

## AGREEMENT FOR SALE

THIS AGREEMENT is made at PANAJI- GOA on this \_\_\_\_ day of \_\_\_\_ of the year 20\_\_.

### B E T W E E N

(1) SHRI JOSEPH MARQUES, son of Santana Marques, age 66 years, Married, Business, Indian national, and his wife;

(2) SMT AMY MARQUES, wife of Shri Joseph Marques, Age 58 years, Married, Business, Indian National, both resident of H.No. E-155, Petter, Carambolim, Tiswadi-Goa. Hereafter called **THE VENDORS / LAND OWNERS**, (which expression shall unless repugnant to the context or meaning thereof to be deemed to include their heirs, coheirs, executors, administrators, and assigns).

(In this act the Vendors are duly represented by Shri Bhushan Sadanand Savoicar, vide Power of attorney dated 01.01.2014, duly registered before Notary Ashok P. Gaykar, Abdhudaya Nagar, Kala Chowki, Mumbai - 400033 bearing Reg No. 19 Serial No. 1 dated 01.01.2014 of "**THE FIRST PART**".

### AND

**M/s PRITHVI DEVELOPER**, a Partnership Firm, registered under the Indian Partnership Act, 1932, presently having its office at, First floor, Zen Business Centre, Boca De Vaca, Panaji, Tiswadi-Goa, through its partners:

(a) SHRI. BHUSHAN SADANAND SAVOICAR, age 41 years, Married, Business, Indian national, Resident of \_\_\_\_\_ No. D-UG-1, La Campala Co-op. Housing Society, Miramar, Panaji, Goa.

(b) Mr. Laxman Madhav Pednekar, age 41 years, Occupation Business, Resident of A-102, Dhanlaxmi Co. Op.Hou.Soc. Ltd., Bhatlem, Goa, hereinafter referred as **BUILDER / DEVELOPER**, (which expression unless repugnant to the context or meaning thereof shall also, mean and include its heirs, Partners from time to time, successors-in-interest, legal representatives, administrators and assigns)

(In this act the Shri Laxman Pednekar is duly represent by its other Partner Shri Bhushan Sadanand Savoicar, vide Power of attorney dated 13.12.2017, duly registered before Notary Vishnu Naik, Panaji, Goa at Serial No.468/17 DATED 13.12.2017) of "**THE SECOND PART**".

### AND

**SHRI** \_\_\_\_\_, Son of \_\_\_\_\_, age 45 years, Married, Service, Indian National, Resident of \_\_\_\_\_, holding PAN CARD NO: \_\_\_\_\_, Holder of Aadhar Card No: \_\_\_\_\_, Mb. No.: +\_\_\_\_\_, EMAIL ID \_\_\_\_\_, hereinafter called **THE PURCHASER** (which expression shall, unless repugnant to the context to be deemed to include his successors executors, administrator and assigns) Of "**THE THIRD PART**".

WHEREAS there exists larger property known as "AFORAMENTO" or "SAVATT" admeasuring 4575 Sq. Mts., situated at ward Gavant, "PETTER", Village Carambolim, Taluka and Sub-District of Ilhas and District North Goa, enrolled in the Land registration Office bearing No. 19090 at Ilhas, enrolled in the Matriz No. 76 & 77, presently surveyed under surveyed under

Survey No. 52 Sub-Division 1 of Village Carambolim, which property is more described in the Schedule I herein under written, the above said property hereinafter shall be referred as **“the said property”**.

AND WHEREAS the above said property was Inscribed in the name of one Mr.Silvester Fernandes under Inscription No.5998. Upon the death of said Silvester Fernandes, an Inventory proceeding bearing No.836/1927 was instituted in the court judicial division at Ilhas and the said property was allotted in the said Inventory Proceeding in the following manner:-

a) 1/3rd of the said property allotted to One Mr. Damasceno Fernandes alias Domnic Fernandes which is inscribed under No.16158 of Book-G-28 at Page 95.

b) 1/3rd of the said property was allotted to one Mr. Vincent Fernandes which is inscribed under No.24639 at Book-G-38 at Page 89 V.

c) 1/3rd of the said property to one Mrs. Anna Francisca Corte, Widow of Second nuptial of said Mr. Silvester Fernandes and mother of above named Mr. Vincent Fernandes which is inscribed under No.21433 at Book-F-33 at Page No. 44 V.

AND WHEREAS it is further inscribed in favour of Vincent Fernandes the share of his mother i.e. Mr. Anna Francisca Corte under Inscription No. 21434 of Book-F33 at Page No.V44. That said Mrs. Anna Francisca Corte expired as on 19.10.1961. Accordingly said Vincent Fernandes became the owner of this 2/3rd part/share of the said Property.

AND WEREAS as said Vincent Fernandes and his wife gifted his share in the said property i.e the 2/3rd share in the said property to the Vendor No.1 herein vide Deed of Gift dated 14.03.1989, which deed is duly registered before the Sub-registrar of Ilhas bearing registration No. 614/ 92 of Book No.I, Volume no. 176 dated 09.07.1992.

AND WHEREAS an Inventory proceeding bearing No.103/99/A was initiated by said Vincent Fernandes which was finalized on 23rd Sept. 2009 by the Civil Judge Senior Division at Panaji, which Inventory proceeding is dully registered before the Sub-registrar, Tiswadi Taluka at Panaji bearing registration No. PNJ-BK-1-02447-2010 of Book-1 document at CD No. PNJD dated 17/08/2010. In the said inventory proceeding the 1/3rd share of in the said property of said Damasceno Fernandes alias Domnic Fernandes was purchased by Joseph Marques. That Joseph Marques is married to Smt Amy Marques under Law of Communion of Assets, therefore both the Vendors herein became absolute owners and in possession of **the said property**.

**AND WHEREAS the BUILDER/ DEVELOPER** have approached the Vendors with the proposal to Purchase the part of **the said property** of land admeasuring 3975 sq.mts, which part of the said property is more particularly described hereinunder Schedule II.

**AND WHEREAS** Vide Agreement for Development and Sale dated 17th December 2013 duly registered before the Sub Registrar Ilhas Taluka at Panaji at Book-1, Document, bearing registration Number PNJ-BK1-03317-2013, AT cd No, PNJD27 Dated 20.12.2013, said Vendors agreed to sell the part of the said property admeasuring an area of 3975 Sq. mts., to the Developers/ Builders herein on the terms and conditions mentioned therein, which

Plot / part of **the said property** is more particularly described in the Schedule II hereinunder written, hereinafter shall be referred as "**the said Plot**".

AND WHEREAS, THE BUILDER / DEVELOPERS being desirous to develop **the said Plot** in the name and style as "**CASA DE REIS**" obtained following permission from various authorities :-

(a) SANAD issued by the office of the Collector, North Goa bearing reference No. RB/CNV/TIS/AC-II/17/2013 DATED 20.05.2014 for the property surveyed under Survey No. 52 Sub Division 1 of Village Carambolim, Tiswadi Taluka for an area of 4575 Sq. mts.

(b) Technical Clearance Order for Construction of Residential Building, Villas 1 to 10, Swimming Pool and Compound wall, in the property bearing Survey No. 52 Sub Division 1 of Carambolim Village, issued by the Office of the Town and Country Planning Department, Tiswadi Taluka at Panaji, bearing Ref. No. TIS/7927/CAR/TCP/2017/60, dated 16.01.2017.

(c) NOC from the Office of the Goa State Pollution Control Board, bearing No. 5/5369/17-PCB/C1-2525 dated 03.02.2017.

(d) NOC from the Directorate of Health Services, Corlim, bearing No. PHCC/COR/NOC/2016-17/3450 dated 08.02.2017.

(e) Construction License from the office of the Village Panchayat Carambolim, bearing Construction License No. VP/CAR/61/2016-17/14 DATED 23.02.2017.

**AND WHEREAS** The DEVELOPER has agreed to construct THE SAID \_\_\_\_\_ for the PURCHASER, at their cost and consequences and subject to the further terms and conditions hereinafter appearing.

**AND WHEREAS** Relying upon the Purchaser's representation, Declaration and the assurance, **THE BUILDER / DEVELOPER** herein agreed to sell and **the Purchaser** herein agreed to purchase a **SHOP/ROW VILLA/FLAT No. \_\_\_on \_\_\_ floor in Building \_\_\_ admeasuring about \_\_\_ square meter built up area**, with exclusive right to hold, occupy and use the Stilt car Parking Space and by way of restricted amenity and facility attached therewith, in the said project of **THE BUILDER / DEVELOPER**, being constructed on **the said property** and as described in the **SCHEDULE III** written hereunder and shown in the floor plan / plan thereof annexed hereto and marked as **SCHEDULE III**, hereinafter referred to as **THE SAID \_\_\_\_\_**, at or for the total lump sum consideration of Rs. \_\_\_\_\_/- (**Rupees \_\_\_\_\_ only**), which does not includes the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities appurtenant to the premises, are more particularly described in the **Annexure "C"** written hereunder, but includes proportionate undivided share in the property and does not include the cost of the extra amenities and facilities, provided over and above the normal standard specifications, amenities and facilities as per **ANNEXURE 'B'** annexed hereto.

**AND WHEREAS** THE PURCHASER has seen, verified and approved the specifications, detailed in Schedule No. III hereinafter written, as also the plan of **the said \_\_\_\_\_** which is attached hereto and marked in red boundary line and for the purpose of identification signed by the parties hereto. The above said plan and specification signed by the parties hereto shall

however be subject to changes which may be required to be made at the instance of the competent authorities or the Architect of the DEVELOPER.

**NOW THIS AGREEMENT WITNESSED BY AND IN BETWEEN THE PARTIES AS UNDER:-**

1. The PURCHASER has agreed to Purchase and the BUILDER / DEVELOPER has agreed to Sell the Said \_\_\_\_\_ at the BASIC SALE PRICE of \_\_\_\_\_, of which the Purchaser has today Paid Rs. \_\_\_\_\_ as the Token amount, the balance of the Payment shall be as per the Schedule V, written Hereinbelow.
2. The BUILDER / DEVELOPER shall construct **the said** \_\_\_\_\_ bearing No. \_\_\_\_\_ in Building \_\_\_ in the said scheme "**CASA DE REIS**", the said / Premises described in Schedule III for PURCHASER with such variation and alteration if any at the instance of Architect of the BUILDER / DEVELOPER or by any other competent Authority, admeasuring \_\_\_\_\_Sq. mts of built up area in the said Scheme "**CASA DE REIS**", under Construction on **the Said PLOT**. The PURCHASER has seen, verified and approved the details in Schedule No. IV herein underwritten, as also the plan of the said \_\_\_\_\_, which is attached hereto and marked in red boundary line and for the purpose of identification signed by the parties hereto.
3. The BUILDER / DEVELOPER shall hand over the possession of **the said** \_\_\_\_\_ upon executing Deed of Sale in the name of the Society/ Company/ Association or in case if he could/does not form the aforesaid entity than in the name of the Purchaser, the Developer shall hand over the possession of **the said** \_\_\_\_\_ to the PURCHASER. The BUILDER / DEVELOPER shall by a notice in writing intimate the completion of **the said** \_\_\_\_\_ to the PURCHASER and upon receiving such notice, the PURCHASER shall be deemed to have taken possession and delivery.
4. That the BUILDER / DEVELOPERS shall handed over the possession of **the said** \_\_\_\_\_ to the Purchaser on or before Three years from the date of signing of this present Agreement, an extension of a year if required shall be granted for completion if so requested by the Developer.
5. The BUILDER / DEVELOPER shall not incur any liability if they are unable to deliver possession of **the said** \_\_\_\_\_ by the date stipulated in clause No. 4, if the completion is delayed by reason of non availability of steel and /or cement or other building material or water supply or electric power or by reason of war, civil commotion or any act of God or if non delivery of possession is as a result of any notice, Order of competent Authority or for any other reason beyond the control of the DEVELOPER and in any of the aforesaid events the BUILDER / DEVELOPER shall be entitled to an reasonable extension of time for delivery of possession of **the said** \_\_\_\_\_.
6. Upon taking possession of **the said** \_\_\_\_\_ being delivered to the PURCHASER, he shall be entitled to use and occupy **the said** \_\_\_\_\_, where upon he shall have no claim against the BUILDER / DEVELOPER in respect of any item of work in **the said** \_\_\_\_\_ which may be alleged not to have been carried out or completed.

Cracks to the plaster/dampness in external wall shall not be considered as defective work unless the Architect or the BUILDER / DEVELOPER opines otherwise.

7. The PURCHASER shall use **the said** \_\_\_\_\_ only for residential purpose or for any purpose which is permissible by the prevailing laws as may be applicable.
8. The PURCHASER shall from the date of possession maintain **the said** \_\_\_\_\_, the walls, partition walls sewers, drains, pipes and appurtenances thereto, at their cost, in good and tenantable repair and condition and shall not do anything in or within the compound which may be against the conditions or rules or bye-laws of the Village Panchayat or any other Authority and shall attend to and answer and will be responsible for all actions for violation of any such conditions or rules or bye-laws.
9. Provided it does not in any way affect or prejudice the right of the PURCHASER in respect of **the said** \_\_\_\_\_, the BUILDER / DEVELOPER shall be at liberty to sell, assign, transfer or otherwise deal with their right, title and interest in the SAID PLOT under the scheme, name and style "**CASA DE REIS**".
10. Nothing contained in this present Agreement is intended to be nor shall be construed to be a grant, demise or assignment in law of **the said** \_\_\_\_\_ or of the SAID PLOT or any part thereof.
11. The PURCHASER shall be bound to sign all the papers and documents and do all the things and matters as the BUILDER / DEVELOPER may require from time to time in this behalf for safeguarding the interests of the BUILDER / DEVELOPER and the PURCHASER.
12. Any additional charge or deposits if demanded by or to be paid to the village Panchayat or any other competent authority for the purpose of giving water/ Electricity connection to the SAID APARTMENT / ROW VILLA or SAID SHOP shall be payable by all **the said** \_\_\_\_\_ Owners in such proportion as may be determined by the BUILDER / DEVELOPER. The PURCHASER shall agree to pay to the BUILDER / DEVELOPER within seven days of such demand, such proportionate share of the PURCHASER or such charges or deposit.
13. The PURCHASER shall on the date of signing the agreement notify to the BUILDER / DEVELOPER the address where any letters, reminders, notices, documents, papers etc., are to be served to them. The PURCHASER shall also, from time to time notify any change in the address to the BUILDER / DEVELOPER. Any letter, reminders, served on notified address or the changed address by Regd. AD or under Certificate of Posting shall be deemed to have been lawfully served to the PURCHASER.
14. THE BUILDER / DEVELOPER shall assist the PURCHASER and the other PURCHASERS in forming a Society, Limited company, Association of Persons or any other entity for owing and/ or maintaining the SAID PLOT and / or Building Scheme "**CASA DE REIS**". It shall be entirely at the discretion of the BUILDER / DEVELOPER to decide whether to form a Co-operative Society, Limited Company, Association of persons or any other entity (hereinafter referred to as the 'ENTITY'). WHEN THE BUILDER / DEVELOPER takes a decision in this matter the PURCHASER and the other

PURCHASERS of the Building Scheme “**CASA DE REIS**” shall sign all forms, application, deeds and other documents as may be required for the formation of the ENTITY and for the conveyance of the SAID PLOT and or “**CASA DE REIS**” in the name of the ENTITY.

15. Upon completion of the PROJECT “**CASA DE REIS**” the BUILDER / DEVELOPER, along with the Vendors / Land Owners shall convey the SAID PLOT and/ or the “**CASA DE REIS**” in the name of the ENTITY. However, the DEVELOPER shall have the discretion to convey/ get conveyed the SAID PLOT and /or the “**CASA DE REIS**” in the name of the ENTITY before the completion of the Scheme. In the event the ENTITY cannot be formed for any reason or the conveyance cannot be executed in the name of the ENTITY, the BUILDER / DEVELOPER and the Vendors / Land Owners shall get executed the conveyance of the undivided portion of the SAID PLOT in the name of all the PURCHASERS in proportion to the built up area owned by each of them in “**CASA DE REIS**” within a period of 2 years from making over the possession of **the said \_\_\_\_\_** to the **PURCHASER**. In such case The Purchasers of “**CASA DE REIS**” shall be at the liberty to form a Society/ Association/Limited Company as per their convenience.
16. **The PURCHASER** agrees and binds himself to contribute such amount as may be decided by **the BUILDER / DEVELOPER** or the **ENTITY** as the case may be for the maintenance pertaining to **the SAID PROPERTY** and “**CASA DE REIS**” i.e. for common lights, water charges, watchman’s remuneration, sweeper’s remuneration, maintenance of garden, etc. The BUILDER / DEVELOPER or the ENTITY as the case may be depending upon the circumstances shall be empowered to delete or add maintenance services as they may deem fit.
17. The PURCHASER shall have to pay to the **BUILDER / DEVELOPER** or the **ENTITY** as the case may be:-
  - a) Rs. \_\_\_\_\_ towards water and electricity connection. (Rs. 250/- (Rupees Two Hundred Fifty only) per Sq. Mts.,)
  - b) Deposit of Rs. \_\_\_\_\_ towards maintenance charges for Five year from the date of handing over the possession of **the said \_\_\_\_\_** (i.e. Rs. 1050/- (Rupees One Thousand Fifty only) per Sq. mts.).
  - c) Infrastructure tax Rs. \_\_\_\_\_ (i.e.Rs.200/- (Rupees Two Hundred only) per Sq. Mts.).
  - d) One time club membership fees Rs. 50,000/-(Rupees Fifty Thousand Only).
  - e) GST As Applicable after deduction of Input Credit..
  - f) Society formation and Share Rs.30,000/- (Rupees Thirty Thousand only).
18. Any other taxes, charges levied by the Panchayat or any other competent authority or electricity and water charges, exclusively pertaining to **the said \_\_\_\_\_** shall be borne by the **PURCHASER**.
19. **The PURCHASER** after making entire consideration as agreed hereinabove and after taking possession of the said \_\_\_\_\_, if he / she 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. However, the Owners and the Developers shall not be liable for such transactions.

20. **The PURCHASER** hereby agrees and undertakes to be a member of the ENTITY to be formed in the manner herein appearing and also from time to time to sign and execute all applications for registration and for membership and other papers and documents necessary for the formation and the registration of the ENTITY and return to the BUILDER / DEVELOPER the same within 10 (ten) days of the same being intimated by the BUILDER / DEVELOPER to the PURCHASER. No objection shall be taken by the PURCHASER if any changes or modifications are made as per the bye-laws or rules and regulations framed by the ENTITY as may be required by any competent authority. The PURCHASER shall be bound, from time to time to sign all papers and documents and to do all acts, deeds and things as may be required by the BUILDER / DEVELOPER and by the other PURCHASER in the "CASA DE REIS". All papers pertaining to the formation of the ENTITY and the rules and regulations pertaining to the formation of the ENTITY hereof, as also all the necessary deed/ deeds of Conveyance shall be prepared by the Advocate of the BUILDER / DEVELOPER. All costs, charges, expenses including stamp duty, registration charges, and expenses in connection with preparation, execution and registration of the Deed / Deeds of Conveyance or for the formation of the ENTITY shall be borne by the PURCHASER in such proportions as may be decided by the BUILDER / DEVELOPER and/or the ENTITY.
21. All disputes which may arise between the parties to this agreement, whether in relation to the interpretation of the clauses or the conditions of this agreement, or about the performance of these present or concerning any act of commission of the other party to the disputes, or to any act which ought to be done by the disputes, or to any act which ought to be done by the parties in dispute, or in relation to any matter whatsoever concerning this agreement shall be referred to the Arbitrator in accordance with the provision of the Indian Arbitration Act 1996, amended upto date. That the jurisdiction for Arbitration shall be only at Panaji-Goa.
22. The possession of **the said** \_\_\_\_\_ has been not given to the PURCHASER by this Agreement.
23. That neither THE VENDORS / LAND OWNERS, The BUILDER / DEVELOPER nor THE PURCHASER belongs to the Schedule Tribe / Schedule Caste.
24. That fair market price of **the said** \_\_\_\_\_ along with the undivided share in the said Plot of land Rupees Thirty Six Lakhs Only (Rs.36,00,000/-), accordingly stamp duty of Rs.1,05,000/-(Rupees One lakhs Five Thousand only) is paid herewith by way of Stamp paper.

#### SCHEDULE I

(The said property)

“**AFORAMENTO**” or “**SAVATT**” admeasuring 4575 Sq. Mts., situated at ward Gavant, “**PETTER**”, Village Carambolim, Taluka and Sub-District of Ilhas and District North Goa, enrolled in the Land registration Office bearing No. 19090 at Ilhas, enrolled in the Matriz No. 76 & 77, presently surveyed under surveyed under Survey No. 52 Sub-Division 1 of Village Carambolim:-

ON THE NORTH : By the Footh path;

ON THE SOUTH : By the Survey No. 52 Sub Division 2;

ON THE EAST : By the Survey No. 52 Sub Division 1-A;

On the WEST : By the Road leading From Old Goa to Neura.

#### **SCHEDULE II**

(“The said plot”)

All that property known as “**AFORAMENTO**” or “**SAVATT**” admeasuring 3975 Sq. Mts., situated at ward Gavant, “**PETTER**”, Village Carambolim, Taluka and Sub-District of Ilhas and District North Goa, enrolled in the Land registration Office bearing No. 19090 at Ilhas, enrolled in the Matriz No. 76 & 77, presently surveyed under surveyed under Survey No. 52 Sub-Division 1 of Village Carambolim, and the same is bounded as under:-

ON THE NORTH : By the Foot path;

ON THE SOUTH : By the Survey No. 52 Sub Division 2;

ON THE EAST : By the part of the same property;

On the WEST : By the Road leading From Old Goa to Neura.

#### **SCHEDULE III**

(THE SAID \_\_\_\_\_)

All that \_\_\_\_\_ known as NO \_\_\_\_\_ admeasuring an area of \_\_\_ Sq. mts., built up area, situated on the \_\_\_ Floor of the Building \_\_, constructed on the said Plot hereinabove described under the scheme “**CASA DE REIS**”.

#### **SCHEDULE - IV**

(SPECIFICATIONS)

- i. THE STRUCTURE:- IRCC framed earthquake resistant structure as per per designs approved by the Concerned Authorities with Laterite stone masonry.
- ii. PLASTER:- Plaster will double coat sand faced cement plaster. Internal plaster will be single coat with second coat of neeru.
- iii. WALL FINISH:- External wall with Apex Paint or equivalent, Internal walls ready with plastic emulsion.
- iv. FLOORING:- Vitrified Tiles of standard make.
- v. DOORS:- MAIN DOOR :- Teak wood . INTERNAL DOORS :- Flush doors with brass fittings. The toilet door will be FRP/ Flush. FITTINGS :- Jaguar or equivalent make.



- vi. KITCHEN:- Granite top kitchen platform with stainless steel sink along with 2ft height tiles for dado above the plumbing connection.
- vii. BATHROOMS & TOILETS:- Bathroom walls shall be fitted with ceramic tiles with dado up to ceiling and flooring of anti-skid ceramic tiles. Jaguar fittings or equivalent with a provision of geysers.
- viii. Sanitary wares:- Cera or equivalent make.
- ix. WATER SUPPLY:- Water shall be stored in a underground water storage sump which shall be pumped to over head storage tank.
- x. ELECTRICAL INSTALLATIONS:- 3 phase concealed high quality ISI mark wiring with premium modular switches. Minimum provision for AC, water purifier, washing machine, power points, inverter, dish and telephone points shall be provided wherever necessary. Each Bedroom will have two light points, one fan point, one Ac point and one plug point. Kitchen will have one light point, two 15 amps points, two 5 amps point, and one fan point. Bathroom shall have one 15 amps point, one light point and one plug point.

#### **SCHEDULE V**

(Payments Schedule)

- a) On or Before signing of this present Agreement Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) shall be paid by the Purchaser to the Builder / Developer i.e 10% of the Agreement value plus Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) towards GST.
- b) Upon Completion of Plinth, Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) shall be paid by the Purchaser to the Builder / Developer i.e 20% of the Agreement value Plus Rs \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) towards GST.
- c) Upon Completion of first Slab, Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) shall be paid by the Purchaser to the Builder / Developer i.e 10% of the Agreement value plus Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only)towards GST.
- d) Upon Completion of Brick work and plaster Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) shall be paid by the Purchaser to the Builder / Developer i.e 5% of the Agreement value plus Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) towards GST
- e) Upon Completion of Second Slab, Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) shall be paid by the Purchaser to the Builder / Developer i.e 10% of the Agreement value plus Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only)as GST.
- f) Upon Completion of Brick work and plaster Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) shall be paid by the Purchaser to the Builder / Developer i.e 5% of the Agreement value plus Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) towards GST.
- g) Upon completion of Plumbing and Fixtures, Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) shall be paid by the Purchaser to the Builder / Developer

i.e 10% of the Agreement value plus Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only)as GST.

- h) Upon Completion of Tiling and internal finish, Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) shall be paid by the Purchaser to the Builder / Developer i.e 12 % of the Agreement value Plus Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) towards GST.
- i) Upon Completion of Painting (internal and External), Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) shall be paid by the Purchaser to the Builder / Developer i.e 12 % of the Agreement value Plus Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) towards GST.
- j) Upon Taking possession, Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) shall be paid by the Purchaser to the Builder / Developer i.e 5% of the Agreement value plus Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) towards GST.

In WITNESS WHEREOF the parties have signed the same on the day month and year first above written in the presence of 2 attesting witnesses;

SIGNED AND DELIVERED BY THE WITHIN NAMED  
PURCHASER / THE PARTY OF THE FIRST PART

\_\_\_\_\_

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L.H.F.P

- 1. -----
- 2. -----
- 3. -----
- 4. -----
- 5. -----

R.H.F.P

- 1. -----
- 2. -----
- 3. -----
- 4. -----
- 5. -----

SIGNED AND DELIVERED BY THE WITHIN NAMED  
**SHRI.**

For Developer / Builder; as Partner, on behalf of the Second Partner,  
And as an Attorney for THE VENDORS / LAND OWNERS;

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L.H.F.P

- 1. -----
- 2. -----
- 3. -----
- 4. -----
- 5. -----

R.H.F.P

- 1. -----
- 2. -----
- 3. -----
- 4. -----
- 5. -----

In the presence of:-

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_