

MODEL FORM OF AGREEMENT

This Agreement made atthisday ofin the year Two Thousand andbetween FALARI REAL ESTATES, a proprietary concern engaged in the business of civil construction and real estate development represented herein by its sole proprietor, Mrs. Vaishali S. Falari, wife of Shri Sandeep H. Falari, of age 46 years, business, holder of Pan Card No.AAMPF5333M, residing at 111, Dattawadi, Mapusa, Goa hereinafter referred to as "the Promoter of the one part and (.....) having address athereinafter referred to as "the Allottee" (.....) of the other part.

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WHEREAS there exists a property surveyed under Chalta Nos.112, 113 & 114 of P.T. Sheet No.137 of City Survey, Mapusa totally admeasuring 1509 square meters, being described in the Land Registration Office of Bardez at Mapusa under No.13103 at page 68 V of Book B 34 (New) situated at Ansabhat, Mapusa, described fully in the Schedule I hereunder (hereinafter referred to as the "SAID PLOT OF LAND". Whereas there exists a residential house in the SAID PLOT OF LAND and the Bandekar family are in ownership possession and enjoyment of the same (hereinafter referred to as the SAID RESIDENTIAL HOUSE) being the heirs of 3 branches of the Bandekar family i.e. late Pundalik Shet Bandekar and Anant Shet Bandekar to the extent of 1/3rd to Narayan Shet Bandekar, Govind Shet Bandekar and Nilkant Shet Bandekar to the extent of 1/3rd and remaining 1/3rd share belonged to Venctexa L. Shet Bandekar.

The Promoter has signed Agreements of Sale dated 05/01/09, 19/01/09 & 19/01/09 respectively with the heirs of late Venctexa L. Shet Bandekar, and of late Pundalik Shet Bandekar and Anant Shet Bandekar and of said Narayan Shet Bandekar, Govind Shet Bandekar and Nilkant Shet Bandekar (hereinafter referred to as "the Original Owner") of the One Part and the Promoter of the Other Part (hereinafter referred to as "the Development Agreement"), the Original Owner granted to the Promoter, development rights to the piece or parcel of freehold land lying and being at Mapusa, in the Registration Sub-District of Bardez, an immovable property being piece or parcel of freehold land property surveyed under Chalta Nos.112, 113 &

114 of P.T. Sheet No.137 of City Survey, Mapusa totally admeasuring 1509 square meters, being described in the Land Registration Office of Bardez at Mapusa under No.13103 at page 68 V of Book B 34 (New) situated at Ansabhat, Mapusa, Registration sub-District of Bardez, Goa more particularly described in the Schedule I hereunder written (hereinafter referred to as "the project land") and to construct thereon building/s in accordance with the terms and conditions contained in the Development Agreement/Power of Attorney;

WHEREAS there exists room in Chalta No.114 of P.T. Sheet No.137 of City Survey Mapusa, and one person called Bicaji Gaude was residing therein. (hereinafter referred to as the "SAID ROOM" The PROMOTERS have entered into an Agreement with the heirs of late Bicaji Gaude to develop the said Chalta No.114 and compensate the said heirs accordingly for valuable consideration and in furtherance of the said Agreement the heirs of late Bicaji Gaude have also given an Irrevocable Power of Attorney to the PROMOTERS.

AND WHEREAS in pursuance of the said Agreements, the PROMOTERS herein are constructing a Residential-cum-Commercial Building on the said property consisting of shops/flats/offices/basement etc. which will be known as "BANDEKAR PLAZA".

AND WHEREAS the Promoters are entitled and authorised to construct buildings on the project land in accordance with the recitals hereinabove.

AND WHEREAS the Original Owner/Promoter is in possession of the project land;

AND WHEREAS the Promoter has proposed to construct on the project land a Residential-cum-Commercial Building, known as BANDEKAR PLAZA having Basement, Ground and six upper floors.

AND WHEREAS the Allottee has agreed to purchase an Apartment bearing Shop/Office/Flat No. on thefloor,

(hereinafter referred to as the said "Apartment") in the Building called BANDEKAR PLAZA (hereinafter referred to as the said "Building") being constructed in the said project by the Promoter;

AND WHEREAS the Promoter has appointed 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 registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder Act with the Real Estate Regulatory Authority at under No.; authenticated copy is attached in Annexure;

AND WHEREAS the Promoter has appointed a Structural Engineer for the preparation of the structural designs 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 by virtue of the Development Agreement/Power of Attorney the Promoter has sole and exclusive right to sell the Apartments in the said building/s to be constructed by the Promoter 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 and copies 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 Architect Mr. Sandeep H. Falari and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder; and the allottee has acknowledged the receipt of the same;

AND WHEREAS the authenticated copies of Certificate of Title issued by the legal Practitioner of the Promoter, or any other relevant revenue record showing the nature of the title of the Promoter 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 Competent Authority have been annexed;

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the building 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 competent authority wherever applicable have been annexed hereto;

AND WHEREAS the Promoter has got some of the approvals from the concerned competent authority(ies) to the plans, the specifications, elevations, sections and of the said building/s wherever applicable 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 competent 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 shall be granted by the concerned competent authority;

AND WHEREAS the Promoter has accordingly commenced construction of the said building in accordance with the said approved plans;

AND WHEREAS the Allottee has approached the Promoter for purchase of an Apartment bearing Shop/Office/Flat No. on

.....floor in the building BANDEKAR PLAZA being constructed in the said Project;

AND WHEREAS the carpet area as defined under clause (K) of section 2 of the said Act, of the said Apartment is square metres;

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, UPON the execution of these presents, the Allottee has paid to the Promoter a sum of Rs.(Rupees.....) only, being an advance payment or an Application Fee as provided in section 13 of the said Act (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, the Promoter has registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder with the Real Estate Regulatory Authority under No.;

AND WHEREAS, under section 13 of the said Act, the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee, and also to register said Agreement under the Registration Act, 1908 (Central Act 16 of 1908);

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 Apartment and the garage/covered parking (if applicable);

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

1. The Promoter shall construct the said building consisting of Basement, Ground Floor and six upper floors on the project land in accordance with the plans, designs and specifications as approved by the concerned competent authority from time to time wherever applicable.

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 Allottee except any alteration or addition required by any Government authorities or due to change in law.

1.a(i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Apartment bearing Shop/Office/Flat No.....of carpet area admeasuring sq. metres. The Apartment shall also have an exclusive carpet area of balcony of sq.mts. with an exclusive terrace area..... sq.mts. if any, on floor in the building BANDEKAR PLAZA (hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed for the consideration of Rs. which includes the proportionate incidence of common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Schedule annexed herewith.

(ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee covered parking bearing Nos. situated in the Basement being constructed in the layout for the consideration of Rs...../

1(b) The total aggregate consideration amount for the Apartment including covered car parking spaces is thus Rs./

1(c) The Allottee has paid on execution of this Agreement a sum of Rs.(Rupees only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to the Promoter the balance amount of Rs. (Rupees) in the following manner;

Sr.no	Instalment	Percentage (Approx)	Amount (In Rs.)
1	Upon signing of Agreement for Sale (Advance Payment or Application Fee)	10%	
2	On completion of plinth works	10%	
3	On completion of Basement first slab	10%	
4	On completion of Second slab	10%	
5	On completion of Third slab	10%	
6	On completion of Fourth slab & commencement of Fifth slab	10%	
7	On completion of Sixth slab & commencement of Seventh slab	10%	
8	On completion of staircases, lift, wells, lobbies upto the floor level of the said Apartment.	10%	
9	On completion of internal Masonary, Plastering, Flooring, Electrical & plumbing works, sanitary fittings.	5%	

10	On completion of external plumbing and external plaster, elevation, terraces with waterproofing, of the building in which the said Apartment is located.	5%	
11	on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be specified in the Agreement of sale of the building in which the said Apartment is located	5%	
12	On virtual completion & handing over possession	5%	
		Total 100%	

1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Infrastructure tax, GST and Cess or any other 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 Apartment.

1(e) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges/taxes payable to the competent authority and/or any other increase in charges/takes or other which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the

competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

1(f) The Promoter may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Allottee on such terms and conditions as the parties mutually agreed the provision for allowing rebate and such rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.

1(g) 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 completion 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 four 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 Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on website) Rules, 2017 (hereinafter referred to as the said 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.

1(h) 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.

2.1 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 competent 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 competent authority occupancy and/or completion certificates in respect of the Apartment.

2.2 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 Apartment to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be subject to all the allottees have paid all the consideration and other sums due and payable to the promoters as per the Agreement. Similarly the Allottee shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter, as provided in clause 1(c) herein above. ("Payment Plan").

3. The Promoter hereby declares that the Floor Area Ratio available as on date in respect of the project land is 3018.00 sq.m. (FAR = 200) only and Promoter has planned to utilize Floor area ratio of 3017.77 sq.m. (FAR = 199.93). The Promoter has disclosed the Floor Space Index of 2-00 (FAR = 200) 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 FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

4.1 If the Promoter fails to abide by the time schedule for completing the project and handing over the Apartment to the Allottee the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, 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 as specified in the said Rules, 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.

4.2 Without prejudice to the right of Promoter to charge interest in terms of sub clause 4.1 above, 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 instalments, 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 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 sixty days of the termination, the instalments of sale consideration of the Apartment which may till then have been paid by the Allottee to the Promoter and the Promoter shall not be liable to pay to the Allottee any interest on the amount so refunded.

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

the said building and the Apartment as are set out in Schedule II annexed hereto.

6. The Promoter shall give possession of the Apartment to the Allottee on or before 31st day of March 2020, subject to obtaining complete succession documents from the original owners of the said property. 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 date 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 may mentioned in the clause 4.1 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 Goa;
- (ii) Any notice, order, rule, notification of the Government and/or other public or competent authority/court.
- (iii) Delay in obtaining Mutation in the Survey records from the name of the original owners to the names of the present heirs/successors with respect to the said property.

7.1 *Procedure for taking possession.* ---- 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 Apartment, to the Allottee in terms of this Agreement to be taken within one month from the date of issue of such notice and the Promoter shall give possession of the 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 or association of allottees, 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 Project.

7.2 The Allottee shall take possession of the Apartment within 15 days of the written notice from the Promoter to the Allottee intimating that the said Apartments are ready for use and occupancy.

7.3 Failure of Allottee to take Possession of Apartment upon receiving a written intimation from the Promoter as per clause 7.1 the Allottee shall take possession of the Apartment from the Promoter by paying all amounts executing necessary indemnities, undertakings and such other documentation as specified in this Agreement, and the Promoter shall give possession of the Apartment to the Allottee. In case the Allottee fails to take possession within the time provided in clause 7.2, such Allottee shall continue to be liable to pay maintenance charges as applicable including all Government rates, taxes, charges, interest on delay and all other outgoing and expenses of and incidental to the management and maintenance of the said Project and the building thereon.

7.4 If within a period of One year 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 is 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. In case the allottees carry out any work within the Apartments after taking possession, resulting in cracks and dampness or any other defect within or to the adjoining Apartments/s, then in such an event the Promoter shall not be liable to rectify or pay compensation. But the Promoter may offer services to rectify such defects with nominal charges. Hairline cracks and dampness caused due to settlement, humidity, variations in temperature, electrical conduits, etc. cannot be considered as defective work.

8. The Allottee shall use the Apartment or any part thereof or permit the same to be used only for purpose of *residence/office/show-room/ shop/

godown for carrying on any industry or business. (*strike out which is not applicable). He shall use the garage or parking space only for purpose of keeping or parking vehicle.

9. The Allottee along with other allottee(s)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 byelaws 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 organisation 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.

9.1 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 association of allottees is formed and the maintenance of 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. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter provisional monthly/yearly contribution of Rs. per month/annum towards the outgoings. The Allottee undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every

month in advance and shall not withhold the same for any reason whatsoever. It is agreed that the non-payment or default in payment of outgoings on time by Allottee shall be regarded as the default on the part of the Allottee and shall entitle the promoter to charge interest on the dues, in accordance with the terms and conditions contained herein.

10. The Allottee shall on or before delivery of possession of the said premises keep deposited with the Promoter, the following amounts:-

- (i) Rs. For share money, application entrance fee of the Society or Limited Company/ Federation/Apex body.
- (ii) Rs. for formation and registration of the Society or Limited Company/Federation/Apex body.
- (iv)Rs. For proportionate share of taxes and other charges/levies in respect of the Society or Limited Company / Federation/Apex body.
- (v) Rs. for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company / Federation/Apex body.
- (vi)Rs.For Deposit towards Water, Electric, and other utility and services connection charges.
- (i) Rs.for deposits of electrical receiving, transformer and Sub-Station provided in Layout.
- (vii) Rs. as legal charges
- (viii) Rs. as infrastructure Tax.
- (ix)Rs..... as Corpus in respect of the Society or Limited Company /Federation/Apex Body.
- (x) Rs. as Stamp Duty and Registration Charges.

11. The Allottee shall pay to the Promoter a sum of Rs. for meeting all legal costs, charges and expenses, including professional costs of the legal practitioner of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws.

12. At the time of registration of conveyance or Lease of the structure of the building, the Allottee shall pay to the Promoter, the Allottees' 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 Vendors/original owners have clear and marketable title with respect to the project land as declared in the title report annexed to this agreement and the promoter 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 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 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 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 allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;

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. 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's own cost in good and tenable repair and condition from the date the 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, not 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 any taxes or levies and other amounts as demanded by the concerned local authority or Government for providing infrastructure like water, electricity, sewerage 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 the 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.

15. 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 out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

16. 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 along with the

proportionate indivisible share hereby agreed to be sold to him. All unsold or un-allotted inventory shall continue to remain the property of the promoter until sold/allotted.

17. PROMOTER SHALL NOT MORTGAGE OR CREATE A 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 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 is 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.

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 Allottees of the Apartment, 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 Apartment in the Project. For such calculations, areas of exclusive balconies, verandas and/or terraces shall be added to carpet area of respective allottees.

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

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, 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. Thereafter this Agreement shall be deemed to have been executed.

26. 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.

27. 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)

Notified Email ID:

M/s Promoter name

(Promoter Address)

Notified Email ID:

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.

28. JOINT ALLOTTEES

That in case there are Joint Allottees 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 Allottees.

29. Stamp Duty and Registration:- The charges towards stamp duty and Registration of this Agreement shall be borne by the Allottee.

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

31. 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 courts in the State of Goa 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 Mapusa, Goa, in the presence of attesting witness, signing as such on the day first above written.

SCHEDULE I

All that property surveyed under Chalta Nos.112, 113 and 114 of P.T.Sheet No.137 of City Survey, Mapusa admeasuring 1474 square meters, 18 square meters, and 17 square meters respectively, thus totally admeasuring an area of 1509 square meters, alongwith a residential house and room existing in Chalta No.114/137, described in the Land Registration Office of Bardez at Mapusa under No.13103 at page 68V of Book B 34 (New) situated at Ansabhat in Ward No.9 of Mapusa City in the Taluka of Bardez, District of North Goa in the State of Goa and bounded as under:-

- On the East: Partly by Chalta No.115/137 & partly by Municipal road.
 On the North: Partly by Municipal road & partly by Chalta No.115/137;
 On the West: By Chalta No.102/137, and by Chalta No.109/137;
 On the South: Partly by Chalta No.116/137, partly by Chalta No.118/137
 and Chalta No.119/137 and partly by Municipal road.

SCHEDULE II

(A) GENERAL SPECIFICATIONS OF SHOPS/OFFICES

1. Structure: Shall be RCC framed as per design approved by the Mapusa Municipal Council. The external walls shall be 23 cm. thick laterite/concrete block masonry in cement mortar.
2. Flooring: Shall be in Ceramic tiles of reputed good quality make.
3. Rolling Shutters: Rolling Shutters to be of 18 gauge and painted with two coats of oil paint, for shops.
4. Plaster & Plant: All external walls shall be plastered with two coats of cement mortar using water proofing compound and finished with cement paint. Internal walls and ceiling will be plastered with neeru finish. All internal wall surfaces will be finished in oil bound distemper. Ceiling to be finished in whitewash.
5. Electrical: All wiring shall be in best quality open type wiring on walls and slabs. Each shop/office shall have two light points, one fan and one 5-Amp plug point.

(B) GENERAL SPECIFICATIONS FOR FLATS

1. Structure: Shall be RCC framed as per design approved by the Mapusa Municipal Council. The external walls shall be 23 cm. thick laterite/concrete block masonry in cement mortar. Internal walls shall be 11.5 cm. thick in brick masonry.

2. Flooring & Skirting: Flooring in the living room shall be in vitrified tiles and in other rooms shall be in ceramic tiles with skirting laid in cement mortar.
3. Toilet: Water closed as well as bathroom to have white ceramic tiles flooring. The water closed shall consist of European/Indian type pan. Dado to be provided upto ceiling height in water closed and in bathroom of 6" x 6" white glazed tiles. Bathroom to have a shower rose. Provision for hot and cold water.
4. Doors and Windows: Main door frame to be 4" x 2 ½" teak wood and teak wood paneled main door. All the other door frames to be 4" x 2 ½" Matti/Sal wood. All door panels shall be commercial flush/panel doors painted with two coats of paint. Toilet doors shall be in sintex panels with aluminium hardware. All doors shall have mild steel anodized hinges, aluminium tower bolts, etc. Bedroom doors shall have mortice locks. Main door to have night latch. All windows to be in aluminium of approved guage, awith M.S. Grills for safety on windows. Aluminium frame shall be 3-track with fly proof mesh shutter.
5. Roofing: RCC flat slab with approved India type water proofing.
6. Kitchen: shall be provided with a cooking platform (otta) of granite. Sink to be in stainless steel. Dado shall be provided of white glazed upto ceiling height above the kitchen platform.
7. Plaster & Paint: All external walls shall be plastered with two coats of cement mortar using water proofing compound and finished with cement paint. Internal walls and ceiling will be plastered with Neroo finish. All internal wall surfaces will be finished in oil bound distemper. Ceiling to be finished in white wash.
8. Electrical: All wiring shall be in best quality copper cables I.S.I. grade concealed in walls and slabs. Points shall be provided in various rooms, with good quality switches, sockets, etc. of I.S.I. grade. Wiring will be done to confirm to latest I.E. Rules and Regulations. Conduit

provision with J.B. for inverter wiring. The various points as follows:

Living-Cum-Dinning room:	2 light points 2 Fan points 1 5-Amp plug point 1 Bell point 1 T.V. point 1 Cable T.V. point 1 point for Music System 1 Telephone point (4 pair cable CAT-5)
Each Bedroom:	2 light points 1 fan point 1 5-Amp plug point for A/C 1 10-Amp Power point
Kitchen:	1 light point 1 5-Amp plug point 1 exhaust fan point 4 Nos. 15-Amp power points
Bathroom:	1 light point 1 15-Amp geyser point 1 point for washing machine
Water closet:	1 light point
Balcony/Passage:	1 light point each
Wash basin:	1 light point 1 5/15-Amp socket for shaver.

9. Plumbing & Drainage: Plumbing mains and distribution shall be in galvanized iron pipes. Underground drainage shall be stoneware pipes with inspection chambers and traps to be and connected to septic tank. Building to be provided with an underground sump with pumping facility and overhead water tank. Water supply to the flats will be provided by having underground sump and overhead water tank. Connection will be given to bathroom, kitchen, wash basin, toilet and washing machine. Water from sump to overhead tank will have electric pumping system with standby pump.

- 10. The flat owner will be provided permanent electric connection from the Electric Department with the test report provided by the DEVELOPERS. The PURCHASER has to pay electricity security deposit and connection charges as per G.S.E.D. Rules.
- 11. The building shall be provided with lift with generator for uninterrupted power supply.
- 12. Staircase and common corridor lighting to have generator for uninterrupted power supply.
- 13. Fire fighting provisions/equipment and fire escape to be provided as per National Building Code.

SIGNED AND DELIVERED BY THE WITHIN NAMED

Allottee: (including joint buyers)

(1)

(2)

At on

In the presence of WITNESSES:

1. Name

Signature

2. Name

Signature

SIGNED AND DELIVERED BY THE WITHIN NAMED

Promoter:

(1)

(Authorized Signatory)

WITNESSES:

Name

Signature

Name

Signature

Received of and from the Allottee above named the sum of Rupees.....
..... on execution of this agreement towards Earnest Money Deposit or application fee.

I say received.

The Promoter/s