABU P. SHETYE,
PROPRIETOR OF
M/s. SHETYE CONSTRUCTION
(for self as duly constituted of attorney
Mrs. Josyana B. Shetye alias
Lata B. Shetye & Mr. Sanjay P. Shetye
& Mrs. Priya S. Shetye)

Signature

Photograph

| | | | | |
|------------------|----------------|------------------|-----------------|-------|
| | | | | |
| Little finger | Ring finger | Middle finger | Index finger | Thumb |

LEFT HAND FINGER PRINT IMPRESSION

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|-------|-----------------|------------------|----------------|------------------|
| | | | | |
| Thumb | Index finger | Middle finger | Ring finger | Little finger |

RIGHT HAND FINGER PRINT IMPRESSION

SIGNED AND DELIVERED
BY THE WITHIN NAMED
PURCHASER NO.1

Signature

Photograph

| | | | | |
|------------------|----------------|------------------|-----------------|-------|
| | | | | |
| Little finger | Ring finger | Middle finger | Index finger | Thumb |

LEFT HAND FINGER PRINT IMPRESSION

| | | | | |
|-------|-----------------|------------------|----------------|------------------|
| | | | | |
| Thumb | Index finger | Middle finger | Ring finger | Little finger |

RIGHT HAND FINGER PRINT IMPRESSION

WITNESSES:-

(1) _____

(2) _____