

AGREEMENT FOR SALE

THIS AGREEMENT is made at Mapusa , Bardez-Goa on this ____ day of ____ of the year two thousand and Nineteen by and

BETWEEN:

(1) **MR. ANTONIO OSCAR ARMANDO DE LIMA PEREIRA**, son of late Antonio Vincente De Lima Pereira, 45 years of age, married, Business, Indian National, holding Pan Card no. AMHPP5650J and his wife (2) **MRS. ELAINE DE LIMA PEREIRA**, daughter of Ronnie Aguiar, 45 years of age, married, Housewife, Indian National, having Pan Card No. AMHPP5657R, both residing at Plot No. 47, Sagar Society, Dona Paula, Tiswadi Goa 403004, (3) **MR. AIRES ORNELAS DE LIMA PEREIRA alias AYRES PEREIRA DILIMA**, son of Shri.Armando De Lima Pereira, 71 years of age, married, Engineer, Indian National, having Pan Card No. ADNPP7304C, and his wife (4) **MRS. DINAH FATIMA SILVEIRA E LIMA PEREIRA**, wife of Shri. Mr. Aires Ornelas De Lima Pereira, 68 years of age, married, Housewife, Indian National, having Pan Card No. AMBPP7791E, both residents of H.No.1/F, Ximbhat, Maina, Curtorim, South-Goa 403709 hereinafter referred to as the **"OWNERS/VENDORS"** (which expression shall unless repugnant to the context or meaning thereof shall include their heirs, successors, executors, administrators, nominees, legal representatives and assigns) of the **FIRST PART**.

AND

DE LIMA PEREIRA VENTURES LLP, a Limited Liability Partnership incorporated under the LLP Act 2008 having its registered office at 611, 6th floor, Gera Imperium I, EDC Complex, Patto Plaza, Panaji Goa 403001, holding PAN Card No. AALFD3868J, represented by its Designated Partner **MR. ANTONIO OSCAR ARMANDO DE LIMA PEREIRA**, son of late Antonio Vincente De Lima Pereira, 45 years of age, married, Business, Indian National, holding Pan Card no. AMHPP5650J, residing at Plot No. 47, Sagar Society, Dona

Paula, Tiswadi Goa 403004, authorised vide Resolution dated 05/02/2019, hereinafter referred to as **"DEVELOPER/PROMOTER"** (which expression shall unless it be repugnant to the context or meaning thereof shall include its successors, administrators and assigns) of the **SECOND PART;**

AND

Mr./Mrs. _____, son/wife of _____, age _____ years, married/unmarried, in service /business, Indian National, holding PAN Card No. _____, Adhaar Card No. _____ residing at _____, **OR**
M/s. _____ a private limited company incorporated under the Companies Act 1956 having its registered office at _____, represented by its Managing Director _____, son of Shri. _____, _____ years of age, married, Business, Indian National, holding Pan Card no. _____, residing at _____, authorised vide Resolution dated _____, hereinafter referred to as **"PURCHASER/ALLOTTEE"** (which expression shall unless it be repugnant to the context or meaning therefore is deemed to include his heirs, executors, administrators and permitted assigns) of the **THIRD PART.**

(The OWNERS are herein represented by **MR. ANTONIO OSCAR ARMANDO DE LIMA PEREIRA**, son of Antonio Vicente de Lima Pereira, aged 45 years, married, in business, PAN No. AMHPP5650J, Indian National and residing at Plot No. 47, Sagar Society, Dona Paula, Ilhas, Goa, vide Power of Attorney dated 03/02/2012 before the Notary Adv. Shridhar Tamba under Registration No. 39038).

That the Vendors and the Promoter has represented to the Allottee as under:

- A. THAT there exists a property known as "MODLO WADO" or "INTREA CUNGEACHEM" or "CUNGEA VALEM BATA" or "DONDEVALEM BATA" surveyed in the records of rights of Village Marna under survey no. 49/10, totally admeasuring 2050 sq.mtrs., along with the dwelling house bearing H. No. 146/6 existing therein situated at Marna within the limits of

Village Panchayat of Marna (Siolim), Taluka and Registration Sub District of Bardez, District of North Goa, State of Goa, described in Land Registration Office of Bardez under No. 8834 at folio 92 of Book B-23 (New) and is not enrolled in Taluka Revenue Office, which shall herein after be referred to as the “**said property**” and is better described in **Schedule I** herein.

- B. That the said property was owned and possessed by Shri. Peter D’souza alias Peter Cosma D’souza and his wife Smt. Natalina D’souza alias Natalina Peter D’souza and Shri. Caitano John D’souza.
- C. That by Agreement for Sale dated 03/02/2011, duly registered before Notary D. S. Petkar and registered in his books under Reg. No. 2130/2011 dated 05/02/2011, said Shri. Peter D’souza alias Peter Cosma D’souza and his wife Smt. Natalina D’souza alias Natalina Peter D’souza and Shri. Caitano John D’souza agreed to sell and or transfer the said property to one Mr. Gajendra Gopal Kanekar.
- D. That by Deed of Sale dated 15/09/2011, registered before the Sub Registrar of Bardez under No. BRZ-BK1-04399-2011, CD Number BRZD225 on 16/09/2011, Shri. Peter D’souza alias Peter Cosma D’souza and his wife Smt. Natalina D’souza alias Natalina Peter D’souza and Shri. Caitano John D’souza with the intervention of Mr. Gajendra Gopal Kanekar in the status of Bachelor, sold and or transferred the said property better described in Schedule I hereto in favour of the Owners herein.
- E. That upon purchase of the said property, the Owners effected mutation, as such the name of the Owners is reflected in the occupants column in Form I & XIV of Village Marna.
- F. The Owners with an intention to construct a residential complex in the said property has obtained necessary permission, approvals and Licences from the competent authorities namely:
- a. Sanad dated 22/01/2018 under No. 4/158/CNV/AC-III/2017/72 came to be issued by the Office of Addl. Collector III North Goa District, Mapusa Goa.

- b. The Primary Health Centre, Siolim, Bardez, Goa issued its No Objection vide Letter dated 17/01/2018 bearing No. PHCS/HS/NOC/17-18/1899.
- c. Technical Clearance Order dated 16/11/2017 bearing Ref. No. TPB/3873/Marna/TCP-17/3521 issued by the Office of the Senior Town Planner, Mapusa Goa.
- d. Technical Clearance Order dated 05/11/2018 bearing Ref. No. TPB/3873/Marna/TCP-18/4609 issued by the Office of the Senior Town Planner, Mapusa Goa.
- e. Construction License dated 27/12/2018 bearing Ref.No.VP/S.M./18-19/20/2061 issued by the Village Panchayat Siolim-Marna.

G. That by Joint Development Agreement dated 12/02/2019, registered before Notary Advocate Subhash P. Sawant at Panjim - Goa, bearing Registration No.610/19 dated 12/02/2019, the Owners herein agreed to sell the said property and entrust the development of the said property to the Developer/Promoter herein.

H. That pursuant to the said Joint Development Agreement dated 12/02/2019, the Developer/Promoter has floated a residential project in the said property in the name and style of "CONTEMPO" comprising of 5 nos. of villas, residential building block-B and swimming pools in the said property.

I. **AND WHEREAS** the Owners are well and sufficiently entitled to the said property and the title of the said property better described in Schedule I hereto is marketable and free from reasonable doubts.

J. **AND WHEREAS** the Owners along with the Promoter are in the process of setting up luxury residential project with upmarket amenities on said property;

K. **AND WHEREAS** the Owners and Promoter has not created any sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on the said property and the said property is not subject to any claim or demand, encumbrance, attachment or any process issued by any Court or Authority.

L. **AND WHEREAS** the Owners and Promoter has not entered into any agreement or arrangement with regard to the sale and/or development of the said property better described in Schedule I hereto.

M. **AND WHEREAS** the Promoter has registered the said residential complex under the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder with the Real Estate Regulatory Authority at Goa under No. _____.

N. **AND WHEREAS** the Promoter by virtue of the said Joint Development Agreement dated 12/02/2019 are entitled and authorised to develop the said property and by virtue of the licenses, permissions and approvals referred to above, the Promoter has exclusive right to sell the said Villas in the said Project i.e. "**CONTEMPO**" to be constructed by him on the said property and to enter into Agreement with the Allottee/Purchaser of the said Villas and to receive the sale consideration in respect thereof.

O. **AND WHEREAS** on demand from the Allottee, the Promoter has given inspection and copies to the Allottee of all the documents of title relating to the said property and the plans, designs and specifications prepared by the Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "**THE SAID ACT**") and the Rules and Regulations made thereunder of the Promoter; and the Allottee has acknowledged the receipt of the same and the same is to the Allottee's satisfaction.

P. **AND WHEREAS** the ALLOTTEE has approached the VENDOR and the PROMOTER with a request to purchase a Villa in the said project known as "**CONTEMPO**" more particularly identified as Villa bearing No. A-____ known as "____", comprising of ground + two floors , having RERA Carpet area admeasuring _____ sq.mtrs, exclusive balcony area admeasuring _____ sq.mts., built-up area admeasuring _____ sq.mtrs, terrace admeasuring _____ sq.mtrs, Deck area admeasuring _____ sq.mtrs, private swimming pool admeasuring _____ sq.mtrs, saleable area admeasuring _____ sq.mtrs, along with the proportionate undivided share in the land (herein after referred to as "**THE SAID VILLA**")

and described in **SCHEDULE-II** hereunder) being constructed on the Said Property by the Promoter for a total consideration of Rs. _____/- (Rupees _____ Only).

- Q. AND WHEREAS** upon finalising the terms and conditions for purchase of the said Villa, the VENDORS and the PROMOTER handed over all the documents pertaining to the title of the said property along with the documents pertaining to the permissions granted by the Competent Authorities for the said project unto the PURCHASER/ALLOTTEE. The PURCHASER/ALLOTTEE on being satisfied with the title of the VENDORS and the PROMOTER in respect of the said property and on being satisfied with the respective permissions granted by the Competent Authorities has agreed to purchase the said villa as sanctioned and approved by the competent authorities.
- R. AND WHEREAS** the Plan of the said villa agreed to be purchased by the Allottee, as sanctioned and approved by the competent authority wherever applicable has been annexed hereto and shall hereinafter be referred to as “**ANNEXURE A**”.
- S. 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.
- T. AND WHEREAS** under section 13 of the said Act, the Promoter is required to execute a written Agreement for Sale of said Villa with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908(Central Act 16 of 1908).
- U. AND WHEREAS** the PURCHASER/ALLOTTEE on having verified the title of the said Villa and having acquired the entire knowledge of the permissions granted by the competent authorities and is fully aware of all the terms and conditions contained in the respective permissions granted by the competent authorities. The PURCHASER/ALLOTTEE on having

read the contents of this instrument is also fully aware and has full knowledge of terms and conditions set out in this instrument which have been fully understood by the PURCHASER/ALLOTTEE and upon having fully understood the entire terms of the agreement has agreed to purchase the said Villa.

- V. **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 VENDORS with the intervention of the PROMOTER hereby agrees to sell to the ALLOTTEE and the ALLOTTEE hereby agrees to purchase the Said Villa along with the parking and other amenities on terms and conditions hereunder set out.

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

1. The PROMOTER/VENDOR shall construct and the PURCHASER/ALLOTTEE shall purchase all that part and parcel of the said Villa identified as Villa bearing No. A-___ known as "_____", comprising of ground + two floors, having RERA Carpet area admeasuring _____ sq.mtrs, exclusive balcony area admeasuring _____ sq.mts., built-up area admeasuring _____ sq.mtrs, terrace admeasuring _____ sq.mtrs, Deck area admeasuring _____ sq.mtrs, private swimming pool admeasuring _____ sq.mtrs, saleable area admeasuring _____ sq.mtrs, along with the proportionate undivided share in the land located in the project known as " **CONTEMPO**" which project is constructed on the property known as "MODLO WADO" or "INTREA CUNGEACHEM" or "CUNGEA VALEM BATA" or "DONDEVALEM BATA" surveyed in the records of rights of Village Marna under survey no. 49/10, totally admeasuring 2050 sq.mtrs, situated at Marna within the limits of Village Panchayat of Marna (Siolim), which villa has been constructed by the PROMOTER/VENDOR in accordance with the plans approved by the competent authorities.

2. **CONSIDERATION:**

- a) The Allottee hereby agrees to purchase from the Vendors and the Promoter and the Vendors and the Promoter hereby agrees to sell to the Allottee the said Villa identified as Villa bearing No. A-_____ known as “_____”, comprising of ground + two floors , having RERA Carpet area admeasuring _____ sq.mtrs, exclusive balcony area admeasuring _____ sq.mts., built-up area admeasuring _____ sq.mtrs, terrace admeasuring _____ sq.mtrs, Deck area admeasuring _____ sq.mtrs, private swimming pool admeasuring _____ sq.mtrs, saleable area admeasuring _____ sq.mtrs, along with the proportionate undivided share in the land herein for a total consideration of Rs. _____/- (Rupees _____ Only) which includes the proportionate incidence of common areas and facilities appurtenant to the said Villa together with the proportionate undivided share to the said property corresponding to the said Villa.

Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the said Villa of the Allottee, except any alteration or addition required by any Government authorities or due to change in law.

- b) The Allottee has paid to the Vendor and the Promoter a sum of Rs. _____/- (Rupees _____ Only), prior to the execution of these presents, being an advance payment as provided in Section 13 of the said Act (the payment and receipt whereof the Promoter hereby admit and acknowledge) after deducting an amount of Rs. _____/- (Rupees _____ Only) towards 1% TDS as per the provisions of The Income Tax Act and the Allottee has agreed to pay the balance of the sale consideration as per the **PAYMENT PLAN** as mutually agreed between the parties, more particularly described in **SCHEDULE – III** hereunder.
- c) The Allottee shall pay to the Vendors and the Promoter, Goods and Services Tax (GST) @ _____% at the time of Payment of every instalment towards purchase of the said Villa. The input tax credit as contemplated under Central Service and Goods Tax Act 2017 has been passed on by the Vendor to the Allottee by way on commensurate reduction which has been duly transferred unto the Allottee in the consideration of the said Villa.

- d)** The Total Price (i.e. Consideration amount) above excludes Taxes (consisting of tax paid or payable by the Vendor and the Promoter) by way of Infrastructure Tax, Goods and Services Tax (GST) and Cess or any other taxes which may be levied, in connection with the construction of and carrying out the said Project payable by the Vendor and the Promoter up to the date of handing over the possession of the said Villa.
- 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 which may be levied or imposed by the competent authority, local bodies/Government from time to time.
- f)** The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/ rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.
- g)** The ALLOTTEE/PURCHASER covenants that the ALLOTTEE/PURCHASER shall adhere to the Schedule of payment listed at Schedule III, timely payment being the essence of contract. In the event , the Allottee defaults in making payment of the instalments due and payable under this agreement as specified at Schedule III within the time limit stipulated therein, the Vendor and the Promoter shall be entitled to issue a notice in writing to the ALLOTTEE/PURCHASER calling upon the ALLOTTEE/PURCHASER to pay the such amount defaulted by the ALLOTTEE/PURCHASER within a period of 15 days from receipt of the said notice within which period the ALLOTTEE/PURCHASER shall comply with the stipulations contained in the said notice and make the payment payable by the ALLOTTEE/PURCHASER to the VENDOR and the PROMOTER. It is agreed between the parties that in the event, the ALLOTTEE/PURCHASER on receipt of such notice fails to pay the instalment due and payable for which a notice is issued by the VENDOR and the PROMOTER calling upon

ALLOTTEE/PURCHASER to make payment of the said balance amount, in that event, the Promoter and the Vendor shall be entitled to terminate the present agreement without any further reference to any legal notice or without taking recourse to court of law.

h) On such termination having taken place due to the lapse on the part of the ALLOTTEE/PURCHASER, the amount paid by the ALLOTTEE/PURCHASER to the Promoter and the Vendor to the extent of 10 % shall stand forfeited in favour of the Promoter and the Vendor and the balance amount shall be paid by the Vendor and the Promoter to the ALLOTTEE/PURCHASER, without any interest.

In the event, of such default the Promoter and the Vendor opts at the request of the ALLOTTEE/PURCHASER not to terminate the agreement in such an eventuality the ALLOTTEE/PURCHASER shall be liable to forthwith pay the instalment due and payable as on that day along with interest calculated as per Section 18 of the said rules, for the delay committed by the ALLOTTEE.

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

i) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the said residential building is complete and the Completion Certificate/Occupancy Certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of four percent.

The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Goa Real Estate (Regulation and Development) (Registration of Real

Estates Projects, Registration of Real Estates Agents, Rates of Interest and disclosures on Website) Rules, 2017 (hereinafter referred to as "*The Said Rules*") from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in clause 1(a) of this Agreement.

j) The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

k) The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned competent authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the said Flat to the Allottee, obtain from the concerned competent authority Occupancy and/or Completion Certificates in respect of the said Villa.

l) The Purchaser hereby covenant that the Promoter shall be entitled to utilize and or use the built up area in the said project except for the said Villa which is the subject matter of this agreement to be used by the Promoter and or his nominees as service villas and or for any similar purpose without any objection from the Allottee. The execution of this agreement itself shall be construed as consent for all legal purposes for such use by the Allottee.

3. FLOOR AREA RATIO (FAR);

The Promoter hereby declares that the Floor Area Ratio available as on date in respect of the said property is 60 % as mentioned in the Development Control Regulation which are applicable to the said Project.

4. **SPECIFICATIONS/FIXTURES/FITTINGS/AMENITIES:**

- a) The specifications of the said Villa, as sanctioned and approved by the competent authority wherever applicable has been more particularly described and/or mentioned in **SCHEDULE-IV** hereto.
- b) The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or its equivalent or price range (if unbranded) shall be provided by the Promoter in the said building Project the Villa.
- c) The amenities and facilities to the said Villa as agreed to be provided by the Promoter to the Allottee for the said Villa has been more particularly described and/or mentioned in **SCHEDULE-V** hereto.
- d) The fixtures and fittings to be provided to the said Villa shall be specific as per the specification set out at **Schedule IV**. No extra items and or change to the specification shall be permitted without the consent of the Developer.
- e) The common areas appurtenant to the said Apartment as agreed to be provided by the Promoter has been more particularly described and/or mentioned in **SCHEDULE-V** hereto.

5. **POSSESSION:-**

- a) **Delivery of Possession:** The Vendors and the Promoter shall give possession of the said Villa to the Allottee on or before _____. (**Due Possession Date**) with an extension of _____ months i.e. on or before _____. (**Extended Period**).

Time is essence for the Vendors and the Promoter as well as the Allottee. The Vendors and the Promoter shall abide by the time schedule for completing the said project and handing over the Said Villa to the Allottee after receiving the Occupancy Certificate or the Completion Certificate or both, as the case may be, subject to all the Allottee have paid all the consideration and other sums due and payable to the Vendors and the Promoter as per the Agreement. Similarly, the Allottee shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement, subject to the simultaneous completion of construction by the Promoter.

b) Delayed Possession/breach(es)/Payments:

i) If the Vendors and the Promoter fails to abide by the time schedule for completing the said project and handing over the said Villa to the Allottee, the Vendors and the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the said project, interest as specified in Sec. 18 of the said Rules, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession.

ii) If the Vendors and the Promoter fails or neglects to give possession of the said Villa to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date, if the Allottee wishes to terminate this Agreement, then the Vendors and the Promoter shall be liable on demand to refund to the Allottee the amounts already received by them in respect of the said Villa with interest as specified in Sec. 18 of the said Rules, from the date the Vendors and the Promoter received the sum till the date the amounts and interest thereon is repaid.

Provided that, the Vendors and the Promoter shall be entitled to reasonable extension of time of maximum _____ years for giving delivery of said Villa on the aforesaid date, if the completion of the said Villa is delayed on account of:

- a) war, civil commotion or Act of God ;
- b) any notice, order, rule, notification of the Government and/or other public or competent authority and or statutory authority /court / Tribunal.
- c) Any delay on part of the competent authorities in issuing approvals, permissions, sanctions and or Occupancy Certificate by the Competent Authorities for the reasons not attributable to the PROMOTER/VENDOR.

c) **Procedure for taking Possession:** The Vendors and the Promoter shall within 15 days of obtaining the Occupancy Certificate from the competent authority and upon payment made by the Allottee as per the Agreement, offer possession of the Said Villa to the Allottee intimating in writing that the said Villa is ready for use and Occupancy of the said Residential villa to be taken within 1 (one month) from the date of receipt of such notice and the Allottee shall take possession of the said Villa from the Vendors and the Promoter by executing necessary indemnities, undertakings and such other documentation as specified in this Agreement, and the Vendors and the Promoter shall give possession of the said Villa to the Allottee.

d) Failure of Allottee to take Possession of Said Villa: In case the Allottee fails to take possession within the time provided as above, such Allottee shall continue to be liable to pay maintenance charges as applicable including all Government rates, taxes, charges, interest on delay and all other outgoing and expenses of and incidental to the management and maintenance of the said residential building thereon. Notwithstanding failure on the part of the Allottee to take possession of the said Villa inspite of it being complete in due respect, the Purchaser and or Allottee shall be liable to pay all taxes, outgoings, fees etc. to the local authority and or to the Co-operative Housing Society and or to the association of built up area and or to the Vendors and the Promoter towards maintenance of the said project for which the Allottee hereby indemnifies and keep the Vendors and the Promoter indemnified against any such claims which may be raised from time to time in respect of such contributions, taxes, fees etc. and undertakes to pay them as and when called upon to do so by the aforesaid authorities and or the bodies listed to above.

e) Defect(s):

(i) If within a period of five years from the date of handing over the said Villa to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the said Villa or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Vendors and the Promoter, compensation for such defect in the manner as provided under the Act.

(ii) In case the Allottee carries out any work within the said Villa after taking possession, resulting in cracks and dampness, or any other defect within or to the adjoining flats, 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 at nominal charges.

(iii) Hairline cracks and dampness caused due to settlement, humidity, variations in temperature, electrical conduits, etc., cannot be considered as defective work.

f) Use of said Villa :The Allottee shall use the said Villa or any part thereof or permit the same to be used only for purpose of residence.

He/she/they shall use the garage or parking space only for purpose of keeping or parking vehicle.

g) Deposits at the time of taking possession:

I. The Allottee shall on or before delivery of possession of the said Villa keep deposited with the Promoter the following amounts described in **SCHEDULE-VI** which may subject to change as per actuals towards:

- i) Share money, application entrance fee of the society or any other entity;
- ii) Formation and registration of the society or any other entity;
- iii) Proportionate share of taxes and other charges/levies in respect of the society or any other entity;
- iv) Deposit of provisional monthly contribution towards outgoings of society or any other entity;
- v) Deposit for Water, Electric, and other utility and service connection charges, Electricity transfer, Electricity Meter Charges, Electricity Meter Deposit (refundable), Transformer charges;
- vi) Deposits of electrical receiving and sub-station provided in Layout;
- vii) Legal charges;
- viii) Infrastructure Tax;
- ix) Corpus in respect of the society or any other entity;
- x) Stamp Duty and Registration Charges;
- xi) Maintenance plus GST per month;
- xii) House Tax Transfer;
- xiii) bear and pay the proportionate share of outgoings in respect of the said property and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers,
- xiv) Annual House Tax;
- xv) All other expenses necessary and incidental to the management and maintenance of the said project land.

II. The Allottee shall pay to the Promoter for meeting all legal costs, charges and expenses, including professional costs of the legal practitioner of the Promoter in connection with formation of the said society or any other entity and for preparing its rules, regulations and bye-laws as per actuals.

6. **MAINTENANCE OF THE COMPLEX:**

- i) The Promoter undertakes to maintain the complex till such time the society or any other entity is formed and registered.
- ii) Until the society or any other entity is formed and the said complex/structure of the building/s or wings is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined by the Promoter .
- iii) The Allottee undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.
- iv) It is agreed that non-payment or default in payment of outgoings on time by Allottee shall be regarded as default on the part of the Allottee and shall entitle the Promoter to charge interest on dues, in accordance with the terms and conditions contained herein.

7. **FORMATION OF SOCIETY OR ANY OTHER ENTITY:**

- i) The Allottee along with other Allottee(s) of Villa in the said project shall join in forming and registering the society or any other entity 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 any other entity and for becoming a member, including the bye-laws of the proposed society or any other entity, duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the society or any other entity.
- ii) 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.

iii) The Allottee further agrees that till the Allottee's share is so determined, the Allottee shall pay to the Promoter provisional monthly contribution towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance of the structure of the building or wing is executed in favour of the society or any other entity as aforesaid. On such conveyance being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the society or any other entity, as the case may be.

iv) Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for forming and registering the society or any other entity and handing over the common areas to the society or any other entity, subject to all the Allottees have paid all the consideration and other sums due and payable to the Promoter as per the Agreement.

8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER :

The Promoter hereby represents and warrants to the Allottee as follows:

- i. The Promoter has clear and marketable title with respect to the said Project Land; as declared in the title report and has the requisite rights to carry out Development upon the said property and also has actual, physical and legal possession of the said property for the implementation of the said Project;
- ii. The Promoter has lawful rights and requisite approvals from the competent authorities to carry out development of the said Project and shall obtain requisite approvals from time to time to complete the development of the said Project;
- iii. There are no encumbrances upon the said property except those disclosed in the title report;
- iv. There are no litigations pending before any Court of law with respect to the said property or said Project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the said Project, said property/and said building/wing 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 said Project, said property/and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the said Project, said property /Building/wing and common areas till its transfer to the society or any other entity;

vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;

vii. The Promoter has not entered into any Agreement for sale and/or Development Agreement or any other Agreement/arrangement with any person or party with respect to the said Project Land, including the said Project and the said Villa which will, in any manner, affect the rights of Allottee under this Agreement;

viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Villa to the Allottee in the manner contemplated in this Agreement;

ix. Upon formation and registration of the society or any other entity, the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas to the said society or any other entity;

x. The Promoter has duly paid and shall continue to pay and discharge undisputed Governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent authorities;

xi. No notice from the Government or any other local body or authority or any legislative enactment, Government ordinance, order, notification (including any notice for acquisition or requisition of the said project land) has been received or served upon the Promoter in respect of the said property and/or the said Project except those disclosed in the title report;

9. **REPRESENTATIONS AND WARRANTIES OF THE ALLOTTEE:**

The Allottees themselves with intention to bring all persons into whosoever hands the Villas may come, hereby covenants with the Promoter as follows:

- i. To maintain the said Villa at the Allottees' own cost in good and tenantable repair and condition from the date that the possession of the said Villa is taken and shall not do or suffer to be done anything in or to the said Villa which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the said Villa or any part thereof without the consent of the local authorities, if required.
- ii. Not to use the said Villa for the purpose of carrying on any business like Bar and Restaurant, etc., trade or commercial activity which necessitates storage of explosive or inflammable substances or for storage or sale of cement or store any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the said Villa or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the said Villa, including entrances of the said Villa and in case any damage is caused to the said Villa on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.
- iii. To carry out at their own cost all internal repairs and maintain the said Villa in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the said Villa which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- iv. Not to demolish or cause to be demolished, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Villa or any part thereof, nor any alteration in the elevation and outside colour scheme of the said Villa and shall keep the portion, sewers, drains and pipes in the said Villa 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 said Villa 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 Villa without the prior written permission of the Promoter and/or the society or any other entity.

v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said property and in which the said Villa 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 Villa in the compound or any portion of the said property in which the said Villa is situated.

vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit any taxes or levies and other amounts as demanded by the concerned local authority or Government for providing infrastructure like water, electricity, sewerage or any other service connection to the said property in which the said Villa 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 Villa by the Allottee for any purposes other than for purpose for which it is sold.

ix. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the said Villa until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.

x. The Allottee shall observe and perform all the rules and Rules, Regulations and bye-laws which the society or any other entity and/or the concerned local authority, Government and other public bodies 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 Project building for the time being in force regarding the occupancy and use of the said Villa and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

xi. Till a conveyance of the said Villa is executed in favour of the Allottee, 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 Villa or any part thereof to view and examine the state and condition thereof.

10. **INDEMNITY:**

The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter.

11. **SEPARATE ACCOUNT:**

The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the co-operative society or any other entity or towards the outgoings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

12. **SAVINGS CLAUSE:**

Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Villa or of the said property or any part thereof. The Allottee shall have no claim save and except in respect of the said Villa alongwith proportionate indivisible share agreed to be sold to him. All unsold or un-allotted inventory/shall continue to remain the Property of the Promoter until sold/allotted/ transferred to the society or any other entities hereinbefore mentioned.

13. **MORTGAGE OR CREATION OF CHARGE:**

After the Promoter executes this Agreement he shall not mortgage or create a charge on the Villa and if any such mortgage or charge is made or created, then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Villa.

14. BINDING EFFECT:

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until,

Firstly, the Allottee signs and delivers this Agreement with all the Schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and

Secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter.

If the Allottee(s) fail to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, allotment of the said Villa to the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

15. ENTIRE AGREEMENT

This Agreement, along with its Schedules and Annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Villa/property, as the case may be. It is clearly understood between the parties that brochures, any photographs, pamphlets or any marketing materials which may be issued by the Vendor/Promoter shall not form part of this agreement and any representations and or statements made therein shall not have an overwriting effect on the specifications laid down in this agreement, the terms entered into between the parties and recorded in this agreement being final.

16. RIGHT TO AMEND:

This Agreement may only be amended through written consent of the Parties.

17. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/SUBSEQUENT ALLOTTEES:**

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the said Project shall equally be applicable to and enforceable against any subsequent Allottees of the said Villa, in case of a transfer, as the said obligations go along with the Villa for all intents and purposes.

18. **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 the 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.

19. **METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:**

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in the said Project, the same shall be in proportion to the carpet area of the said Villa to the total carpet area of all the Villa in the said Project. For such calculations, areas of exclusive balconies, verandas and/or terraces shall be added to carpet areas of respective Allottees.

20. **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.

21. EXECUTION OF THE AGREEMENT:

a) The execution of this Agreement shall be complete only upon its execution by the Promoter or through its authorized signatory at the Promoter's office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution, the said Agreement shall be registered at the office of the concerned Sub-Registrar. Thereafter this Agreement shall be deemed to have been executed.

b) The Allottee and/or Promoter or its authorized signatory shall present this Agreement as well as the Conveyance/Assignment of Lease at the proper registration office within the time limit prescribed by the Registration Act and the Promoter or its authorized signatory will attend such office and admit execution thereof.

22. NOTICES & CORRESPONDENCES:

a) That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses as specified above.

b) That in case there are Joint Allottees, all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes be considered as properly served on all the Allottees.

c) It shall be the duty of the Allottee and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post A.D and notified Email ID/Under Certificate of Posting, 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.

23. **STAMP DUTY AND REGISTRATION :-**

The charges towards stamp duty and Registration of this Agreement shall be borne by the Allottee. The Present value of the said Villa is Rs. _____/- (Rupees _____ Only) and as such stamp duty @ -----% i.e. Rs. _____/- (Rupees _____ Only) is embossed on the present Agreement, which is borne and paid by the Allottee.

24. **DISPUTE RESOLUTION :-**

Any dispute which may surface between the parties with regards to interpretation and or performance of terms and conditions of this agreement shall be settled amicably between the parties. In the event, the parties are unable to settle the matter amicably, same shall be attempted to settle by the Parties by referring the same to the arbitration in terms of the provisions of Arbitration and Conciliation Act 1996. The place of Arbitration shall be at Panaji, Goa and the language of arbitration shall be English. It is agreed between the parties that the disputes which are not arbitrable and or which could not be settled amicably 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.

25. **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 Goa will have the jurisdiction for this Agreement.

SCHEDULE-I

(DESCRIPTION OF THE SAID PROPERTY)

ALL that part and parcel of the property known as “MODLO WADO” or “INTREA CUNGEACHEM” or “CUNGEA VALEM BATA” or “DONDEVALEM BATA” totally admeasuring 2050 sq.mtrs, along with the dwelling house bearing H. No. 146/6 existing therein situated at Marna within the limits of Village Panchayat of Marna (Siolim), Taluka and Registration Sub District of Bardez, District of North Goa, State of Goa, described in Land Registration Office of Bardez under No. 8834 at folio 92 of Book B-23 (New), not enrolled in Taluka Revenue Office, surveyed in the records of rights of Village Marna under survey no. 49/10 and is bounded as under:

East : By the property bearing Survey no. 53/28 and 49/12 of Village Marna;

West : By the property bearing Survey no. 49/7 and 49/11 of Village Marna;

North : By the property bearing Survey no. 50/36, 50/37 and 50/38 of Village Marna;

South : By Public Road.

SCHEDULE -II

(DESCRIPTION OF THE SAID VILLA)

All that part and parcel of Villa bearing No. A-____ known as “_____” comprising of ground + two floors , having RERA Carpet area admeasuring _____ sq.mtrs, exclusive balcony area admeasuring _____ sq.mts., built-up area admeasuring _____ sq.mtrs, terrace admeasuring _____ sq.mtrs, Deck area admeasuring _____ sq.mtrs, private swimming pool admeasuring _____ sq.mtrs, saleable area admeasuring _____ sq.mtrs, along with the proportionate undivided share in the land situated in the residential complex known as “CONTEMPO” constructed on the said property described in Schedule I herein above. The said Villa No. A-____ known as “_____” is bounded as under. The plan of said Villa is annexed hereto as “ANNEXURE-A”

East : By _____;

West : By _____;

North : By _____;

South : By _____.

SCHEDULE –III

PAYMENT MODE

The Allottee has paid on or before execution of this Agreement, (10% of the total consideration of the said Villa) a sum of Rs _____/- (Rupees _____ Only) as advance payment or application fee and hereby agrees to pay to the Promoter the balance amount of Rs _____/- (Rupees _____ Only) in the following manner:-

| SR.NO | STAGES OF PAYMENT | PERCENTAGE | AMOUNT (In Rs.) |
|-------|---|------------|-----------------|
| 1) | Before signing the Agreement | | Rs. |
| 2) | After signing the Agreement | | Rs. |
| 3) | Completion of Plinth | | Rs. |
| 4) | Completion of First Slab | | Rs. |
| 5) | Completion of Second Slab | | Rs. |
| 6) | Completion of Roof slab | | Rs. |
| 7) | Completion of flooring, doors and windows etc | | Rs. |
| 8) | Completion of sanitary ware | | Rs. |
| 9) | Completion of external facade etc | | Rs. |
| 10) | Completion of common areas, lifts etc | | Rs. |
| 11) | On Possession/ Handover | | Rs. |
| | TOTAL | | Rs. |

OR

As mutually agreed between the parties

SCHEDULE-IV

(SPECIFICATION AND AMENITIES)

FLOORING

- 1) Vitrified tile flooring for Living areas and Bedrooms
- 2) Anti-skid vitrified tile flooring for Balconies & terraces
- 3) Anti-skid vitrified tile flooring for Bathrooms
- 4) Anti-slip Mosaic tiles for pool

DOORS & WINDOWS

- 1) Main door in Teakwood with Veneer finish and Mortise lock
- 2) All other doors in laminate finish and windows and French doors of aluminium powder coated
- 3) Toilet doors shutters of salwood frame with wet side laminate
- 4) Branded Hardware

KITCHEN

- 1) Granite counter with provision for modular kitchen
- 2) Vitrified tile dado up to 2' above granite counter
- 3) Provision for washing machine, water purifier

BATHROOMS

- 1) Branded CP & Sanitary fittings
- 2) Geyser and exhaust fan
- 3) Toughened Glass shower cubicle
- 4) Pressurised water supply system

WALLS & PAINTS

- 1) Gypsum punning finish for all internal walls
- 2) Plastic Emulsion, Low VOC paint in all rooms
- 3) Weather proof paint for external walls

ELECTRICAL

- 1) 3 phase power supply and Concealed PVC conduits with copper wiring and MCB/ELCB
- 2) Modular switches of reputed make
- 3) TV, telephone and internet points provisions
- 4) Inverter and EPABX ready wiring for individual villas
- 5) Elevator provision for all villas

PLUMBING

- 1) Pressure tested concealed CPVC internal plumbing of Astral or equivalent, pressure pumps for individual villas
- 2) Common underground sump and Overhead tank for individual villas

AIR-CONDITIONING

- 1) Provisions for Split air-conditioning units in living room and bedrooms with concealed copper piping and cabling

VILLAS

- 1) RCC framed structure of M25 grade concrete and Solid block masonry
- 2) External walls with double coat cement plaster and internal walls with single coat cement plaster
- 3) Waterproofing for bathrooms, terraces and roofs
- 4) MS railing for balconies, terraces and staircases as per design

SCHEDULE V

(DESCRIPTION OF COMMON AREAS AND FACILITIES)

- 1) Well designed open spaces with landscaping and lighting
- 2) Dedicated services area
- 3) Energy saving light fixtures
- 4) Dedicated outdoor parking
- 5) Independent pools
- 6) 100% power backup for pumps and common area lighting
- 7) Centralized garbage collection system
- 8) Gated complex with 24 hr round the clock security personnel
- 9) CCTV surveillance in all outdoor common areas
- 10) Intercom and video door phone
- 11) Fire safety with fire extinguisher
- 12) Vastu compliant
- 13) Environment friendly green principles

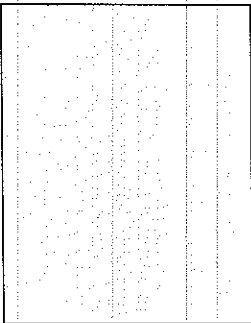
SCHEDULE - VI

(MAINTENANCE AND OTHER OUTGOINGS)

| Sr No | Description | Amount |
|-------|--|--------|
| 1) | Maintenance for one year | |
| 2) | Transformer Cost | |
| 3) | Infrastructure Fees @ 250 per sq.mts | |
| 4) | Legal Charges | |
| 5) | Society formation charges, Membership fees etc | |
| 6) | Electricity/ Water meter deposit | |
| 7) | Annual house tax | |
| | | |
| | + GST @ 18% | |
| | Total | |

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for Sale in the presence of attesting witness.

SIGNED AND DELIVERED BY
THE WITHIN NAMED OWNERS/VENDORS
THROUGH THEIR POWER OF ATTORNEY HOLDER



1) MR. ANTONIO OSCAR ARMANDO DE LIMA PEREIRA

L.H.F.P

R.H.F.P

.....

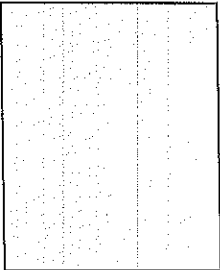
.....

.....

.....

.....

SIGNED AND DELIVERED BY
THE WITHIN NAMED DEVELOPER/PROMOTER
DE LIMA PEREIRA VENTURES LLP
Represented through its Designated Partner



MR. ANTONIO OSCAR ARMANDO DE LIMA PEREIRA

L.H.F.P

R.H.F.P

.....

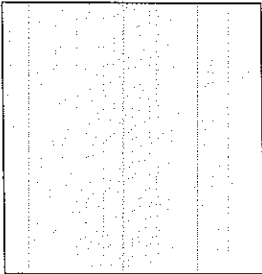
.....

.....

.....

.....

SIGNED AND DELIVERED BY
THE WITHIN NAMED
ALLOTTEE/PURCHASER:



MR. _____

L.H.F.P

R.H.F.P

.....

.....

.....

.....

.....

IN THE PRESENCE OF WITNESSES:

1. Name

Signature _____

2. Name

Signature _____