

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is executed at Mapusa, before the office of the Sub-Registrar of Bardez, Taluka Registration and Sub-District of Bardez, District of North Goa, State of Goa on this^h **day of the month of in the year Two Thousand and Eighteen (/ /2018);**

BETWEEN

- 1. MR. SURAJDATTA ALIAS SURAJ MORAJKAR**, aged 46 years, son of Mr. Sagun Morajkar, married, sole Proprietor of **SUN ESTATES DEVELOPERS**, having its registered office next to Hotel Blue Bay, Miramar Beach road, Caranzalem, Ilhas, Goa, holding PAN Card No. AEMPM7614J, and his wife;
- 2. MRS. SANJANA SURAJ MORAJKAR**, aged 44 years, married, in business, Holder of Pan Card bearing No. AFVPM8836J, both Indian Nationals and residents of H. No. 43/13, Saipem, Candolim, Bardez, Goa, hereinafter referred to as the **“OWNERS/PROMOTERS”** (which expression shall unless repugnant include their heirs, successors, legal representatives and assigns) of the **FIRST PART.**

AND

..... , agedyears, wife/son of , married/Bachelor, self-employed/Business/Service/Housewife, Holder of PAN Card bearing No. , Indian National and resident of , who shall hereinafter be referred to as the **“ALLOTTEE”** (which terms or expression shall unless repugnant to the context of meaning thereof shall mean and deemed to

include his/theirs/her heirs, executors, administrators, successors, legal representatives and assigns) of the **SECOND PART**.

WHEREAS there exists an immovable property being piece or parcel of freehold land identified as **“MORODO”** or **“MOROD”** or **“MORODDO”** or **“BAMAN WADO”**, admeasuring 2250 sq. mts. or thereabouts, bearing Survey No. 22/7, situated at Candolim, within the jurisdiction of Village Panchayat of Candolim, Taluka Registration and Sub-District of Bardez, District of North in the State of Goa; This Property is more particularly described in **SCHEDULE-I** hereunder and shall hereinafter be referred to as **“THE SAID PROPERTY NO. 1”**.

AND WHEREAS there exists another immovable property being piece or parcel of freehold land identified as **“MORODO”** or **“BAMAN WADO”**, admeasuring 1890 sq. mts out of 2250 sq. mts. or thereabouts, bearing Survey No. 22/8-A, situated at Candolim, within the jurisdiction of Village Panchayat of Candolim, Taluka Registration and Sub-District of Bardez, District of North in the State of Goa; This Property is more particularly described in **SCHEDULE-II** hereunder and shall hereinafter be referred to as **“THE SAID PROPERTY NO. 2”**

AND WHEREAS both the Properties shall hereinafter be jointly referred to as **“THE PROJECT LAND”**.

AND WHEREAS the said property No.1 earlier belonged to Anan Joaquina De Souza, widow of late Manuel Lobo as being allotted to her by Order dated 18/9/1937 in the Inventory Proceeding conducted on the death of her husband Manuel Lobo in the court of Civil Judge Senior Division Mapusa, as stands inscribed in her favour, under No. 41931, at folio 44 of Book G-45 in the Office of the Land Registrar Bardez.

AND WHEREAS on the demise of said Anan Joaquina De Souza the said property devolved upon her son Jose Joao Adriaio Lobo in terms of the Deed dated 29/12/1964 and as such stands inscribed in his favour under No. 41932 at folio 44 of book G-45 in the Office of the Land Registrar Bardez.

AND WHEREAS by a deed dated 31/10/1964, the said Jose Joao Adriaio Lobo, with his wife Sabina sold the said property to Shri Manohar Hiru Naik Parulekar married to Vaimal Bai or Geetabala and as such the same is inscribed in his favour on 27/12/1965, under No. 41933, at folio 44 of book G-45 in the office of the Sub Registrar Bardez.

AND WHEREAS said Manohar Hiru Naik Parulekar died on 29/9/1975, by order of homolgation dated 12/01/1977, in the Inventory Proceeding No. 29/75 conducted on his demise in the court of Civil Judge Senior Division Mapusa, the said property is listed as item No. 72 and 73 were allotted to his widow Mrs. Geetabala Manohar Naik Parulekar

AND WHEREAS said Geetabala Monohar Naik Parulekar gifted the said Plot to Mrs. Rajani Umesh Bhakta vide Deed of Gift dated 20th January 2017 registered with the Sub – Registrar of Bardez under No. BRZ-BK1-00277-2017 CD No. BRZD785 dated 2nd February 2017.

AND WHEREAS a Deed of Rectification dt.15/09/2017 was executed and registered before the Sub- Registrar of Bardez at Mapusa under BRZ-BK1-O3815-2017, CD Number –BRZD7790 , Book No.1 dated 18/09/2017 between the Parties therein rectifying the Land Registration number from 51445 to 51444 at Folio 23 of Book B- 109.

AND WHEREAS again a Deed of Rectification dt.31/01/2018 was executed and registered before the Sub- Registrar of Bardez at Mapusa under BRZ-BK1-O0703-2018, CD Number –BRZD794 , Book No.1 dated

02/02/2018 between the Parties therein rectifying the property name, year of order of Homologation and the northern boundary of the property.

AND WHEREAS vide Deed of Sale dated 07/08/2017, registered before the Sub-Registrar of Bardez, under Registration Number BRZ-BK1-03313-2017, CD Number BRZD789 of Book-1 Document on 07/08/2017 and executed between Mrs. Rajani Umesh Bhakta and her husband Mr. Umesh Damodar Bhakta of the One Part (hereinafter referred to as "**the Vendor**") and the Promoter of the Other Part, the Vendor sold absolutely to the Promoter the Said Property No. 1.

AND WHEREAS a Deed of Rectification dt.31/01/2018 was executed and registered before the Sub- Registrar of Bardez at Mapusa under BRZ-BK1-O0712-2018, CD Number -BRZD794 , Book No.1 dated 05/02/2018 between the Parties therein rectifying the Land Registration number from 51445 to 51444 at Folio 23 of Book B- 109 rectifying the property name, year of Order of Homologation.

AND WHEREAS the said property No.2 was a part and parcel of the bigger property surveyed under property bearing Survey No. 22/8 (surveyed under No.1217 as Old Land Survey Department) described in the Office of Land Registration office of Bardez under No.3219 of Book B-21 (old) at Folio 276 Reverse but not Enrolled in the Taluka Revenue Office situated at Candolim, within the jurisdiction of Village Panchayat of Candolim, Taluka Registration and Sub-District of Bardez, District of North in the State of Goa and is bounded as under:-

NORTH: By the property bearing Survey No. 22/6 and 22/7 of Village Candolim,; **SOUTH :** By the property bearing Survey No. 27/1 of Village Candolim; **EAST :** By Road; **WEST :** By the property bearing Survey No. 27/19 of Village Candolim.

AND WHEREAS the said property No.2 originally belonged to one Mr. Martinho Severino Francisco and his wife Verodian Flaviano Lisboa who gifted 1/10th portion of the said property to their son namely Mr. Antonio

Reginaldo Jose Francisco which was a distinct and separated part of the said property and later was described as a property by itself under Description No. 25508 at page 189V of B65 in the Land Registration Office.

AND WHEREAS upon the death of said Martinho S. Francisco and his wife Verodian Flaviano Lisboa, Deed of Qualification, Succession, Partition and Gift Deed dt. 25/05/1945 written at page 90 of Book No.502 of the Notary Jose Joaquim Pinto De Menezes, said Item was listed at Item No.6 which was the 9/10th portion of the said property described under No.3219 of Book 21 (old) was allotted to their son Mr. Antonio Jose Assumcao Francisco, who was a bachelor who thereafter gifted 9/10 share to his niece Blanche Francisco Mendonca wife of Jovito Joao Xavier do Rosario Mendonca and daughter of his brother namely Mauel Jos Francisco vide Deed of Gift dt.18/11/1958.

AND WHEREAS Blanche Francisco Mendonca wife of Jovito Joao Xavier do Rosario Mendonca inturn gifted the said 9/10th portion to the Confraria De Chapel De Nossa Senhora De Piedade vide Deed of Gift dt.30/03/1976 registered before the Sub- Registrar of Bardez under No. 243, Book No.1, Volume 100 at pages 268 to 273 dt. 21/04/1976

AND WHEREAS vide Deed of Sale dated 18/02/2016 registered before the Sub- Registrar of Bardez under Registration Number BRZ-BK1-00812-2016, CD Number BRZD777 of Book-1 Document on 18/02/2017 and executed between Confraria De Chapel De Nossa Senhora De Piedade of the One Part (hereinafter referred to as "*the Vendor*") and the Promoter of the Other Part, the Vendor sold absolutely to the Promoter the Said Property No. 2.

AND WHEREAS by virtue of the said Deed of sale dt.18/02/2016 and 07/08/2017, the PROMOTER No.1 herein above became the absolute owner in possession of the said Project Land.

AND WHEREAS an area of admeasuring 1890 sq. mts out of 2250 sq. mts. Of the property bearing Survey No. 22/8, situated at Candolim, within the jurisdiction of Village Panchayat of Candolim, Taluka Registration and Sub-District of Bardez, District of North in the State of Goa has been partitioned and a separate Survey No. 22/8-A has been allotted to the purchased plot of land and the name of the PROMOTER NO.1 has been recorded in the Occupant's Column of Form I and XIV ;

AND WHEREAS the Owner/Promoter No. 1 is married to the Owner/Promoter No. 2 under the regime of communion of assets, therefore the Owner/Promoter No. 2 is made party to this Agreement.

AND WHEREAS the Owners/Promoters represent that the said Project Land is free from encumbrances and/or defect in title.

AND WHEREAS no charge or mortgage exists of the Said Project Land.

AND WHEREAS there are no tenants and/or mundkars and/or any other person who can claim any right of whatsoever nature over the said Project land, Owners/Promoters being the sole and exclusive Owners of the said Project land.

AND WHEREAS the said Project land is not the subject matter of any litigation and/or any proceedings before any court of law and/or quasi-judicial authorities and/or before any autonomous bodies.

AND WHEREAS the said Project land is not the subject matter of any notices and/or proceedings under the provisions of the Land Acquisition Act and/or Requisition Act.

AND WHEREAS the Owners/Promoters are the absolute Owners in possession of the said Project Land.

AND WHEREAS the Owner/Promoter No.1 had proposed development

and construction in the said Project Land.

AND WHEREAS in pursuance of the same, the following Permissions and Licences were issued for development of the said Project Land:

A) For said Property No. 1:-

- i. SANAD bearing No. RB/CNV/BAR/AC-II/21/2013 issued by the Office of Collector, North Goa District, Panaji, Goa, dated 28/01/2014;
- ii. Technical Clearance Order bearing Ref. No. TPBZ/92/CAN/22/7/13/2214 issued by the office of Town and Country Planning Department, Mapusa, Goa, dated 18/07/2014;
- iii. Construction Licence bearing Construction Licence No. VP/32/4/26/3013/2014-15 issued by the Office of the Village Panchayat of Candolim, dated 21/02/2015;
- iv. Order (Revised) bearing Ref. No. NGPDA/CAN/4/110/1270/17 issued by the Office of the North Goa Planning and Development Authority, Panaji, Goa, dated 30/01/2017;
- v. Revised Construction Licence bearing Construction Licence No. VP/32/4/597/12/2017-18 issued by the Office of the Village Panchayat of Candolim dated 18/05/2017;

B) For said Property No. 2:-

- i. SANAD bearing No. RB/CNV/BAR/AC-II/20/2013 issued by the Office of Collector, North Goa District, Panaji, Goa, dated 08/05/2015;
- ii. Technical Clearance Order bearing Ref. No. TPB/760/TCP/2014/2440 issued by the office of Town and Country Planning Department, Mapusa, Goa, dated 05/08/2014;
- iii. Construction Licence bearing Construction Licence No. VP/C/32/2/24/3012/2014-15 issued by the Office of the Village Panchayat of Candolim dated 21/02/2015;
- iv. Revised Construction Licence bearing Construction Licence No. VP/32/4/14/1599/2016-17 issued by the Office of the Village Panchayat of Candolim dated 10/08/2016;
- v. Order (Revised) bearing Ref. No. NGPDA/CAN/4/110/1270/17 issued by the Office of the North Goa Planning and Development Authority, Panaji, Goa, dated 30/01/2017;

vi. Construction Licence bearing Construction Licence No. VP/32/4/597/12/2017-18 issued by the Office of the Village Panchayat of Candolim dated 18/05/2017;

AND WHEREAS the Owner/Promoter No. 1 is entitled and enjoined upon to construct buildings in the Said Project Land in accordance with the recitals stated hereinabove.

AND WHEREAS the Owner/Promoter No. 1 has proposed to construct on the project land a Residential Complex comprising of 1 BHK and 2 BHK Residential Apartments having 4 Wings namely A (4 Floors), B (3 Floors), C (3 Floors) and D (3 Floors), TOGETHER with Circulation and passages, Clubhouse/Amenities, Covered Parking, Covered Pool Deck and services, which Scheme when completed shall be known as and hereinafter be referred to as **“SOLSTICE”** by Sun Estates Developers.

AND WHEREAS the Allottee is offered an Apartment bearing No. of Type BHK, Carpet Area admeasuring sq.mtrs., (..... Square Ft), built-up area (Carpet and External wall) admeasuring sq. mts. (..... sq.ft.), Exclusive Balconies inclusive Wall admeasuring an area of sq. mts (..... sq.ft.) , Total Built-up area (Built-up area and Balconies) admeasuring an area of sq.mtrs., (..... square ft) proportionate common area (i.e. Circulation and passages, Clubhouse/Amenities, Covered Pool Deck and services) admeasuring an area sq.mtrs., (.....sq.ft.) super built-up area of sq. mts. (..... square ft,) on Second Floor (herein after referred to as the said **“APARTMENT”** and described in **SCHEDULE-III hereunder**) in **“.....”** Wing of the Building called **“SOLSTICE”** (herein after referred to as the said **“BUILDING”**) being constructed on the Said Project Land by the Owner/Promoter No.1 for a total consideration of **Rs./- (Rupees Only);**

AND WHEREAS the Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

AND WHEREAS the Promoter has not registered the Project under the provisions of the Act with the Real Estate Regulatory Authority and the same shall be registered as and when the Real Estate (Regulation and Development) Act, 2016 comes into force;

AND WHEREAS the Promoter has appointed a Structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

AND WHEREAS as the Owners/Promoters have acquired title to the Said Project Land by virtue of the respective Deed of Sale, the Owners/Promoters have sole and exclusive right to sell the Apartments in the said building i.e. **SOLSTICE** being constructed by the Owner/Promoter No 1 on the project land and to enter into Agreement/s with the Allottee(s)/s of the Apartments to receive the sale consideration in respect thereof;

AND WHEREAS on demand from the Allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects and of such other documents as specified under the Real Estate (Regulation and Development) Act 2016 and the Rules and Regulations made thereunder. In case of any modifications and/or alterations, the same shall be incorporated and amended as and when the Real Estate (Regulation and Development) Act, 2016 comes into force and the Notification to that effect is published in the Official Gazette ;

AND WHEREAS the authenticated copies of Property card or extract of Village i.e. Form I & XIV showing the nature of the title of the

Owners/Promoters to the project land on which the Apartments are constructed or are to be constructed have been annexed hereto.

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto;

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto

AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed hereto.

AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building;

AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority;

AND WHEREAS the Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

AND WHEREAS the Allottee has applied to the Promoter for allotment of the **Apartment bearing No. B303 on Second Floor in wing B**, situated in the **Building “Solstice”** being constructed on the said Project Land for a total consideration of **Rs./- (Rupees Only)** including the **proportionate price of the common areas and facilities appurtenant to the premises;**

AND WHEREAS the carpet area of the said Apartment of is sq.mtrs., (..... Square Ft), and "**Carpet Area**" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the Apartment;

AND WHEREAS the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

AND WHEREAS the Allottee shall make the payment to the Promoter as per the payment scheme written and described in the Schedule VI.

AND WHEREAS in accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Said Apartment along with Common area (i.e. Circulation and passages, Clubhouse/Amenities, and services).

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

1. **CONSIDERATION:**

a)The Promoter shall construct the said building/s **“SOLSTICE”** on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottees except any alteration or addition required by any Government authorities or due to change in law.

b)The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee the said Apartment bearing No..... of Type BHK, Carpet Area admeasuring sq.mtrs., (..... Square Ft), built-up area (Carpet and External wall) admeasuring sq. mts. (.....sq.ft.), Exclusive Balconies inclusive Wall admeasuring an area of sq. mts (..... sq.ft.) , Total Built-up area (Built-up area and Balconies) admeasuring an area of sq.mtrs., (..... square ft) proportionate common area (i.e.Circulation and passages, Clubhouse/Amenities, Covered Pool Deck and services) admeasuring an area sq.mtrs., (.....sq.ft.) super built-up area of sq. mts. (..... square ft,) on Floor in “.....” Wing in the building Solstice as shown in the Floor plan thereof hereto annexed for a total consideration of **Rs./- (Rupees Only)** including TDS @ 1% and the proportionate price of the common areas and facilities appurtenant to the premises, the description of the common areas and facilities which are more particularly described in **SCHEDULE V hereunder.**

c)The Total Price as above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the Said Apartment.

d)The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete

and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.

e) The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

f) The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.

g) Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the Said Apartment to the Allottee and the common areas to the association of the Allottee after receiving the occupancy certificate or the completion certificate or both, as the case may be.

2. FLOOR AREA RATIO (FAR);

The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is **4140** square meters only and Promoter has planned to utilize Floor Space Index by availing of **TDR** or FAR available on payment of premiums or FAR available as incentive FAR by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FAR which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FAR and on the understanding that the declared proposed FAR shall belong to Promoter only.

3. DELAYS/COMPENSATION:

a) If the Promoter fails to abide by the time schedule for completing the project and handing over the said Apartment to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter, interest on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the Allottee(s) to the Promoter.

b) Without prejudice to the right of promoter to charge interest on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee committing three defaults of payment of installments, the Promoter shall at his own option, may terminate this Agreement:

PROVIDED THAT, Promoter shall give notice of **fifteen days** in writing to the Allottee, by Registered Post AD at the address provided

by the Allottee and/or mail at the e-mail address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice, then at the end of such notice period, promoter shall be entitled to terminate this Agreement.

PROVIDED FURTHER THAT, upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of **thirty days** of the termination, the installments of sale consideration of the Apartment which may till then have been paid by the Allottee to the Promoter.

4. SPECIFICATIONS:-

The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoter in the said building and the Apartment.

5. DELIVERY OF POSSESSION:-

- a) The Promoter shall give possession of the Apartment to the Allottee on or before(**Due Possession Date**). If the Promoter fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid Due Possession Date or Extended Period, then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Apartment with interest at the same rate as mentioned herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

Provided that, the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of:

- (i) war, civil commotion or act of God ;
- (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.

6. PROCEDURE FOR TAKING POSSESSION:

- a) The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the Agreement shall offer in writing the possession of the Said Apartment, to the Allottee in terms of this Agreement to be taken within **3 (three months)** from the date of issue of such notice and the Promoter shall give possession of the Said Apartment to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter/Society/Entity/Association of Allottee, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the Building.

b) The Allottee shall take possession of the Apartment within 15 days of the receipt of written notice (and confirmation of specifications contained herein above) from the Promoters to the Allottee intimating that the said Apartment is ready for use and occupancy;

7. FAILURE OF ALLOTTEE TO TAKE POSSESSION OF SAID APARTMENT:

Upon receiving a written intimation from the Promoter the Allottee shall subject to inspection and confirmation of specifications contained herein above, take possession of the Said Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Said Apartment to the Allottee. In case the Allottee fails to take possession within the time provided such Allottee shall continue to be liable to pay maintenance charges as applicable.

8. Structural Defect(s):

If within a period of **five years** from the date of handing over the Apartment to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.

9. USE OF APARTMENT:

The Allottee shall use the Said Apartment or any part thereof or permit the same to be used only for purpose of residence. He shall use the garage or parking space only for purpose of keeping or parking vehicle.

10. MAINTENANCE OF THE COMPLEX:

The Builder undertakes to maintain the complex till such time the society is formed and registered. The Allottees shall bear the maintenance charges until the Society is formed and registered.

11. FORMATION OF SOCIETY:

a) The Allottee along with other Allottee(s) of Apartments in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter **within seven days of the same being forwarded by the Promoter to the Allottee**, so as to

enable the Promoter to register the common organization of Allottee. No objection shall be taken by the Allottee if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

b) The Promoter shall, **within three months of registration of the Society** or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Owners/Promoters and/or the owners in the said structure of the Building or wing in which the said Apartment is situated.

c) The Promoter shall, **within three months of registration of the Federation/apex body of the Societies or Limited Company**, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Owners/Promoters and/or the owners in the project land on which the building with multiple wings or buildings are constructed.

d) Within 15 days after notice in writing is given by the Promoter to the Allottee that the Apartment is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined.

e) The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter provisional monthly contribution towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the society

or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.

f) The Allottee shall deposit for Share Capital money, application entrance fee of the Society or Limited Company/Federation/ Apex body., for formation and registration of the Society or Limited Company/Federation/ Apex body, for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/ Apex body, for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/ Apex body, For Water, Electric, and other utility and services connection charges & for electrical receiving and Sub Station provided in Layout after the Completion and possession of the said premises which will be as per Real Estate (Regulation and Development) Act, 2016 as and when the same will come into force and published in Official Gazette.

12. REGISTRATION & CONVEYANCE CHARGES:

At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee shall pay to the Promoter, the Allottee' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building/wing of the building. At the time of registration of conveyance or Lease of the project land, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

The promoter hereby represents and warrants to the allottee as follows:

i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out Development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;

ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;

iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;

iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;

v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;

vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby

the right, title and interest of the Allottee created herein, may prejudicially be affected;

vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said Apartment which will, in any manner, affect the rights of Allottee under this Agreement;

viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottee in the manner contemplated in this Agreement;

ix. At the time of execution of the conveyance deed of the structure to the association of Allottee the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottee;

x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities .

xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the

said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.

14. REPRESENTATIONS AND WARRANTIES OF THE ALLOTTEE :

The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoter as follows :

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

ii. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

iii. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee

and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned

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

iv. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Apartment without the prior written permission of the Promoter and/or the Society or the Limited Company.

v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.

vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.

viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the Allottee for any purposes other than for purpose for which it is sold.

ix. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.

x. The Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

xi. Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of Society/Limited Society, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

xii. Till a conveyance of the project land on which the building in which Apartment is situated is executed in favour of Apex Body or Federation, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable

times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

15. SEPARATE ACCOUNT:

The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the outgoings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

16. SAVINGS CLAUSE:

Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body/ Federation as hereinbefore mentioned.

17. MORTGAGE OR CREATION OF CHARGE:

After the Promoter executes this Agreement he shall not mortgage or create a charge on the Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Apartment.

18. BINDING EFFECT:

Forwarding SHOULD IT BE 'executing' this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until,

Firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and

Secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter.

If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

19. ENTIRE AGREEMENT

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

20. RIGHT TO AMEND:

This Agreement may only be amended through written consent of the Parties and shall be amended as and when required as per the Real

Estate (Regulation and Development) Act 2016 and the Rules and Regulations is published in the Official Gazette and comes into force.

**21. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/
SUBSEQUENT ALLOTTEES:**

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottee of the [Apartment/Plot], in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

22. SEVERABILITY:

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

**23. METHOD OF CALCULATION OF PROPORTIONATE SHARE
WHEREVER REFERRED TO IN THE AGREEMENT**

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the Apartment to the total carpet area of all the Apartments in the Project.

24. FURTHER ASSURANCES

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

25. PLACE OF EXECUTION:

a) The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Mapusa, office of the Sub-Registrar of Bardez.

b) The Allottee and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

26. NOTICES & CORRESPONDENCES:

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

NAME OF ALLOTTEE:

.....

ALLOTTEE’S ADDRESS

.....,

PROMOTER’S NAME:

1. **MR. SURAJDATTA ALIAS SURAJ MORAJKAR**
2. **MRS. SANJANA SURAJ MORAJKAR**

PROMOTERS

Both R/o Saipem, Candolim, Bardez – Goa,

Notified Email ID: surajmorajkar@gmail.com

It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

27. JOINT ALLOTTEES

That in case there are Joint Allottee all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottee.

28. STAMP DUTY AND REGISTRATION :-

The charges towards stamp duty and Registration of this Agreement shall be borne by the Allottee. The Present value of the said Apartment is **Rs...../- (Rupees Only)** and as such stamp duty @ 2.9% i.e. **Rs./- (Rupees Only)** is embossed on the present deed, which is borne and paid by the Allottee.

29. DISPUTE RESOLUTION :-

Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

30. GOVERNING LAW:

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Mapusa Court will have the jurisdiction for this Agreement.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at (city/town name) in the presence of attesting witness, signing as such on the day first above written.

SCHEDULE-I

(DESCRIPTION OF THE SAID PROPERTY NO. 1)

ALL THAT immovable Property identified as “MORODO” or “MOROD” or “MORODDO” “BAMAN WADO” admeasuring 2250 sq.mts. or thereabouts, bearing Survey No. 22/7 of Candolim Village, Taluka Registration and Sub-District of Bardez, District of North Goa in the State of Goa. This Property is described in the Land Registration Office of Bardez under No.51444 at Folio 23 of Book B-09 and enrolled in the Taluka Revenue Office of Bardez under Matriz No.656 and is bounded as under:

On the North : partly by property bearing Survey No. 22/6 and partly by survey No.20/6 of village Candolim

On the South : By Survey No. 22/8 of Village Candolim

On the East : By Road ;

On the West : By Survey No. 22/8 of Village Candolim

SCHEDULE- II

(DESCRIPTION OF THE SAID PROPERTY NO. 2)

ALL THAT immovable Property identified as “MORODO” or “**BAMAN WADO**” admeasuring 1890 sq.mts. or thereabouts out of 2250 sq. mts. , bearing Survey No. 22/8-A of Candolim Village, Taluka Registration and Sub-District of Bardez, District of North Goa in the State of Goa.. This Property is described in the Land Registration Office of Bardez under No. 3219 of Book B -21 (old) but not found enrolled in the Taluka Revenue Office of Bardez, and is bounded as under:

On the East:- partly by the property bearing Survey No.22/7 of Village Candolim and partly by road

On the West:- By the property bearing Survey No. 22/19 of Village Candolim

On the North: By the property bearing Survey No. 22/6 of Village Candolim

On the South: By the property bearing Survey No. 22/8 of Village Candolim

SCHEDULE -III

(DESCRIPTION OF THE APARTMENT)

ALL THAT APARTMENT bearing No..... of Type **BHK**, Carpet Area admeasuring sq.mtrs., (..... Square Ft), built-up area (Carpet and External wall) admeasuring sq. mts. (..... sq.ft.), Exclusive Balconies inclusive Wall admeasuring an area of sq. mts (..... sq.ft.) , Total Built-up area (Built-up area and Balconies) admeasuring an area of sq.mts.,(..... square ft) proportionate common area (i.e. Circulation and passages, Clubhouse/Amenities, Covered Pool Deck and services) admeasuring an area sq.mts., (..... sq.ft.) super built-up area of sq. mts. (..... square ft,) on Floor in “.....” Wing in the building “**SOLSTICE**”.

SCHEDULE-IV

(SPECIFICATION AND AMENITIES FOR THE APARTMENT)

SPECIFICATIONS.

- 1) RCC framed structure of minimum M 20 Grade concrete.
- 2) External masonry in 20 cms laterite stones.
- 3) Internal masonry in single brick/laterite stone of minimum 10cms thickness.
- 4) External plaster is of two coats cement plaster of 20 mm thickness.
- 5) Internal plaster will of one coat of cement plaster of 12 mm thickness and 2nd coat in POP.
- 6) Electrical wiring will be concealed with switches of Legrand or equivalent brand. 3 phase power supply will be provided.
- 7) Internal Plumbing will be concealed with UPVC and CPVC of Astral or equivalent brand.
- 8) Sanitary ware will be of white colour of Kohler or equivalent brand and Plumbing fittings will be of Kohler or equivalent. (Value of Sanitary ware and Plumbing fittings is Rs 35,000/- per Bathroom)
- 9) Internal painting will be Acrylic emulsion (Royale of Asian paints).
- 10) External painting will be done with Apex Ultima of Asian paints.
- 11) External doors and windows will be of Aluminium and powder coated.
- 12) Main Door will be Flush door with Teak Veener.
- 13) Internal doors will be of flush doors with teak veener and laminate on inner side for bathrooms.

- 14)** Flooring will be of Vitrified tiles. (Basic Rate of flooring material Rs 1000/m²).
- 15)** Bathroom dado will have vitrified tiles upto ceiling height. (Basic rate of tiles Rs 1500/m²)
- 16)** Kitchen will be provided with granite top.
- 17)** Sloping roof of the structure will be waterproofed and will be covered with Mangalore tiles.

AMENITIES:

- 1) Provision will be kept for telephone, TV, and Invertor.
- 2) Modular Kitchen
- 3) Fitted Carpentry
- 4) Vanity counters

SCHEDULE-V

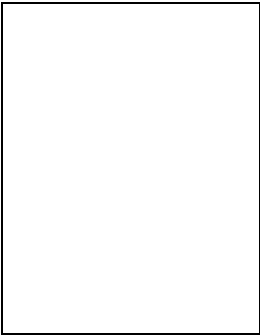
(DESCRIPTION OF COMMON AREAS AND FACILITIES)

- 1) Common underground sump and overhead tank will be provided for water storage.
- 2) Common Swimming pool will be provided.
- 3) 6 Passenger Elevators.
- 4) DG for Common lighting/Elevators/pumps, etc.
- 5) Pressurized water supply pumping system.
- 6) Sewage treatment plant.
- 7) Underground Sump for water storage.
- 8) CCTV Surveillance system.
- 9) Security guard room.
- 10) Garden and Pool lights.
- 11) Façade Lighting.

- 12) Electrical panel room.
- 13) Reception area.
- 14) Server room.
- 15) Clubhouse

16) Room for Proposed Society Office

SIGNED AND DELIVERED BY
THE WITHIN NAMED
MR. SIDHARTH MORAJKAR ATTORNEY
HOLDER FOR OWNER/PROMOTERS NO. 1
and 2

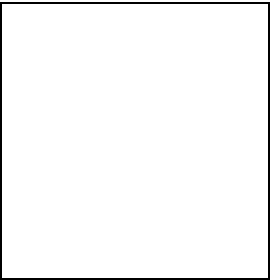


MR. SIDHARTH MORAJKAR,
Attorney Holder for **OWNER/PROMOTERS NO. 1 and 2**

L.H.F.P R.H.F.P

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**SIGNED AND DELIVERED BY
THE WITHIN NAMED ALLOTTEE**



L.H.F.P

R.H.F.P

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IN THE PRESENCE OF WITNESSES:

1. Name

Signature _____

2. Name

Signature _____

