

ANNEXURE '3'

(Authenticated copies of the Layout plan of the Parking Space agreed to be allotted for the ALLOTTEE as approved by the concerned local authority)

DEED OF SALE

THIS DEED OF SALE is made and executed in this City of Quepem, Taluka and Registration Sub - District of Quepem, District of South Goa, State of Goa, on this _____ day of the month of _____ in the Christian year of Two Thousand and Nineteen (__ / __ / 2019);

BY AND BETWEEN

M/S SAIDHAM, a proprietary Firm, represented herein by its proprietor 1. Shri Vishnu S. P. Nasnodkar, 42 years of age, married, son of Sitaram Prabhu Nasnodkar, Business, resident of Flat no CG-2 ground Floor, Garden Villa Apartments; Gogal Margao Goa Aadhar card no 6911 6808 4479 PAN ATAPS 5970 L , his wife 2. Mr. SAJAL VISHNU PRABHU NASNODKAR; 39 years of

age, married, wife of Vishnu S. P. Nasnodkar, Housewife, resident of Flat no CG-2 ground Floor, Garden Villa Apartments; Gogal Margao Goa Aadhar card no 8741 8436 1473 PAN AODPP1752R hereinafter referred to as the "PROMOTER" (which expression shall, unless repugnant to the meaning or context thereof, be deemed to mean and include its partners, successors and assigns) of the **FIRSTPART**;

AND

1. Mr. ANAND @ RAMCHANDRA GOVIND BORKAR, 71 years of age, business, bachelor, son of late Govind Ramchandra Borker Aadhar card no 2793 5277 9789 no PAN resident of house no 19, Near Dr. Arun Sankaw Deao Quepem Goa
2. MR. LAKSHAMAN@ LAXMAN GOVIND BORKAR, 68 years of age, Retired teacher, married, son of late Govind Ramchandra Borkar Aadhar card no 6593 2925 5658; PAN ACGPB1284P and his wife,
3. Mrs. MEENAKSHI LAKSHAMAN BORKAR, 57 years of age, housewife, daughter of Narayan S. Vengurlekar, Aadhar card no 366966994152; no PAN both resident of resident of house no 19, Near Dr. Arun Sankaw Deao Quepem Goa
4. Smt. ASHA SRIPAD BORKAR, 52 years of age, wife of late Sripad Govind Borker , daughter if Shiva Naik, Aadhar card no 140795676286 no PAN
5. Miss POOJA SRIPAD BORKAR, 26 years of age, service, Aadhar card no 978440847818, daughter of Late sripad Borkar ; No PAN

6. Mr. GAURAV SRIPAD BORKAR; 20 years of age, student, son of late sripad Borker aadaha card no 772442466244 all above resident of house no 19, Near Dr. Arun Sankaw Deao Quepem Goa hereinafter referred jointly as to as the OWNERS (which expression unless repugnant to the context or meaning thereof shall include their respective heirs, successors, legal representatives, executors, administrators, and assigns) of the **SECOND PART**

AND

2. _____ son/daughter/wife of Mr/Mrs _____, aged about _____ years, married/unmarried, service/business, Indian National, having PAN Card No. _____ and Aadhar Card No. _____, hereinafter referred to as the "ALLOTTEE" of the **THIRD PART**.

AND WHEREAS

A. There exist a Property known as AMONA OR NARNE GOVIND GUNO GUEXI VITOGI NAIQUE OF COCONUT PALM TRESS situated in Village Amona having Area of 687.00 sq mts, surveyed under survey No. 74 sub division no 4 of Village Quepem Taluka Quepem , bearing Land Registration office of Quepem under no. 21258 at pages 137 overleaf of Book B-57 enrolled under Matriz no 66. Herein after referred to as the SAID PLOT for sake of Brevity.

B. The said Plot was purchased by Late Govind Ramchandra Borkar father/ father in law / grandfather of Owners hereinabove from Ferdric G. R. Dias vides Deed of Sale 06.11.1969 .

C. Said Sripad Govind Borkar expired on leaving behind his wife and two children as his only heirs as specified in Deed of Succession drawn on 11.4.207 recorded at 22V to 24of Deed Book no 63 in the office of Notary Ex-officio Quepem.

AND WHEREAS by an Agreement for Development and construction dated June 18, 2017, Registered in Book- 1 ,having registration no QPM-BK-100454-2017 CD no QPMD8 on 24.2.2017 in the office of sub registrar of Quepem the Land Owners hereinabove entrusted the said Plot for development to the **PROMOTER** herein;

AND WHEREAS the said Plot is more particularly described in the **Schedule** appended herein which is a separate, distinct and independent identity, which shall hereinafter be called the '*Project Land*'.

AND WHEREAS the **PROMOTER** had proposed to construct on the Project Land, a residential cum commercial complex to be known as "-----", comprising commercial shops on the ground floor, and residential apartments on the first, second, third floor Hereinafter referred to as the **PROJECT**

AND WHEREAS by virtue of the Agreement for Development dated 18.05.2017, executed before Sub Registrar of Quepem QPM-BK-100454-2017 CD no QPMD8 on 24.5.2017 **PROMOTER** has the sole and exclusive right to sell the Shop(s)/Apartment(s) 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) of the Shop(s)/ Apartment(s) to receive the sale consideration in respect thereof;

AND WHEREAS the Conversion Sanad in respect of the Project Land dated 18.2.2019 under No. POL/QUE/SG/CONV/37/2017/2288; Development Permission from the Town and Country Planning Department, Quepem, dated October 10, 2018 under No. TPQ/QPM/5187/74/4/2018/1545 and Construction License dated 26.3.2019 no QMC/LIC/Tec -Sec/22/2018-19/4532 issued by the Quepem Municipal Council, and the **ALLOTTEE** has acknowledged the receipt of the same;

AND WHEREAS the **PROMOTER** has also registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed there under (the "Act"), with the Real Estate Regulatory Authority at Goa, under Registration No. -----

AND WHEREAS the **ALLOTTEE** had also been given notice of and copies of the following documents pertaining to the Project and Project Land, which the **ALLOTTEE(s)** duly confirms and acknowledges the receipt of, and has further satisfied himself/herself/themselves as to the authenticity and veracity of the same, namely:

- a. The authenticated copies of Certificate of Title issued by the attorney at law or Legal Practitioner of the **PROMOTER**, showing the nature of the title of

the PROMOTER and Land Owners to the Project Land on which the Shop(s)/Apartment(s) are constructed or are to be constructed,

b. The authenticated copies of the statutory approvals, licenses and permissions, as approved by the concerned Competent Authority and according to which the construction of the Project is proposed to be provided for on the Project Land,

c. The authenticated copies of the plans of the Layout as approved by the concerned Competent Authority and according to which the construction of the buildings and open spaces are proposed to be provided for on the said Project,

d. The authenticated copies of the plans and specifications of the Shop(s)/Apartment(s) agreed to be purchased by the ALLOTTEE, as sanctioned and approved by the Competent Authority wherever applicable;

AND WHEREAS the PROMOTER had accordingly commenced construction of the Project in accordance with the said approved plans.

AND WHEREAS the ALLOTTEE(s), after inspecting, and being satisfied with all the above stated documents of title in respect of the Project and Project Land, had approached the PROMOTER and requested the PROMOTER to allot and sell to the ALLOTTEE, a Shop/FLAT in the Project, being Shop/ FLAT designated as No. "UNIT", which as an independent and distinct entity, was to comprise of a carpet area of "XX.XX" sq.mts., proposed to be constructed on the ----- Floor, as a single independent unit was to be bounded on East -----, on the West: by -----, on the North: by ----- and on the South by -----, which Shop shall hereinafter be referred to as the "Said Unit".

AND WHEREAS the ALLOTTEE herein has approached the PROMOTER to purchase the Shop No. "UNIT" on the ground floor in the project 'SHIVAM', Quepem, Goa. The PROMOTER has agreed to the request made by the ALLOTTEE for a total consideration of Rs. _____/- (Rupees _____Only).

AND WHEREAS the ALLOTTEE herein has paid full consideration of Rs. _____/- (Rupees _____Only) towards Shop No. "UNIT" on the ground floor in the project 'SHIVAM', Quepem, Goa comprise of a carpet area of "XX.XX" sq.mts, to be situated on the Ground floor, which shop shall hereinafter be called 'the said shop'.

AND WHEREAS the PROMOTER has completed the construction of the Project and the Said Unit described hereinabove and has obtained the necessary Completion Certificate from the Town and Country Planning Department, Quepem under Ref. No. -----dtd.-----

AND WHEREAS the PROMOTER has also obtained the necessary Occupancy Certificate from the Quepem Municipal Council under Ref No. -----, dated 21/02/2019, wherein the Said Unit described hereinabove, is found registered in the records of the Quepem Municipal Council and is assessed to tax and identified as ----- No. "UNIT" with House No. -----, Quepem, Goa, which Said Unit is more particularly described in the Schedule - appearing hereinafter, and is more particularly demarcated and delineated in red lines in the annexed plan.

AND WHEREAS the ALLOTTEE(s) has/have paid the entire consideration amount due to the PROMOTER for the purchase of the Said Unit and has/have now requested the PROMOTER and the Land Owners to execute the present Deed of Sale conveying the Said Unit to the ALLOTTEE(s).

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in pursuance to the said Sale Deed and in consideration of the sum of Rs. _____/- (Rupees _____ Only) paid by the ALLOTTEE(s) to the PROMOTER, the receipt of which full consideration of sale, the PROMOTER, does hereby acknowledge and give its full discharges to the ALLOTTEE(s), the PROMOTER and the Land Owners do hereby sell, convey, transfer and assign unto and to the use of the ALLOTTEE(s), his/her/their heirs, successors, executors, legal representatives, administrators and assigns, ALL THAT SAID UNIT, being the Shop designated as No. "UNIT", which as an independent and distinct entity, comprises of a carpet area of "XX.XX" sq. m., constructed on the Ground Floor of the Front Wing of the residential cum commercial complex known as "Shivam" in the Project Land described first hereinabove, corresponding to the area of the Said Unit, which Unit is bounded East by ----- on the West: -----, on the North: ----- and on the South by ----- and in consistence with all rights, accesses, easements, interests and appurtenances to the Said Unit as are provided in common to the Project, in favour of the ALLOTTEE(s), absolutely and forever, and that the ALLOTTEE(s) shall enjoy the same as his/her/their own chattel, without any interference from the PROMOTER or the Land Owners or anyone on their behalf, to have and to hold the same as his/her/their own forever.

2. The Land Owners do hereby convey, transfer and sell all that corresponding to the area of the Said Unit, in favour of the **ALLOTTEE(s)**, and further declare that the Project Land is free from charges, mortgage, claims, liens, either of tenancy or mundkars, and that the Project Land is free from any encumbrances.

3. The PROMOTER does hereby state for itself, its successors in interest, that it has a good right and title to convey and transfer the Said Unit described herein.

4. The PROMOTER and the Land Owners do hereby agree to save and keep indemnified, the **ALLOTTEE(s)** from and against all and any losses, damages, claims or costs, which it may sustain by reasons of any claim being made by anybody to the Said Unit.

5. The **ALLOTTEE(s)** agree/s that he/she/they shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the shop) of outgoings in Project, 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 Project. Until the Association of **ALLOTTEES** is formed and the maintenance of the Project Land and Project is transferred to it, the **ALLOTTEE(s)** shall pay to the PROMOTER such proportionate share of outgoings as may be determined. The **ALLOTTEE(s)** further agree/s that till the **ALLOTTEE(s)**' share is so determined the **ALLOTTEE(s)** shall pay to the PROMOTER, Rs. -----/-

(Rupees ----- Only) per annum i.e. provisional monthly contribution of Rs.---(Rupees ----- Only) per month, calculated @ Rs. ----- (Rupees ----- Only) per square metre per month towards the outgoings. The ALLOTTEE(s) undertake/s 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 the ALLOTTEE(s) shall be regarded as default on the part of the ALLOTTEE(s) and shall entitle the PROMOTER to charge interest on the dues. It is understood and agreed upon by the parties hereto, that the handling of the outgoings on behalf of the ALLOTTEEs of the Project, as stated herein, is carried out by the PROMOTER, free of cost, at no profit or gain whatsoever, and is only being undertaken by the PROMOTER to enable the ALLOTTEEs, to acclimatize themselves to the mode and system of running and upkeep of the Project. As such, the said handling of the outgoings carried out by the PROMOTER shall not be deemed to constitute a 'service' of any manner or nature, and the PROMOTER shall not be deemed to be a 'service provider' of any form or nature.

6. The ALLOTTEE(s) has already paid the following amount to the PROMOTER:

- (i) Rs._____-/- (Rupees _____ Only) towards share money, application entrance fee, formation and registration, proportionate share of taxes and other charges/levies including Goods and Service Tax in respect of the Society or Limited Company/Federation/ Apex body.

(ii) Rs. ____/- (Rupees _____ Only) per annum. The same is calculated @ ____/- (Rupees _____ Only) per square metres which amounts to Rs. ____/- (Rupees _____ Only) per month for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company / Federation / Apex body

(iii) Rs. ____/- (Rupees _____ Only) per sq. m. as Corpus in respect of the Society or Limited Company / Federation / Apex Body calculated @ Rs. ____/- (Rupees _____ Only) per sq. m.

(iv) Rs. ____/- (Rupees _____ Only) for Installation Charge/Deposit towards Water and Electric connection charges and other utility and services connection charges and deposits of electrical receiving and Sub Station provided in Layout including Goods and Service Tax.

(v) Rs. ____/- (Rupees _____ Only) as legal charges and Goods and Service Tax towards professional fees, for meeting all legal costs, charges and expenses, including professional costs of the Legal Practitioners / Advocates of the PROMOTER in connection with registration of deed(s), formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

(vi) Rs. ____/- (Rupees _____ Only) as Infrastructure Tax calculated for Built-up area of _____sq.m. @ Rs. ____/- (Rupees _____ Only) per sq. m.

(vii) Rs. ____/- (Rupees _____ Only) as Stamp Duty and Registration Charges, calculated @ 5% of Agreement value, or as may be applicable from time to time.

(viii) Electrical Consumption charges as per the bills raised by the Electricity Department or as may be demanded by the PROMOTER or the Society/Maintenance Society/Entity, in respect of the said premises from the date of connection to be paid by the ALLOTTEE(s).

(ix) House-Tax in respect of the said premises from the date of issue of Occupancy Certificate to be paid by the ALLOTTEE.

(x) Any increase or introduction of new rates, taxes and levies shall be exclusively borne and paid by the ALLOTTEE.

7. The ALLOTTEE(s), subject to the terms and conditions herein shall be entitled to use all the common facilities and amenities situated in the Project and Project Land.

8. The ALLOTTEE along with other ALLOTTEE(s) of Apartment(s) 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 7 (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 the ALLOTTEE's. 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. 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 **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.
- 10.i. 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 Apartment s) 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.

ii. Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of Society/Maintenance 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.

iii. Till a conveyance of the project land on which the building in which Apartment is situated is executed in favour of Apex Body or Maintenance Society 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.

11. In the event the **ALLOTTEE(s)** desire/s to Transfer/Sell the Said Unit in favour of any other person, the prospective purchaser/s shall also be bound by the terms and conditions of the present Deed of Sale, and they shall inform and take NOC from the **PROMOTER/Association/Co - Operative Housing Society** for the Transfer/Sale of the Said Unit and furnish details/information of the new prospective purchasers, in order to enable the **PROMOTER/Association/Co - Operative Housing Society** to update their records.

12. It is specially agreed that the Said Unit is to be treated as an independent unit and the **ALLOTTEE(s)** shall have no right, claim or interest over the

adjoining units with the exception of the common areas and common amenities and facilities.

13. The **ALLOTTEE(s)** has inspected the Said Unit personally and confirmed that it has been constructed as per the plan, specifications and extra items agreed upon. Further, the **ALLOTTEE(s)** confirms that the carpet area of the Said Unit is "XX.XX"sq mts. The **ALLOTTEE(s)** has/have also been delivered the physical possession of the Said Unit along with a copy of the Occupancy Certificate issued by the Quepem Municipal Council, and henceforth, the **ALLOTTEE(s)** shall not be entitled to raise any further objection, dispute or complaint in respect of the finishes, quality, construction and specifications of the Said Unit, or in respect of any item/s of work allegedly not executed or completed or corrected or made good by the **PROMOTER**. The **ALLOTTEE(s)** further confirm and declare that the **PROMOTER** has complied with all the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder.
14. The **ALLOTTEE(s)** confirm/s that the **PROMOTER** and the **ALLOTTEE(s)** have duly signed and executed the following documents, in order to more effectively complete the transfer/conveyance of the Said Unit in favour of the **ALLOTTEE(s)**, namely:
- a) "Letter of Possession"
 - b) "Deed of Sale" for transfer of the said premises, in the name of the **ALLOTTEE** and/or in the name of the Nominee(s)/s of the **ALLOTTEE**.
 - c) Transfer Form for House-Tax Transfer, and application, undertaking, affidavit etc.

d) Transfer form for Electricity and Water connection, and application, undertaking, affidavit, etc.

e) Bye-Laws, Declaration and other forms regarding formation of Society or Maintenance Society or any other Entity including membership forms.

f) Declaration towards utilization of balance FAR by availing TDR or FAR available on the Project Land being sole discretion of the **PROMOTER**.

15. The ALLOTTEE(s) indemnify/ies and keep/s the **PROMOTER** and the Land Owners forever indemnified against any expenditure, loss or expense arising from any claim, demand, liability, suit or legal proceedings on account of or occasioned by any accident or injury to the ALLOTTEE(s) or his/her/their representative/s or any person/s visiting the ALLOTTEE(s) or his/her/their family, guests or visitors or staff, or all persons claiming through or under the ALLOTTEE(s), after taking possession of the Said Unit and during the occupation, use and enjoyment of the Said Unit and the Project, the common areas, gardens, and other amenities.

16. The name of the Project shall always be "-----" and any Society/Owners Association or Body Incorporate formed shall always bear the same name.

17. The ALLOTTEE(s) is/are aware and acknowledge/s and admit/s that the Sale Consideration Price for the Said Unit, is inclusive of Input Tax Credit Benefit as prescribed under the Goods and Services Tax Act and Rules

framed there under and as such, have availed of and obtained the necessary Input Tax Credit Benefit from the **PROMOTER**.

18. The ALLOTTEE(s) is/are aware and acknowledge/s that the FAR consumed in the Project may not be proportionate to the area of the Project on which it is being constructed in proportion to the total area of the Project Land taking into account the FAR to be utilized for the building to be constructed thereon. The **PROMOTER** in its sole discretion, may utilize any balance FAR by availing of TDR or FAR available on the Project Land. The unutilized/residual FAR (including future incremental or enhancement due to change in law or otherwise) in respect of the Project Land shall always be available to and shall always be for the benefit of the **PROMOTER** and the **PROMOTER** shall have the right to deal or use the FAR and/or TDR as it may deem fit, without any objection or interference from the ALLOTTEE(s) or Society/Owners Association. In the event of any additional FAR in respect of the Project Land or any part thereof being increased as a result of any favorable relaxation of the relevant building regulations or increase in incentive FAR or otherwise, at any time, hereafter, the **PROMOTER** alone shall be entitled to the ownership and benefit of the all such additional FAR for the purpose of the development and/or construction of structures on the Project Land as may be permissible under applicable law.

19. If within a period of five years from the date of handing over of possession to the ALLOTTEE, the ALLOTTEE brings to the notice of the **PROMOTER** any structural defect in the Apartment/Shop or the building in which the Apartment/Shop is situated or any structural defects on account of

workmanship, quality or provision of service, then, wherever possible such structural defects shall be rectified by the **PROMOTER** at his own cost. In case the **ALLOTTEES** carry out any work, modification, alteration of plans, enclosure of balcony, mezzanine slab etc. within the Apartment/Shop (s) after taking possession, resulting in cracks and dampness or any other defect within or to the adjoining shop/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, general wear and tear etc cannot be considered as defective work.

20. The **PROMOTER** and the Land Owners do hereby declare that the property in transaction does not belong to Schedule Caste or to any Schedule Tribe pursuant to the notification no. RD/LAND/LRC/318/77 dated 21/08/1978.

21. That all notices to be served on the **ALLOTTEE** and the **PROMOTER** as contemplated by this Deed 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: _____

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 Deed 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.

IN WITNESS WHEREOF the parties hereinabove named have set and subscribed their respective hands and signatures to these presents, having read and understood the contents thereof and signed the same in the presence of attesting witness on the day, month and year, first hereinabove written.

SCHEDULES

SCHEDULE - A

(Of the Property/ Project Land)

SCHEDULE - B

(Of the Said Unit)

ALL THAT Shop being "UNIT", comprising of a carpet area of "XX.XX" sq. mts, constructed on the Ground Floor of the Front Wing in the residential cum commercial complex known as "-----" in the Project Land described hereinabove at Schedule -A which Apartment is found registered in the records of the Quepem Municipal Council and is assessed to tax and identified as ----- . No. "UNIT" with House No. ----- ,-----, Quepem, Goa, and is bounded as follows:

East : by _____

West : by _____

North : by _____

South : by _____;

The *Said Unit* is more particularly demarcated and delineated in red in the Plan annexed hereto and which plan shall form an integral part of these presents.

ANNEXURES

ANNEXURE '1'

(Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority at Goa, under Registration No. -----)

ANNEXURE '2'

(Authenticated copies of the Layout plan of the Shop agreed to be purchased by the ALLOTTEE as approved by the concerned local authority)

IN WITNESS WHEREOF parties hereinabove named have set their respective hands, having read and understood the contents thereof and signed this Agreement for sale at Margao in the presence of attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED BY THE WITHIN NAMED