

Agreement of Sale

This Agreement of Sale is made at Margao - Goa on this day of of the year Two Thousand and Twenty (...../...../2020);

BETWEEN

COMMONWEALTH DEVELOPERS PVT. LTD., a company registered under the Indian Companies Act, having registered office at CD FOUNTAINHEAD, Murida, Fatorda, Salcete – Goa 403602 , having PAN No. and represented by its **Managing Director, SHRI. DAMODAR alias CHIRAG DATTA NAIK**, son of Datta Damodar Naik, married, aged about 35 years, Indian National, having Adhaar Card No. and resident of H. No. 206, LOKAYAT, Dharmanand Kossambe Road, Opp. Vithal Mandir, Comba, Margao - Goa 403601 and hereinafter referred to as the **“ORIGINAL OWNER” / “PROSPECTIVE VENDOR”** (which expression shall, unless repugnant to the meaning and context thereof, shall mean and include its successors, executors, administrators and assigns) of the **FIRST PART;**

AND

1. MR./MS.....,son of , aged years, married, service, Indian National, holding Aadhar Card no., Holding PAN Card No. and resident of and hereinafter referred to as the **“PURCHASER/ALLOTEE”** (which expression shall unless repugnant to the context or meaning thereof, mean and include his/her legal heirs, executors, administrators and assigns) of the **SECOND PART;**

WHEREAS there exists an immovable property which is described in SCHEDULE -I hereunder written and is hereinafter referred to as the **“PROJECT LAND”**.

AND WHEREAS the project land is owned by the ORIGINAL OWNER/PROSPECTIVE VENDOR by virtue of a Deed of Sale duly registered in the office of Sub-Registrar of Salcete at Margao under Reg. No. MGO-BK1-03866-2014 Cd Number MGOD78 on dated 25/8/2014 and Deed of Sale duly registered in the Office of Sub-Registrar of Salcete at Margao under Reg. No. MGO-BK1-03795-2015 CD Number MGOD86 on dated 14/08/2015.

AND WHEREAS the ORIGINAL OWNER/ PROSPECTIVE VENDOR declares that:

- a) There are no covenants in the Sale Deed dated 25.08.2014 and Sale Deed dated 14.08.2015 referred above affecting the project land in any manner and the ORIGINAL OWNER/ PROSPECTIVE VENDOR has a clear, marketable and subsisting title to the project land;
- b) There are no impediments attached to the project land or any part thereof;
- c) There are no building or other tenants on the project land;
- d) There are no illegal encroachments on the project land;
- e) The project land is not mortgaged nor are there any liens or charges on the project land or any part thereof;
- f) None of the permissions obtained, affect the title of the ORIGINAL OWNER/PROSPECTIVE VENDOR to the project land in any manner.

AND WHEREAS the ORIGINAL OWNER/ PROSPECTIVE VENDOR is entitled and authorised to construct buildings on the project land in accordance with the recitals herein above.

AND WHEREAS the ORIGINAL OWNER/ PROSPECTIVE VENDOR is in possession of the project land.

AND WHEREAS the ORIGINAL OWNER/ PROSPECTIVE VENDOR has proposed to construct on the project land, a building in two phases , The Phase-I comprises of 6 shops built on the Ground Floor of Road front side of Building and Phase -II comprises of first floor of the Road Front side Part of Phase-I and Remaining Portion of the PROJECT LAND. The Said Entire Project is named as CD TIMES SQUARE.

AND WHEREAS the ORIGINAL OWNER/ PROSPECTIVE VENDOR has appointed an Architect registered with the Council of Architects and the present Agreement is as per the Agreement prescribed by the Council of Architects.

AND WHEREAS the ORIGINAL OWNER/PROSPECTIVE VENDOR has appointed a structural Engineer for the preparation of the structural design and drawings of the building and the ORIGINAL OWNER/PROSPECTIVE VENDOR accepts the professional supervision of the Architect and the structural Engineer till the completion of the building.

AND WHEREAS by virtue of the title of the ORIGINAL OWNER/PROSPECTIVE VENDOR to the project land and to construct building on the said project land in accordance with the recitals herein above the ORIGINAL OWNER/ PROSPECTIVE VENDOR has sole and exclusive right to sell the shops/offices or any other premises in the said building to be constructed by the ORIGINAL OWNER/PROSPECTIVE VENDOR on the project land and to enter into Agreement/s with purchasers/allottees of such shops/offices and to receive the sale consideration in respect thereof;

AND WHEREAS on demand from the PURCHASER/ ALLOTTEE, the ORIGINAL OWNER/ PROSPECTIVE VENDOR has given inspection and copies to the PURCHASER/ ALLOTTEE of all the documents of title relating to the project land and the plans, designs and specifications prepared by the ORIGINAL OWNER'S/

PROSPECTIVE VENDOR'S, Architect, **Mr. RAJEEV SUKHTHANKAR** and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 and the Rules and Regulations made there under, and the PURCHASER/ALLOTTEE acknowledges the receipt of the same.

AND WHEREAS the ORIGINAL OWNER/PROSPECTIVE VENDOR shall construct Building consisting of shops / Office Premises in Phase-II of the said Project CD TIMES SQUARE in accordance with the approved plans.

AND WHEREAS the ORIGINAL OWNER/PROSPECTIVE VENDOR has got some of the approvals, from the concerned competent authorities for the plans, specifications, elevations, sections of the building wherever applicable as under:-

a) Conversion Sanad bearing Reference No. AC-I/SAL/SG/CONV/70/2016/11852 dated 30/10/2017 for Chalta No. 36 of PTS 132 & Conversion Sanad bearing Reference No. AC-I/SAL/SG/CONV/08/2018/7764 dated 06/07/2018 for Chalta No. 37 of PTS of 132 annexed hereto as **ANNEXURE - I.**

b) Development Permission for carrying out construction of Building & Amalgamation of Plots , issued by the South Goa Planning and Development Authority , Margao, Goa, bearing Reference No. SGPDA/P/5889/1347/19-20 dated 13/12/2019 annexed hereto as **ANNEXURE - II.**

c) Construction License bearing Reference No. A/87/16-17/4886 dated 21/07/2020 issued by the Margao Municipal Council annexed hereto as **ANNEXURE - III.**

AND WHEREAS the ORIGINAL OWNER/ PROSPECTIVE VENDOR shall obtain the balance approvals from various authorities from time to time, so as to obtain the Building Occupancy Certificate of the said building.

AND WHEREAS while sanctioning the said plans, the concerned competent authority has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the ORIGINAL OWNER/ PROSPECTIVE VENDOR 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 CD TIMES SQUARE Phase -II shall be granted by the concerned competent authority.

AND WHEREAS The Deed of Sale 25.08.2014 and Sale Deed dated 14.08.2015 entitled The ORIGINAL OWNER/PROSPECTIVE VENDOR to enter into agreements of sale in respect of shop/Office Premises in the proposed building to be constructed with proportionate right in the project land on terms and conditions The ORIGINAL OWNER/PROSPECTIVE VENDOR deems fit and proper.

AND WHEREAS The PURCHASER/ALLOTTEE has approached The ORIGINAL OWNER/PROSPECTIVE VENDOR for purchase of a Shop/Office, bearing No. admeasuring ... m2 of super built up area corresponding to ... m2 of built up area corresponding to ...m2 of carpet area on _____ floor situated in the said building CD TIMES SQUARE Phase-II being constructed on the said Project Land for the consideration of Rs. (Rupees ... only) .

AND WHEREAS the carpet area as defined under clause (K) of section 2 of the said Act, of the said shop/Office is square meters.

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, prior to the / at the execution of these presents, the PURCHASER/ALLOTTEE has/have paid to the ORIGINAL OWNER/PROSPECTIVE VENDOR a sum of Rs..... (Rupees) only, being an advance payment or an Application Fee as provided under Section 13 of the said Act (the payment and receipt whereof the ORIGINAL OWNER/PROSPECTIVE VENDOR both hereby admit and acknowledge) and the PURCHASER/ALLOTTEE has agreed to pay to the ORIGINAL OWNER/PROSPECTIVE VENDOR the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, under Section 13 of the said Act, the ORIGINAL OWNER/PROSPECTIVE VENDOR is required to execute a written Agreement for sale of the said Shop/Office with the PURCHASER/ALLOTTEE and also to register said Agreement under the Registration Act, 1908 (Central Act 16 of 1908).

AND WHEREAS in accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the parties, the ORIGINAL OWNER/PROSPECTIVE VENDOR hereby agrees to sell and the PURCHASER/ALLOTTEE hereby agrees to purchase the said Shop/Office.

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

1. The ORIGINAL OWNER/PROSPECTIVE VENDOR shall construct the said building comprising of shops/Offices in Phase -I1 of the project CD TIMES SQUARE 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.

The PURCHASER/ALLOTTEE agree that the ORIGINAL OWNER/ PROSPECTIVE VENDOR is entitled to make such variations in the plan and specifications as are required to be carried out by the South Goa Planning and Development Authority or the Municipal Council and as may be necessary by the exigencies of the circumstances from time to time. The ORIGINAL OWNER/ PROSPECTIVE VENDOR is entitled to build additional Premises by consuming more FAR/FSI if due to change in building regulations, additional premises can be built.

The PURCHASER/ ALLOTTEE shall not be entitled to object or obstruct in any manner in case the ORIGINAL OWNER/ PROSPECTIVE VENDOR decides to change the plans as approved in case the construction of the said premises is not substantially affected.

1.a(i). The PURCHASER/ALLOTTEE hereby agrees to purchase from the ORIGINAL OWNER/PROSPECTIVE VENDOR and the ORIGINAL OWNER/PROSPECTIVE VENDOR hereby agrees to sell to the PURCHASER/ALLOTTEE, the Shop/Office bearing Shop/Office No. of carpet area admeasuring sq. metres, on floor of the said building as shown in the Floor plan thereof hereto annexed for the consideration of **Rs./-** (Rupees only) more clearly described under SCHEDULE - II hereunder , herein after referred to as the "SAID PREMISE" 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 - IV annexed herewith.

1(b) The total aggregate consideration amount for the said Premise is thus Rs./- (Rupees only).

1(c) The PURCHASER/ALLOTTEE has paid today on execution of this Agreement a sum of Rs./- (not exceeding ...% of the total consideration) (Rupees only) as advance payment and hereby agrees to pay to the ORIGINAL OWNER/PROSPECTIVE VENDOR the balance amount of Rs./- (Rupees) in the manner as described under SCHEDULE – III hereunder provided.

1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the ORIGINAL OWNER/PROSPECTIVE VENDOR 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 ORIGINAL OWNER/PROSPECTIVE VENDOR) up to the date of handing over the possession of the said premise.

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 ORIGINAL OWNER/ PROSPECTIVE VENDOR undertakes and agrees that while raising a demand on the PURCHASER/ALLOTTEE for increase in development charges, cost, or levies imposed by the competent authorities etc., the ORIGINAL OWNER/PROSPECTIVE VENDOR 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 PURCHASER/ALLOTTEE which shall only be applicable on subsequent payments.

1 (f) The ORIGINAL OWNER/PROSPECTIVE VENDOR may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the PURCHASER/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 the PURCHASER/ALLOTTEE by the ORIGINAL OWNER/PROSPECTIVE VENDOR.

1 (g) The ORIGINAL OWNER/PROSPECTIVE VENDOR shall confirm the final carpet area that has been allotted to the PURCHASER/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 ORIGINAL OWNER/PROSPECTIVE VENDOR. If there is any reduction in the carpet area within the defined limit then the ORIGINAL OWNER/PROSPECTIVE VENDOR shall refund the excess money paid by PURCHASER/ALLOTTEE within forty-five days with annual interest at the rate specified in the Goa Real Estate (Regulation and Development) Rules 2017 (hereinafter referred to as the said Rules), from the date when such an excess amount was paid by the PURCHASER/ALLOTTEE. If there is any increase in the carpet area of the said Premise allotted to the PURCHASER/ALLOTTEE, the ORIGINAL OWNER /PROSPECTIVE VENDOR shall demand additional amount from the PURCHASER/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 PURCHASER/ALLOTTEE authorizes the ORIGINAL OWNER/PROSPECTIVE VENDOR 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 ORIGINAL OWNER/PROSPECTIVE VENDOR may in its sole discretion deem fit and the PURCHASER/ALLOTTEE undertakes not to object/demand/direct the ORIGINAL OWNER/ PROSPECTIVE VENDOR to adjust his payments in any manner.

2.1 The ORIGINAL OWNER/PROSPECTIVE VENDOR 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 said Premise to the PURCHASER/ALLOTTEE, obtain from the concerned competent authority occupancy and/or completion certificates in respect of the said Premise.

2.2 Time is essence for the ORIGINAL OWNER/PROSPECTIVE VENDOR as well as the PURCHASER/ALLOTTEE. The ORIGINAL OWNER /PROSPECTIVE VENDOR shall abide by the time schedule for completing the project and handing over of the said Premise to the PURCHASER/ALLOTTEE and the common areas to the association of the purchasers/allottees after receiving the occupancy certificate or the completion certificate or both of the entire building, as the case may be subject to all the purchasers/allottees have paid all the consideration and other sums due and payable to the ORIGINAL OWNER/PROSPECTIVE VENDOR as per the agreement. Similarly, the PURCHASER/ALLOTTEE shall make timely payments of the instalments and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the ORIGINAL OWNER/PROSPECTIVE VENDOR as provided in clause 1(c) herein above.

3. The ORIGINAL OWNER/PROSPECTIVE VENDOR hereby declares that the Floor Area Ratio available as on date in respect of the project land is square meters only and the ORIGINAL OWNER/PROSPECTIVE VENDOR has planned to utilize Floor area ratio of by availing of TDR or FAR available on payment of premiums or FSI available as incentive FSI, by implementing various scheme as mentioned in the Development Control Regulations or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The ORIGINAL OWNER/PROSPECTIVE VENDOR has disclosed the Floor Space Index of as proposed to be utilized by it on the project land in the said Project and the PURCHASER/ALLOTTEE has agreed to purchase the said Premise based on the proposed construction and sale of shops and offices to be carried out by the ORIGINAL OWNER/PROSPECTIVE VENDOR by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to ORIGINAL OWNER/PROSPECTIVE VENDOR only.

4.1 If the ORIGINAL OWNER/PROSPECTIVE VENDOR fails to abide by the time schedule for completing the project and handing over the said Premise to the PURCHASER/ALLOTTEE, the ORIGINAL OWNER/PROSPECTIVE VENDOR agrees to pay to the PURCHASER/ALLOTTEE, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the PURCHASER/ALLOTTEE, for every month of delay, till the handing over of the possession. The PURCHASER/ALLOTTEE agrees to pay to the ORIGINAL OWNER/PROSPECTIVE VENDOR, interest as specified in the said Rules, on all the delayed payment which become due and payable by the PURCHASER/ALLOTTEE to the

ORIGINAL OWNER/PROSPECTIVE VENDOR under the terms of this Agreement from the date the said amount is payable by the PURCHASER/ALLOTTEE to the ORIGINAL OWNER/ PROSPECTIVE VENDOR.

4.2 Without prejudice to the right of ORIGINAL OWNER/PROSPECTIVE VENDOR to charge interest in terms of sub clause 4.1 above, on the PURCHASER/ALLOTTEE committing default in payment on due date of any amount due and payable by the PURCHASER/ALLOTTEE to the ORIGINAL OWNER/PROSPECTIVE VENDOR under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the PURCHASER/ALLOTTEE committing three defaults of payment of instalments, the ORIGINAL OWNER/PROSPECTIVE VENDOR shall at his own option, may terminate this Agreement: Provided that, ORIGINAL OWNER/ PROSPECTIVE VENDOR shall give notice of fifteen days in writing to the PURCHASER/ALLOTTEE, by Registered Post AD at the address provided by the PURCHASER/ALLOTTEE and mail at the e-mail address provided by the PURCHASER/ALLOTTEE, of it's 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 PURCHASER/ALLOTTEE fails to rectify the breach or breaches mentioned by the ORIGINAL OWNER/PROSPECTIVE VENDOR within the period of notice then at the end of such notice period, the ORIGINAL OWNER/PROSPECTIVE VENDOR shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the ORIGINAL OWNER/PROSPECTIVE VENDOR shall refund to the PURCHASER/

ALLOTTEE within a period of sixty days of the termination, the instalments of sale consideration of the said Premise which may till then have been paid by the PURCHASER/ALLOTTEE to the ORIGINAL OWNER/PROSPECTIVE VENDOR after deducting 20% of the amount received till such termination and the ORIGINAL OWNER/PROSPECTIVE VENDOR shall not be liable to pay to the PURCHASER/ALLOTTEE any interest on the amount so refunded.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities to be provided by the ORIGINAL OWNER/PROSPECTIVE VENDOR in the said building and the Said Premise as are set out in SCHEDULE - IV.

6. The ORIGINAL OWNER/PROSPECTIVE VENDOR shall give possession of the said Premise to the PURCHASER/ALLOTTEE on or before..... day of20..... If the ORIGINAL OWNER/PROSPECTIVE VENDOR fails or neglects to give possession of the said Premise to the PURCHASER/ALLOTTEE on account of reasons beyond it's control and of it's agents by the aforesaid date, then the ORIGINAL OWNER/ PROSPECTIVE VENDOR shall be liable on demand, to refund to the PURCHASER/ALLOTTEE the amounts already received by him in respect of the said Premise/Office with interest at the same rate as may mentioned in the clause 4.1 herein above, from the date the ORIGINAL OWNER/PROSPECTIVE VENDOR received the sum till the date the amounts and interest thereon is repaid.

Provided that the ORIGINAL OWNER/PROSPECTIVE VENDOR shall be entitled to reasonable extension of time for giving delivery of said Premise on the aforesaid date, if the completion of building in which the said Premise is to be situated is delayed on account of :

- (i) war, civil commotion ;
- (ii) War, armed rebellion or natural calamity due to which construction work could not be undertaken
- (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/ court.
- (iii) Non availability of steel, cement or other building material
- (iv) Delay in payments and non payment of instalments as detailed in SCHEDULE - III of this Agreement.
- (v) Delay on the part of the Government/ Statutory Authority in issuing Occupancy certificate and or completion certificate and or releasing Sewerage Connection, water and electricity supply in case the said premises is otherwise complete in all respect and proper application/s are made to the Government/statutory authorities.
- (vi) Holding up of construction work due to any agitation by the citizens.
- (vii) delay due to Alterations required in the Said Premise by the PURCHASER/ALLOTTEE.

7.1 Procedure for taking possession.— The ORIGINAL OWNER/PROSPECTIVE VENDOR, upon obtaining the occupancy certificate from the competent authority and the payment made by the PURCHASER/ALLOTTEE as per the agreement shall offer in writing the possession of the said Premise, to the PURCHASER/ALLOTTEE in terms of this Agreement to be taken within one month from the date of issue of such notice and the ORIGINAL OWNER/PROSPECTIVE VENDOR shall give possession of the said Premise to the PURCHASER/ALLOTTEE. The ORIGINAL OWNER/PROSPECTIVE VENDOR agrees and undertakes to indemnify the PURCHASER/ALLOTTEE in case of failure of fulfilment of any of the provisions,

formalities, documentation on part of the ORIGINAL OWNER/PROSPECTIVE VENDOR. The PURCHASER/ALLOTTEE agree(s) to pay the maintenance charges as determined by the ORIGINAL OWNER/PROSPECTIVE VENDOR or association of purchasers/allottees, as the case may be. The ORIGINAL OWNER/PROSPECTIVE VENDOR on its behalf shall offer the possession to the PURCHASER/ALLOTTEE in writing within 7 days of receiving the occupancy certificate of the Project.

7.2 The PURCHASER/ALLOTTEE shall take possession of the said Premise within 15 days of the written notice from the ORIGINAL OWNER/PROSPECTIVE VENDOR to the PURCHASER/ALLOTTEE intimating that the said Premise is ready for use and occupancy.

7.3 Failure of PURCHASER/ALLOTTEE to take Possession of the said Premise upon receiving a written intimation from the ORIGINAL OWNER/PROSPECTIVE VENDOR as per clause 7.1, the PURCHASER/ALLOTTEE shall take possession of the said Premise from the ORIGINAL OWNER/PROSPECTIVE VENDOR by paying all amounts executing necessary indemnities, undertakings and such other documentation as specified in this Agreement, and the ORIGINAL OWNER/PROSPECTIVE VENDOR shall give possession of the said Premise/Office to the PURCHASER/ALLOTTEE.

In case the PURCHASER/ALLOTTEE fails to take possession within the time provided in clause 7.2, such PURCHASER/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 five years from the date of handing over the said Premise to the PURCHASER/ALLOTTEE, the PURCHASER/ALLOTTEE brings to the notice of the ORIGINAL OWNER/PROSPECTIVE VENDOR any structural defect in the said Premise or the building in which the said Premise is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the ORIGINAL OWNER/PROSPECTIVE VENDOR at his own cost and in case it is not possible to rectify such defects, then the PURCHASER/ALLOTTEE shall be entitled to receive from the ORIGINAL OWNER/PROSPECTIVE VENDOR, compensation for such defect in the manner as provided under the Act. In case the ALLOTEES/PROSPECTIVE VENDEE carry out any work within the said Premise after taking possession, resulting in cracks and dampness or any other defect within or to the adjoining Premises, then in such an event the ORIGINAL OWNER/PROSPECTIVE VENDOR shall not be liable to rectify or pay compensation. But the ORIGINAL OWNER/PROSPECTIVE VENDOR 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 PURCHASER/ALLOTTEE shall use the Premise for carrying on business/commercial activity. For the beneficial enjoyment of the persons who purchase shops /office in the said Complex, the PURCHASER/ALLOTTEE shall not utilise the said Premise or any part thereof for running as Godown, for carrying out fabrication or welding WW/S and or any commercial activity that leads to noise and nuisance to other Shops/premises Owners .

9. The PURCHASER/ALLOTTEE along with other purchasers/allottees of other shops and offices 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 ORIGINAL OWNER/PROSPECTIVE VENDOR 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 ORIGINAL OWNER/PROSPECTIVE VENDOR within seven days of the same being forwarded by the ORIGINAL OWNER/ PROSPECTIVE VENDOR to the PURCHASER/ALLOTTEE, so as to enable the ORIGINAL OWNER / PROSPECTIVE VENDOR to register the common organisation of purchasers/allottees.

No objection shall be taken by the PURCHASER/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 ORIGINAL OWNER/PROSPECTIVE VENDOR to the PURCHASER/ALLOTTEE that the said Premise is ready for use and occupancy, the PURCHASER/ALLOTTEE shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the said Shop/office) of outgoings in respect of the project land and the building, 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 maintenance staff, security, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and the building.

(a) The maintenance of the common areas in the said Project Land along with the surroundings areas shall be carried out for a period of 3 years on completion of the said Premise / Building by the ORIGINAL OWNER / PROSPECTIVE VENDOR on payment of **Rs.1,...../- (Rupees: One Only)** as service and maintenance fees.

(b) The three years period shall commence after the Said Shop/office / Building is complete in all respects and the Margao Municipal Council granting occupancy for the entire building. The services covered are detailed out at ANNEXURE VIII appearing hereunder.

(c) The amount paid under this clause does not include any outgoings pertaining to the said Premise like house tax, water, electricity and telephone bill etc. The three years of service and maintenance contemplated in this clause does not include maintenance of individual units. The PURCHASER/ ALLOTTEE agrees to abide by rules and regulations detailed out in ANNEXURE VIII hereunder for maintenance and services in respect of landscaped gardens, and security. The PURCHASER/ ALLOTTEE shall be liable to pay the services and maintenance fees prior to taking possession of the said Premise . It is made clear that the PURCHASER/ ALLOTTEE has to necessarily get the maintenance of the said Premise and the building and avail of services for a period of 3 years as contained in this clause.

Until the association of purchasers/allottees is formed and the maintenance of the building is transferred to it, the PURCHASER/ALLOTTEE shall pay to the ORIGINAL OWNER/PROSPECTIVE VENDOR such proportionate share of outgoings as may be determined.

The PURCHASER/ALLOTTEE further agrees that till the PURCHASER/ALLOTTEE's share is so determined, the PURCHASER/ALLOTTEE shall pay to the ORIGINAL

OWNER/PROSPECTIVE VENDOR provisional contribution of Rs./- for 3 (three) years towards the outgoings.

It is agreed that the non-payment or default in payment of outgoings on time by PURCHASER/ALLOTTEE shall be regarded as the default on the part of the PURCHASER/ALLOTTEE and shall entitle the ORIGINAL OWNER/PROSPECTIVE VENDOR to charge interest on the dues, in accordance with the terms and conditions contained herein.

10. The PURCHASER/ALLOTTEE shall on or before delivery of possession of the said premises keep deposited with the ORIGINAL OWNER/PROSPECTIVE VENDOR, the following amounts:-

(i) Rs. 1,000/- (Rupees One Thousand only) for share money, application entrance fee of the Society or Limited Company/Apex body.

(ii) Rs.,000/- (Rupees Thousand only) for formation and registration & as Corpus fund in respect of the Society or Limited Company/Apex Body.

(iii) Rs. 1,....000/- (Rupees One .. only) towards provisional contribution for three years of maintenance towards outgoings of Society or Limited Company/Apex body.

(iv) Rs. ...,000/- (Rupees only) for Deposit towards Water, Electric, and other utility and services connection charges.

(v) Rs. ...,000/- (Rupees Thousand only) for deposits of electrical receiving, transformer and Sub-Station provided in Layout.

(vi) Rs./- (Rupees Thousand only) as legal charges.

(vii) Rs. as infrastructure Tax.

(viii) (ix) Stamp Duty and Registration Charges towards the transfer of the said property and/or the said premises along with the proportionate right in the land in terms of this agreement at actuals .

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

12. At the time of registration of conveyance of the building or wing of the building, the PURCHASER/ALLOTTEE shall pay to the ORIGINAL OWNER/PROSPECTIVE VENDOR, the PURCHASER'S/ALLOTTEE'S share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or any document or instrument of transfer in respect of the said Building.

At the time of registration of conveyance of the project land, the PURCHASER/ALLOTTEE shall pay to the ORIGINAL OWNER/PROSPECTIVE VENDOR, the PURCHASER'S/ALLOTTEE'S share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or any document or instrument of transfer in respect of the said project land to be executed in favour of the Apex Body or Federation.

13. REPRESENTATIONS AND WARRANTIES OF THE ORIGINAL OWNER/PROSPECTIVE VENDOR

The ORIGINAL OWNER/PROSPECTIVE VENDOR hereby represents and warrants to the PURCHASER/ALLOTTEE as follows:–

- i. The ORIGINAL OWNER/PROSPECTIVE VENDOR has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- ii. The ORIGINAL OWNER/PROSPECTIVE VENDOR 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;
- iv. There are no litigations pending before any Court of law with respect to the project land;
- 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 ORIGINAL OWNER/PROSPECTIVE VENDOR 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 ORIGINAL OWNER/PROSPECTIVE VENDOR 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 PURCHASER/ALLOTTEE created herein, may prejudicially be affected;

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

viii. The ORIGINAL OWNER/PROSPECTIVE VENDOR confirms that the ORIGINAL OWNER/PROSPECTIVE VENDOR is not restricted in any manner whatsoever from selling the said Premise to the PURCHASER/ALLOTTEE in the manner contemplated in this Agreement;

ix. At the time of execution of the conveyance deed of the building to the association of purchasers/allottees the ORIGINAL OWNER/PROSPECTIVE VENDOR shall handover lawful, vacant, peaceful and physical possession of the common areas of the said building to the Association of the purchasers/allottees.

x. The ORIGINAL OWNER/PROSPECTIVE VENDOR 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 ORIGINAL OWNER/PROSPECTIVE VENDOR in respect of the project land and/or the Project except those disclosed in the title report.

14. The PURCHASER/ALLOTTEE with intention to bring all persons into whosoever hands the said Premise may come, hereby covenants with the ORIGINAL OWNER/PROSPECTIVE VENDOR as follows:-

(i) To maintain the said Premise at the PURCHASER'S/ALLOTTEES'S own cost in good and tenantable repair and condition from the date the possession of the said Premise is taken and shall not do or suffer to be done anything in or to the building in which the said Premise is situated which may be against the rules, regulations or byelaws or change/alter or make addition in or to the building in which the said Premise is situated and the said Premise itself or any part thereof without the consent of the local authorities, if required.

(ii) Not to store in the said Premise 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 said Premise 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 are likely to damage the staircases, common passages or any other structure of the building in which the Said Premise is situated, including entrances of the building in which the Said Premise is situated and in case any damage is caused to the building in which the Said Premise is situated or the Said Premise on account of negligence or default of the PURCHASER/ALLOTTEE in this behalf, the PURCHASER/ALLOTTEE shall be liable for the consequences of the breach.

(iii) To carry out at his/her own cost all internal repairs to the said Premise and maintain the said Premise in the same condition, state and order in which it was delivered by the ORIGINAL OWNER/PROSPECTIVE VENDOR to the PURCHASER/ALLOTTEE and shall not do or suffer to be

done anything in or to the building in which the Said Premise is situated or the Said Premise 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 PURCHASER/ALLOTTEE committing any act in contravention of the above provision, the PURCHASER/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 said Premise 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 said Premise or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the said Premise is situated and shall keep the portion, sewers, drains and pipes in the Said Premise 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 Said Shop/office 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 said Shop/office without the prior written permission of the ORIGINAL OWNER/PROSPECTIVE VENDOR 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 Said Premise 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 Premise in the compound or any portion of the project land and the building in which the said Premise is situated.

(vii) Pay to the ORIGINAL OWNER/PROSPECTIVE VENDOR or the Society within fifteen days of demand by the ORIGINAL OWNER/PROSPECTIVE VENDOR, 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 said Premise 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 said Premise by the PURCHASER/ALLOTTEE for any purposes other than for purpose for which it is sold.

(ix) The PURCHASER/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 Said Premise until all the dues payable by the PURCHASER/ALLOTTEE to the ORIGINAL OWNER/PROSPECTIVE VENDOR under this Agreement are fully paid up.

(x) The PURCHASER/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 Said Premise 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 PURCHASER/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 said Premise 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 ORIGINAL OWNER/PROSPECTIVE VENDOR shall maintain a separate account in respect of sums received by the ORIGINAL OWNER/PROSPECTIVE VENDOR from the PURCHASER/ALLOTTEE as advance or deposit, sums received on account of the share capital for the promotion of the Cooperative 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 Premise or of the Building or any part thereof.

The PURCHASER/ALLOTTEE shall have no claim save and except in respect of the Said Shop/office /Premise along with the proportionate indivisible share hereby agreed to be sold to him/her. All unsold or un-allotted inventory shall continue to remain the property of the ORIGINAL OWNER/PROSPECTIVE VENDOR until sold/allotted.

17. ORIGINAL OWNER/PROSPECTIVE VENDOR SHALL NOT MORTGAGE OR CREATE A CHARGE

After the ORIGINAL OWNER/PROSPECTIVE VENDOR executes this Agreement he shall not mortgage or create a charge on the Premise 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 PURCHASER/ALLOTTEE who has taken or agreed to take such said Premise.

18. BINDING EFFECT

Forwarding this Agreement to the PURCHASER/ALLOTTEE by the ORIGINAL OWNER/PROSPECTIVE VENDOR does not create a binding obligation on the part of the ORIGINAL OWNER/PROSPECTIVE VENDOR or the PURCHASER/ALLOTTEE until, firstly, the PURCHASER/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 PURCHASER/ALLOTTEE and secondly, appears for registration of the same before the concerned Sub Registrar as and when intimated by the ORIGINAL OWNER/PROSPECTIVE VENDOR. If the PURCHASER/ALLOTTEE(s) fails to execute and deliver to the ORIGINAL OWNER/PROSPECTIVE VENDOR this Agreement within 30 (thirty) days from the date of its receipt by the PURCHASER/ALLOTTEE and/or appear before the Sub-Registrar for its registration as and when intimated by the ORIGINAL OWNER/PROSPECTIVE VENDOR, then the ORIGINAL OWNER/PROSPECTIVE VENDOR shall serve a notice to the PURCHASER/ALLOTTEE for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the PURCHASER/ALLOTTEE, application of the PURCHASER/ALLOTTEE shall be treated as cancelled and all sums deposited by the PURCHASER/ALLOTTEE in connection therewith including the booking amount shall be returned to the PURCHASER/ALLOTTEE without any interest or compensation whatsoever.

19. ENTIRE AGREEMENT

This Agreement, along with its schedules and annexure, 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 Premise / said 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 PURCHASER/ALLOTTEE/SUBSEQUENT PURCHASER/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 purchaser of the said Premise, in case of a transfer, as the said obligations go along with the said Premise 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.

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

Wherever in this Agreement it is stipulated that the PURCHASER/ALLOTTEE has to make any payment, in common with other purchasers/allottees in the Project, the same shall be in proportion to the carpet area of the Said

Premise to the total carpet area of all the shops and offices in the Project. For such calculations, areas of exclusive balconies, verandas and/or terraces if any, shall be added to carpet area of respective purchasers/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 ORIGINAL OWNER/PROSPECTIVE VENDOR through its authorized signatory at the ORIGINAL OWNER/PROSPECTIVE VENDOR's Office, or at some other place, which may be mutually agreed between the ORIGINAL OWNER/PROSPECTIVE VENDOR and the PURCHASER/ALLOTTEE, after the Agreement is duly executed by the PURCHASER/ALLOTTEE and the ORIGINAL OWNER/PROSPECTIVE VENDOR or simultaneously with the execution, the said Agreement shall be registered at the office of the Sub-Registrar of Salcete at Margao Goa. Thereafter this Agreement shall be deemed to have been executed.

26. The PURCHASER/ALLOTTEE and/or ORIGINAL OWNER/PROSPECTIVE VENDOR shall present this Agreement as well as the deed of conveyance at the proper registration office of registration within the time limit prescribed by the Registration Act and the ORIGINAL

OWNER/PROSPECTIVE VENDOR will attend such office and admit execution thereof.

27. That all notices to be served on the PURCHASER/ALLOTTEE and the ORIGINAL OWNER/PROSPECTIVE VENDOR as contemplated by this Agreement shall be deemed to have been duly served if sent to the PURCHASER/ALLOTTEE or the ORIGINAL OWNER/PROSPECTIVE VENDOR by Registered Post A.D and notified Email ID at their respective addresses specified below:–

Name of PURCHASER/ALLOTTEE :

(Allottee's Address)

Notified Email ID:

ORIGINAL OWNER/PROSPECTIVE VENDOR name: Mr.
Datta Damodar Naik

Managing Director

COMMONWEALTH DEVELOPERS PVT. LTD.

(ORIGINAL OWNER/PROSPECTIVE VENDOR Address) CD
FOUNTAINHEAD, Murida, Fatorda , Salcete Goa 403602

Notified Email ID: kdnaik@cdhomes.com

It shall be the duty of the PURCHASER/ALLOTTEE and the ORIGINAL OWNER/PROSPECTIVE VENDOR 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 ORIGINAL OWNER/PROSPECTIVE VENDOR or the PURCHASER/ALLOTTEE, as the case may be.

28. JOINT PURCHASER/ALLOTTEES

That in case there are Joint PURCHASER'S/ALLOTTEE'S, all communications shall be sent by the ORIGINAL

OWNER/PROSPECTIVE VENDOR to the PURCHASER/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 PURCHASER'S/ALLOTTEE'S.

29. Stamp Duty and Registration:-

The charges towards stamp duty and Registration of this Agreement shall be borne by the PURCHASER/ALLOTTEE.

30. Dispute Resolution:-

Any dispute between parties shall be settled amicably. In case of failure to settled 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 (city/town name) in the presence of attesting witness, signing as such on the day first above written.

SCHEDULE – I

(OF THE PROJECT LAND)

All that Plot “A” admeasuring an area of 1461 m² surveyed under Chalta No. 36 of P.T. sheet No. 132 of City Survey Margao purchased vide Deed of Sale duly registered in the

office of Sub-Registrar of Salcete at Margao under Reg. No. MGO-BK1-03866-2014 dated 25/8/2014 and forming a distinct and independent portion out of the larger landed property known as 'Aforamento de Terceiro Lanco de Gogola' situated in the city of Margao Salcete, Goa, described in the Land Registration Office of Salcete under no. 23615 new series enrolled in the Land Revenue Roll (Matriz) under no. 791 is bounded as under:

on the east by property surveyed under chalta no. 1 of P.T. Sheet no. 118,

on the west by public road ,

on the North by the property surveyed under Chalta no. 10 of P.T. Sheet No. 132 and

on the South by the property surveyed under chalta no. 12 of P.T. Sheet No. 132 of city survey Margao.

All that Plot "B" admeasuring an area of 1461 m² surveyed under chalta no. 37 of P.T. sheet No. 132 of City Survey Margao purchased vide Deed of Sale duly registered in the Office of Sub-Registrar of Salcete at Margao under Reg. No. MGO-BK1-03795-2015 dated 14/08/2015 and forming a distinct and independent portion out of the larger landed property known as 'Aforamento de Terceiro Lanco de Gogola' situated in the city of Margao Salcete, Goa, described in the Land Registration Office of Salcete under no. 23615 new series enrolled in the Land Revenue Roll (Matriz) under no. 791 is bounded as under:

on the east by existing road beyond which property surveyed under chalta no. 1 of P.T. Sheet no. 118 ,

on the west by public road ,

on the North by the property surveyed under Chalta no. 36 of P.T. Sheet No. 132 and

on the South by the property surveyed under chalta no. 12 of P.T. Sheet No. 132 of city survey margao.

The Said Plots “A” & “B” together constitute as the Project Land.

SCHEDULE – II
(OF THE SAID SHOP)

Premise No. (**..... FLOOR**) **admeasuring** _____ of the carpet area, of the project named **CD TIMES SQUARE**, built in the property described herein above Situated at Gogola , Margão Goa and is bounded as under

On the East: By

On the West: By

On the North: By

On the South: By

SCHEDULE – III

PAYMENT SCHEDULE

The **ALLOTTEE** shall make payment to the **DEVELOPER** as per the SCHEDULE given below:

Particulars	Installment	G S T
On Agreement	Rs. /-	
Stamp duty(2.9% on agreement)	Rs. /-	
Infrastructure Tax	Rs. /-	
On Completion of Basement /Raft	Rs. /-	Rs./-
On Completion of Stilt /Ground	Rs. /-	Rs./-
On completion of First Slab	Rs. /-	Rs./-
On completion of Second Slab	Rs. /-	Rs./-

On Completion of Third Slab	Rs. /-	Rs./-
On completion of Fourth slab	Rs. /-	Rs./-
On completion of Fifth Slab	Rs. /-	Rs./-
On completion of Sixth Slab	Rs. /-	Rs./-
On completion of Seventh Slab	Rs. /-	Rs./-
On completion of Eighth Slab	Rs. /-	Rs./-
On Completion Masonary	Rs. /-	Rs./-
On Completion of Flooring /Tiling	Rs. /-	Rs. /-
On intimation of Completion	Rs. /-	Rs. /-
<u>On Possession</u> Stamp duty % Registration Fees % Society Formation , registration & corpus Deposit Maintenance charges for 3 years Water , electricity & other utility & Service connection charges * Electricity receiving & Transformer Deposits* Legal & other incidental charges House Tax /CESS / any other charges if applicable At actual	Rs /- Rs. /-	
<u>GRAND TOTAL</u>	Rs. /-	Rs./-

*** GST presently charged @00% which have to be paid**

with every payment of Installment and may vary subject to change in rates at the time of payment.

***Water /Electricity Connection Charges/ Transformer Deposits Stamp Duty/Registration Fees may vary Subject to changes if any as applicable at the time of possession/ conveyance**

SCHEDULE – IV

SPECIFICATIONS (SHOPS)/ OFFICE

STRUCTURE

RCC Framed structure as per approved design of concerned authority. External walls of 230 mm thick brick/laterite stone/concrete block/ Light weight block masonry and internal partition walls of 115 mm thick brick / Light weight masonry.

FLOORING

The floor shall be of vitrified tiles. Toilet will have dado up to ceiling. The colour, size, brand will depend on availability of the tiles and as per Architect/ Developers choice.

WALL FINISH

All internal walls and ceiling will have white cement putty on cement sand plaster with cream colour tractor emulsion paint. External walls will have double coat plaster with Acrylic emulsion paint.

SHUTTER

The main entrance of the shop/ office will be with rolling shutter painted with synthetic enamel over primer.

TOILETS:

There will be toilet for the shops/office as shown in the approved plan. Toilets will have powder coated aluminum door frame with shutter and ventilator with louvered/ partially fixed type with opening for fitting exhaust fan.

ELECTRICAL INSTALLATION:

Each shop/ office will be provided with 3 phase wiring of concealed type with Distribution board and modular switches & wiring accessories of Legrand or equivalent make.

Each shop/ office will have three light points, one wall fan points, three plugs on different switch boards and one AC point for split AC, one TV & Telephone point. One additional light point near Rolling shutter for LED board will also be provided. Toilets will have one light and one exhaust fan point.

Invertors provision is provided for light and fan points

Owners will have to fit all fixtures and meters.

Generator back up for lifts, common lights & water supply system.

PLUMBING AND SANITARY INSTALLATIONS:

Concealed internal plumbing in CPVC / White PVC pipes

Chromium Plated CP fittings of premium make.

White Coloured Wall hung sanitary ware of premium make with easy close seat covers with concealed flush tanks / Flushing valves

White Coloured medium size wash basin.

Health Faucets in toilets.

SOIL AND WASTE WATER LINE:

Soil and waste water line (exposed and concealed) will be of PVC Cement pipes / foam core pipes.

Sewerage effluents will be connected to the sewerage line of PHE Department of Goa PWD.

Miscellaneous

Independent electrical connection for each unit.

Common water connection.

Common electrical meter for common area like staircase, passages, driveways, pumps etc.

Charges towards consumption of water & electricity through common meters shall be shared by the purchaser/ occupier.

The **DEVELOPER** shall only provide the required electrical test report to the effect that the work is executed as per Government specifications which is sufficient for obtaining electrical connection.

SCHEDULE VI

Rules and regulations in respect of management, maintenance of the common areas.

The three years services covered for maintenance include the following.

(a) Maintaining of other common areas such as internal roads (No Resurfacing), common areas electrical fixtures, common staircases etc

(b) Cleaning and mopping the common areas like staircase, stilt areas, basement parking area etc.

i.e. (i) sweeping twice a week.

(ii) mopping/washing once a week..

(c) Switching on and off the lights in the common areas

(d) Filling the water into the over head tanks from their respective sumps on regular basis to see that the plumbing system is kept in working condition.

(e) Security Personal to the Housing complex

(f) Lift Maintenance / **Generator back up maintenance.**

Services which are not included are

a) Collecting the garbage on a day to day basis and disposing it off into the Municipal garbage bin.

- b) Payments of common water and electricity consumption charges.
- c) Damage occurring due to lightening, short circuits, power fluctuations, earthquake etc

Lighting and plumbing:

1. The ORIGINAL OWNER/ PROSPECTIVE VENDOR shall ensure all external plumbing works are attended with promptitude in time of need pertaining to clogging and choking of pipes.
2. The ORIGINAL OWNER/ PROSPECTIVE VENDOR shall see adequate lighting arrangement are provided at the common areas by switching on the lights between 7 p.m. to 11.30 p.m. and thereafter only necessary lights will be lit between 11.30 p.m. to 6 a.m. everyday.

Security

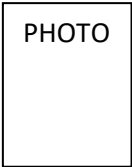
- 1 A 24-hrs security will be provided at the complex by a guard who will also operate the main gate, Entry & Exit Gate of Basement area of the Complex. The security company shall be chosen by the ORIGINAL OWNER/ PROSPECTIVE VENDOR.
- 2 The security guard shall only be responsible for the maintenance of traffic and parking within the complex and will not be responsible for security of individual units and their belongings.

General:

1. The family members shall include spouse, son, daughter, father and mother.
2. Owners and residents referred to hereinabove include the family members of the purchasers who have purchased premises in the said plot of land.

3. The ORIGINAL OWNER/ PROSPECTIVE VENDOR are entitled to entrust the maintenance of the complex to a third party contractor who shall conduct the maintenance and provide services as contained in this agreement.

SIGNED AND DELIVERED
by the within named "ORIGINAL
OWNERS/PROSPECTIVE VENDORS"
For COMMONWEALTH DEVELOPERS PVT.LTD.



SHRI. DAMODAR alias CHIRAG DATTA NAIK
DIRECTOR

RIGHT HAND FINGERPRINTS

Thumb

Index Finger

Middle Finger

Ring Finger

Little Finger

LEFT HAND FINGERPRINTS

Little Finger

Ring Finger

Middle Finger

Index Finger

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Signed and Delivered by the within named

“PURCHASERS/ALLOTTEE”

1



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LEFT HAND FINGERPRINTS

Little Finger Ring Finger Middle Finger Index Finger Thumb

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RIGHT HAND FINGERPRINTS

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LEFT HAND FINGERPRINTS

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