

DRAFT SUBJECT TO ITS IMPROVEMENTS

AGREEMENT OF SALE

THIS AGREEMENT made at 08 February 2021 BETWEEN (1) MR.BIPIN CHANDELKAR, 38 years of age, married, business, son of Yeshwant Chandelkar, holder of PAN [REDACTED] and his wife (2) MRS.KARISHMA BIPIN CHANDELKAR alias KARISHMA ARJUN SHIRODKAR, 37 years of age, married, housewife, daughter of Arjun Shirodkar, holder of PAN [REDACTED], both Indian National, resident of H.no.54/11, Khorlim, Mapusa, Bardez, Goa, hereinafter referred to as **"THE VENDOR/PROMOTER/DEVELOPER"** (which expression shall unless repugnant to the context or meaning thereof be deemed to include its executors, administrators and assigns) of the ONE PART; and MR./MS. _____, _____ years of age, married/unmarried, (.....occupation), son / daughter of _____, holder of PAN _____, Indian National, resident ofhereinafter referred to as **"THE ALLOTTEE / PURCHASER"** (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and assigns) of the OTEHR PART.

WHEREAS there exists a property known as "METALCHEMBHATTA" second edition, also known as "METAR" or "VAILOVADDO" together with a residential house therein bearing V.P. house no. 87 therein, situated at Igreja vaddo, sirsaim, Bardez, Goa, within the jurisdiction of Gram Panchayat of Sirsaim, within the registration Sub District of Bardez, of the District of North Goa, which property is not described in the land registration office of the Judicial Division of Bicholim but enrolled in the revenue office of Bicholim, under no.2358 and surveyed in the record sof rights under survey no.46/4 and 52/3 of sirsaim and more particularly described in schedule hereunder written. and hereinafter referred to as THE SAID ENTIRE PROPERTY.

AND WHEREAS the said property was purchased by Mr. Antonio Paulo Assumcao Fernandes by the Deed of sale (Instrumento de Vendo) dated 15/03/1969.

AND WHEREAS the said Mr. Antonio Paulo Assumcao Fernandes was a widower at that time of the said Purchase. his wife Mrs. Carolina Fernandes having expired earlier at Mapusa on 17/10/1968

AND WHEREAS the said Mr. Antonio Paulo Assumcao Fernandes subsequently expired at Sirsaim on 8/3/1973, without any will or other disposition of his last wish.

AND WHEREAS the heirs did not wish to continue in joint ownership and possession of the said property above described and desired to physically partition the same by metes and bounds and mutually agreed to divide the said property into five plots to be allotted to the five heirs of late Mr. Antonio Paulo Assumcao Fernandes.

AND WHEREAS the heirs of said Antonio Fernandes engaged services of an independent surveyor and has got the sub division plan drawn by sub dividing the said property into A,B,C,D and E and have entered into "AGREEMENT OF FAMILY SETTLEMENT" registered before A.B.Sawkar, Advocate and Notary of Mapusa bearing regn. no. 697/2006 dated 03/05/2006.

AND WHEREAS on the death of the said Mr. Antonio Paulo Assumcao Fernandes the said above properties were subject to the said Inventory Proceedings No.20/2009/A before the Civil Judge Senior Division at Bicholim.

AND WHEREAS the said properties were described at Item Nos.1,2,3,4 and 5 of the said proceedings and the chart of Allotment confirmed by the Honourable Civil Judge Senior Division at Bicholim the said properties were allotted by chart dated 19.7.2010 confirmed by final Order dated 20.8.2010.

AND WHEREAS item no.3 which is PLOT "C" admeasuring 1262.50 sq.mts. of the property bearing survey no. 46/4 of Sirsaim and which plot was identified in the site plan, was allotted in the said inventory proceeding jointly to the following heirs namely:- (i) Mrs. Jacinta Fernandes (ii) Miss. Neisha Arcanjela Fernandes (purchaser), (iii) Mast.Nyran Vailancio Fernandes.

AND WHEREAS the said plot C was partitioned from the entire property vide Order dated 22.7.2019 in the Case no.15/259/2018/FSA/PART/LAND by the Learned Deputy Collector and SDO of Bardez at Mapusa and consequently allotted separate independent survey no.46/4-B of Tivim.

AND WHEREAS the said Plot "C" which is now surveyed independently under survey no. 46/4-B in survey records of village Sirsaim, Bardez, Goa, having area of 1262 sq.mtrs, which is the part of entire property more particularly described in Schedule I known as "METALCHEMBHATTA" second edition, also known as "METAR", situated at Igreja vaddo, sirsaïm, Bardez, Goa, within the jurisdiction of Grampanchayat of Sirsaim, within the registration Sub District of Bardez, of the District of North Goa, which property is not described in the land registration office of the Judicial Division of Bicholim but enrolled in the Revenue office of Bicholim, under no.2358 and surveyed in the records of rights under survey no.46/4 of Sirsaim and more particularly described in

schedule II hereunder written and hereinafter referred to as THE SAID PROPERTY.

AND WHEREAS the said Jacinta Fernandes was the widow of late Nascimento Fernandes who was one of the son of original owners Antonio Paulo Fernandes.

AND WHEREAS said Mr. Nascimento Venancio Fernandes, expired at Sirsaim, Bardez, Goa on 04/03/2008, without any will or other deposition of his last wish leaving behind his widow, half sharer and moiety holder Mrs. Jacinta Fernandes and as his sole and universal heirs his following children:

- a) Miss Neisha Arcanjelo Fernandes,
Major of age, unmarried, resident of
Nivolvaddo, Sirsaim, Bardez, Goa.
- b) Mr. Nyran Vailancio Fernandes,
Major of age, resident of Nivolvaddo, Sirsaim, Bardez,
Goa.

AND WHEREAS Mrs. Jacinta Fernandes, expired at Sirsaim, Bardez, Goa on 01/07/2014, without any will or other deposition of his last wish leaving behind her sole and universal heirs following two children

- i) Miss Neisha Arcanjelo Fernandes (purchaser)
- ii) Mr. Nyran Vailancio Fernandes

AND WHEREAS upon the death of the said Mrs. Jacinta Fernandes on 01/07/2014 the Deed of Inheritance of

Succession has been registered on 06/03/2018 recorded at folio 65V to 66V of Book No.859 at Civil registrar cum Sub-Registrar and Notary Ex-Officio of Bardez at Mapusa declaring the said Neisha Fernandes and Nyran Fernandes as the sole and only universal heirs and successors of the deceased Mrs. Jacinta Fernandes.

AND WHEREAS the said owners by Deed of Sale dated 24.12.2020 registered before Sub Registrar of Bardez at Mapusa under Book -1, Doc. Reg.No.BRZ-1-3522-2020 dated 31.12.2020 sold the said property to the First party / Vendor at serial no.1 herein.

AND WHEREAS the Vendor no.1 married to Vendor no.2 under the prevailing laws of communion of assets prevailing in Goa are the absolute owners in possession of the said property.

AND WHEREAS the Vendors are in the process of constructing a multistoried building in the said property in the name of and to be known as HONEST HOMES.

AND WHEREAS the development has due licences and authorizations as follows:

- i) Conversion sanad No.4/16/CNV/AC-III/2020/940 dated 29.10.2020.

- ii) N.O.C. from P.W.D Department bearing Ref NO. PWD/SDII/PHE-N/F-10/482/20-21 dated 28.9.2020
- iii) N.O.C. from electricity Department bearing Ref No. AE/II/XVII/2020-21/O M/Tech-5/778 dated 27.08.2020
- iv) N.O.C from Primary Health Centre, Colvale Bardez-Goa, bearing Ref No. TPB/6086/SIRSAM/TCP-20/3135 dated 18.08.2020.
- v) Technical Clearance Certificate bearing Ref. No. TPB/6086/SIRSAIM/TCP-20/3135 dated 18.08.2020
- vi) Construction License from Village Panchayat of Sirsaim bearing no.VPS/BAR/C.Lic-05-2020-21/757 dated 29.12.2020.

AND WHEREAS the Vendors abovenamed are therefore the absolute owners in possession of the said property entitled to develop the same in terms of the above mentioned licenses and clearances.

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

AND WHEREAS the PURCHASERS have approached the Vendor / Developer expressing their willingness to purchase an Apartment complete in all respect which apartment is more particularly identified in Schedule III hereunder written and hereinafter referred to as the SAID PREMISES to be constructed in the said property more particularly described in schedule II hereinunder written.

AND WHEREAS the purchasers have agreed to pay the vendor / promoter for the said premises more particularly described in schedule III hereunder written as well as towards the value/cost of the undivided proportionate right in the said property described in schedule II hereinunder written and accruing to the said premises and all the taxes including Goods and Service Tax, Vat and other local and central taxes as may be applicable and payable by the purchaser from time to time until the delivery of possession of the said premises and / or execution of the Deed of Sale in favour of the purchaser.

AND WHEREAS the Purchasers have agreed to pay the vendor / promoter the said consideration as detailed in Schedule IV hereinunder written.

AND WHEREAS the specifications for the construction of the said premises are shown in Schedule VI hereunder

written, and the other details of the transaction are shown in Schedule V hereunder.

AND WHEREAS the parties have agreed to enter into an agreement for sale of the said premises more particularly described in Schedule III hereunder written and proportionate undivided right to the said property described in Schedule II hereunder written wherein it is constructed which shall be a part of the complex known under the name and style of "HONEST HOMES"

NOW THEREFORE THIS AGREEMENT OF SALE WITNESSETH AS UNDER:

1. That in consideration of payment of the total sum / amount shown in Schedule IV hereunder written, payable by the **PURCHASERS** to the **VENDORS** for the sale of the said premises, and undivided right to the land, the **VENDORS** do hereby agree to transfer and hand over the possession of the said premises in favour of the said **PURCHASER**, which premises are more particularly described in Schedule III hereunder written in the said property described in the Schedule II hereunder written, and which is having the specifications contained in Schedule VI and the plan annexed hereto.

2. It is clearly specified that the undivided right agreed to be sold to the **PURCHASERS** shall be in the said

property more particularly described in Schedule II hereunder written.

3. That the **PURCHASERS** shall be liable to pay all the taxes due and payable under the law, current or future as may be applicable and payable, for this transaction including GST, Vat and / or other taxes, fees, cesses or revenue payments payable to the Central or the State Government including local taxes payable to the local body towards the sale of the said premises and a refundable maintenance deposit as applicable.

4. That the consideration payable under this Agreement shall be paid in the manner indicated in the Schedule of payments contained in Schedule V hereunder written.

5. The **PURCHASERS** shall maintain the front, the side and rear elevation of the said premises in the same form as the **VENDOR** has constructed it and shall not at any time alter the said elevations/ façade/design in any manner whatsoever without the prior consent in writing from the **VENDOR**.

6. The **VENDOR** shall deliver the possession of the said premises within the period indicated in schedule V hereunder written, and on payment of full consideration payable under this Agreement in terms of the Schedule of payments provided in the said Schedule hereunder written. The additional details of the transaction are shown in the schedule V hereunder written.

7. Failure on the part of the **PURCHASERS** to pay the balance consideration in terms of Schedule IV hereunder written, will entitle the **VENDOR** to terminate this Agreement with one month's written notice, as time is the essence of this Agreement.

8. The notices provided under this agreement shall be sent under certificate of posting/ or email to the address of the **PURCHASERS** as shown/indicated in the Schedule V hereunder written. A notice shall be deemed to have been served on the **PURCHASERS** once it is posted under certificate of posting or email to the address of the **PURCHASERS** as given in Schedule V hereunder written.

9. That in the event of such termination, an amount of Rs. -----/- (Rupees ----- only), paid by the **PURCHASERS** shall be forfeited, but the other amounts with the exception of stamp duty paid by the **PURCHASERS** shall on resale of the said premises, be refunded to the **PURCHASERS** without any interest. The **VENDOR** shall be free to transfer, sell or allot the said apartment/premises to any other person of the choice of the **VENDOR** and the **PURCHASERS** shall not be entitled to claim any other monies from the **VENDOR**.

10. The **VENDOR** shall not incur any liability if they are unable to deliver the said premises within the period specified in Schedule IV due to :

(a) War epidemic, civil commotion or an act of God.

(b) any notice order, Decree, Judgement, rule notification of the Government or Court or any other competent authorities including the Collector, Mamlatdar, Administrative Tribunal, Panchayat, and the Planning authorities.

(c) Any other reason or reasons beyond the control of the VENDOR

(d) Any notice, order, rule, regulation, notification in or Directive of the Government and / or other local or public or Private Body or Competent authority / Court / Tribunal / Quasi Judicial Body or Authority.

(e) Any prohibitory order of any court against the development of the building / land;

(f) Flood, drought, cyclone, fire, earthquake or any other calamity caused by nature affecting the regular development of the Real Estate Project.

(g) Non- availability of cement, steel or other building material, water or electric supply / connection or drainage / sewerage connection or labourers etc; or

(h) delay on account of the following:

i) Minor or major fire or explosion or accident at the site not caused due to any negligence of the Vendors or

ii) Strikes or agitation by the workers, employees or labourers of the Vendors or the contractors or suppliers ;

or

iii) Government seizures of the equipment and / or plant of the building

iv) Any judgment of a competent court or any legislation or regulation or statutory or regulatory change of a governmental entity prohibiting the performance of this Agreement.;

v) Delay in issue of the occupation certificate and / or grant of any no objection certificate, permission, approval, sanction, license and / or order as may be required in respect of the said apartment for reasons not attributable to the promoter.

vi) Act of interference or action by civil or military authorities, act of terrorism, or act of a public enemy, acts of belligerents of foreign enemies, riots, blockages, civil disturbance, revolution, rebellion or insurrection, exercise or military or usurped power.

(i) The Vendor shall wherever it is necessary, intimate the purchaser in this regard.

(j) The vendors shall not be liable to pay any compensation to the purchaser for the delay on any account of the above mentioned reasons and / or situations or conditions.

And in case of any of the aforesaid events taking place the **VENDOR** shall be entitled to reasonable extension of time for the delivery of the possession of the said premises for the use and occupation of the **PURCHASERS**.

11. If for any other reason than those specified in clause 10, the **VENDOR** is unable to or fails to deliver possession of the said premises to the **PURCHASERS** within the time specified in Schedule V hereinabove written or within any further date or dates agreed to by the parties hereto, and further extension of 3 months, the **PURCHASERS** shall be entitled to give notice in writing to the **VENDOR** terminating the agreement, in which event the vendor shall within six months from the date of receipt of such notice refund to the **PURCHASERS** all the amounts that have been received by the **VENDOR** from the **PURCHASERS** in respect of the said premises together with simple interest on such amounts @ 5% per annum from the date of receipt till repayment and the **PURCHASER** there after shall not have any further claim against the **VENDOR** and the **VENDOR** shall be at liberty to allot and dispose off the said premises to any other persons for such consideration as the vendor may deem fit.

12. The **PURCHASER** shall have no right to transfer, assign or sell their right and interest in the said premises till they have discharged and paid to the **VENDOR** all amounts and dues in respect of the said premises and undivided right to the land and taken possession of the same as per the terms and conditions of this Agreement.

13. The **VENDOR** shall have the first lien and charge on the interest and right of the **PURCHASERS** in the said premises agreed to be purchased by the **PURCHASERS** for all

the monies that the **PURCHASERS** are liable to pay in terms of these presents.

14. That the **PURCHASERS** shall at no time demand the partition of his undivided interest in the said property, it being agreed and declared by the **PURCHASERS** that his interest in the said plot is impartible and shall be held in common with other holders of premises in the said property and the **PURCHASERS** shall have no claims for exclusive possession of any part of the said property.

15. The **PURCHASERS** shall from the date of handing over the possession maintain the said premises at their cost in a good tenable repair and condition and shall not do anything in or to the said premises which may be against rules or bye laws of the Panchayat or any other authority nor shall the **PURCHASERS** change, alter or make additions in or to the said premises and / or to the buildings in which the said premises are situated or any part thereof. The **PURCHASERS** shall be responsible for any breach of these conditions.

16. That it is hereby clarified that this agreement is for the sale of the said premises with proportionate share and the **PURCHASERS** will not have any other rights to the said property. And any increase in the F.A.R. in respect of the said property will accrue to the **VENDOR**.

17. The **PURCHASERS** shall also, in addition to the consideration of sale, keep a refundable security deposit

as mentioned in Schedule V hereinunder written. The security deposit shall belong to the PURCHASER and shall be utilized for the outgoings incurred in respect of the common facilities, repairs, touch-ups, paintings of outer walls, common lights, sanitations, chowkidars and sweepers remuneration, driveway and garden lights, maintenance of swimming pools, gardens and all other common expenses in the said complex incidental to the said premises in the manner decided by the VENDOR. This amount shall be handed over to the association in constituted/formed after deducting all the expenses. Till such time the amount is handed over to the Association, the VENDOR shall be entitled to use the interest earned on this deposit towards the maintenance of the building or the common facilities or transferable in case of Assignment of the said premises by the Purchaser to any Third Party.

18. The PURCHASERS shall be entitled to use common facilities and amenities subject to making of the refundable security deposits and the payments herein mentioned. The PURCHASERS shall contribute such further sums that may become necessary for the maintenance of all the common areas by the Vendor by itself or may at its discretion constitute and/or appoint any other entity to do the same. The decision of the VENDOR and / or the Association or entity formed for the purpose, in this regard shall bind the PURCHASERS.

19. The PURCHASERS does hereby agree to observe and perform all rules and regulations, which the VENDOR may

frame from time to time for the upkeep and maintenance of the aforesaid premises and in respect of the use and occupation of the said premises and for the upkeep and maintenance of the entire complex.

20. The **PURCHASERS** agrees and binds themselves to pay punctually and regularly on taking over the possession of the said premises, his share in all rates, taxes, dues, impositions, outgoings, expenses and burdens imposed upon the said premises by the Panchayat, the Government, Revenue Authorities, the **VENDOR** or any other Authorities as well as Electricity and Water charges as and when the same become due and payable.

21. The **VENDOR** undertakes that on receipt of full amounts and all the dues and charges due from and payable by the **PURCHASERS** for the said premises and the proportionate right to the land described in Schedule II, it shall execute necessary deeds and documents conveying the said premises and undivided share / right to the land corresponding to the built up area of the said premises and conferring title of the said premises unto the **PURCHASERS** herein.

22. That the Deed of Conveyance and / or Assignment or such other deed concerning the said premises complete in all respects and the undivided rights to the land in the said property shall be prepared by the advocate of the **VENDOR** at the expense of the **PURCHASERS** and executed by the **VENDOR** as absolute owner of the said property described in Schedule II in favour of the **PURCHASER**. That the **VENDOR**

does hereby agree to sign and execute the deed of conveyance in respect of the undivided share/right corresponding to the built up area in the land described in schedule II in favour of the **PURCHASERS** on payment of the entire consideration in respect of the said apartment and the value of the undivided right to the land. The **PURCHASERS** shall pay the stamp duty and registration charges, in addition to legal fees of Rs. 30,000/- (Rupees - Thirty Thousand only).

23. On possession of the said premises given to the **PURCHASERS** he shall have no claim whatsoever, against the **VENDOR** to any item of work carried out or completed other than the structural deficiencies.

24. The **PURCHASERS** does hereby agree to observe and perform all rules and regulations which the premises owners may jointly adopt from time to time and at all times for the protection and maintenance, of the entire complex, for conforming to the building rules and Panchayat bye laws and regulations in force and for fully vesting the said property and building in the said owners and for strict observance of various stipulations and conditions jointly laid down by premises owner's in respect of the use and occupation of the said premises.

25. The **VENDOR** shall assist all the Purchaser of premises at "HONEST HOMES" Complex in forming an Association of persons or such other entity for maintaining the said complex (hereinafter called THE ENTITY) in case the **VENDOR** so decides or desires. The **PURCHASERS** hereby agrees to

sign all forms, applications, deeds and other documents as may be required for the formation of the entity.

26. The deposit/additional payments that may be demanded by or paid to the Electricity Department and Water Works Department for the purpose of giving water and electrical connection to the said building and electrical/ water meter deposit shall be payable by all purchaser in respect of the apartment agreed to be purchased by the **PURCHASERS**.

27. The said complex is a residential complex and it is prohibited to use it for commercial purpose and the purchaser assures the vendor that they shall not grant leave and License or rent back facility or let out rooms or enter into an Agreement with Third Parties in respect of the said premises agreed to be conveyed to the Purchaser herein for the purpose of running a Resort or use by any third party other than the purchaser on commercial basis or as a hotel or as a Guest House. In case of breach of the conditions herein, the purchaser shall be liable to pay additional fees / penalties imposed by the Vendor or the entity / Association nominated by it to manage the complex or maintain the same. The Vendor however has no objection for the purchaser to use the said premises for the family of the purchaser and / or renting the said premises individually for residence without conducting commercial activity in form of Hotel room, service apartment or such other short / long term used therein as the complex is purely residential.

28. That the conveyance of proportionate right to the said property or the property itself more particularly described in Schedule I hereinunder written and allotted as hereinabove mentioned shall be subject to the provisions of RERA and conveyed accordingly.

29. That possession of the said premises is not handed over and shall be handed over at the time of execution of the final sale deed.

30. The Vendors / Builders, have registered the project in the said property under the provisions of the RERA Act and Rules framed thereunder under Registration no.-----

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31. The Vendors / Builder has, before signing of this Agreement, has given the inspection of all the documents of title relating to the said project / land and the plans, designs and specifications prepared by the vendor's Architect appointed by the Vendor and has furnished copies of the same to the Purchaser, the receipt of which the Purchaser does hereby admit and acknowledge.

32. The Purchaser has inspected the property described in Schedule II prior to the execution of this agreement.

33. The Vendors / Builder shall be entitled to get amended / revised the building plans for construction of such

additional flats / tenements /premises etc. in the land described in Schedule II without in any way altering or changing the built up area agreed to be constructed or conveyed to the purchaser and the common areas / facilities, as permitted by the Planning authorities and the purchaser herein does hereby give his No Objection for such revisions/amendments of the plans. If so required the vendors shall be entitled to obtain further consent of the Purchaser.

SCHEDULE I

(ENTIRE PROPERTY)

All that property known as property known as "METACHEMBATTA" second edition, also known as "METAR" or "VAILOVADDO" together with a residential house therein bearing V.P. house no. 87 therein, situated at Igreja vaddo, sirsaim, Bardez, Goa, within the jurisdiction of grampanchayat of Sirsaim, within the registration Sub District of Bardez, of the District of North Goa, which property is not described in the land registration office of the Judicial Division of Bicholim but enrolled in the revenue office of Bicholim, under no.2358 and inter alia surveyed in the records of rights under survey no.46/4 of sirsaim which property is bounded as under:

EAST: By the pathway of Comunidade

WEST: By the reserved pathway of the vendors.

NORTH: By the Comunidade.

SOUTH: By the pathway of the vendors.

SCHEDULE II

(PLOT DETAILS)

All that independent plot surveyed under survey no.46/4-B of Village Sirsasim, Bardez, Goa, having area of 1262 square metres which is part of property known as "METACHEMBATTA" second edition, also known as "METAR", situated at Igreja vaddo, sirsaim, Bardez, Goa, within the jurisdiction of Gram Panchayat of Sirsaim, within the registration Sub District of Bardez, of the District of North Goa, which property is not described in the land registration office of the Judicial Division of Bicholim but enrolled in the revenue office of Bicholim, under no.2358 and inter alia surveyed in the records of rights under survey no.46/4 of Sirsai more particularly described in Schedule I hereinabove which part is bounded as under:

EAST: By the part bearing survey no.46/4-A.

WEST : By Road

NORTH: By remaining part of property bearing survey no.46/4.

SOUTH : By Road.

SCHEDULE III

(DESCRIPTION OF PREMISES)

All that unfurnished Apartment bearing No. ----, in "HONEST HOMES" COMPLEX, constructed in the property, more particularly described in Schedule II hereinabove, situated on the ----- Floor of Block "--" having a carpet area of ---- square metres (excluding covered balcony, open terrace, external walls, and

including internal walls), corresponding to ---- square metres built up area and area of ---- square metres including incidence of walls, common staircase and passages.

The said Apartment bearing no. ---- is shown in the plan annexed hereto and shall not have any furnishings.

SCHEDULE IV
(SCHEDULE OF PAYMENT)

Total price of Apartment bearing No:---- is

Rs.-----/-

A)	Initial payment /Booking amount received	Rs.-----/-
B)	Balance Payment in Installments:-	
i)	On or before -----	Rs.-----/-
ii)	On or before -----	Rs. -----/-
iii)	On or before -----	Rs. -----/-
	TOTAL	Rs.-----/-

Note:GST at 5% at present and other taxes as applicable is payable along with each installment.

SCHEDULE V
DETAILS OF TRANSACTION

- i) Total price/consideration Rs. -----/-
- ii) Period of delivery of possession of the premises
--- months.
- iii) Refundable Maintenance Deposit Rs. -----/-
- iv) Address of the Purchaser is -----
- v) Good and Services Tax, /Vat, Other Taxes, Fines,
Penalties, Duties, Cess, Surcharges etc.
As applicable
- vi) Miscellaneous details :
- Email address: -----
- Contact No.: -----

SCHEDULE VI
(BUILDING SPECIFICATIONS OF THE PREMISES)

STRUCTURE : of R.C.C. columns, beams and slabs. External or grid walls of 25 cms. thickness and partition walls of 12 cms. thickness.

FLOORING: Vitrified tiles or equivalent.

WALL FINISH: (a) Internal Walls: Cement Plaster finished with wall ready plaster and painted with oil bound distemper.

(b) Exposed external walls: Sand faced cement plaster painted with weathershield paints.

DOOR/WINDOWS: Moulded doors on hardwood frames in apartments. Exposed doors to be in Teakwood glazed, in apartments. Moulded doors for internal use in apartments, and Teakwood glazed doors for balconies, on hard wood frames in apartments.

Teak wood glazed windows on hardwood frames in apartments. Alluminium frame windows for apartments.

BATHROOMS: Flooring and walls of ceramic tiles. Wall tiles up to full height i.e. to false ceiling level. Sanitary ware of white colour conforming to ISI standards. Single lever taps/fixtures with chrome plated finish conforming, to ISI Standards. Cold and hot water supply with concealed CPVC pipelines.

Glass partition cubicle for shower area.

ELECTRICALS: Concealed copper wiring for lighting, a.c. point, etc with provisions for TV central antenna system. High quality light switches of SSK / Signature/Roma or equivalent make.

WATER SUPPLY: Wells, or underground reservoir, and an overhead tank of adequate capacity.

KITCHEN: Granite platform, splash back tiles and sink without kitchen cabinets.

The vendor reserve the right to effect changes in the specifications whenever it may be required in order to upgrade the quality standards.

IN WITNESS WHEREOF, the parties hereto have signed and executed this Agreement of Sale in the simultaneous presence of the witnesses signing below:

THE VENDOR/ /DEVELOPER/BUILDER

1.-----

1.-----

2.-----

2.-----

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5.-----

5.-----

THE PURCHASERS:

1.-----

1.-----

2.-----

2.-----

3.-----

3.-----

4.-----

4.-----

5.-----

5.-----

WITNESSES: