

AGREEMENT FOR SALE

THIS AGREEMENT OF SALE is made and entered at Mapusa, within the Taluka and Registration Sub-District of Bardez, District of North Goa in the State of Goa, on this _____ day of _____, Two Thousand and Eighteen; (___/___/2019).

B E T W E E N

M/S CLARAMOUNT REALTY, a partnership Firm, duly registered under the Indian Partnership Act, on 27/12/2017, under registration No.296/17, of the Registrar of Firms, Mapusa, Bardez, Goa, having PAN - AANFC0627L, with its office at Flat No.A-2, on the Second Floor, in the building known as “RIO HOUSE”, situated at Morod, Mapusa, Bardez, Goa, herein represented by its partners **(a)MR. ASHOK RAMESH NAIK**, son of late Ramesh V. Naik, married, age 39 years, business, Indian National, resident of House No. 493/4A, Tarchibhat, Siolim, Bardez – Goa, holder of pan card No. AECPN6513K, **(b)MR. ALLAN ALEX FERNANDES**, son of late Mr. Victor Fernandes, age 38 years, married, business, Indian National, resident of House no. 677, Pintos Vaddo, Candolim, Bardez- Goa, holder of Pan Card no. ABDPF2422K, and **(c) MR. SAMIR KASHIRAM TORASKAR**, son of late Mr.Kashiram Toraskar, Married, age 44 years, businessman, Indian National, resident of Flat No.3, Satyabhama Apartment, Opposite State Bank of India, Kadamba Depte Road, Alto-Porvorim, Bardez - Goa, holder of pan card No. **ADQPT2157C**, hereinafter referred to as the ‘**OWNER/SELLER/BUILDER/PROMOTER**’ (which expression shall unless repugnant to the context and meaning shall mean and include its/their heirs, successors, legal representatives, administrators, executors and assigns) of the **ONE PART**.

AND

Mr./Mrs. _____, **s/d/o** Mr.
_____, _____ years of age, _____,
Occupation _____, holding PAN bearing No.
_____, resident of _____

_____, hereinafter referred to as the **‘PURCHASER/ALLOTEE’**
(which expression shall unless repugnant to the context and
meaning shall mean and include his/its/their/her heirs,
successors, legal representatives, administrators, executors and
assigns) of the **SECOND PART.**

WHEREAS there exists a property known as “SANQUI”,
admeasuring 1225 sq. mtrs., bearing Survey no. 54/6 of
Calangute Village, situated at Orda, Candolim, Bardez, Goa,
alongwith the house bearing No. 1632(16/13) of Village
Panchayat of Candolim standing thereon, which property is
found described in the Land Registration Office of Bardez under
No. 33666 at Folio 136 of Book B-86 and Inscribed under No.
27933 at Folio 70 of Book No. G-33, it is the 1/12th part of the
property enrolled in the Taluka Revenue Office under no. 553 of
the second circumscription, situated within the limits of the
Village Panchayat of Candolim, Taluka and Sub-District of
Bardez, North Goa, District, Goa, hereinafter referred to as the
SAID PROPERTY, for the sake of brevity and more clearly
described in Schedule -I, herein below written and delineated in
red in the plan annexed hereto.

AND WHEREAS there exists another property admeasuring 200
sq. mts., bearing Survey No. 54/8-B of Calangute Village,
situated at Orda, Candolim, within the limits of the Village
Panchayat of Candolim, which property was earlier forming part
of the larger property known as “ARADDY DE SAIPEM” also
known as “SAM DOMINGOS or PRIORADO DE SAM TOME”,

admeasuring 1720 sq. mts., described in the Land Registration Office under No. 24237 at Folio 143 overleaf of B 62, bearing survey no. 54 sub division no. 8 of Calangute Village, situated at Orda, Candolim Bardez,Goa, within the jurisdiction of the Village Panchayat of Candolim, Taluka and Sub-District of Bardez, North-Goa District, Goa, hereinafter referred to as the SAID SECOND PROPERTY, for the sake of brevity and more clearly described in Schedule – II, herein below written.

WHEREAS the OWNER/SELLER/BUILDER/PROMOTER, is the sole, absolute and exclusive owner and in exclusive and absolute possession of the SAID PROPERTY, described in Schedule I hereunder written, having purchased it from its erstwhile owners, Mr. Vincente Cezar De Souza and his wife Mr. Rita Maria Fernandes, Mr. Francisco De Souza, Mrs. Hilda Epifania Berta Alvares, Mr. Norbert Cosme Francisco D'Souza and his wife Mrs. Angela Brigida Fernandes e D'Souza, vide a Deed of Sale dated 22-03-2018, duly registered with the Sub-Registrar of Bardez.

WHEREAS the OWNER/SELLER/BUILDER/PROMOTER, is the sole, absolute and exclusive owner and in exclusive and absolute possession of the SAID SECOND PROPERTY, described in Schedule II hereunder written, having purchased it from its erstwhile owners, M/s Claramount Constructions, a partnership firm, vide a Deed of Sale dated 22-03-2018

AND WHEREAS the OWNER/SELLER/BUILDER/PROMOTER is presently in absolute and exclusive possession of the SAID PROPERTY and the SAID SECOND PROPERTY.

AND WHEREAS the Survey records i.e. the FORM I & XIV of the SAID PROPERTY and the SAID SECOND PROPERTY are presently standing in the name of the OWNER/SELLER/BUILDER/PROMOTER.

AND WHEREAS there are no encumbrances of whatsoever nature against the SAID PROPERTY and the SAID SECOND PROPERTY and the Office of the Sub-Registrar of Bardez, has issued a Nil encumbrance Certificate, dated, to that effect.

AND WHEREAS there are no mundkars, Tennats or any other right holders in or to the SAID PROPERTY and the SAID SECOND PROPERTY.

AND WHEREAS the OWNER/SELLER/BUILDER/PROMOTER is entitled and authorized to construct buildings on the SAID PROPERTY, in accordance with the recitals stated herein above.

AND WHEREAS the **OWNER/SELLER/BUILDER/PROMOTER**, is constructing upon the SAID PROPERTY and SAID SECOND PROPERTY, a residential buildings comprising of 26 apartments, alongwith one reserved stilted car parking for each apartment.

The PURCHASER/S/ALLOTEE/S has/have approached the **OWNER/SELLER/BUILDER/PROMOTER** after having seen and verified **all** documents pertaining to the title of the SAID PROPERTY all plans, layout, specifications and as well as the overall 'Scheme of Development' of the "SAID PROPERTY and SAID SECOND PROPERTY" for Allotment/purchase of a Residential Apartment, in **THE Complex "SAIPEM AVIENDA"**

being constructed on the "SAID PROPERTY and SAID SECOND PROPERTY" in Building "....." (hereinafter referred to as the **SAID BUILDING**), situated on Floor and which Apartment is duly identified herein as Apartment No., having a Carpet area ofsq. mtrs, and a corresponding super built-up area of _____ sq. mts., along with square metres of exclusive balcony/verandah/ passage area appurtenant to the carpet area for the exclusive use of the **PURCHASER/S /ALLOTEE/S** and along with one stilted Car Park, hereinafter referred to as the SAID APARTMENT more particularly described in **SCHEDULE NO. III** hereinafter written.

The Carpet Area of the SAID APARTMENT as defined under clause(K) of section 2 of the Said Act is sq mtrs.

The **OWNER/SELLER/BUILDER/PROMOTER** has appointed an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects.

The OWNER/SELLER/BUILDER/PROMOTER has registered the project "SAIPEM AVIENDA", under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the rules framed thereunder, with the Real estate Regulatory Authority, under no., a authenticated copy of the same is attached hereto.

The **OWNER/SELLER/BUILDER/PROMOTER** has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the **OWNER/SELLER/BUILDER/PROMOTER** accepts the

professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

The **OWNER/SELLER/BUILDER/PROMOTER** by virtue of the aforesaid two Deed/s of Sale, is the sole and exclusive owner of the SAID PROPERTY and SAID SECOND PROPERTY, and has sole and exclusive right to sell all the Apartments in the said project Saipem Avienda, which is to be constructed by the **OWNER/SELLER/BUILDER/PROMOTER** on the SAID PROPERTY and the SAID SECOND PROPERTY and to enter into Agreements with the Allotees/Purchasers of the Apartments and to receive the sale consideration in respect thereof.

The Scheme as averred herein above is the “Scheme of development” of the “SAID PROPERTY” as envisaged herein.

The **OWNER/SELLER/BUILDER/PROMOTER** as per their Scheme of Development is taking up the construction of a of residential Building, comprising of 26 Apartments, and for that purpose has also obtained, the following permissions, namely, Conversion Sanad issued by the Additional Collector North-Goa, dated:31/08/2018, bearing No. 4/200/CNV/AC-III/2018/1002. Technical Clearance Order dated: 02/01/2019, bearing No.NGPDA/Cal/44/444/3066/18-19, issued by the Office of the North Goa Planning and Development Authority.

Construction License bearing No. VP/32/13/3193/18/2018-19, dated:08/01/2019, issued by the Village Panchayat of Candolim.

And whereas on demand from the PURCHASER/S /ALLOTEE/S, the **OWNER/SELLER/BUILDER/PROMOTER** has given inspection to the PURCHASER/S ALLOTEE/S of all the documents of title relating to the SAID PROPERTY and the plans, designs and specifications prepared by the

OWNER/SELLER/BUILDER/PROMOTER'S

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, and the PURCHASER/S/ ALLOTEE/S has acknowledged the receipt of the same.

The authenticated copies of Certificate of Title issued by the Advocate/legal Practitioner of the **OWNER/SELLER/BUILDER/PROMOTER**, showing the nature of the title of the **OWNER/SELLER/BUILDER/PROMOTER**, to the SAID PROPERTY and SAID SECOND PROPERTY on which the Apartments are to be constructed has been **annexed hereto**.

The authenticated copies of the plans of the Layout as proposed by the **OWNER/SELLER/BUILDER/PROMOTER** and as approved by the Village Panchayat of Candolim and according to which the construction of the buildings and open spaces are proposed to be provided for on the SAID PROPERTY and the SAID SECOND PROPERTY, have been annexed hereto.

And whereas the authenticated copies of the plans and specifications of the SAID APARTMENT/FLAT agreed to be purchased by the PURCHASER/S/ALLOTEE/S, as sanctioned and approved by the Village Panchayat of Candolim forms a part of this Agreement.

While sanctioning the said plans concerned competent authorities and/or Government has laid down certain terms conditions, stipulations and restrictions which are to be observed and performed by the **OWNER/SELLER/BUILDER/PROMOTER** while developing the SAID PROPERTY and the buildings constructed thereon and

upon due observance and performance of which only the completion or occupancy Certificate in respect of the said building/s shall be granted by the concerned competent authority.

The **OWNER/SELLER/BUILDER/PROMOTER** is accordingly commencing construction of the said buildings which are being constructed on the SAID PROPERTY and SAID SECOND PROPERTY, in accordance with the said proposed plans.

The **OWNER/SELLER/BUILDER/PROMOTER** and the PURCHASER/S /ALLOTEE/S 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.

Besides, in the scheme of things the **OWNER/SELLER/BUILDER/PROMOTER** shall construct a “SWIMMING POOL” hereinafter which shall ultimately be transferred in the name of the SOCIETY/ENTITY/ GENERAL SOCIETY for the beneficial use and enjoyment of all the Apartment Purchasers in the Said Complex “**SAIPEM AVIENDA**”.

In Accordance with the terms and conditions set out in this Agreement, the BUILDER/SELLER/PROMOTER hereby agrees to **allot/sell** the SAID APARTMENT inclusive of one stilted Car Park to the PURCHASER/S/ALLOTEE/S for a sum of/- (**Rupees.....**) (along with a copy of the Occupancy Certificate in respect of the SAID BUILDING including the SAID APARTMENT therein) and the

PURCHASER/S/ALLOTEE/S hereby agrees to purchase the SAID APARTMENT on the condition that the PURCHASER/S/ALLOTEE/S will bind himself/themselves under the terms and conditions of this Agreement for the purchase of the SAID APARTMENT, more particularly described in **SCHEDULE III**.

The PURCHASER/S/ALLOTEE/S has/have agreed to pay the above said sum of/- (**Rupees**) for the **purchase** of the SAID APARTMENT to the **OWNER/SELLER/BUILDER/PROMOTER** as per the Mode of payment prescribed in SCHEDULE No. IV hereinafter written.

THAT The PURCHASER/S /ALLOTEE/S herein clearly understand/s and agree/s that construction of the residential buildings with value added features as stated hereinabove shall constitute the over all development of the "SAID PROPERTY" as a single entity viz. **"SAIPEM AVIENDA"**, which interalia includes facilities such as Club House, swimming pool, compound wall, children's play area, garden, planned and regulated entry and exit etc to the "SAID PROPERTY" for the ultimate beneficial use and enjoyment of the said facilities to all the flat purchasers under the scheme of development.

And whereas, under section 13 of the SAID ACT the **OWNER/SELLER/BUILDER/PROMOTER** is required to execute a written Agreement for sale of SAID APARTMENT with the PURCHASER/S/ALLOTEE/S, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the

parties, **OWNER/SELLER/BUILDER/PROMOTER** hereby agrees to sell and the PURCHASER/S/ALLOTEE/S hereby agrees to purchase the SAID APARTMENT/FLAT.

NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION AND SALE WITNESSES AS UNDER:

I. PREMISES:

- (a) The **OWNER/SELLER/BUILDER/PROMOTER** shall construct the SAID BUILDING consisting of No of basement and ground/stilt/ /_____ podiums, and five floors on the “SAID PROPERTY and SAID SECOND PROPERTY” in accordance with the plans, designs and specifications as approved by the concerned competent authorities from time to time provided that the **OWNER/SELLER/BUILDER/PROMOTER** shall have to obtain prior consent in writing of the PURCHASER/S/ALLOTEE/S in respect of variations or modifications which may adversely affect the SAID APARTMENT of the PURCHASER/S/ALLOTEE/S, except any alteration or addition required by any Government authorities or due to change in law.
- (b) The PURCHASER/S/ALLOTEE/S having approached the **OWNER/SELLER/BUILDER/PROMOTER** hereby agrees to purchase and acquire the SAID APARTMENT inclusive of one stilted Car Park, as per the Scheme of development and the **OWNER/SELLER/BUILDER/PROMOTER** hereby agrees to sell and transfer to the PURCHASER/S/ALLOTEE/S the SAID APARTMENT as per the Scheme of development having a carpet area approximately sq. mtrs. along with square metres of exclusive carpet area of balcony/verandah/ passage for the exclusive use of the PURCHASER/S/ALLOTEE/S and along with one stilted Car Park as shown in the floor plan

hereto annexed, for a sum consideration of Rs which includes the proportionate incidence of common areas and facilities appurtenant to the SAID APARTMENT, the nature, extent and description of the common areas and facilities which are more particularly described in Schedule annexed herewith exclusive of applicable taxes, duties, levies, fees, GST levies etc., due and payable (till the time of handing over of the possession of the SAID APARTMENT) in accordance with the mode of payment as stipulated in SCHEDULE-III appended to this Agreement.

The total Aggregate consideration amount for the SAID APARTMENT including one car park is thus Rs

- (c) The Total Consideration 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. The **OWNER/SELLER/BUILDER/PROMOTER** undertakes and agrees that while raising a demand on the PURCHASER/S/ALLOTEE/S for increase in development charges, cost, or levies imposed by the competent authorities etc., the **OWNER/SELLER/BUILDER/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 PURCHASER/S/ALLOTEE/S, which shall only be applicable on subsequent payments.

- (d) The BUILDER/SELLER/PROMOTER warrants that:

- i) They have rights and possession of the SAID PROPERTY and the individual Apartments constructed thereon at **“SAIPEM AVIENDA”**.
- ii) The “SAID APARTMENT” shall conform to the Standard Specifications detailed in SCHEDULE-IV of this Agreement.
- e) The **OWNER/SELLER/BUILDER/PROMOTER** shall confirm the final carpet area that has been allotted to the PURCHASER/S/ALLOTEE/S 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 **OWNER/SELLER/BUILDER/PROMOTER**. If there is any reduction in the carpet area within the defined limit then **OWNER/SELLER/BUILDER/PROMOTER** shall refund the excess money paid by PURCHASER/S/ALLOTEE/S within forty-five days with annual interest at the rate specified in the **rules**, from the date when such an excess amount was paid by the PURCHASER/S/ALLOTEE/S. If there is any increase in the carpet area allotted to PURCHASER/S/ALLOTEE/S, the **OWNER/SELLER/BUILDER/PROMOTER** shall demand additional amount from the PURCHASER/S/ALLOTEE/S 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(b) of this Agreement.
- f) The PURCHASER/S/ALLOTEE/S authorizes the **OWNER/SELLER/BUILDER/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 **BUILDER/SELLER/PROMOTER** may in its sole

discretion deem fit and the PURCHASER/S/ALLOTEE/S undertakes not to object/demand/ /direct the **OWNER/SELLER/BUILDER/PROMOTER** to adjust his payments in any manner.

- g) **The OWNER/SELLER/BUILDER/PROMOTER** may allow, in its sole discretion, a rebate for early payments of equal installments payable by the PURCHASER/S/ALLOTEE/S 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 PURCHASER/S/ALLOTEE/S by the **OWNER/SELLER/BUILDER/PROMOTER.**

II. CONSIDERATION:

- (a) In consideration of the purchase of the SAID APARTMENT inclusive of the Stilted Car Park denoted under No as shown on the plan annexed to this Agreement, the PURCHASER/S/ALLOTEE/S agree/s to pay a sum of **Rs** exclusive of applicable taxes such as GST, duties, levies, fees, deposits etc., specified in clause III, hereinafter written but includes infrastructure tax and as per the mode of payment specified in SCHEDULE No. IV to be in line with the progress of construction provided therein.
- (b) A sum of Rs/- will be kept as an Earnest Money Deposit (EMD) Component.
- (c) Time is essence for the **OWNER/SELLER/BUILDER/PROMOTER** as well as the PURCHASER/S/ALLOTEE/S. The **OWNER/SELLER/BUILDER/PROMOTER** shall abide by the time schedule for completing the project and handing over the SAID APARTMENT to the PURCHASER/S/ALLOTEE/S and the

common areas to the association of the PURCHASER/S/ALLOTEE/S after receiving the occupancy certificate or the completion certificate or both, as the case may be subject to all the Purchasers/ Allotees having paid all the consideration and other sums due and payable to the **OWNER/SELLER/BUILDER/PROMOTER** as per the Agreement. Similarly, the PURCHASER/S/ALLOTEE/S shall make timely payments of the installment and other dues payable by him/ /her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the **OWNER/SELLER/BUILDER/PROMOTER** as provided in the Payment Schedule.

- (d) **The OWNER/SELLER/BUILDER/PROMOTER** declares that the Floor Area Ratio (F.A.R) available as on date in respect of the SAID PROPERTY is 1425 sq.mtrs and the **OWNER/SELLER/BUILDER/PROMOTER** has currently planned to utilize and has disclosed F.A.R of 1386.52 sq mts as proposed to be utilized by him and PURCHASER/S ALLOTEE/S have agreed to purchase the SAID APARTMENT based on the proposed construction and sale of apartments to be carried out by the **OWNER/SELLER/BUILDER/PROMOTER** by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to **OWNER/SELLER/BUILDER/PROMOTER** only.

- (e) The PURCHASER/S/ALLOTEE/S agrees to pay to the **OWNER/SELLER/ BUILDER/PROMOTER** interest as specified, on all the delayed payment which become due and payable by the PURCHASER/S/ALLOTEE/S to the **OWNER/SELLER/BUILDER/PROMOTER** under the terms of this Agreement from the date the said amount is payable by the

PURCHASER/S/ALLOTEE/S to the **OWNER/SELLER/BUILDER/PROMOTER**. Without prejudice to the right of **OWNER/SELLER/BUILDER/PROMOTER** to charge interest on the delayed payment on the PURCHASER/S/ALLOTEE/S committing default in payment on due date of any amount due and payable by the PURCHASER/S/ALLOTEE/S to the **OWNER/SELLER/BUILDER/PROMOTER** under this Agreement (including his/her proportionate share of taxes and other outgoings) and **on the** PURCHASER/S/ALLOTEE/S committing three defaults in payment of any of the installments in SCHEDULE No. IV on their respective due dates, time being the essence of this Agreement, and/or in observing and performing any of the terms and conditions of this Agreement, the **OWNER/SELLER/BUILDER/PROMOTER** shall without prejudice to the other rights reserved, be at liberty to terminate this Agreement. Provided the **OWNER/SELLER/BUILDER/PROMOTER** shall give a prior written notice of fifteen days by Registered Post AD at the address provided by the PURCHASER/S/ALLOTEE/S or mail at the e-mail address provided by the PURCHASER/S/ALLOTEE/S of his/her/their 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/S/ALLOTEE/S fails to rectify the breach or breaches mentioned by the PURCHASER/S/ALLOTEE/S within the period of notice then at the end of such notice period, **OWNER/SELLER/BUILDER/PROMOTER** shall be entitled to terminate this Agreement.

The **OWNER/SELLER/BUILDER/PROMOTER** shall, however, on such termination, refund to the PURCHASER/S/ALLOTEE/S (subject to adjustment and recovery of any agreed amount such as EMD component of **Rs...../-** but without any further amount by way of

interest or otherwise) **within a period of 60 days, amounts** which may have till then been paid by the PURCHASER/S/ALLOTEE/S to the **OWNER/ SELLER/ BUILDER/PROMOTER** and the **OWNER/ SELLER/ BUILDER/ PROMOTER** shall not be liable to pay to the PURCHASER/S/ALLOTEE/S any interest on the amount so refunded.

(e) On the **OWNER/SELLER/BUILDER/PROMOTER** terminating this Agreement under this clause, the **OWNER/SELLER/ BUILDER/PROMOTER** shall be at liberty to allot, sell and dispose of the SAID APARTMENT to any other person/s of its choice as the **OWNER/SELLER/ BUILDER/PROMOTER** deem fit, and for such consideration as the **OWNER/SELLER/ BUILDER/PROMOTER** may determine and the PURCHASER/S/ALLOTEE/S shall not be entitled to question this act of the **OWNER/SELLER/BUILDER/PROMOTER** or to claim any amount from the **OWNER/SELLER/ OWNER/SELLER/BUILDER/PROMOTER** by way of compensation or otherwise.

(f) The **OWNER/SELLER/BUILDER/PROMOTER** shall have control over the SAID APARTMENT being the owner thereof till such time the payment of the entire amount which the PURCHASER/S/ALLOTEE/S is/are or may be found liable to pay to the **OWNER/SELLER/BUILDER/PROMOTER** under the terms and conditions of this Agreement is realized.

(g) The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or its equivalent or price range (if unbranded) to be provided by the **OWNER/SELLER/BUILDER/PROMOTER** in the SAID BUILDING and the SAID APARTMENT as are set out herein below.

III. DELIVERY, USE AND MAINTENANCE OF THE SAID APARTMENT:

- (a) The **OWNER/SELLER/BUILDER/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 APARTMENT to the PURCHASER/S/ALLOTEE/S, obtain from the concerned competent authority occupancy and/or completion certificates in respect of the SAID APARTMENT. The **OWNER/SELLER/BUILDER/PROMOTER** shall give possession of the SAID APARTMENT for use and occupation to the PURCHASER/S/ALLOTEE/S on or before _____ day of _____ 20____, PROVIDED,
- i) The full consideration and all the amounts due and payable by the PURCHASER/S/ALLOTEE/S under this Agreement have been paid by the PURCHASER/S/ALLOTEE/S to the **OWNER/SELLER/BUILDER/PROMOTER**, promptly and on time.
- ii) The PURCHASER/S/ALLOTEE/S signs and executes all applications and documents required for the formation of the SOCIETY/ ENTITY/ GENERAL SOCIETY as may be decided by the **OWNER/SELLER/BUILDER/PROMOTER** in his/its capacity as a CHIEF PROMOTER as envisaged hereinafter under this Agreement.
- (b) The **OWNER/SELLER/BUILDER/PROMOTER** shall upon receipt of the requisite Occupancy Certificate and payment made by the PURCHASER/S/ALLOTEE/S as per the Agreement by a notice in writing intimate the PURCHASER/S/ALLOTEE/S, to take delivery and possession of the SAID APARTMENT within **30 days** from the date of receipt of such notice and the

OWNER/SELLER/BUILDER/PROMOTER shall give possession of the SAID APARTMENT to the PURCHASER/S/ALLOTEE/S failing which the PURCHASER/S/ALLOTEE/S shall be deemed to have taken possession and delivery of the SAID APARTMENT. The **OWNER/SELLER/BUILDER/PROMOTER** agrees and undertakes to indemnify the PURCHASER/S/ALLOTEE/S in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the **OWNER/SELLER/BUILDER/PROMOTER**.

- c) Upon receiving a written intimation from the **OWNER/SELLER/BUILDER/PROMOTER** the PURCHASER/S/ALLOTEE/S shall take possession of the SAID APARTMENT from the **OWNER/SELLER/BUILDER/PROMOTER** by paying all amounts executing necessary indemnities, undertakings and such other documentation as specified as per the Agreement within **30 days** of the written notice/intimation from the **OWNER/SELLER/BUILDER/PROMOTER** to the PURCHASER/S/ALLOTEE/ intimating that the SAID APARTMENT is ready for use and occupancy and the **OWNER/SELLER/BUILDER/PROMOTER** shall give possession of the SAID APARTMENT to the PURCHASER/S/ALLOTEE/S.

The PURCHASER/S/ALLOTEE/S agrees to pay the maintenance charges as determined by the **OWNER/SELLER/BUILDER/PROMOTER** or the SOCIETY/ENTITY/GENERAL SOCIETY/ ASSOCIATION/ LIMITED COMPANY as the case may be.

In case the PURCHASER/S/ALLOTEE/S fails to take possession within **30 days** of the written notice/intimation from the BUILDER/SELLER/PROMOTER, then the PURCHASER/S/ALLOTEE/S 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 “**SAIPEM AVIENDA**” and the buildings constructed thereon.

The responsibility / liability for maintenance of the SAID APARTMENT in “**SAIPEM AVIENDA**” shall be of the respective purchasers and also the maintenance cost proportionate to the extent of the **carpet area** of the Apartments towards the common amenities provided in “**SAIPEM AVIENDA**” shall solely be that of the respective Purchaser/s.

- d) The **OWNER/SELLER/BUILDER/PROMOTER** upon giving the intimation as stated above, shall be deemed to have completed the SAID APARTMENT in accordance with the Agreement in all aspect and shall not be responsible in any manner whatsoever, if the PURCHASER/S/ALLOTEE/S delay/s taking delivery of the SAID APARTMENT.
- e) The **OWNER/SELLER/BUILDER/PROMOTER** shall not incur any liability if they are unable to deliver possession of the SAID APARTMENT by the date stipulated in Clause No.II (a) hereinabove if the completion is delayed for reason of war, civil commotion or any act of God or if non- delivery of possession arising out of or as a result of any notice, order, rule or notification/ approval of the Government, agitation or any other Public or Competent Authority, and Court or for any other reason beyond the control of **OWNER/SELLER/BUILDER/PROMOTER** and in any of the aforesaid events the **OWNER/SELLER/BUILDER/PROMOTER** shall be entitled to an extension of time corresponding to the extent of the length of such event for delivery of possession of the SAID APARTMENT.

- f) If the **OWNER/SELLER/BUILDER/PROMOTER** fails to abide by the time schedule for completing the project and handing over the SAID APARTMENT to the PURCHASER/S/ALLOTEE/S, the **OWNER/SELLER/BUILDER/PROMOTER** agrees to pay to the PURCHASER/S/ALLOTEE/S, who does not intend to withdraw from the project, interest as specified, in the rules on all the amounts paid by the PURCHASER/S/ALLOTEE/S, for every month of delay, till the handing over of the possession.
- g) If for reasons other than those in clause No. II (e) above, the **OWNER/SELLER/BUILDER/PROMOTER** is unable to or fails or neglects to give possession of the SAID APARTMENT to the PURCHASER/S/ALLOTEE/S within the date specified in Clause No.II (a) above, or within any further date or dates agreed to by and between the parties hereto, then and in such case, the PURCHASER/S/ALLOTEE/S shall be entitled to give notice to the **OWNER/SELLER/BUILDER/PROMOTER** terminating the Agreement, in which event, the **OWNER/SELLER/BUILDER/PROMOTER** shall on demand refund to the PURCHASER/S/ALLOTEE/S the amounts already received by him/her/them in respect of the SAID APARTMENT **with interest as specified in the rule** from the date of receipt of each amount till repayment.
- h) The **OWNER/SELLER/BUILDER/PROMOTER** shall also pay to the PURCHASER/S/ALLOTEE/S by way of liquidated damages in respect of such termination an amount of Rs.25,000/- as a full and final claim. Neither party shall have any other claim/s or reliefs including the claims on the basis of mental agony or otherwise against the other in respect of the non- delivery of the SAID APARTMENT or arising out of this Agreement and the **OWNER/SELLER/BUILDER/PROMOTER** shall be at liberty to allot, sell and dispose off the SAID APARTMENT to any other person/s for such consideration and upon such terms and

conditions as the **OWNER/SELLER/BUILDER/PROMOTER** may deem fit.

(i) The PURCHASER/S/ALLOTEE/S shall use the SAID APARTMENT or any part thereof for the purpose of residence or for any purpose which is permissible as per the prevailing laws. The PURCHASER/S/ALLOTEE/S shall not carry out any acts or activities which are obnoxious, anti-social, illegal or prejudicial to the norms of decency or etiquette or which cause a nuisance or inconvenience to the other Apartment Purchaser/s in the said Complex **“SAIPEM AVIENDA”**. In case the ALLOTEE/S desires to let out the SAID APARTMENT on rent/lease, than in such event the PURCHASER/S/ALLOTEE/S shall fulfill all requirements as per law in force as applicable for leasing out premises including obtaining permission from the Police Department. The PURCHASER/S/ALLOTEE/S shall indemnify the **OWNER/SELLER/BUILDER/PROMOTER** of any consequences arising out of such event. The number of people accommodated shall not exceed the norms specified by the authorities. The said tenant shall behave in such manner which is not obnoxious, anti-social, illegal or prejudicial to the norms of decency or etiquette or which cause a nuisance or inconvenience to the other Apartment Purchaser/s in the said Complex **“SAIPEM AVIENDA”**.

(k) The PURCHASER/S/ALLOTEE/S shall not transfer, assign or part with their interest or benefit factor of this Agreement or receive possession of the SAID APARTMENT or parking area/slot until all the dues payable by them to the **OWNER/SELLER/BUILDER/PROMOTER** under this Agreement are fully paid up and that too only if the PURCHASER/S/ALLOTEE/S have not been guilty of breach or non-observance of any of the terms and/ or conditions of this

Agreement and until they obtain/s the previous consent in writing of the **OWNER/SELLER/BUILDER/PROMOTER**.

IV. DEFECTS/ DEFICIENCY – EXTENT OF COVERAGE:

- (a) If within a period of five years from the date of handing over the SAID APARTMENT to the PURCHASER/S/ALLOTEE/S, the PURCHASER/S/ALLOTEE/S brings to the notice of the **OWNER/SELLER/BUILDER/PROMOTER** any structural defect in the SAID APARTMENT or the SAID BUILDING in which the SAID APARTMENT is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the **OWNER/SELLER/BUILDER/PROMOTER** at its own cost and in case it is not possible to rectify such defects, then the PURCHASER/S/ALLOTEE/S shall be entitled to receive from the **OWNER/ SELLER/ BUILDER/ PROMOTER**, compensation for such defect in the manner as provided under the Act. In case the PURCHASER/S/ALLOTEE/S carry out any work within the SAID APARTMENT after taking possession resulting in cracks and dampness or any other defect within or to the adjoining Apartment/s then in such an event the **OWNER/SELLER/BUILDER/PROMOTER** shall not be liable to rectify or pay compensation but the **OWNER/SELLER/BUILDER/PROMOTER** may offer services to rectify such defects with nominal charges. Hairline cracks and dampness caused due to settlement, humidity, variations in temperature, electrical conduits etc cannot be considered as defective work.
- (b) The **OWNER/SELLER/BUILDER/PROMOTER** shall not be responsible for absorption of certain colour pigments resulting in stains by vitrified tiles and consequently

the PURCHASER/S/ALLOTEE/S are advised to avoid spillage of colour pigment, turmeric, Vermillion Powder etc on tiles.

(c) 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 APARTMENT shall equally be applicable to and enforceable against any subsequent Allottee/s. In case of a transfer, as the said obligation go along with SAID APARTMENT for all intents and purposes.

(d) The PURCHASER/S/ALLOTEE/S himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the **OWNER/SELLER/BUILDER/PROMOTER** as follows :

i) The PURCHASER/S/ALLOTEE/S shall from the date of possession maintain the SAID APARTMENT, the walls, partitions walls, sewers, drains, pipes and appurtenances thereto, at their cost, in good and tenantable repair and condition and shall not do or suffer to be done anything in or to the SAID APARTMENT or to the SAID BUILDING in which the SAID APARTMENT is situated and/or common passages, or the compound which may be against the conditions or rules or bye-laws of the Village Panchayat or any other Authority or change/alter or make addition in or to the building in which the SAID APARTMENT is situated and the SAID APARTMENT itself or any part thereof without the consent of the local authorities, if required and shall attend to and answer and will be responsible for all actions and violation of any such conditions or rules or bye-laws.

ii) Not to store in the SAID APARTMENT any goods which are of hazardous, combustible or dangerous nature or are so heavy

as to damage the construction or structure of the SAID BUILDING in which the SAID APARTMENT is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the SAID BUILDING in which the SAID APARTMENT is situated, including entrances of the SAID BUILDING in which the SAID APARTMENT is situated and in case any damage is caused to the SAID BUILDING in which the SAID APARTMENT is situated or the SAID APARTMENT on account of negligence or default of the PURCHASER/S/ALLOTEE/S in this behalf, the PURCHASER/S/ALLOTEE/S shall be liable for the consequences of the breach.

- (II) To carry out at his/her own cost all internal repairs to the SAID APARTMENT and maintain the SAID APARTMENT in the same condition, state and order in which it was delivered by the BUILDER/SELLER/PROMOTER to the PURCHASER/S/ALLOTEE/S and shall not do or suffer to be done anything in or to the SAID BUILDING in which the SAID APARTMENT is situated or the SAID APARTMENT which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the PURCHASER/S/ALLOTEE/S committing any act in contravention of the above provision, the PURCHASER/S/ALLOTEE/S 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 APARTMENT or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the SAID APARTMENT or any part thereof,

nor any alteration in the elevation and outside colour scheme of the SAID BUILDING in which the SAID APARTMENT is situated and shall keep the portion, sewers, drains and pipes in the SAID APARTMENT and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the SAID BUILDING in which the SAID APARTMENT is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the SAID APARTMENT without the prior written permission of the **OWNER/SELLER/BUILDER/PROMOTER** and/or the Society or the Association.

- (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 SAID BUILDING in which the SAID APARTMENT is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vi) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the SAID APARTMENT in the compound or any portion of the project land and the building in which the SAID APARTMENT is situated.
- vii) The PURCHASER/S/ALLOTEE/S shall permit the **OWNER/SELLER/BUILDER/PROMOTER** and their surveyors and agents, with or without workmen and other persons at all reasonable times to enter into and upon the SAID APARTMENT or any part thereof at all reasonable times to view and examine the state and conditions thereof and the PURCHASER/S/ALLOTEE/S shall consent, within three days of the **OWNER/SELLER/BUILDER/PROMOTER** giving a notice in writing to the

PURCHASER/S/ALLOTEE/S, to that effect, to attend to all defects, decay and requirements of repair, and also for the purpose of repairing any part of the building and for the purpose of making repairs, maintaining, re-building, cleaning, lighting and keeping in order and conditions all the services, drains, pipes, cables, water courses, gutters, wires, partition walls or structure or other conveniences belonging to or serving or used for the SAID BUILDING, and also for the purpose of laying, maintaining, repairing and testing drainage and water pipes and electric and communication wires and cable and for similar other purposes and for all other purposes contemplated by and under this Agreement.

- viii) The PURCHASER/S/ALLOTEE/S 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 Apartments therein and for the observance and performance of the Building Rules , Regulations and Bye-laws for the time being of the concerned local authority and of Government and other Public Bodies. The PURCHASER/S/ALLOTEE/S shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the Occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

V. ALLOTMENT OF CAR PARKING AREA/SLOT:

- a) The PURCHASER/S/ALLOTEE/S along with the SAID APARTMENT has been allotted the Stilted Car Park denoted under **No.....** as shown on the plan annexed to this Agreement.
- b) During the subsequent sale of the SAID APARTMENT by the PURCHASER/S/ALLOTEE/S the same shall be along with the car park so far in relation to the subsequent Purchaser/s of this SAID APARTMENT wherein the **OWNER/SELLER/BUILDER/PROMOTER** is going to be a Confirming Party alongwith the SOCIETY/ ENTITY/ GENERAL SOCIETY.
- (c) The PURCHASER/S/ALLOTEE/S to whom the stilted car parking area/slot is provided by the **OWNER/SELLER/BUILDER/PROMOTER** agrees and undertakes not to sub-let or alienate or create any kind of interest, to any other person of the Stilted Car Parking slot independently of the SAID APARTMENT owned by the PURCHASER/S/ALLOTEE/S. The PURCHASER/S/ALLOTEE/S agree/s and undertakes not to enclose or put any barricades in any manner in respect of the stilted car parking area/ slot as stated hereinabove. Any damage to the structure or supporting columns of the stilted car parking area/slot while parking the car, if caused, shall be rectified at his own cost by the PURCHASER/S/ALLOTEE/S to the satisfaction of the **OWNER/SELLER/ BUILDER/ PROMOTER**.

VI. TAXES AND OUTGOINGS:

- (a) All applicable taxes, development/betterment charges or deposits including, **G.S.T.** shall be payable by the PURCHASER/S/ALLOTEE/S. G.S.T. levied shall be payable

by the PURCHASER/S/ALLOTEE/S as per the stipulated percentage of the sale consideration as applicable

From the date of taking over possession of the SAID APARTMENT the PURCHASER/S/ALLOTEE/S shall be liable to pay the house tax and all other taxes, charges, assessments, levies etc by whatever name called. The **OWNER/SELLER/BUILDER/PROMOTER** shall not be responsible for any default in payment of such taxes thereafter.

- b) Within 30 days after notice in writing is given by the **OWNER/SELLER/BUILDER/PROMOTER** to the PURCHASER /S/ ALLOTEE/S that the SAID APARTMENT is ready for use and occupancy, the PURCHASER/S/ALLOTEE/S shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the SAID APARTMENT) of outgoings such as 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, caretaker, sweepers and all other expenses necessary and incidental to the management and maintenance of the project “NERUL WATERFRONT”.

VII. VARIATION IN PLANS:

- (a) The **OWNER/SELLER/BUILDER/PROMOTER** shall have to obtain prior consent in writing of the PURCHASER/S/ALLOTEE/S in respect of variations or modifications which may adversely affect the SAID APARTMENT of the PURCHASER/S/ALLOTEE/S, except any alteration or addition required by any Government authorities or due to change in law.

- (b) Under no circumstances the PURCHASER/S/ALLOTEE/S shall be permitted to make any structural changes or any other change in the SAID APARTMENT nor any such request shall be entertained from the PURCHASER/S/ALLOTEE.. In the event the PURCHASER/S/ALLOTEE/S desire/s to make any changes or additions within the SAID APARTMENT to the Standard Specifications detailed in SCHEDULE No.V hereafter written, subject to the overall approval of the authorities concerned, than in such an event the BUILDER/SELLER/PROMOTER shall not be responsible for the functional effectiveness and efficacy of the extra item of work.
- (c) The **OWNER/SELLER/BUILDER/PROMOTER** shall be entitled to seek revision of plans, of the building, without the requirement of consent from the PURCHASER/S/ALLOTEE/S, if such revision is legally permissible and provided the said revision does not effect the said Apartment in any manner.

VII. FORMATION OF ENTITY:

- a) **The OWNER/SELLER/BUILDER/PROMOTER** shall form an ASSOCIATION/ ENTITY within 3 months from the date on which at least 51 per cent of the total number of allottees in the project **SAIPEM AVIENDA** have taken possession of their Apartment. Upon realization by the **OWNER/SELLER/BUILDER/PROMOTER** of the full payment of the amounts due and payable to them by all the Purchasers of all the Apartments in the SAID PROPERTY and in the SAID SECOND PROPERTY, the **OWNER/SELLER/BUILDER/PROMOTER** shall facilitate the PURCHASER/S/ALLOTEE/S along with other allottee(s) in

his capacity as CHIEF PROMOTER (being Owner / Promoter of the SAID PROPERTY in forming and registering an Apex Body in the form of SOCIETY/ENTITY/ GENERAL SOCIETY/ASSOCIATION/LIMITED COMPANY and the PURCHASER/S/ALLOTEE/S along with the other Allotee/s of Apartments shall join in forming and registering the SOCIETY/ENTITY/ GENERAL SOCIETY/ASSOCIATION/LIMITED COMPANY to be known by such name as the **OWNER/SELLER/BUILDER/PROMOTER** may decide for owning and/or maintaining the SAID PROPERTY /Developed Area and in getting conveyed the “SAID PROPERTY” in the name of the SOCIETY/ENTITY/ GENERAL SOCIETY/ ASSOCIATION/LIMITED COMPANY within 3 months of obtaining Occupancy Certificate for the final phase of the development or alternatively in the event the SOCIETY/ENTITY/ GENERAL SOCIETY/ASSOCIATION /LIMITED COMPANY is not formed, agree to get conveyed the undivided impartible and proportionate share in the SAID PROPERTY corresponding to the extent of the holdings of the respective Apartment proportionate to the carpet up area in the names of all the Purchasers and further assist in the formation of GENERAL SOCIETY for the purpose of maintenance/ upkeep of the Buildings and Complex in the SAID PROPERTY and for this purpose the PURCHASER/S/ALLOTEE/S shall 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/ENTITY/ GENERAL SOCIETY/ASSOCIATION/LIMITED COMPANY and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the **OWNER/SELLER/BUILDER/PROMOTER** within seven days of the same being forwarded by the **OWNER/SELLER/BUILDER/PROMOTER** to the

PURCHASER/ S/ALLOTEE/S, so as to enable the **OWNER/SELLER/BUILDER/PROMOTER** to register the common organization of the Allottees. No objection shall be taken by the PURCHASER/S/ALLOTEE/S, 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.

b)The PURCHASER/S/ALLOTEE/S at the time of taking over of the possession of the SAID APARTMENT shall deposit with the **OWNER/SELLER/BUILDER/PROMOTER** the amount corresponding to the Stamp duty and Registration charges as applicable for the execution of the Deed of Sale at the time of the handing over of the possession of the SAID APARTMENT as also towards Drafting and finalization of the Deed of Sale and towards legal expenses and Advocates fees to enable the **OWNER/SELLER/BUILDER/PROMOTER** to finalize the Deed of Sale as and when deemed fit. It is however clearly understood that in case of there being any difference in the Stamp duty and registration charges, the difference in the same shall be payable/refundable by/to the PURCHASER/S/ALLOTEE/S.

(c) The PURCHASER/S/ALLOTEE/S and the person/s to whom the SAID APARTMENT is /are let, sub-let, transferred, assigned or given in possession of, shall be governed by and shall observe and comply with all the bye-laws, rules and regulations that may be laid down by the SOCIETY/ENTITY/ GENERAL SOCIETY/ASSOCIATION/LIMITED COMPANY as may be applicable from time to time (as and when formed).

- (d) The PURCHASER/S/ALLOTEE/S shall be bound, from time to time to sign all papers and documents and to do all acts, deeds and things as may be necessary from time to time, for safeguarding the interest of the **OWNER/SELLER/BUILDER/PROMOTER** and of the other Apartment purchasers in “**SAIPEM AVIENDA**” Complex.
- e) In the event a SOCIETY/ENTITY/ GENERAL SOCIETY/ASSOCIATION/LIMITED COMPANY is formed and/or registered well before the completion of all the Buildings in “**SAIPEM AVIENDA**” COMPLEX, i.e., well before the completion of the Scheme of Development, the SOCIETY /ENTITY/ GENERAL SOCIETY and the ALLOTEE/S together with other Apartment purchasers shall be subject to the overall authority and control of the **OWNER/SELLER/BUILDER/PROMOTER** in respect of any matter concerning the SAID PROPERTY and SAID SECOND PROPERTY or the SAID APARTMENT or the said COMPLEX “**SAIPEM AVIENDA**” or this Agreement.
- f) The **OWNER/SELLER/BUILDER/PROMOTER** shall be in absolute control of unsold Apartments in “**SAIPEM AVIENDA**” COMPLEX.
- g) All papers pertaining to the admission to the SOCIETY/ ENTITY/ GENERAL SOCIETY and the rules and regulations thereof as also all the necessary Deed / Deeds of Conveyance including the subsequent sale if any, till such time the admission is taken to the SOCIETY/ENTITY/ GENERAL SOCIETY/ ASSOCIATION/ LIMITED COMPANY shall be prepared by the Advocate of the **OWNER/SELLER/BUILDER/PROMOTER**.

- h) The PURCHASER/S/ALLOTEE/S shall pay to the **OWNER/SELLER/BUILDER/PROMOTER** their proportionate share for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at Law/Advocates of the **OWNER/SELLER/ BUILDER /PROMOTER** in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws.

IX. UPKEEP OF COMMON AMENITIES AND EXPENDITURE RELATING THERETO

- (a) It is clearly agreed and understood that the responsibility / liability with respect to the common amenities of “**SAIPEM AVIENDA**” is exclusively that of the Purchaser/s (including the PURCHASER/S/ALLOTEE/S herein) of various premises in “**SAIPEM AVIENDA**” and or the SOCIETY/ENTITY/ GENERAL SOCIETY/ASSOCIATION /LIMITED COMPANY.
- (b) The PURCHASER/S/ALLOTEE/S of Apartment shall deposit with the BUILDER/SELLER/PROMOTER as under;
- i) **Rs.**_____-/- as initial deposit towards defraying the expenses as referred to in Clause IX (c) herein below
- ii) **Rs.**_____-/- as membership of the SOCIETY/ENTITY/ GENERAL SOCIETY/ASSOCIATION/LIMITED COMPANY
- c) The PURCHASER/S/ALLOTEE/S agree/s and bind/s himself/ themselves to contribute to the **OWNER/SELLER/BUILDER/PROMOTER** such amount as may be decided by the **OWNER/SELLER/ BUILDER/ PROMOTER** till the formation of the SOCIETY/ENTITY/ GENERAL SOCIETY/ASSOCIATION /LIMITED COMPANY and furthermore to the SOCIETY/ENTITY/ GENERAL SOCIETY/ASSOCIATION /LIMITED COMPANY such amount

as may be decided by the SOCIETY/ENTITY/ GENERAL SOCIETY/ASSOCIATION/LIMITED COMPANY after its formation as the case may be for the upkeep / governance and proper maintenance of the “SAID PROPERTY and SAID SECOND PROPERTY” and the buildings including the maintenance of common lights, water charges, watchman’s remuneration, maintenance of open spaces garden, lift and caretaker’s salary etc irrespective of the use of these value additions by the owners of the Apartments. The obligation to pay shall start within 30 days after notice in writing is given by the **OWNER/SELLER/BUILDER/PROMOTER** to the PURCHASER/S/ALLOTEE/S that the SAID APARTMENT is ready for use and occupancy. The **OWNER/SELLER/BUILDER/PROMOTER** or the SOCIETY/ENTITY/ GENERAL SOCIETY/ASSOCIATION /LIMITED COMPANY as the case may be, depending upon the circumstances, shall be empowered to delete from or add any item for better governance of the SAID PROPERTY as they may deem fit and proper depending upon the exigencies of the situation from time to time.

- (d) Provided, further, the PURCHASER/S/ALLOTEE/S within 30 days after notice in writing is given by the **OWNER/SELLER/BUILDER/PROMOTER** to the PURCHASER/S/ALLOTEE/S that the SAID APARTMENT is ready for use and occupancy shall be required to pay to the **OWNER/SELLER/ BUILDER/ PROMOTER** maintenance charges of Rs/- (Rupees Only) per quarter, due and payable in advance by the 5th of every quarter, along with the GST charges levied by the competent authorities being the obligatory maintenance, charges and expenses of the PURCHASER/S/ALLOTEE/S share towards expenses

incurred or and to be incurred in terms of Clause IX(c) referred hereinabove. At the time of handing over of the possession of the SAID APARTMENT maintenance charges pertaining to two quarters will be collected in advance.

It is further agreed by and between the Parties herein that the **OWNER/SELLER/BUILDER/PROMOTER** shall operate a separate account (S.B./Current Account) in a Nationalized Bank in respect of the aforesaid funds under clause IX as stated hereinabove which shall be operated solely by the **OWNER/SELLER/BUILDER/PROMOTER** in Trust till such time the SOCIETY/ENTITY/ GENERAL SOCIETY/ASSOCIATION/LIMITED COMPANY is formed and shall utilize the amounts only for the purpose for which they have been received.

- (e) The Maintenance charges levied and collected at a prescribed rate as envisaged in clause IX (d) above from the Purchasers including the PURCHASER/S/ALLOTEE/S herein shall also be put into the aforesaid account in order to facilitate the **OWNER/SELLER/BUILDER/PROMOTER** to operate and effect payment towards maintenance/upkeep as and when required till such time the SOCIETY/ENTITY/ GENERAL SOCIETY/ ASSOCIATION /LIMITED COMPANY is formed as stated hereinabove.
- (f) The **OWNER/SELLER/BUILDER/PROMOTER** shall invest the surplus funds, if any and if available, in the form of fixed Deposits in a Nationalized Bank only and the interest accrued thereon as per the prevailing rate at that time shall be ploughed back into the separate and exclusive account in Trust maintained for this purpose as stated herein above.

- (f) The **OWNER/SELLER/BUILDER/PROMOTER** hereby agree, undertake and bind themselves to transfer the Funds available in the aforesaid account (F.D. Account) along with the interest accrued thereon from time to time after the formation of the SOCIETY/ENTITY/ GENERAL SOCIETY/ASSOCIATION/LIMITED COMPANY, as the case may be as per the balance amount remaining in the Banker's record alongwith an audited statement of account.
- (g) The **OWNER/SELLER/BUILDER/PROMOTER** also hereby agree to handover the balance amount with him as stated in Clause IX (d) maintained in the S.B./Current Account after deductions, if any, after the formation of the SOCIETY/ENTITY/ GENERAL SOCIETY/ASSOCIATION /LIMITED COMPANY.

X. DISCLAIMER:

- (a) It is hereby declared by both the Parties herein that after the formation of the SOCIETY/ENTITY/ GENERAL SOCIETY/ASSOCIATION/LIMITED COMPANY and the transfer of funds as envisaged in Clause IX (g) the PURCHASER/S/ALLOTEE/S and/or the SOCIETY/ENTITY/ GENERAL SOCIETY/ASSOCIATION /LIMITED COMPANY shall alone be liable to pay all the aforementioned expenses, charges, dues, taxes, levies, statutory or otherwise, by whatever name called and the maintenance of **SAIPEM AVIENDA** Complex. The **OWNER/SELLER/BUILDER/PROMOTER** shall not be responsible for any default in payment of such payments thereafter, vicariously or otherwise.
- (b) It is clearly agreed and understood by the PURCHASER/S/ALLOTEE/S that the **OWNER/SELLER/BUILDER/PROMOTER's** responsibility during the above

period till such time the SOCIETY/ENTITY/ GENERAL SOCIETY/ASSOCIATION/ LIMITED COMPANY is formed shall only be to the extent of payment of the above expenses only and the **OWNER/SELLER/BUILDER/PROMOTER** shall not be held responsible for any accidents or thefts occurring within the precincts of “**SAIPEM AVIENDA**” Complex.

XI. INCREASE IN MAINTENANCE DEPOSIT ETC.

If the **OWNER/SELLER/BUILDER/PROMOTER** till such time the SOCIETY/ENTITY/ GENERAL SOCIETY/ASSOCIATION/ LIMITED COMPANY is formed and the SOCIETY/ENTITY/ GENERAL SOCIETY/ASSOCIATION/ LIMITED COMPANY after its formation, is of the opinion that the amount fixed hereinabove will not be sufficient for proper governance and upkeep of the “SAID PROPERTY, SAID SECOND PROPERTY” “**SAIPEM AVIENDA**” Complex, including the Buildings thereon, then in such a situation the **OWNER/SELLER/BUILDER/PROMOTER** and/or the SOCIETY/ENTITY/ GENERAL SOCIETY/ASSOCIATION /LIMITED COMPANY (as the case may be) shall have the power to increase the maintenance deposit with prior intimation to the PURCHASER/S/ALLOTEE/S and the PURCHASER/S/ALLOTEE/shall pay the same within 15 days from the date of such intimation and monthly recurring obligatory maintenance charges thereafter as per the revised rate and the decision of the **OWNER/SELLER/ BUILDER/ PROMOTER** and/or SOCIETY/ ENTITY/ GENERAL SOCIETY/ ASSOCIATION /LIMITED COMPANY in this regard as the case may be shall be final, conclusive and binding on the PURCHASER/S/ALLOTEE/S herein and all the purchasers of Apartments. Failure to pay to the **OWNER/SELLER/BUILDER/PROMOTER** and or the

SOCIETY/ENTITY/ GENERAL SOCIETY/ASSOCIATION /LIMITED COMPANY (as the case may be) as stipulated herein above, shall attract payment of simple interest of 12% (Twelve percent) per annum on the amount due and payable effective from the respective dates till it is paid or realized. It is not obligatory for the **OWNER/SELLER/BUILDER/PROMOTER** or SOCIETY/ ENTITY/ GENERAL SOCIETY/ASSOCIATION/ LIMITED COMPANY to demand the same in writing, although a notice may be sent to remind the PURCHASER/S/ALLOTEE/S only as a matter of courtesy.

XII.SWIMMING POOL/SOCIETY OFFICE:

- (a) The **OWNER/SELLER/BUILDER/PROMOTER** shall construct a SWIMMING POOL within the precincts of the SAID PROPERTY and SAID SECOND PROPERTY, in **SAIPEM AVIENDA** COMPLEX. The said SWIMMING POOL shall ultimately be transferred to the SOCIETY/ENTITY/ GENERAL SOCIETY/ASSOCIATION /LIMITED COMPANY for the beneficial use of all the Apartment purchasers The PURCHASER/S/ALLOTEE/S shall be entitled to use the Swimming pool, provided by the **OWNER/SELLER /BUILDER/PROMOTER**, and such use shall be at the sole responsibility and risk of the PURCHASER/S/ALLOTEE/S or PURCHASER/S/ALLOTEE/S's family members and they shall abide by the rules and regulations framed by the **OWNER/SELLER/BUILDER/PROMOTER** or the SOCIETY/ENTITY/ GENERAL SOCIETY/ASSOCIATION/ LIMITED COMPANY for this purpose from time to time.
- b) All the purchasers of the Apartment including the PURCHASER/S/ALLOTEE/S of the SAID APARTMENT are

entitled to the Membership of the said SWIMMING POOL located in the SAID PROPERTY. The maintenance charges towards the SWIMMING POOL shall also be payable by each of the PURCHASER/S/ALLOTEE/S OF APARTMENT initially at the rate of Rs.____/- per Apartment per month, (for the time being) towards upkeep and maintenance of the facilities, staff salary of the, Electricity Consumption, Water Consumption, Equipment Maintenance Charges etc. The use of SWIMMING POOL will be restricted only to the PURCHASER/S/ALLOTEE/S of the SAID APARTMENT and his/her family members. The maintenance charge is due and payable within 30 days after notice in writing is given by the **OWNER/SELLER/BUILDER/PROMOTER** to the PURCHASER/S/ALLOTEE/S that the SAID APARTMENT is ready for use and occupancy, which may be raised depending upon the input costs and other services from time to time.

The Maintenance charges of SWIMMING POOL shall be payable on quarterly basis in advance i.e. presently **Rs.____/- per month x 6months = Rs. ____/- .**

The PURCHASER/S/ALLOTEE/S undertakes to follow all the safety measures and practices while using the Swimming Pool and shall be fully responsible for his/her safety or for any unforeseen mishaps while using the Swimming pool and the **OWNER/SELLER /BUILDER/PROMOTER** will in no way be responsible or liable for any mishaps occurring to the PURCHASER/S/ALLOTEE/S and his/her/family members while using the Swimming Pool.

Further, the PURCHASER/S/ALLOTEE/S undertakes to fully abide by the rules and regulations and other guidelines for the usage of the swimming pool such as pool timings, usage of proper swimming costumes, not to run,

jump, and play in and around the pool area, not to consume food and beverages or alcohol while in or near the swimming pool, not to undertake diving, not to take pets near the swimming pool area, and to take adequate care and precaution of his/her/their children below the age of 12 years and to ensure that the children would be accompanied either by him/her/them or an adult member of the family while swimming.

XII. GENERAL:

- (a) The PURCHASER/S/ALLOTEE/S hereby confirm having taken inspection, to his/their full satisfaction, of the requisite documents of title to the SAID PROPERTY and of the plans/ approvals/ license relating to the SAID PROPERTY, SAID SECOND PROPERTY or SAID APARTMENT and the Complex **“SAIPEM AVIENDA”**.

IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN the parties hereto that, in respect of those Apartments located on the/..... floor with horizontal flat roof the purchaser/s/allotee/s of such Apartment have the (optional) right to exclusively possess use and enjoy the open terrace space adjoining /above their respective Apartment/s to the extent of the built up area of the Apartment. Similarly with respect to the terraces of all the buildings of the said phase the purchaser/s/allotee/s thereto shall have the (optional) right to exclusively possess use and enjoy the open terrace space. However, no construction is permitted nor any roof garden is allowed to be put – up in order to ensure the safety and to prevent probable damages (leakages etc.) to the Slab beneath the open terrace.

- (b) The BUILDER/SELLER/PROMOTER shall be at liberty to sell, assign, transfer or otherwise deal with their right, title

and interest in the SAID PROPERTY and/or in the “**SAIPEM AVIENDA**”, provided it does not in any way affect or prejudice the right of the PURCHASER/S/ALLOTEE/S in respect of the SAID APARTMENT.

(c) The PURCHASER/S/ALLOTEE/S shall be bound to sign all the papers and documents and do all the things and matters as the **OWNER/SELLER/BUILDER/PROMOTER** may require from them from time to time in this behalf for safeguarding, interalia, the interest of the **OWNER/SELLER/BUILDER/PROMOTER** and the PURCHASER /S/ALLOTEE/S as well.

d) That all notices to be served on the PURCHASER/S/ALLOTEE/S and the **OWNER/SELLER /BUILDER/PROMOTER** as contemplated by this Agreement shall be deemed to have been duly served if sent to the PURCHASER/S/ALLOTEE/S or the **OWNER/SELLER /BUILDER/PROMOTER** by Registered Post A.D. or notified Email ID/Under Certificate of Posting/ Courier service agency at their respective addresses specified below:

CLARAMOUNT REALTY: Flat No A-2, second floor, Rio House, Morod, Mapusa, Bardez, Goa.

.....

It shall be the duty of the PURCHASER/S/ALLOTEE/S and the **OWNER/SELLER/BUILDER/PROMOTER** to inform each other of any change in address subsequent of the execution of this Agreement and the parties shall from time to time notify any change in his/her/their address. Any letters, reminders, notices, documents, papers etc sent at the aforesaid notified address or at the changed address by hand delivery or Registered A.D. or Under Certificate of Posting or through a courier service agency,

or email shall be deemed to have been lawfully served to the PURCHASER/S/ALLOTEE/S and the **OWNER/SELLER/BUILDER/PROMOTER** as the case may be.

- (e) The PURCHASER/S/ALLOTEE/S hereby give/s his/their express consent to the **OWNER/SELLER/BUILDER/PROMOTER** to raise any loans against the SAID PROPERTY and/or **SAIPEM AVIENDA”** Complex and to charge/mortgage the same with any Bank or Banks or any other Party. This consent is however on the express understanding that the **OWNER/SELLER/ BUILDER/ PROMOTER** shall ensure to have any such charge/mortgage on the SAID APARTMENT completely vacated before the SAID APARTMENT is handed over to the PURCHASER/S/ALLOTEE/S for delivery and possession under this Agreement.
- (g) In the event the PURCHASER/S/ALLOTEE/S chooses to transfer his SAID APARTMENT to any Third Party, in the intervening period till such time the possession of the SAID APARTMENT is handed over to the PURCHASER/S/ALLOTEE/S, the **OWNER/SELLER /BUILDER/PROMOTER** shall be entitled to receive from the PURCHASER/S/ALLOTEE/S, 10% of the sale consideration of this Transfer (Agreement) as “Transfer charges” and in addition the PURCHASER/S/ALLOTEE/S shall pay a sum of Rs.10,000/- (Rupees Ten thousand only) per transaction as transaction fee to meet the Professional charges of the Advocate. Further, the **OWNER/SELLER/BUILDER/PROMOTER** shall be a CONFIRMING PARTY in the subsequent agreement of transfer, as above mentioned and effect any sale, conveyances, assignment, etc., of the same.

- h) In case of transfer of premises by the PURCHASER/S/ALLOTEE/S to the Third Party, the PURCHASER/S/ALLOTEE/S undertakes to introduce the prospective buyer to the **OWNER/SELLER/BUILDER/PROMOTER** and undertake to obtain consent of the **OWNER/SELLER /BUILDER/PROMOTER** for the said transfer.
- (i) The word PURCHASER/S/ALLOTEE/S shall mean and include its plural form in case of there being more than one PURCHASER/S/ALLOTEE/S and shall also mean either of the genders i.e either in the masculine form or in the feminine form, or the firm/Company/Association/HUF depending upon the names of the PURCHASER/S/ALLOTEE/S as mentioned in the Agreement.
- (j) Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the SAID APARTMENT or of the SAID PROPERTY or the SAID BUILDING or any part thereof. The PURCHASER/S/ALLOTEE/S shall have no claim save and except in respect of the SAID APARTMENT hereby agreed to be sold to him/her and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the **OWNER/SELLER /BUILDER/PROMOTER** until the SAID PROPERTY and the structure of the buildings is transferred to the SOCIETY/ENTITY/ GENERAL SOCIETY/ ASSOCIATION/LIMITED or proportionately to the PURCHASER'S /ALLOTEE'S.
- (k) After the **OWNER/SELLER/BUILDER/PROMOTER** executes this Agreement he shall not mortgage or create a charge on the SAID APARTMENT and if any such mortgage or charge is made or created then notwithstanding

anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the PURCHASER/S/ALLOTEE/S who has taken or agreed to take the SAID APARTMENT.

- (l) Entire Agreement:- This Agreement along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the SAID APARTMENT/SAID PROPERTY/SAID SECOND PROPERTY/SAID BUILDING, as the case may be.
- (m) Right to amend.— This Agreement may only be amended through written consent of the Parties.
- (l) 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.
- (m) Method of calculation of proportionate share wherever referred to in the agreement.— Wherever in this Agreement it is stipulated that the

PURCHASER/S/ALLOTEE/S has to make any payment, in common with other Allottee(s) in the Project **SAIPEM AVIENDA** the same shall be in proportion to the carpet area of the SAID APARTMENT to the total carpet area of all the Apartments in the Project **SAIPEM AVIENDA**.

(n) 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.

(o) Place of execution.— The execution of this Agreement shall be complete only upon its execution by the **OWNER/SELLER/BUILDER/PROMOTER** through its authorized signatory at the **OWNER/SELLER/BUILDER/PROMOTER's** office, or at some other place, which may be mutually agreed between the **OWNER/SELLER/BUILDER/PROMOTER** and the PURCHASER/S/ALLOTEE/S, after the Agreement is duly executed by the PURCHASER/S/ALLOTEE/S and the **OWNER/SELLER/BUILDER/PROMOTER** or simultaneously with the execution, the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at **Mapusa-Goa**.

The PURCHASER /S/ALLOTEE/S and/or **OWNER/SELLER/BUILDER/PROMOTER** shall present this Agreement at the proper registration office of

registration within the time limit prescribed by the Registration Act and the **OWNER/SELLER/BUILDER/PROMOTER** and PURCHASERS/ ALLOTEES will attend such office and admit execution thereof.

(p) Joint allottees.— That in case there are Joint Allottees all communications shall be sent by the **OWNER/SELLER/BUILDER/PROMOTER** to the PURCHASER/S/ALLOTEE/S whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

(q) Stamp Duty and Registration.— The charges towards stamp duty and Registration of this Agreement shall be borne by the PURCHASER/S/ALLOTEE/S.

XIV REPRESENTATIONS AND WARRANTIES OF THE

OWNER/SELLER/BUILDER/PROMOTER

The **OWNER/SELLER/BUILDER/PROMOTER** hereby represents and warrants to the PURCHASER/S/ALLOTEE/S as follows:—

- (i) The **OWNER/SELLER/BUILDER/PROMOTER** has clear and marketable title with respect to the SAID PROPERTY as declared in the **title report annexed to this agreement** and has the requisite rights to carry out development upon the SAID PROPERTY and SAID SECOND PROPERTY and also has actual, physical and legal possession of the SAID PROPERTY and SAID SECOND PROPERTY for the implementation of the Project **SAIPEM AVIENDA**;
- (ii) The **OWNER/SELLER/BUILDER/PROMOTER** has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project **SAIPEM AVIENDA** and shall obtain requisite approvals

- from time to time to complete the development of the project **SAIPEM AVIENDA**;
- (iii) There are no encumbrances upon the SAID PROPERTY, the SAID SECOND PROPERTY or the project **SAIPEM AVIENDA**;
 - (iv) There are no litigations pending before any Court of law with respect to the SAID PROPERTY and/or SAID SECOND PROPERTY or the project **SAIPEM AVIENDA**;
 - (v) All approvals, licenses and permits issued by the competent authorities with respect to the SAID PROPERTY, SAID SECND PROPERTY or the project **SAIPEM AVIENDA** and the 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 SAID PROPERTY or the project **SAIPEM AVIENDA** and SAID BUILDING shall be obtained by following due process of law and the **OWNER/SELLER/BUILDER/PROMOTER** has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the SAID PROPERTY, SAID SECOND PROPERTY or the project **SAIPEM AVIENDA** / SAID BUILDING / and common areas;
 - (vi) The **OWNER/SELLER/BUILDER/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 PURCHASER/S/ALLOTEE/S created herein, may prejudicially be affected;
 - (vii) The **OWNER/SELLER/BUILDER/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 PROPERTY,

SAID SECOND PROPERTY or the project **SAIPEM AVIENDA** or the SAID APARTMENT which will, in any manner, affect the rights of PURCHASER/S/ALLOTEE/S under this Agreement;

(viii) The **OWNER/SELLER/BUILDER/PROMOTER** confirms that the **OWNER/SELLER/BUILDER/PROMOTER** is not restricted in any manner whatsoever from selling the SAID APARTMENT to the PURCHASER/S/ALLOTEE/S in the manner contemplated in this Agreement;

(ix) At the time of execution of the conveyance deed of the structure to the SOCIETY/ENTITY/ GENERAL SOCIETY/ASSOCIATION/LIMITED COMPANY of Allottees or PURCHASERS / ALLOTEES of **SAIPEM AVIENDA** Complex the **OWNER/SELLER/BUILDER/PROMOTER** shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the SOCIETY/ENTITY/ GENERAL SOCIETY/ASSOCIATION /LIMITED COMPANY of Allottees or PURCHASES/ ALLOTEES of **SAIPEM AVIENDA** Complex.

(x) The **OWNER/SELLER/BUILDER/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 PROPERTY, SAID SECOND PROPERTY or the project **SAIPEM AVIENDA** 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 **OWNER/SELLER/BUILDER/PROMOTER** in respect of the SAID PROPERTY, SAID SECOND PROPERTY or the project **SAIPEM AVIENDA**.

XV BINDING EFFECT:-

Forwarding this Agreement to the PURCHASER/S/ALLOTEE/S by the **OWNER/SELLER/BUILDER/PROMOTER** does not create a binding obligation on the part of the **OWNER/SELLER /BUILDER/PROMOTER** or the PURCHASER/S /ALLOTEE/S until, firstly, the PURCHASER/S/ ALLOTEE/S 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/S/ALLOTEE/S and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the **OWNER/SELLER/BUILDER/PROMOTER**. If the PURCHASER/S/ ALLOTEE/S fails to execute and deliver to the **OWNER/SELLER/BUILDER/PROMOTER** this Agreement within 30 (thirty) days from the date of its receipt by the PURCHASER/S/ALLOTEE/S and/or appear before the Sub-Registrar for its registration as and when intimated by the **OWNER/SELLER/ BUILDER/PROMOTER**, then the **OWNER/SELLER /BUILDER/PROMOTER** shall serve a notice to the PURCHASER/S/ALLOTEE/S for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the PURCHASER/S/ ALLOTEE/S, application/agreement of the PURCHASER/S/ALLOTEE/S shall be treated as cancelled and all sums deposited by the

PURCHASER/S/ALLOTEE/S in connection therewith including the booking amount shall be returned to the PURCHASER/S/ALLOTEE/S without any interest or compensation whatsoever.

XVI.DISPUTES/SETTLEMENT/LITIGATION/JURISDICTION

(a) In the event any dispute or differences arising between the parties hereto in respect to this Agreement or in respect of any provisions (clauses) in this Agreement, or any thing arising out of it, and /or about the performance of these presents or concerning any act or omission of the other party to the disputes or to any act which ought to be done by the parties in dispute or in relation to any matter whatsoever concerning this Agreement shall be shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Real Estate Regulating Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

(b) 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 Mapusa will have the jurisdiction for this Agreement.

XVII) The possession of the SAID APARTMENT has not yet been handed over to the PURCHASER/S/ALLOTEE/S.

SCHEDULE - I

[SAID PROPERTY]

ALL THAT PROPERTY known as “SANQUI”, admeasuring 1225 sq. mtrs., bearing Survey no. 54/6 of Calangute Village, situated at Orda, Candolim, Bardez, Goa, alongwith the house bearing No. 1632(16/13) of Village Panchayat of Candolim standing thereon, which property is found described in the Land Registration Office of Bardez under No. 33666 at Folio 136 of Book B-86 and Inscribed under No. 27933 at Folio 70 of Book No. G-33, it is the 1/12th part of the property enrolled in the Taluka Revenue Office under no. 553 of the second circumscription, situated within the limits of the Village Panchayat of Candolim, Taluka and Sub-District of Bardez, North Goa District, Goa, and is bounded as under:

On or towards the NORTH : By the property bearing survey no.
54/5 ,

On or towards the SOUTH : By the property bearing survey no.
55/8 & 55/9,

On or towards the EAST : By the property bearing survey no.
54/8,

On or towards the WEST: By the property bearing survey no.
53/1.

SCHEDULE NO. II

SAID SECOND PROPERTY

ALL THAT PROPERTY admeasuring 200 sq. mts., bearing Survey No. 54/8-B of Calangute Village, situated at Orda, Candolim, within the limits of the Village Panchayat of Candolim, which property was earlier forming part of the larger property known as “ARADDY DE SAIPEM” also known as “SAM DOMINGOS or PRIORADO DE SAM TOME”, admeasuring 1720 sq. mts., described in the Land Registration Office under No.

24237 at Folio 143 overleaf of B 62, bearing survey no. 54 sub division no. 8 of Calangute Village, situated at Orda, Candolim Bardez,Goa, within the jurisdiction of the Village Panchayat of Candolim, Taluka and Sub-District of Bardez, North-Goa District, Goa, and is bounded as under:

On or towards the NORTH : By the property bearing survey no. 54/8,

On or towards the SOUTH : By the property bearing survey no. 55/11, 55/12 & 55/13,

On or towards the EAST : By the property bearing survey no. 54/3 & 54/8-A,

On or towards the WEST: By the property bearing survey no. 54/6.

SCHEDULE III

(DESCRIPTION OF THE SAID APARTMENT)

All that Apartment No. **having a Carpet area approximately of ____ sq. mtrs . along with ____ square metres of exclusive balcony/verandah/ passage area appurtenant to the carpet area for the exclusive use of the PURCHASER/S/ALLOTEE/S** and along with one stilted Car Park on the floor in “...” Building, in the Housing Complex, named **“SAIPEM AVIENDA”**. The SAID APARTMENT is/are shown delineated in red boundary line in the plan annexed.

SCHEDULE NO.IV

MODE OF PAYMENT

The PURCHASER/S/ALLOTEE/S has paid at the time of signing of this agreement a sum of Rs._____/-(Rupees _____ only) (not exceeding 10% of the

total consideration) and the balance amount of Rs._____ (Rupees _____ only.) in the following manner:

- (i) Amount of Rs._____/ - (Rupees _____ only) (not exceeding 30% of the total consideration) 10% to be paid to the BUILDER/SELLER/PROMOTER after registration of the Agreement.
- (ii) Amount of Rs._____/ - (Rupees _____ only (not exceeding 45% of the total consideration) 10% to be paid to the BUILDER/SELLER/PROMOTER on completion of the Plinth of the SAID BUILDING.
- (iii) Amount of Rs._____/ - (Rupees _____ only) (not exceeding 55% of the total consideration) 10% to be paid to the BUILDER/SELLER/PROMOTER on completion of the second slab of the SAID BUILDING
- (iv) Amount of Rs._____/ - (Rupees _____ only) (not exceeding 70% of the total consideration) 10% to be paid to the BUILDER/SELLER/PROMOTER on completion of the roof slab of the SAID BUILDING
- (v) Amount of Rs._____/ - (Rupees _____ only) (not exceeding 75% of the total consideration) 10% to be paid to the BUILDER/SELLER/PROMOTER on completion of the walls, internal plaster, floorings doors and windows of the SAID APARTMENT
- (vi) Amount of Rs._____/ - (Rupees _____ only) (not exceeding 80% of the total consideration) 10% to be paid to the BUILDER/SELLER/PROMOTER on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said SAID APARTMENT.

(vii) Amount of Rs. _____/- (Rupees _____ only) (not exceeding 85% of the total consideration) 10% to be paid to the BUILDER/SELLER/PROMOTER on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the SAID BUILDING or wing in which the SAID APARTMENT is located.

(viii) Amount of Rs. _____/- (Rupees _____ only) (not exceeding 95% of the total consideration) 10% to be paid to the BUILDER/SELLER/PROMOTER on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the SAID BUILDING or wing in which the SAID APARTMENT is located.

(ix) Balance Amount of Rs. _____/- (Rupees _____ only) against and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate.

Out of the amount of **Rs.** _____/- of the total consideration **Rs.** _____/- shall be the component of Earnest Money Deposit (EMD) as stipulated in Clause II (b) of this(e) Agreement (hereinabove).

In addition to the above payments the PURCHASER/ALLOTEE shall make payments of the applicable G.S.T. and other taxes and all payments and taxes that may become due under any statute or law to the **OWNER/SELLER/BUILDER/PROMOTER or any authority.**

SCHEDULE – V
SPECIFICATIONS

(a) STRUCTURE:

It is R.C.C framed structure of Columns, Beams and Slabs. The internal partitions Walls will be of 4” block masonry and the external walls will be of 23 cms block masonry. All Plinth work will be in laterite rubble masonry/cement block masonry.

(b) PLASTERS:

External plaster will be double coat sand faced cement plaster with cement paint. Walls and Ceiling and Internal plaster will be single coat Gypsum plaster.

(c) FLOORING:

The floors will be “24 x 24” vitrified tiles for Hall/Kitchen/Bedrooms. Staircase and landing will be Tandoor stone including risers . Bathroom floor will have Ceramic tiles. The average basic cost of flooring and dado tiles at Rs.550/- per square meter. Flooring for the flat will be of Vitrified tiles.

(d)INTERNAL PAINT:

Acrylic washable paint for interior surfaces.

(e) EXTERNAL PAINT:

All External surfaces will have waterproof emulsion paint.

(f) Windows

All windows on shall be UPVC make sliding with 5mm clear glass.

(g) Doors.

Main Door shall be of Designer Teakwood and veneer finished internal doors.

French Door shall be of UPVC make with full glazing leading from the living room and bedrooms.

(h) Plumbing

High end quality Fixtures from Jaguar / Hindware/Kholer
and Sanitary ware fixtures of Hindware/Kholer.

(i) Kitchen

Kitchens shall be provided with drain board sink and granite counter.

(j) Roofing

All R.C.C roof slabs shall be covered by Maintenance free galvanium sheet roofing .

(k) ELECTRICAL INSTALLATION:

Wire: havells/ anchor/ polycab make

Switches: Modular (Havells/Crabtree or Equivalent.) The installation will be in concealed P.V.C pipes as per the specifications of Electricity Dept. All wiring to be in best quality cable concealed in walls and slabs.

(l) Amenities :-

1. Swimming pool with deck area.
2. Solar water heating in all bathrooms and kitchen.
3. Gated complex with round the clock security.
4. Complete back up power for common areas and UPS provisions.
5. 24 hours water supply.
6. Garbage management and disposal.
7. Property management services till the Co-operative Housing Society/ Maintenance Society formation.

IN WITNESS WHEREOF the parties hereto have put their hands to on the day, month and year first hereinabove mentioned.

SIGNED SEALED AND DELIVERED]
BY THE OWNER/SELLER/BUILDER/PROMOTER]

1. MR.ALLAN ALEX FERNANDES
PARTNER CLARAMOUNT REALTY

L.H.F. Prints

R.H.F. Prints

1. _____

1. _____

2. _____

2. _____

3. _____

3. _____

4. _____

4. _____

5. _____

5. _____

SIGNED SEALED AND DELIVERED]
BY THE OWNER/SELLER/BUILDER/PROMOTER]

2. MR.ASHOK RAMESH NAIK
PARTNER CLARAMOUNT REALTY

L.H.F. Prints

R.H.F. Prints

1. _____

1. _____

2. _____

2. _____

3. _____

3. _____

4. _____

4. _____

5. _____

5. _____

SIGNED SEALED AND DELIVERED]
BY THE OWNER/SELLER/BUILDER/PROMOTER]

3. MR. SAMIR KASHIRAM TORASKAR
PARTNER CLARAMOUNT REALTY

L.H.F. Prints	R.H.F. Prints
1. _____	1. _____
2. _____	2. _____
3. _____	3. _____
4. _____	4. _____
5. _____	5. _____

SIGNED SEALED AND DELIVERED]
BY THE PURCHASER/ALLOTEE]

L.H.F. Prints

R.H.F. Prints

1. _____

1. _____

2. _____

2. _____

3. _____

3. _____

4. _____

4. _____

5. _____

5. _____

IN THE PRESENCE OF:

1. _____

2. _____