

**AGREEMENT FOR SALE cum CONSTRUCTION**

**THIS AGREEMENT FOR SALE cum CONSTRUCTION**

is made at Bicholim, Goa, on this ..... day of ....., 2018;

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B E T W E E N

**M/s. SALKAR CONSTRUCTIONS**, a proprietary concern,  
having it's office at Sastiwada, Bordem, Bicholim, Goa, represented by its

proprietor (1) **Shri VALLABH SHIVRAM SALKAR**, son of Late Shivram Manguesh Salkar, age 59 years, Businessman, Indian National, holding PAN No. AIFPS2232K & Aadhar No. 468226221075, residing at Flat No. FL-13, H. No. 2910, "AHILYA", Sastiwada, Bordem, Bicholim,

Goa, and his wife; (2) Mrs. **VRINDA VALLABH SALKAR**, wife of Shri Vallabh Shivram Salkar, aged 57 years, housewife, Indian National, holding PAN No. AGHPS5891E & Aadhar No. 826483852560, residing at Flat No. FL-13, H. No. 2910, "AHILYA", Sastiwada, Bordem, Bicholim, Goa, Mob. No. 9822123104; hereinafter

called as "**THE INTENDING VENDORS / BUILDERS**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include their legal representatives, heirs, executors, administrators and assigns) of the **ONE PART**;

A N D

Mr. / Mrs. ...., Son/Daughter/ wife  
daughter of ....., aged ..... years, married/unmarried,  
service, Indian National, holding PAN No. ....

& Aadhar No. ...., resident of House No. ....,  
....., ..... & presently residing at  
....., ....., ....., ....., .....

Mob. No. ....; hereinafter called "**THE INTENDING PURCHASER**", (which expression shall unless repugnant to the context or meaning thereof be deemed to include her legal representatives, heirs, executors, administrators and assigns) of the **THIRD PART**;

WHEREAS the Intending Vendor No. 1 is representing herein for self and as duly constituted Power of Attorney for the Intending Vendor No. 2 by virtue of General Power of Attorney dated 17<sup>th</sup> day of March, 2016, executed before the Notary Public Shri S. A. Parab, Bicholim, under Reg. No. 4577/16 dated 17<sup>th</sup> Mach, 2016. The true copy of the said Power of Attorney is produced with this Agreement in the Office of Sub-Registrar of Bicholim.

WHEREAS there exists the property known as "**PREDIO CASAS DE MORADO COM SEO PATIO EQUINTAL**", commonly known as "**ANTIL PETH**", admeasuring total area of 700 Square meters with an Old Mud House bearing House No. 8/1652 existing therein, situated at Bicholim, within the limits of Bicholim Municipal Council, in the Taluka and registration Sub District of Bicholim, District North Goa, State of Goa, described in the Land Registration Office under No. 4026 of Book B 11 (New) and enrolled in the Taluka revenue Office under Matriz No. 204 and surveyed under recent Survey No. 92/13 of Village Bicholim, Taluka Bicholim, more particularly described in Schedule-I written herein under and for the sake of brevity, the same is hereinafter referred to as '**THE SAID PROPERTY**'.



AND WHEREAS the said property belonged to Mrs. Maria Francisca Lobatode Faria and her Husband Mr. Alfredo Jose Eleuterio Godinho De Mira of Bicholim and by virtue of a deed dated 20<sup>th</sup> October 1937, drawn at folio 14 (R) of the Book 263 recorded by Vinaica Sinai Singbal in the Office of Assistant of Notary Shri Colaco in the Judicial Division of Ilhas, the said property was purchased by Sripad Voicunta Naique and accordingly the said property stands inscribed in the name of Shri Sripad Voicunta Naique under Inscription No. 10324 at Folio No. 163 (R) of Book G-14 in the Office of Land registrar of Bicholim.

AND WHEREAS said Sripad Voicunta Naique expired on 22<sup>nd</sup> March 1990, and his wife Smt. Heerabai Sripad Naique to whom he had married in his first and only Nuptial, has expired on 28<sup>th</sup> August 1999 and upon their death, there was an Inventory Proceedings initiated in the Court of the Civil Judge, Senior Division of Bicholim under Inventory Proceedings No. 2/2005/A and by virtue of an Order of Homologation dated 28<sup>th</sup> October 2005, passed in the Inventory Proceedings No. 2/2005/A, the said property bearing recent Survey No. 92/13 of Village Bicholim, Taluka Bicholim, which was listed under Item No VI, was allotted to Voicunta Sripad Naique 1/6<sup>th</sup> share, Smt. Indira alias Shanta Subray alias Brahmanand Naique – 1/12<sup>th</sup> Share, Shri Saiprasad Subray alias Brahmanand Naique – 1/24<sup>th</sup> Share, Smt. Gauri Santosh Bhat 1/24<sup>th</sup> share, Shri Datta Sripad Naique – 1/6<sup>th</sup> Share, Shri Keshav Sripad Naique – 1/6<sup>th</sup> Share, Shri Prakash Sripad Naique – 1/6<sup>th</sup> Share, Shri Gopal Sripad Naique – 1/6<sup>th</sup> Share.

AND WHEREAS in the said property bearing Survey No. 92/13 of Village Bicholim, there exist old mud house in dilapidated

conditions which is registered in the Office of Bicholim Municipal Council under House No. 8/1652, for the purpose of assessment of house tax in the name of Sripad Voikunta Naique.

AND WHEREAS by virtue of said Order of Homologation dated 28<sup>th</sup> October 2005, passed in the Inventory Proceedings No. 2/2005/A, said Shri Voicunta Sripad Naique, Smt. Indira alias Shanta Subray alias Brahmanand Naique, Shri Saiprasad Subray alias Brahmanand Naique, Smt. Gauri Santosh Bhat, Shri Datta Sripad Naique, Shri Keshav Sripad Naique, Shri Prakash Sripad Naique, Shri Gopal Sripad Naique are the absolute owner of the said property and the said house existing therein.

AND WHEREAS the Intending Vendor No. 1 purchased the said property along with the said old mud house existing therein and some more properties, from said Shri Voicunta Sripad Naique and others by virtue of the Deed of Sale dated 11<sup>th</sup> day of October, 2016, registered in the Office of Sub-Registrar of Bicholim under No. 1225/2016 at pages 45 to 147 of Book No. I, Volume No. 1410 dated 25<sup>th</sup> October, 2016.

AND WHEREAS by virtue of a Deed of Sale dated 11<sup>th</sup> day of October, 2016, the Intending Vendor No. 1 is the absolute owner of the said property and the said old house existing therein and the Intending Vendor No. 2 being the wife of the Intending Vendor No. 1 has acquired the right to the said property and the said old house existing therein under the regime of Communion of Assets as prevailing in the State of Goa.

AND WHEREAS the Intending Vendors intended to take up a residential cum commercial buildings project in the said property by demolishing the said old house existing therein and as such the Intending Vendors got drawn plans for the construction of the residential cum commercial buildings project in the said property and the construction plan of said building project is approved by all the concerned authorities and the Intending Vendors have obtained the NOC bearing No. PHCM/HS/NOC/2017-18/05 dated 05.04.2017 issued by the Directorate of Health Service, Primary Health Centre, Mayem; NOC bearing No. AE/V-I(U)/TECH-33/2017-18/68 dated 11.04.2017 issued by the Asst. Engineer, Department of Electricity, Bicholim; NOC bearing No. PWD/D.XXIV/SDII/F.180/20/17-18 dated 07.04.2017 issued by the Asst. Engineer, P.W.D., Bicholim, and Technical Clearance bearing No. DC/7047/BICH/TCP-17/266 dated 03.04.2017 issued by the Town & Country Planning Department, Bicholim and after obtaining the NOC/Technical Clearance from the said authorities, the Bicholim Municipal Council issued the Construction Licence bearing No. 10/2017-2018 dated 27.04.2017.

AND WHEREAS after obtaining the construction licence from the Bicholim Municipal Council, the Intending Vendors have undertaken the construction works of said residential cum commercial building project consisting of stilt parking, shops and flats and the said building project is named '**VAIBHAV RESIDENCY**'

AND WHEREAS the Intending Purchaser has approached the Intending Vendors to purchase a flat in the Block 'C' of the proposed buildings project and the Intending Vendors has agreed to construct and sell to the Intending Purchaser, a Flat bearing Flat No. ...., having a

carpet area of ..... sq. mtrs. and super built-up area of ..... square metres, situated on Second Floor of Block 'C' of the said building project known as 'VAIBHAV RESIDENCY', more particularly described in Schedule-II written herein under, proposed to be constructed in the said property more particularly described in Schedule-I written herein under, and the Intending Vendors have agreed to sell the proportionate undivided right/share in the said property corresponding to the area of the said flat, on the terms and conditions more particularly set out herein under.

AND WHEREAS the Intending Purchaser has taken the inspection of all the title documents and verified title of the Vendors and the documents related to the proposed construction and upon satisfying with the title of the Intending Vendors and the legality of proposed construction, the Intending Purchaser has agreed to purchase the said premises. So also the Intending Purchaser has verified the location and site of the property including the ingress and egress thereof and also the area of the premises as stated in this Agreement and agree not to dispute the same.

WHEREAS the Parties herein hereby declare that the said property does not belong to the Schedule Caste or Schedule Tribe Community, in pursuant to the Notification No. RD/Land/LRC/ 318/77 dated 21.8.78.

**NOW THIS AGREEMENT FOR SALE cum CONSTRUCTION  
WITNESSETH AS UNDER:**

1. The Intending Vendors shall construct and sell to the Intending Purchaser the Flat No. ...., having a carpet area of ..... sq. mtrs. and super built-up area of ..... square metres, situated on

Second Floor of Block 'C' of the proposed building project known as 'VAIBHAV RESIDENCY', more particularly described in Schedule-II written herein under and shown in the layout in red colour lines in the plan annexed hereto and in accordance with the specification mentioned in Schedule-III written herein below and the Intending Vendors shall sell the proportionate undivided right/share in the said property corresponding to the area of the said flat.

2. The Intending Purchaser in consideration of purchase of said flat with proportionate undivided share in the land beneath, shall pay to the Intending Vendors, the sum of Rs. ....../- (.....) in following manner.

a) Rs. .... (Rupees Six lakhs forty thousand only) at the time of booking of flat which is paid by the Intending Purchaser to the Intending Vendors by Cheque No. .... dated ..... drawn on ....., ..... for Rs..... & Cheque No. .... dated ..... drawn on Bank of India, Porvorim Branch for Rs..... The payment and receipt whereof the Intending Vendors do hereby admit and acknowledge.

b) Rs. .... (.....) after execution of this agreement.

c) Rs. .... (.....) on or before completion of plinth level.

d) Rs. .... (.....) on or before completion of first slab.

e) Rs. .... (.....) on or before completion of second slab.

f) Rs. .... (.....) on or before completion of third slab.

g) Rs. .... (.....) on or before completion of masonry work & internal finishing work of said flat.

h) Balance Rs. .... (.....) at the time of handing over of possession.

**Service Tax/GST shall be extra as applicable.**

The possession of the said flat is not handed over to the Intending Purchaser and the same will be handed over to the Intending Purchaser on execution and registration of sale deed in respect of said flat and land attached thereto in favour of the Intending Purchaser in the Office of Sub-Registrar of Bicholim.

3. That upon the payment of total sale consideration and other amounts payable under this agreement by the Intending Purchaser to the Intending Vendors, in full and final settlement, the Intending Vendors along with the Intending Vendors shall transfer the said flat together with undivided share in the land attached thereto, in the name of Intending Purchaser by executing the Deed of Sale in the Office of Sub-Registrar of Bicholim in favour of the Intending Purchaser.

4. The Intending Vendors shall complete the construction of the said flat in all respect and make the same ready for possession, within 24 months from the date of execution of this Agreement except for the reasons stipulated in clause no. 8 written herein below, failing which the

Intending Purchaser shall be entitled to get either compensation at the rate of 10% p.a. on the amount so paid or to cancel the present agreement by getting the refund of all the money paid by the Intending Purchaser with simple interest at the rate of 10% p.a.

5. That prior to the execution of the Deed of Sale in favour of the Intending Purchaser in respect of said flat, the Intending Purchaser shall pay all the amount pertaining to the formation of the Association/Society/legal Entity for the purpose of maintenance of the said building and its common holdings and the Intending Purchaser shall execute all the documents pertaining to the formation of the said Association/Society/legal Entity.

6. That as against the purchase of the said flat, the Intending Vendors have agreed to allot a stilt parking provided on the Ground floor, for the exclusive permanent use of the Intending Purchaser only for parking car.

7. The Intending Vendors shall by a notice in writing either by Registered Post A/D or hand delivery intimate to the Intending Purchaser regard to the completion of the said Flat on following address:

.....,  
.....,  
.....

And within a period of eight days from the date of receipt of such notice, the Intending Purchaser shall come forward to pay all the dues, if any, due and payable by the Intending Purchaser to the Intending Vendors under this agreement and take the delivery of said premises upon completing the necessary procedures thereof; failing which the Intending

Purchaser shall cease to raise any claim pertaining of delivery of possession of said flat in favour of the Intending Purchaser.

8. The Intending Vendors shall not incur any liability if they are unable to complete the construction and/or deliver possession of the said premises within the period stipulated in clause no. 4, if the completion of the Scheme is delayed by reason of non-availability of steel and/or cement or other building materials or water supply or electric power or by reason of war, civil commotion or any act of God, or as a result of any notice, order, rule or notification of the Government and/or any other public or competent authority or on account of any Court order or for any other reason or unforeseen circumstances, beyond the control of the Intending Vendors. In any of the aforesaid events the Intending Vendors shall be entitled to reasonable extension of time for completion and delivery of possession of the said Flat as may be certified by the Architect or agreed mutually between the parties hereto.

9. The Intending Purchaser shall pay the amount to Intending Vendors within time as mentioned herein above. The Intending Vendors shall have absolute discretion to accept payment of any instalments or part thereof beyond the prescribed time. In case the Intending Purchaser fails to pay the instalment for the period of two months from the date they are payable, the Intending Purchaser shall be charged interest thereon at the rate of 12% per annum from the date of the default made/occurred till the date of actual payment. It is hereby clarified that such acceptance of delayed payment shall not in any way be construed as deviation from this agreement and shall not in any way, change or alter the further payment of instalments hereby prescribed. AND acceptance of such delayed payment of instalment shall be at sole discretion of the Intending



Vendors/Builders AND on non acceptance of the same, the Intending Purchaser shall have no grievances.

10. However, in case of delay in making payment of instalments by the Intending Purchaser, the Intending Vendors shall issue a notice in writing in that behalf on or after the expiry of 15th day from the date on which such delayed instalments had fallen due. If such delay continues for further period of 10(ten) days after receipt, refusal or disclaimer of the notice as above, then this agreement shall be deemed to have rescinded/terminated for default AND no notice of termination will be required, and in such case the Intending Purchasers are entitled for refund of amount so far paid to the Intending Vendors without interest thereon, upon deducting 30% of the amount so paid by the Intending Purchaser to the Intending Vendors, towards damages/loss.

11. If, at any time prior to the execution of the Deed of Conveyance and/or handing over the possession of the respective premises to the Intending Purchaser as stipulated in this Agreement, the floor area ratio presently applicable to the said property described in Schedule-I hereto which is unutilised at present and if increased in future, such increase in F.A.R. shall belong to the benefit of and occur to the INTENDING VENDORS / BUILDER alone, without any rebate to the Intending Purchaser. The Intending Purchaser shall not be entitled to object such increase for any reason whatsoever.

12. The FAR/FSI in respect of the said property will always exclusively belong to the Intending Vendors/Builders and any benefits of increase in FAR/FSI at any time hereafter will exclusively accrue to the Intending Vendors and it is hereby specifically agreed by the Intending Purchaser that the Intending Vendors shall have all power, authority and

right for any further use of FSI/FAR as per their convenience and choice, AND in such an event the Intending Purchaser shall have no objection of whatsoever for the same nor shall the Intending Purchaser have any claim over it. In short, the use and utility of FSI/FAR shall be within the exclusive domain and authority of the Intending Vendors.

13. The Intending Vendors are entitled to construct floors on the existing building and construct new building project than presently sanctioned in the area as per new Government Scheme if made applicable to this area, in future and in such an event, the floor area ratio of land mentioned hereinabove shall be calculated taking into account the said increase floor area without comparative reduction of price of the flat or premises fixed by this Agreement.

14. That the amounts and deposits to be paid for the electric connections, if any, in respect of the said Flat shall be paid by the Intending Purchaser.

15. All the expenditure incurred or to be incurred for the execution of this agreement or for the execution of any other documents or finalising the final Deed of Transfer/sale in favour of the Intending Purchaser and/or the expenses incurred on account of any taxes such levied or to be levied by the Government/Quasi-Government/any competent authority shall be exclusively borne by the Intending Purchaser .

16. The parties hereto agree that all questions and disputes regarding completion of stages of construction or final completion of the building, or time fixed for the payment of instalments, shall be finally settled by a certificate of such stage or final completion certificate by a qualified

Architect or RCC Consultant and such certificate shall be binding on both the parties.

17. If the Intending Purchaser desires to make any changes in the specification or lay out, the Intending Vendors may at their sole discretion, carry out such changes provided that additional cost of such changes if paid by the Intending Purchaser as per the market rate or as per the rate mutually agreed between the parties in writing. The market rate will be such, as will be certified by such Architect or RCC Consultant. The Intending Purchaser shall have to pay the additional cost of such changes/additions before the relative item of work is taken up for execution.

However, the Intending Purchasers are required to intimate in writing such changes in the specifications and layout, to the Intending Vendors, on or before expiry of 30 days from the date of execution of this agreement.

18. That on receipt of full payment of the amounts due and payable by all the Purchasers of all the flats and shops of the buildings/blocks constructed in the said property, the Intending Vendors shall assist the Purchasers of the said building/blocks for forming the Co-operative Society, Registered Society, or any other Institution/ Association or such other entity and the Intending Vendors shall have a first preference to take the decision in the matter to name the same as per the choice of the Intending Vendors and the Intending Purchaser along with purchasers of the other premises in the said buildings/blocks in the said property, shall come forward to sign all the forms, applications, deeds and other documents as may be required for the formation of the entity.

19. The Intending Purchaser agree and bind himself to join any Co-operative Society, Registered Society, or any other Institution/Association or such other entity, to be formed by the occupants of the said building to be constructed in the said property and to pay her proportionate share towards sinking fund, share capital, expenses of constitution and registration of such Society, maintenance, repairs and other charges such as common lights, water charges, watchman's remuneration, sweepers remuneration, caretakers salary, swimming pool and lift maintenance, etc. This obligation to pay starts from the commencement of the deemed date of possession which shall be corresponding to 7 days from the date of intimation in writing by the Intending Vendors that the said premises are ready for possession and occupation.

20. That the Intending Purchaser before taking over of possession of the said flat, shall pay to the Intending Vendors, her membership deposit and the share of the maintenance expenses of the said building incurred by the Intending Vendors prior to the formation of the Entity/Body of the occupants of the said building.

21. It is HEREBY AGREED that it shall be lawful but not obligatory for the Intending Vendors to bear the expenses or pay the bills for the common lighting arrangements and for maintenance of common amenities to the building on its completion until the time the Society of concerned body is formed and takes over the liability to pay for such expenses or bills and in the event, the Intending Vendors having borne such expenses or paid such bills, they shall be entitled to recover from the Intending Purchaser the respective share of such expenses, within eight days from the date of receipt of Registered A.D. and/or hand delivery notice or intimation from the Intending Vendors in that behalf unless the Society or the concerned body pay the Intending Vendors in that regards.

22. The Intending Purchaser and the person(s) to whom the said flat/shop is let, sub-let, transferred, assigned or given possession of, shall be governed by and shall observe and comply with all the bye laws, rules and regulations that may be laid down by the entity from time to time and shall also be governed by the laws which may be applicable to the entity.

23. The parties to this agreement covenant that legal and effective possession of the said flat or other premises shall be handed over to the Intending Purchaser only after the following:

- a) All the payments specified in clause 2 herein above are made fully;
- b) All payments made in full for extra items or towards difference of substituted items, if any;
- c) Architect of the Intending Vendors certifies that the respective flat or other premises are ready for delivery;

24. At the time of taking over the possession, the Intending Purchaser shall thoroughly inspect or get inspected the said Flat for the quality of construction and for defects, if any, and get the same cured before taking over the possession. After the possession is taken over by the Intending Purchaser from the Intending Vendors, the Intending Purchaser shall be forbidden from raising any claim against the Intending Vendors or against the Intending Vendors of whatsoever nature.

25. The Intending Purchaser shall have no right to transfer/assign or sell her rights and interests created by virtue of this agreement unless the same is duly consented to by the Intending Vendors.

26. That the right of the Intending Purchaser shall remain restricted to the said flat and the land appurtenant thereto.

27. The Intending Purchaser hereby agree and undertake not to sub-let or alienate or create any kind of interest in favour of any other person in respect of stilt parking allotted by the Intending Vendors to the Intending Purchaser, if any, without the written consent of the Intending Vendors. Further the Intending Purchaser also agree and undertake not to enclose any or put any barricades/obstructions in any manner in respect of the allotted stilt car parking as stated herein above. In case of any damages caused to the structure of supporting columns of the stilted car parking area while parking the car by the Intending Purchaser or by the person, family members or representative of the Intending Purchaser, the Intending Purchaser shall be solely responsible to make the same good at her own costs.

28. Upon the delivery of possession of the said Flat by the Intending Vendors to the Intending Purchaser, any house tax payable after such date shall be paid by the Intending Purchaser solely.

29. All the taxes present and future such as service tax, infrastructure tax, etc. levied by the Central/State Government till the possession of flat is given to the Intending Purchaser, then the Intending Purchaser shall become liable to pay the same in addition to the sale consideration and other amount thereto stipulated herein.

30. Upon the execution of the Sale Deed in favour of the Intending Purchaser by the Intending Vendors, the Intending Purchaser shall immediately within six months from the date of execution of sale deed, carry out the process of transfer of house tax and electricity connection in

respect of said flat in the name of the Intending Purchaser in the Office of concerned Department/Authority at the cost of the Intending Purchaser and in case of failure, the Intending Purchaser shall be solely responsible for the action taken by the said concerned authority and to pay the penalties, if any, thereto to the concerned department.

31. That the Intending Purchaser shall not use the said flat premises for the purposes which may or is likely to cause nuisance or annoyance to the other occupants/purchaser of the said building or to the buildings in the vicinity or for any illegal or immoral purpose or as a boarding house, guest house, club house, nursing home, amusement or entertainment centre, eating or catering place or a meeting place or for any commercial or industrial activities whatsoever.

32. That the open terrace portion which are not allotted on exclusive basis, if any, shall remain the property of the Intending Vendors / Entity.

33. That the Intending Vendors shall be entitled for taking the further construction of remaining floor, if any, and the Intending Purchaser shall not claim any sort of objection and/or right and/or obstruct the Intending Vendors for going ahead with the remaining construction works in the said property.

34. The total land development for the project will be executed by the Intending Vendors and the benefits of all common facilities shall be enjoyed and maintained by all the building/blocks constructed in the said property, as common amenities which shall include common suction water tank, septic tank, water pump, lift unit, etc.

35. The Intending Purchaser does hereby agree and declare that they have inspected all the title and legal documents/construction plans/permissions, in respect of said property and the construction of the said building and the Intending Purchaser are fully satisfied about the legality in respect of said construction and the said property and is further satisfied of the authority of the Intending Vendors and the Intending Vendors to execute this agreement.

36. That in case the Intending Purchaser demands/express her desire to cancel/terminate the present agreement at any time with a request to refund the money paid by the Intending Purchaser to the Intending Vendors, in that case, the Intending Purchaser shall be liable to pay to the Intending Vendors an amount equal to 30% of the total consideration as cancellation charges/compensation and upon adjusting the said cancellation charges/compensation in the amount so received by the Intending Vendors from the Intending Purchaser, the Intending Vendors shall refund the balance amount to the Intending Purchaser at the time of execution of necessary document for cancellation of this agreement.

37. Any dispute arising between parties hereto and settlement of which is not otherwise provided in this agreement, shall be settled by the Architect to the project or RCC Consultant and his decision shall be binding on both the parties.

38. Both the parties shall specifically perform this agreement.



**SCHEDULE-I**  
(Description of the Property)

ALL THAT Property known as “PREDIO CASAS DE MORADO COM SEO PATIO E QUINTAL”, commonly known as “ANTIL PETH” admeasuring 700 square metres, together with the old mud house bearing House No. 8/1652 existing therein which is now demolished, situated at Bicholim , within the limits of Bicholim Municipal Council, in the Taluka and registration Sub District of Bicholim, District North Goa, State of Goa, surveyed under recent Survey No. 92/13 of Village Bicholim, Taluka Bicholim. The said property is described in the Land Registration Office of the Judicial division of Bicholim under description No. 4026 of Book 11 New, and enrolled in the Taluka Revenue Office under Matríz No. 204 and the same is presently bounded as under :-

On the East : by the Road;

On the West : by the property bearing Survey N. 92/12 of Bicholim;

On the North : by the property bearing Survey No. 92/12 (part) and the road, and;

On the South : by the Road;

**SCHEDULE-II**  
(Description of the Flat)

ALL THAT Flat bearing Flat No. SF-201, having a carpet area of 57.95 sq. mtrs. and super built-up area of 80.64 sq.mtrs., on the Second Floor of Block `C` of the building project known as `VAIBHAV RESIDENCY` under construction in the property bearing recent Survey No. 92/13 of Village Bicholim, Taluka Bicholim described in Schedule-I written herein above, and as per specifications given in Schedule-III written herein under and the said flat is bounded as under:

On the East : by open space;

On the West : by open space;

On the North: by open space, and;

On the South: by entrance foyer, Flat No. SF-202 of same building & open space;

and the said flat is more clearly shown in red colour boundary lining in the plan annexed hereto.

**SCHEDULE - III**  
(Specification of the Premises)

**STRUCTURE:**

RCC framed structure.

**MASONARY WORKS:**

Laterite Stone/Cement Blocks. Masonary. 12 mm Internal Cement Plaster with Standard White care putty finish. RCC Roof slab with proper water proofing or will be covered with fabricated sheets. Single loft in kitchen only.

**DOOR & WINDOWS:**

Wooden door frame. Main door with teakwood frame. Bed rooms, Kitchen & toilet with quality doors. Windows will be Aluminium powder coated frames sliding windows.

**FLOORING AND TILING WORK:**

900 X 900 mm Vitrified tiles in living room. 600 X 600 mm Vitrified Tiles in Kitchen & Bedroom. Full height glazed tiles Dado in Toilets.

**KITCHEN:**

Granite kitchen platform on kadappa base. 900 mm height glazed tiles Dado for Kitchen Platform & wash basin.

**PAINTING:**

Internal paint with Emultion & External with quality Exterior paint.

**WATER SUPPLY:**

Water sump with electrical motor for smooth supply of water.

**ELECTRICAL:**

concealed electrical wiring

2 light points, 2 plug points & 2 fan points in living.

2 light points, 1 plug point, 1 fan point & 1 ac point in each bedroom.

1 light point, 1 plug point, 1 fan & 2 power points in kitchen.

1 light point each in balcony, entrance, toilet & 1 bell point.

TV & telephone point.

**TOILET & BATHROOM:**

Toilets with EWC. Standard company bathroom fitting and clouded sanitary fittings. Shower, Tap, Health faucet, with provision for heater & washing machine.

**EXTRA WORK:**

Any other extra work or other quality materials other than mentioned above, are required to be used, then the Purchaser shall intimate to the Intending Vendors accordingly in advance and the same will be executed by the Intending Vendors only after the amount corresponding to the cost of extra work and/or the materials to be used, is paid in advance by the Intending Purchaser to the Intending Vendors.

**GENERAL:**

Purchaser shall obtain his/her/their own permanent electricity connections from the respective Government Departments and in this respect, the Intending Vendors shall provide the Purchaser with the required electrical test report to the effect that the work are executed as per Government regulations.

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

SIGNED, SEALED AND DELIVERED }  
by withinnamed **M/s. SALKAR** }  
**CONSTRUCTIONS**, through its }  
Proprietor, **Shri VALLABH SHIVRAM** }  
**SALKAR**, the Intending Vendor No. 1 }  
for Self and as duly constituted Power }  
of Attorney for the Intending Vendor }  
No. 2 Mrs, **VRINDA VALLABH** }  
**SALKAR.** ..... } \_\_\_\_\_

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L. H. F. I.

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R. H. F. I.

SIGNED AND DELIVERED by }  
 }  
within named Mr. / Mrs. .... }  
 }  
....., the INTENDING }  
 }  
PURCHASER. .... } \_\_\_\_\_

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L. H. F. I.

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R. H. F. I.

IN THE PRESENCE OF WITNESSES :

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

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