

**AGREEMENT FOR SALE**

THIS AGREEMENT is made at Mapusa , Bardez , Goa , this on \_\_\_<sup>th</sup> day of \_\_\_\_\_ 2026 ;

BETWEEN

**MVR SEAVIEW HOMES PVT. LTD**, a Company incorporated under the Indian Companies Act, 1956 , having their registered office at D. No. 48-19-6, 2<sup>nd</sup> Floor, M.V.R. Complex, Dwarka Nagar, Opp. RTC Complex, Vishakapatnam Andhra Pradesh, 530 003 and office at Goa H. no. 15/153/A2, 1st floor, Above Audi Goa showroom, Opposite Harley Davidson Showroom, Caranzalem, Panaji, Goa 403002 and holding PAN Card bearing No. AAKCM3962C , represented herein by their Authorized Signatory **SHRI AJAY MANIKANTA JALADI**, son of Late Siva Nageswararao Jaladi, aged 32 years , Indian National, holding PAN Card bearing No. AZMPJ7949J, residing at Flat No.103,1<sup>st</sup> floor, Molaco Premeiro Apartment , Mercedes , Panaji , Goa -403005, duly authorized vide Board Resolution of the Company dated \_\_\_\_\_ adopted by the Board of Directors, hereinafter referred to as the **DEVELOPER/VENDORS** (which expression shall unless repugnant to the context and meaning shall be deemed to mean and include its successors in Office, administrators, liquidators and assigns) of the **ONE PART**.

AND

1. **Mr.** \_\_\_\_\_, having individual PAN No. \_\_\_\_\_, Adhaar No. \_\_\_\_\_ , son of \_\_\_\_\_ , major aged \_\_\_\_ years , \_\_\_\_\_, \_\_\_\_\_ National, \_\_\_\_\_ residing \_\_\_\_\_ at \_\_\_\_\_, hereinafter referred to as the **PURCHASER** (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his heirs, successors, legal representatives and assigns), of the **SECOND PART**.

**WHEREAS:**

1. The DEVELOPER/VENDORS are the lawful and exclusive owners of a Property recorded in the Record of Rights under Survey Nos. 244/1-A , of the Village of Siolim in Bardez Taluka , admeasuring 3,475 square metres vide Deed of Sale dated 2.3.2022 registered in the Office of the Sub-Registrar of Bardez at Mapusa under Book-I Reg. No. BRZ-1-882-2022 dated 2.3.2022 , the same being a portion of the property identified as “MAINA MANGAR” or “MAINA”, situated at Village Siolim in Taluka and Sub-District of Bardez , District North Goa , in the State of Goa , this property being described in detail in **SCHEDULE NO. I** hereafter written, and which shall hereinafter be referred to as the **SAID ENTIRE PROPERTY**. The Property surveyed under No.244/1-A of siolim village Bardez Taluka admeasuring 3475 square metres is described in details in **SCHEDULE II** is herein after referred to as **SAID PROPERTY**.
2. The Previous owners i.e Paraiso Homes Private Limited had obtained the Conversion Sanad from the Office of the Collector u/s 32 of the Goa , Daman & Diu Land Revenue Code , 1968 under No. RB/CNV/BAR/AC-I/38/2016 dated 22.12.2016 , issued by the Addl. Collector-I at Panaji .
3. The VENDORS/DEVELOPERS have obtained the Technical Clearance Order from the Senior Town Planner Mapusa , Goa under No. TPB/9060/SIO/TCP-2024/1016 dated 20.12.2023 and Construction License from the Village Panchayat Siolim-Sodiem under No. F-34/VPSS/2023-24/ResV-SWPool-compw/1719 dated 11.2.2024 for the construction of Residential Villas , Swimming Pool and Compound wall on the SAID PROPERTY.

4. In terms of the above, the DEVELOPER is well sufficiently entitled to develop the SAID PROPERTY described in detail in SCHEDULE II hereunder written.
5. The DEVELOPER/VENDORS are constructing a Project comprising of 10 Villas in phases on the SAID PROPERTY, which Project shall collectively be known and shall be hereinafter be referred to as CASA SOLARIS . The Developer/ Vendors has registered the project under the provisions of the Real Estate Regulation and Registration Act 2016 rules framed there under with Real Estate Authority of Goa under No. PRGO05242225.
6. The DEVELOPER/VENDORS shall construct the Project CASA SOLARIS comprising of 10 Residential Villas , together with provision of parking space and other amenities in phases.
7. The DEVELOPER/VENDORS are desirous of selling the premises located at CASA SOLARIS on ownership basis.
8. The VENDOR/DEVELOPER is entering into separate Agreements for Sale with various PURCHASERS on similar terms and conditions with a view that such PURCHASERS shall form themselves into an Association/s of Apartment owners or a Society or other suitable body hereinafter referred to as APEX BODY.
9. The PURCHASER is desirous of acquiring from the DEVELOPER/VENDORS a Residential Villa bearing No. \_\_\_\_ in CASA SOLARIS , and has identified the Residential Villa No. \_\_\_\_ to be constructed in the Project CASA SOLARIS , having a Carpet area approximately \_\_\_\_\_ sq. mtrs along with \_\_\_\_\_square meters of exclusive balcony area appurtenant to the carpet area and open terrace of \_\_\_\_\_ sq. mtrs. for the exclusive use of the PURCHASER/S and along with One Car Park admeasuring approx \_\_\_\_\_square meters , this VILLA having a net saleable area of \_\_\_\_\_ square

metres is described in detail in SCHEDULE III hereinafter written and shall be referred to as the SAID VILLA.

10. The PURCHASER/S in addition shall be entitled to the proportionate share in the Common area and comprising of the
  - a) Area covered by the external walls beyond the carpet area .
  - b) common entrances and exits of Villa , and other additional facilities which are common utility to the floor where the SAID VILLA is located and identified.
  - c) Water tanks , sumps , ducts , sewage treatment plant , motors , transformer/s and all apparatus connected with installation for common use .
  - e) Installation of services such as electricity , water , sanitation , solar system , system for water conversation and renewable energy .
  
11. The DEVELOPER/VENDORS have agreed to sell the SAID VILLA to the PURCHASER for a consideration of **Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only)** subject to the further terms and conditions hereafter appearing.
  
12. At the PURCHASER's demand, the DEVELOPER/VENDORS have given inspection of all documents of title relating to the SAID PROPERTY, the Orders, Plans, designs and specifications etc and of such other related documents. The PURCHASER hereby agrees and declares that he has satisfied himself fully as to the marketability of the title of the DEVELOPER/VENDORS to the SAID PROPERTY (more particularly described in the SCHEDULE II hereunder written) and have fully satisfied himself as to the authority of the DEVELOPER/VENDORS to develop and sell the same.

13. The PURCHASER has agreed to pay the above said sum of **Rs.** \_\_\_\_\_/- (**Rupees** \_\_\_\_\_ **only**) and other incidental amounts in the manner stipulated herein and have also agreed to abide by the other terms and conditions stipulated hereafter.

**NOW THIS AGREEMENT WITNESSETH AS UNDER:**

**1. DESCRIPTION OF PREMISES:**

The PURCHASER agrees to acquire from the DEVELOPER/VENDORS together with the exclusive right to use, occupy and enjoy the SAID VILLA viz. Residential Villa No. \_\_\_\_ in the Villa Project to be constructed in the Project CASA SOLARIS , having a Carpet area of approx. \_\_\_\_ square metres along with \_\_\_\_ square meters of exclusive balcony area appurtenant to the carpet area and open terrace of \_\_\_\_ sq. mtrs. for the exclusive use of the PURCHASER/S and along with One Car Park admeasuring approx. \_\_\_\_ square meters, this VILLA having a net saleable area of \_\_\_\_ square metres, which Villa is described in detail in **SCHEDULE NO. III** hereafter written and shown delineated in red boundary line on the plan annexed hereto.

**2. SALE CONSIDERATION:**

- a) In consideration of the purchase of the SAID VILLA , the PURCHASER agrees to pay to the DEVELOPER/VENDORS, a sum of **Rs.** \_\_\_\_\_/- (**Rupees** \_\_\_\_\_ **only**), subject to clause B hereafter written, and as per mode of payment specified in **SCHEDULE NO. IV** on or before the dates provided therein. The said agreed sale consideration does not include expenses for stamp duty,

registration charges and other taxes (Goods and Services Tax etc.) applicable under the law, and/or any other Tax , Cess or charge that may be levied by the Government or by any Local Authority .

- b) The PURCHASER shall pay the above agreed consideration of **Rs.** \_\_\_\_\_/- (**Rupees** \_\_\_\_\_ **only**), by Local Cheque/Demand Draft/Bank Pay order issued on/in favor of **MVR Seaview Homes Private Limited** or by RTGS/SWIFT transfer or any other electronic mode of transfer in the account of the VENDORS/DEVELOPER, according to the Mode of Payment mentioned in **SCHEDULE NO. IV** herein below and within 15 days from the date of intimation. If the PURCHASER makes payment of any such installments by way of out station cheques , then in such event , the date of payment of such amount represented in the cheque shall be the date when the amount is credited in the account of the VENDORS/DEVELOPER after deducting therefrom the amount of commission charged for clearance of such cheque by the Bank to **MVR Seaview Homes Private Limited**.
- c) The time for payment of each instalment of the consideration and other amounts as aforesaid as specified in SCHEDULE IV shall be the essence of the agreement. Therefore, the PURCHASER hereby undertakes to pay to the DEVELOPER/VENDORS the balance amount of the consideration on its due dates without default and not to withhold the same or any of them on any ground whatsoever, including non-compliance of any obligations on the part of the DEVELOPER/VENDORS under these presents, which may be beyond the control of the DEVELOPER/VENDORS or otherwise.
- d) The time for payment of each of the instalment /dues on their respective due dates as aforesaid shall be without prejudice to the rights of the DEVELOPER/VENDORS to treat such default as a breach of this**

Agreement and to cancel this Agreement. The PURCHASER shall be obliged to pay to the VENDOR/DEVELOPER interest @ 1 % per month on the amount of the instalment and/or dues in arrears for the period of the delay in the payment of such instalment and/or dues notwithstanding the rights of the DEVELOPERS/VENDORS as provided under Clause 2(e) below. In addition, the PURCHASER shall be liable to pay an additional amount of Rs 5000/- (Rupees Five thousand only) plus GST to the DEVELOPER/VENDORS towards default processing fees.

- e) If the DEVELOPERS/VENDORS exercise their option to terminate these presents as set out under the preceding para , and do so terminate the same, they shall repay to the PURCHASER/s such amount paid by them, save and except an amount equivalent to 10 % of the total consideration payable in respect of the SAID VILLA , which shall stand forfeited by the PURCHASERS in favour of the DEVELOPERS/VENDORS . Similarly in case the PURCHASER/s terminate the Agreement for whatever reason, the PURCHASER/s shall be liable to the refund of their amounts after deducting there from 10 % of the total consideration payable in respect of the SAID VILLA , which shall stand forfeited by the PURCHASERS in favour of the DEVELOPERS/VENDORS. In either of such events, the PURCHASER/S shall only have a money claim simplicitor on the DEVELOPER/VENDORS for refund of all such amount due to the PURCHASERS from the DEVELOPER/VENDORS. Upon such termination and after repayment of the amount to the PURCHASER , the PURCHASER shall have no right, title, interest, claim or demand or dispute of any nature whatsoever either against the DEVELOPER/VENDORS or their successors or assigns or over the SAID VILLA or any part thereof, and the DEVELOPER/VENDORS shall be entitled to deal with and dispose of the SAID VILLA to any other person/s as they may desire without recourse or reference to the PURCHASER.

Further, the DEVELOPER/VENDORS are liable to make such refunds within a period of 15 days from termination of the Agreement. The process of termination shall be deemed to have been completed on the date on which the DEVELOPER/VENDORS repay or offer to repay the entire amounts received by sending a letter of Termination under Certificate of Posting or Registered Post A/D to the address of the PURCHASER/S as furnished by the PURCHASER to the VENDORS/DEVELOPERS, and as recorded in this Agreement.

- f) It is hereby agreed between the DEVELOPER/VENDORS and the PURCHASER that the DEVELOPER/VENDORS shall have a first lien and charge on the SAID VILLA agreed to be sold to the PURCHASER, in respect of any amount payable by the PURCHASER to the DEVELOPER/VENDORS under the terms and conditions of this Agreement.
- g) If the PURCHASER/S is/are obtaining a loan from any Bank or financial institute for purchase of the SAID VILLA then it will be the sole responsibility of the PURCHASER/S to complete the formalities for the obtaining of the loan and the DEVELOPER/VENDORS shall not be concerned for any reason whatsoever with any procedure/formalities as well as the DEVELOPER/ VENDORS shall not be responsible for any loan amount , instalment , interest , charge , etc. or any kind of dues arising out of such loan or loan proposal or compensation for losses sustained by the PURCHASER/S on any account or for any reason whatsoever . The PURCHASER shall obtain the loan from the Bank or financial institute on its own risk & cost with prior written knowledge of the DEVELOPER/VENDORS.

### **3. POSSESSION AND DELIVERY OF THE VILLA :**

- a) The DEVELOPER/VENDORS shall complete the SAID VILLA by December 2026 , such that the SAID VILLA is ready to be given in possession to the PURCHASER , subject to an extension of further 6 months ;
- b) The DEVELOPER/VENDORS shall obtain the Occupancy Certificate from the Competent Authorities, after completion of the Villas in the said CASA SOLARIS Project.
- c) Notwithstanding anything to the contrary stated herein , it is agreed by and between the parties hereto that the DEVELOPER/VENDORS shall always be entitled to one or more reasonable extensions of time with regard to the said date of delivery of the physical possession of the SAID VILLA to the PURCHASER on any ground beyond their control including the following :
- i. Non-availability of cement, steel and other Building materials, or non availability/disruption of services or facilities which may be required for completion of SAID VILLA or CASA SOLARIS .
  - ii. War Civil Commotion or Act of God.
  - iii. Any notice, order, rule, notification of Government and or Municipality/Panchayat and or any other public or Competent Authority which prevents the DEVELOPER/VENDORS from carrying out the work of Development and construction over the SAID PROPERTY.
  - iv. Any delay on the part of Village Panchayat Siolim-Sodiem or any other Public Authority in issuing or granting necessary certificate /NOC/Permission/ License to the said Complex under construction by the DEVELOPER/VENDORS over the SAID PROPERTY.

- v. Force-majeure causes or other reasons beyond the control of the DEVELOPER/VENDORS.
  - vi. Any additional work in the SAID VILLA undertaken by the DEVELOPER/VENDOR at the instance of the PURCHASER.
  - vii. Any delay or default by the PURCHASER in making payments as set out in the terms and conditions of this present Agreement (without prejudice to the rights of the DEVELOPER/VENDORS under this Agreement).
- d)** The DEVELOPER/VENDORS shall upon obtaining the necessary Occupancy Certificate, by a notice in writing intimate the PURCHASER/S, to take delivery of the SAID VILLA within fifteen days from the date of receipt of such notice, failing which the PURCHASER/S shall be deemed to have taken possession and delivery of the SAID VILLA.
- e)** The PURCHASER/S shall be delivered the possession of the SAID VILLA, PROVIDED :
- i) Full consideration and all the amounts due and payable by the PURCHASER/S under this Agreement have been paid by the PURCHASER/S to the DEVELOPER/VENDORS , promptly, and
  - ii) The PURCHASER/S signs and executes all applications and documents required for the formation of the SOCIETY/ ENTITY/ GENERAL SOCIETY as may be decided by the DEVELOPER/VENDORS in their capacity as a CHIEF PROMOTER as envisaged hereinafter under this Agreement.
  - iii) Failure to take delivery of the SAID VILLA will not exonerate the PURCHASER/S from his/their liability to pay the outgoings such as House

tax, cesses and other dues and maintenance cesses, etc., from the date of the Occupancy Certificate.

iv) The PURCHASER/S hereby agree that in the event, the Purchaser/s fail /neglects to take the possession of the Said VILLA within the period mentioned above, the DEVELOPER/VENDORS shall not be responsible for the Said VILLA and the DEVELOPER/VENDORS shall be entitled to charge holding charges of Rs. 100/-per sq.mtr per month from the PURCHASER/S which the Purchaser/s agree to pay plus all outgoings as may be applicable.

**f) Commencing 15 days after notice is given** by the DEVELOPER/VENDORS to the PURCHASER that the SAID VILLA is ready for occupation , the PURCHASER agrees and binds himself to pay the proportionate share, as may be determined by the DEVELOPER/VENDORS, of all the outgoings in respect of the SAID PROPERTY and the Building thereon, including all Government rates, taxes, charges and all other outgoings and expenses of and incidental to the management and maintenance of the SAID PROPERTY and the Building thereon. If, on account of failure on the part of the PURCHASER of the SAID VILLA to pay such proportionate share, any concerned authority takes any action for recovery of the same, the DEVELOPER/VENDORS shall not be responsible or liable for any loss or damages which may be suffered by the PURCHASER on account of the said action. The PURCHASER shall indemnify and keep indemnified the DEVELOPER/VENDORS against the taxes and other payments and expenses in respect of the SAID VILLA and the Project . Commencing from the aforesaid date until the SAID PROPERTY and the Project thereon is transferred by the DEVELOPER/VENDORS to the APEX BODY to be formed by execution of documents of transfer as hereinafter provided, and or the possession of the SAID PROPERTY and Project thereon is delivered

by the VENDOR to the APEX BODY, and intimation of the same is received by the PURCHASER from the DEVELOPER/VENDORS, the PURCHASER shall be bound and liable to pay to the DEVELOPER/VENDORS regularly and punctually all contributions and other amounts to be paid by the PURCHASERS to the DEVELOPER/VENDORS under this Agreement, and the PURCHASER shall not withhold any such payment to the DEVELOPER/VENDORS.

The PURCHASER shall be liable to make payment of interest @ 12% per annum to be paid monthly on any such contribution liable to be made by him from the date the same becomes payable up to payment thereof .

- g) The DEVELOPER/VENDORS, upon giving the intimation as stated above, shall be deemed to have completed the SAID VILLA in accordance of this Agreement and shall not be responsible in any manner whatsoever if the PURCHASER delays in taking delivery of the SAID VILLA .
- h) Commencing from the receipt of Occupancy Certificate of the respective premises, the responsibility/liability for maintenance of the premises (including the SAID VILLA) in CASA SOLARIS shall be of the respective PURCHASERS.
- i) The DEVELOPER/VENDORS shall subject to the payment of maintenance deposit shall have the responsibility/liability to carry out the maintenance of CASA SOLARIS until the handing over of the maintenance to the APEX BODY/SOCIETY.
- j) It is agreed by the Purchaser/s that in the event the Purchaser/s give a written request to the Developer to hand over the possession of the unit before the Occupancy Certificate is obtained by the Developer, for carrying out the internal works in the SAID VILLA for the purpose of furniture, fixtures, fit outs, etc. the Purchaser/s shall be solely responsible

for any consequences thereof and shall not raise any objection/claim thereof and keep the DEVELOPER/VENDORS indemnified in that regard. The PURCHASER hereby agrees to give an Undertaking in this regard and the DEVELOPER/VENDORS may at the sole discretion of the DEVELOPER/VENDORS hand over the possession subject to receiving all payments as stated hereinabove.

- k)** If for reasons other than the ones stipulated hereinabove, the DEVELOPER/VENDORS are unable to or fail to give delivery of the SAID VILLA to the PURCHASERS within the date specified in herein above, OR within any other further date or dates agreed by and between the parties hereto, then and in such case, the PURCHASER shall give notice to the DEVELOPER/VENDORS terminating this Agreement, in which event, the DEVELOPER/VENDORS shall within 30 days from the receipt of such notice, refund to the PURCHASERS the amounts, if any, that may have been received by the DEVELOPER/VENDORS from the PURCHASERS in respect of the SAID VILLA without interest.
- l)** Upon such termination, neither party shall have any other claim against the other in respect of the SAID VILLA or arising out of this Agreement, and the DEVELOPER/VENDORS shall be at liberty to allot, sell and dispose of the SAID VILLA to any other person for such consideration and upon such terms and conditions as the DEVELOPER/VENDORS may deem fit.
- m)** The PURCHASER binds himself and all the persons in whose hands the SAID VILLA may come, that he shall not make any such addition or alteration due to which the elevation and outside colour scheme of the said building is altered .
- o)** The PURCHASER shall not let, sub-let, sell, transfer, assign or part with interest under or benefit of this Agreement or part with delivery of the

SAID VILLA until all the dues payable by the PURCHASER to the DEVELOPER/VENDORS under this Agreement are fully paid up and that too only if the PURCHASERS have not been guilty of breach for non-observance of any of the terms and/or conditions of this Agreement and until the PURCHASER obtains the previous consent in writing of the DEVELOPER/VENDORS.

- p) The PURCHASER hereby agrees that he shall not transfer sell, transfer, assign or parts with the interest under or benefit of this Agreement at any time before the completion of the project. If the PURCHASERS sells, transfers, assign or parts with the interest under or benefit of this Agreement at any time subsequently but before the Deed of Conveyance in the name of Apex Body or any suitable entity is executed, the PURCHASER shall ensure that the consideration of such new sale/transfer shall not be less than the market price i.e. the selling price quoted by the DEVELOPER/VENDORS, as prevailing on the date of the new sale/transfer; and the PURCHASER agrees to pay to the DEVELOPER/VENDORS a transfer charge fixed at 5% plus applicable GST of the consideration of such new sale/transfer on or before signing or execution of any document/s thereto.
- q) The PURCHASER/S after taking possession, agree/s not to carry out any structural changes or to increase the size of the VILLA in any manner including covering of terraces , any kind of extension , amalgamation etc. without the explicit written permission from the VENDORS/DEVELOPERS . Also PURCHASER/S agree not to alter the external elevation of the Villa/s and /or to fix grills of nonstandard or subject to availability and on payments of charges to be determined by the VENDOR/S and/or APEX BODY. The possession of the common areas shall always remain non-uniform design.

- r) `Subsequent to handing over of the possession of the SAID VILLA to the PURCHASER, the DEVELOPER/VENDORS shall retain all rights to the common areas . The said facility shall be made available to the respective PURCHASER with the VENDOR/S until the same is handed over to any other body/agency or APEX BODY.
- s) The PURCHASER shall have no right to claim partition of the SAID PROPERTY and/or common areas /facilities. The possession of the common areas will always remain with the DEVELOPERS/VENDOR/S and are not intended to be given to the PURCHASER/S except limited right of usage and subject to payment of the charges as may be specified from time to time .
- t) The PURCHASER/S shall abide by all laws of the land, local laws, rules, notifications, etc at all times as may be applicable and he/they shall be solely responsible for the consequences of non compliance of rules and laws of the land etc.

#### **4. MAINTENANCE OF THE VILLA**

- a) The PURCHASER binds himself and all the persons in whose hands the SAID VILLA may come, that they shall use the SAID VILLA only for the purpose of residence. The PURCHASERS shall not carry out any acts or activities which are obnoxious, anti-social, illegal or prejudicial to the norms of decency or etiquette or which cause nuisance or inconvenience to the other premises owners in the said Villa /project.
- b) The PURCHASERS bind themselves and all the persons in whose hands the SAID VILLA may come , that they shall from the date of

possession, maintain the SAID VILLA , the walls, partition walls, sewers, drains, pipes and appurtenances thereto, at cost, in good and tenantable repair and condition, and shall not do or suffer to be done anything in or to the SAID VILLA and/or common passages, or the compound or any other common areas, which may be against the conditions or rules or bye-laws of the Panchayat or any other Authority and shall attend to and answer and will be responsible for all actions for violation of any such conditions or Rules or Bye-laws.

- c) The PURCHASER binds himself and all the persons in whose hands the SAID VILLA may come, that he shall not throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown in the compound or any portion of the SAID PROPERTY and to deposit all such garbage in designated areas.
- d) The PURCHASER has been made available a Lift in the SAID VILLA , which has been provided a Warranty of 5 years by the Manufacturers of the Lift . In case of any requirement for service/repairs during this Warranty period of 5 years , the PURCHASER stands authorised to directly contact the manufacturers and get his/her grievance settled .

## **5. DEFECTS:**

- a) The PURCHASER shall upon taking delivery of the SAID VILLA , have no claim against the DEVELOPER/VENDORS in respect of any item of work in the SAID VILLA , which may be alleged not to have been carried out or completed. Cracks/dampness shall not be considered as defective work. Similarly, the DEVELOPER/VENDORS shall not be

responsible for colour/size variations in painting, flooring tiles, glazed tiles, any natural stones like marble, granite, any sanitary fittings, etc.

## **6. TAXES/OUTGOINGS:**

- a) Infrastructure Tax, chargeable at applicable rates at relevant point of time of the SAID VILLA and of the incidence of stilt portion, if any, or any development/betterment charges or deposits if demanded by or to be paid to the Panchayat/Municipal Council or any other competent Authority shall be payable by all the premises owners of the said CASA SOLARIS in such proportion as may be determined by the DEVELOPER/VENDORS. The PURCHASERS agree to pay to the DEVELOPER/VENDORS within 7 days of demand, such proportionate share of the PURCHASERS of such charges or deposit.
- b) Any levy or tax or cess of any nature, including but not limited to GST (Goods and Services Tax) if levied or becomes payable by the DEVELOPER/VENDORS or on the project CASA SOLARIS or on individual Villas in CASA SOLARIS including the SAID VILLA , shall be borne by the PURCHASER. Calculations of such tax calculated by Chartered Accountant and project Architect will be provided to the Purchaser/s and the Purchaser/s shall be bound to pay the same. If any retrospective tax or levy is claimed by Government of India or Government of Goa ,the same shall be the liability of the Purchaser/s on a prorate basis.
- c) The amount so to be borne by the PURCHASER shall be paid by the PURCHASER within 15 days of the intimation by the DEVELOPER/VENDORS, notwithstanding the fact that the SAID VILLA at that point of time may have already been transferred unto the PURCHASER or its possession handed over to the PURCHASER .

- d) Any taxes, cess, charges or outgoings levied by the Panchayat or any other competent authority exclusively pertaining to the SAID VILLA shall be borne by the PURCHASER, from the date of Occupancy Certificate, irrespective of whether the PURCHASER have taken the possession of the SAID VILLA or not.

#### **7. VARIATIONS IN PLANS:**

- a) The DEVELOPER/VENDORS shall be entitled, and are hereby permitted to make such variations, alterations and/or amendments in the Villa plans or in the layout/elevation or increase/decrease in height of any or all Villas including relocating the open spaces/all structures/ buildings/garden spaces and/or varying the location of the access to the Villa , as the exigencies of the situation and the circumstances of the case may require.
- b) All plans for the said CASA SOLARIS have been prepared and approval(s)/construction licence(s) with respect to the same have been obtained, on the basis of the Survey plans of the SAID PROPERTY and areas mentioned therein, and the DEVELOPER/VENDORS are expressly entitled to revise the plans/ approval(s)/construction licence(s) based on actual site conditions, which shall be construed as final for all purposes.
- c) The DEVELOPER/VENDORS shall be entitled to unilaterally revise the plans and/or specifications relating to:
- (i) the exterior of the Villas at CASA SOLARIS .
  - (ii) all common structures/ areas/ amenities in and around the Villas in the Project CASA SOLARIS , including adding/modifying/ deleting/ relocating any such structures/ areas/ amenities.

- d) It is expressly agreed by the PURCHASER that this Agreement may be treated as irrevocable consent of the PURCHASER/s for alterations, additions, or variations in plans sanctioned by the concerned authorities and it shall be considered as consent in writing of the PURCHASER as required by law. The PURCHASER/s expressly agrees and covenants with the VENDORS/DEVELOPERS that the PURCHASER shall not raise any objection or requisition in this behalf and hereby grants irrevocable consent to the same.
- e) In the event on account of change in plans or for any other reasons, the built up area of the SAID VILLA is increased, the PURCHASERS shall be liable to pay to the DEVELOPER/VENDORS for the extra area, at such rate as may be calculated by the DEVELOPER/VENDORS. Similarly if the built up area of the SAID VILLA is decreased, the DEVELOPER/VENDORS shall be liable to refund to the PURCHASERS the amount corresponding to the differential area at such rate as may be calculated by the DEVELOPER/VENDORS.

#### **8. FORMATION OF SOCIETY/APEX BODY:**

- (a) The DEVELOPER/VENDORS shall assist the PURCHASER and the other Villa Holders in forming a Co-operative Society, Limited Company, Association of persons or such other suitable Body for owning and/or for management maintenance and otherwise control and regulation of the building/s and/or sections comprised in the SAID PROPERTY as may be permissible and conveniently possible.
- (b) In the event of it not being possible for any reason whatsoever to form a Co-operative Society, Limited Company, Association of persons or such other suitable Body then to form an Ad hoc Committee for the

management, maintenance and otherwise control or regulation of the affairs by inviting ALL VILLA purchasers to serve on the Ad hoc Body which will be involved in supporting the VENDORS/DEVELOPERS in fulfilling the role of maintenance and upkeep of the building/s including security , Gardening , housekeeping etc till such time as suitable body is formed and common areas are handed over.

- (c) It shall be entirely at the discretion of the DEVELOPER/VENDORS to decide whether the premises owners should form a Co-operative Society, a Limited Company, an Association of Persons or any other Body or any other suitable APEX BODY (hereinafter referred to as the `APEX BODY') It is specifically agreed that that the VENDORS/DEVELOPERS shall have the right to form the Apex body only after all the Villas from the Project constructed on the SAID PROPERTY are complete and not before that. The PURCHASER/s is not entitled to ask to form the Apex Body till all the Villas are sold by the VENDORS/DEVELOPERS. The VENDORS/DEVELOPERS shall at all times have the unfettered right to sell the Villas to any purchaser of its choice and such PURCHASER shall be granted membership of the Apex Body. The VENDOR may however form the Apex Body or Ad hoc body at the sole discretion of the DEVELOPER/VENDOR prior to the sale of all the Villas.
- (d) When the DEVELOPER/VENDORS take a decision in this matter, the PURCHASER and other premises owners of CASA SOLARIS shall sign all form/s, application/s, deed/s and other document/s as may be required for the formation of the APEX BODY and for the conveyance of the SAID PROPERTY and/or and part thereof in the name of the APEX BODY.
- (e) It is agreed by and between the parties hereto that the DEVELOPER/VENDORS shall have the APEX BODY formed of the

premises owners of CASA SOLARIS as a whole. However, the DEVELOPER/VENDORS shall have the option to have separate Entities formed of any part of CASA SOLARIS or alongwith the premises owners of the Project adjoining or in the vicinity of CASA SOLARIS or in any other manner as the DEVELOPER/VENDORS may deem fit.

- (f) The PURCHASER and the persons to whom the SAID VILLA is let, sub-let, transferred, assigned or given possession of, shall be governed by and shall observe and comply with all the bye-laws, rules and regulations that may be laid down by the APEX BODY from time to time and shall also be governed by the laws which may be applicable to the APEX BODY.
- (g) The PURCHASER hereby agrees and undertakes to be a member of the APEX BODY to be formed in the manner herein appearing and also from time to time to sign and execute all applications for registration and for membership and other papers and documents necessary for the formation and the registration of the APEX BODY and return to the DEVELOPER/VENDORS the same within 10 days of the same being intimated by the DEVELOPER/VENDORS to the PURCHASER.
- (h) No objection shall be taken by the PURCHASER if any changes or modifications are made in the Bye-laws or rules and regulations framed by the APEX BODY as may be required by the DEVELOPER/VENDORS or by any competent authority.
- (i) The PURCHASER shall be bound, from time to time to sign all papers and documents and to do all acts, deeds, and things as may be necessary from time to time, for safeguarding the interest of the DEVELOPER/VENDORS and of the other premises owners in CASA SOLARIS .

- (j) In the event the APEX BODY is formed and/or registered before the completion of the entire Project CASA SOLARIS , the APEX BODY and the PURCHASER together with other premises owners shall be subject to the overall authority and control of the DEVELOPER/VENDORS in respect of any matter concerning the SAID PROPERTY or portion thereof or the SAID VILLA or this Agreement.
- (k) The DEVELOPER/VENDORS shall be in absolute control of those premises in the Project CASA SOLARIS , which remain/s unsold. Should the DEVELOPER/VENDORS decide to retain any portion in CASA SOLARIS , they shall join the APEX BODY along with the other premises owners.
- (l) All papers pertaining to the formation of the APEX BODY and the rules and regulations thereof as also all the necessary Deed/s of Conveyance shall be prepared by the DEVELOPER/VENDORS or by the Advocate of the DEVELOPER/VENDORS.
- (m) All costs, charges, expenses, etc. including registration and any other expenses in connection with the formation of the APEX BODY shall be borne by the PURCHASER and the other villa holders in such proportion as may be decided by the DEVELOPER/VENDORS and/or the APEX BODY.
- (n) The PURCHASER/S of the SAID VILLA shall in connection with the formation of the Apex Body deposit with the DEVELOPER/VENDOR as under :
- i) **Rs.5,000/-** plus GST as membership of the SOCIETY/ ENTITY/ GENERAL SOCIETY

ii) **Rs. 10,000/-** plus GST as out of pocket expenses and legal charges plus applicable service tax and cess.

#### **9. TRANSFER/DEED OF CONVEYANCE:**

- a) Upon completion of the project CASA SOLARIS , the DEVELOPER/VENDORS shall convey/get conveyed the SAID PROPERTY or portion thereof in the name of the APEX BODY. In the event the DEVELOPER/ VENDORS are constructing or going to construct any Project in the remaining portion of the SAID PROPERTY and/or the adjoining property, the DEVELOPER/VENDORS shall have the discretion to convey/get conveyed the SAID PROPERTY and/or portion in the name of the APEX BODY only after completion of such scheme/s to be constructed on the remaining portion of the SAID PROPERTY or the adjoining property; PROVIDED however the DEVELOPER/VENDORS shall have the further discretion to convey/get conveyed the SAID PROPERTY or portion thereof in the name of the APEX BODY before the completion of the Scheme.
- b) In the event the APEX BODY cannot be formed for any reason or the Conveyance cannot be executed in the name of the APEX BODY, the DEVELOPER/VENDORS shall convey unto the PURCHASERS the SAID VILLA along with the undivided share of the portion of the SAID PROPERTY or the portion thereof on which CASA SOLARIS is constructed, proportionate to the built up area of the SAID VILLA unto the PURCHASER, in such manner, as may be determined by the DEVELOPER/VENDORS.
- c) The PURCHASER hereby irrevocably authorizes the DEVELOPER/VENDORS to convey the SAID PROPERTY along with the Building in the name of APEX BODY to be formed or to convey the

VILLAS along with proportionate share of land in the name of Villa Holders by executing a Conveyance through Individual/ Unilateral Sale Deeds.

- d) All costs, charges, expenses, etc. including stamp duty, registration charges and any other expenses in connection with preparation, execution and registration of the Deed/Deeds of Conveyance shall be borne by the PURCHASER and the other flat/shop/office premises/garage holders in such proportion as may be decided by the DEVELOPER/VENDORS and/or the APEX BODY. The PURCHASER shall pay their share towards such expenditure in advance i.e. at the time of taking possession of the SAID VILLA.

#### **10. MAINTENANCE OF COMMON AMENITIES**

The PURCHASER has agreed to pay an amount of Rs.3,60,000 /- plus GST ( three lakhs sixty thousand only per month ) towards Maintenance deposit for maintenance of the project for a period of 2 years from the date of respective Occupancy Certificate before possession . The PURCHASER shall pay an amount calculated @ Rs.1,80,000/- (Rupees One lakhs eighty thousand Only) per month plus GST towards maintenance of the project for a period of 12 months at the commencement of each year as and when demanded by DEVELOPER / VENDOR. The PURCHASER/s agrees to contribute his/her share on time and regularly towards maintenance of the SAID PROPERTY/buildings/ equipments . Incase of any default in timely payment of maintenance by purchaser a penalty of Rs.2000 /- plus GST will be levied on each default. The PURCHASER shall be liable to pay interest at the rate of 18% per annum, compounded monthly, on any maintenance dues not paid within the stipulated time, calculated from the due date until the date of actual payment.

- (a) The above amounts shall be paid by the PURCHASER to the DEVELOPER/VENDORS for maintenance of the project from the date of Occupancy of the SAID VILLA.
- (b) The DEVELOPER/VENDORS undertake to maintain the common amenities of CASA SOLARIS for a period of 5 years from the date/s of respective Occupancy Certificate.
- (c) The amounts so received by the DEVELOPER/VENDORS, shall be held by the DEVELOPER/VENDORS only in representative capacity, for a maximum period of 5 years from the date of obtaining occupancy certificates for the Project CASA SOLARIS , extendible for further periods at the discretion of the APEX BODY.
- (d) The amount so paid to the APEX BODY shall be kept by the APEX BODY in any bank in a Fixed Deposit or held in such manner as may be decided in the General Body Meeting of the APEX BODY and the interest thereon shall be used to meet the common upkeep expenses in the manner decided by the APEX BODY.
- (e) If the DEVELOPER/VENDORS and/or the APEX BODY are of the opinion that the yield on amount as mentioned hereinabove is not going to be sufficient to meet the upkeep expenses, the DEVELOPER/VENDORS and/or the APEX BODY are authorized to increase the aforesaid deposit with prior intimation to the PURCHASER and the PURCHASERS shall pay the same within 15 days from the date of such intimation.

## **11. MAINTENANCE AND MANAGEMENT/UPKEEP OF COMMON AMENITIES AND EXPENDITURE RELATING THERETO.**

- a) It is clearly agreed and understood that the responsibility/liability with respect to the common amenities upto a maximum period of 5 years from the date of Occupancy Certificate is exclusively that of the

DEVELOPER/VENDORS and subsequently that of the APEX BODY at its discretion.

- b)** The common amenities referred to in clause 12 (a) above:
  - i.** Common water charges;
  - ii.** Common electricity charges;
  - iii.** Remuneration of attendants and watchmen;
  - iv.** Consumables for upkeep.
  - v.** Such other amount as may be decided by the DEVELOPER/VENDORS at their sole discretion.
  
- c)** It is agreed between the DEVELOPER/VENDORS and the PURCHASERS that any agreement entered / work order issued for the above mentioned purpose, which the DEVELOPER/VENDORS may enter into or issue, shall not be binding upon the PURCHASER or the APEX BODY to be formed.
  
- d)** It is further agreed and understood that the DEVELOPER/VENDORS shall, at their sole discretion decide to cease to act on behalf of the PURCHASER and discontinue to effect payment of the items mentioned in sub-clause (a) above, from such date as the DEVELOPER/VENDORS may deem fit, after giving prior intimation of 30 days.
  
- e)** The PURCHASER and or the family members shall abide by the rules and regulations framed by the DEVELOPER/VENDORS or the APEX BODY for this purpose, it being agreed that mere reference herein, shall not be construed as commitment on the part of the DEVELOPER/VENDORS to provide such facilities. It is also agreed that (i) such facilities not be meant for the owners of shops/commercial premises and (ii) for owner of shops/commercial premises, open parking shall be provided separately.

## 12. GENERAL

- i. The PURCHASERS confirm having taken inspection, to full satisfaction, of the requisite documents of title to the SAID PROPERTY and of the plans/approvals/licence relating to the SAID VILLA and Project CASA SOLARIS .
- ii. The PURCHASER shall be bound to sign all the papers and documents and do all the things and matters as the DEVELOPER/VENDORS may require from him from time to time in this behalf for safeguarding, inter alia, the interest of the DEVELOPER/VENDORS and the PURCHASERS.
- iii. The PURCHASER shall obtain written consent of the DEVELOPER/VENDORS before commencing the works relating to:
  - (a) Fixing of window grill/railing as regards to its design, size and details pertaining to its location and modality of fixing;
  - (b) Interior civil works not anyway touching or adversely affecting safety and/or structural members of the Villa ;
  - (c) Air-conditioning installations with regard to its location; and
  - (d) For any other like works, matters and things.
- iv. The DEVELOPER/VENDORS shall only facilitate the PURCHASER in applying for amenities like water, electricity etc., and the PURCHASER shall sign all documents and shall comply with all statutory requirements. However, such facility given gratis is outside the scope of this Agreement and the VENDORS/DEVELOPERS shall not be held responsible or liable in any manner whatsoever for any delay or non-performance.

- v. The DEVELOPER/VENDORS shall obtain electric connection from the Electricity Department for which the requisite service charges and such other expenses shall be paid by the DEVELOPER/VENDORS. The DEVELOPER/VENDORS shall provide the PURCHASER with the required Electrical Test Report to the effect that the work is executed as per Government regulations, which is sufficient for obtaining electrical connection.
- However, the PURCHASER shall be responsible for completing the formalities with respect to the change of name/transfer of electricity meter connection in their name, and the DEVELOPER/VENDOR will provide the necessary No Objection Certificate to be submitted to the Department for the same.
- vi. Water supply shall be made available from such source as may be provided or permitted by the concerned authority or authorised agency.
- vii. Any delay tolerated or indulgence shown by the DEVELOPER/VENDORS in enforcing the terms of this Agreement or any forbearance of giving of time to the PURCHASERS by the DEVELOPER/VENDORS shall not be constructed as waiver on the part of the DEVELOPER/VENDORS of any breach or non-compliance of any of the terms and conditions of this Agreement nor shall the same in any manner prejudice the rights of the DEVELOPER/VENDORS.
- viii. The PURCHASER' address where any letters, reminders, notices, documents, papers etc., are to be served to him shall be as under:

\_\_\_\_\_

\_\_\_\_\_.

- ix. The PURCHASERS shall also, from time to time notify any change in his/her address to the DEVELOPER/VENDORS. Any letters, reminders, notices, documents, papers, etc. made at the said notified address or at the changed address by Hand Delivery or Registered A.D. or Under Certificate of Posting or through a courier service agency, shall be deemed to have been lawfully served to the PURCHASERS.
- ix. In case of Joint purchasers, all communication shall be sent by the DEVELOPER/VENDORS to the First Purchaser and which shall for all purposes be considered as served on all the Purchasers. All correspondence shall be made at the address for correspondence as indicated in Clause viii abovementioned. Any change in address of the PURCHASERS will have to be notified in writing to the DEVELOPER/VENDORS at its registered office and acknowledgement obtained for such change.
- x. The PURCHASER hereby gives express consent to the DEVELOPER/VENDORS to raise any loans against the SAID PROPERTY and to mortgage the same with any Bank or Banks or any other party. This consent is on the express understanding that any such loan liability shall be cleared by the DEVELOPER/VENDORS at their expenses before the SAID VILLA is handed over to the PURCHASERS.
- xi. If at any time prior to the execution of the Deed of Conveyance and handing over the respective premises to the PURCHASERS as stipulated in this Agreement, the Floor Area Ratio presently applicable to the SAID PROPERTY is increased, such increase shall enure exclusively for the benefit of the DEVELOPER/VENDORS alone without any rebate to the PURCHASERS.
- xii. Notwithstanding anything contained to the contrary in any prior or contemporary advertisements, publicity, promotional material etc., these

presents shall constitute the complete and comprehensive contract between the parties hereto, unless otherwise specifically agreed upon.

- xiii. The PURCHASER shall present this Agreement at the proper Registration Office for registration within the time limit prescribed by the Registration Act, and the DEVELOPER/VENDORS upon being duly notified by the PURCHASERS attend such Office and admit execution thereof.
- xiv. At present the possession of the SAID VILLA has not been handed over to the PURCHASERS.

### **13. DISCLAIMER FOR SAMPLE VILLA :**

- a) The DEVELOPER/VENDORS may provide a sample Villa in the Complex. The PURCHASERS agree and understand that all standard fittings and dimensions of the Sample Villa may vary as to its make, colour, shade, shape and appearance from the one provided in the actual VILLA agreed to be purchased.
- b) The PURCHASER agrees and understands that the interiors, furniture, kitchenette and fixtures in the Sample Villa are provided only to give a vision of a furnished Villa as per the advice of the Interior designer.
- c) The PURCHASER agrees and understands that the dimensions and the area of the VILLA agreed to be sold shall vary from the Sample Villa based on the Floor, block, location of the said VILLA.

### **14. JURISDICTION:**

- a) All disputes or differences relating to or arising out of or in connection with the terms and conditions contained herein shall be mutually discussed and settled between the parties.
- b) However, all disputes which cannot be settled amicably shall be decided by the Real Estate Regulatory Authority established in the State of Goa under S.20 (1) of the Real Estate (Regulation and Development) Act 2016 and finally decided and resolved in accordance with the provisions of the Arbitration and Conciliation Act 1996 and any subsequent amendments thereto.
- c) All disputes/issues arising out of this transaction will be subject to the exclusive jurisdiction of the Courts in Goa.

### **SCHEDULE I**

#### **DESCRIPTION OF THE ENTIRE PROPERTY**

ALL THAT there exist properties known as MAINA MANGAR or MAINA or PADAMANABH FARM bearing Survey Nos. 242/2 to 242/4, 242/7 to 242/10, 242/15 to 242/18, 242/20 to 242/21, 242/23, 242/25, 242/29, 244/1, 244/5 to 244/10, 244/12, 244/15, 244/17 and 244/18, admeasuring totally about 42,592.50 square meters, referred to as the SAID ENTIRE PROPERTY

### **SCHEDULE - II**

#### **DESCRIPTION OF THE SAID PROPERTY**

ALL THAT property admeasuring 3,475 square metres recorded in the Record of Rights under Survey Nos. 244/1-A , of the Village of Siolim in Bardez Taluka , the same being a portion of the property known as “MAINA MANGAR” or “MAINA”, situated at Siolim, within the limits of Village Panchayat of Siolim, Taluka and Registration Sub-District of Bardez, District North Goa, State of Goa, neither found described in Land Registration Office nor enrolled in the Taluka Revenue Office , forming part of the larger property described above and is bounded as under:-

North : SR No- 243/9 and a canal .

South: By Road

East : SR No- 244/2

West : SR No -244/13.

**SCHEDULE NO. III**  
**(DESCRIPTION OF THE SAID VILLA)**

ALL THAT VILLA No. \_\_\_\_\_ having a Carpet area approximately \_\_\_\_\_ sq. mtrs. along with \_\_\_\_\_ square meters of exclusive balcony area appurtenant to the carpet area and open terrace of \_\_\_\_\_ sq. mtrs. for the exclusive use of the PURCHASER/S and along with One Car Park admeasuring approx \_\_\_\_\_ square meters , along with the proportionate share in the Common areas, in the Project CASA SOLARIS . The SAID VLLA is/are shown delineated in red boundary line in the plan annexed.

**SCHEDULE NO. IV****MODE OF PAYMENT**

<b>EVENT NAME</b>		<b>AMOUNT</b>
Booking	10%	
On Completion of Plinth	15%	
On Completion Of 1st Slab	15%	
On Completion Of 2nd Slab	12.5%	
On Completion Of Terrace	12.5%	
On Completion Of Plastering	12.5%	
On Completion Of Tiling	12.5%	
On Intimation For Possession	10%	
<b>Grand Total :</b>		

**SCHEDULE NO. V****(SPECIFICATIONS OF THE SAID VILLA)****The Structure:**

RCC framed structure to with stand wind and seismic loads. Walls with Flyash bricks/ cement concrete blocks.

**Flooring:**

All areas fitted with double charged vitrified tiles of reputed brand. Bathroom with anti skid vitrified tiles of reputed brand. Corridors with vitrified double charged tiles of reputed brand.

**Doors & Windows:**

2<sup>nd</sup> class teak Wood frame with veneer/laminate flush shutters with branded hardware for main and internal doors. Granite frame with laminate shutters

with reputed hardware for Toilet and utility doors. UPVC/Bronze Aluminium alloy windows system with clear float glass and mosquito mesh track.

**Kitchen:**

Power plugs for cooking range and appliances such as refrigerator, microwave.

**Internal :**

Telephone points for drawing and master bedroom. Provision for cable TV connections in drawing, living and all bedrooms. WI-FI Internet provisioning for all apartments.

**Water Tanks:**

WTP/BSTP treated water made available through water softening and purification plant. Sewage treatment plant provided.

**Plumbing & Sanitary:**

Counter top wash basin with single lever mixer. EWC with flushing valve of premium brand. Provision of Geysers in all bathrooms.

**Electrical Installations:**

Electrical concealed copper wiring of premium brand. Three phase supply for each unit with miniature circuit breakers, modular switches of reputed make.

**General:**

Round the clock security with comprehensive security systems with cameras at necessary locations.

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

SIGNED AND DELIVERED )  
by the within named )  
DEVELOPER/VENDORS )

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**MR. AJAY MANIKANTA JALADI**  
(Authorised Signatory for MVR Seaview Homes  
Pvt. Ltd;)

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**PHOTOGRAPH OF MR. AJAY MANIKANTA JALADI**

LEFT HAND  
FINGER PRINTS

RIGHT HAND  
FINGER PRINTS

1. \_\_\_\_\_

1. \_\_\_\_\_

2. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

4. \_\_\_\_\_

5. \_\_\_\_\_

5. \_\_\_\_\_

SIGNED AND DELIVERED )

by the within named )

PURCHASER ) \_\_\_\_\_

\_\_\_\_\_  
PHOTOGRAPH OF MR. \_\_\_\_\_(CUSTOMER)

LEFT HAND  
FINGER PRINTS

RIGHT HAND  
FINGER PRINTS

1. \_\_\_\_\_

1. \_\_\_\_\_

2. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

4. \_\_\_\_\_

5. \_\_\_\_\_

5. \_\_\_\_\_

WITNESSES:

1. \_\_\_\_\_

2. \_\_\_\_\_