

AGREEMENT FOR SALE

This **AGREEMENT FOR SALE** is made and executed at Mapusa on this ___th day of the month of August of the year Two Thousand and Seventeen .

BETWEEN

M/S C. M. LOBO SERENIDADE ASSAGAO, a sole proprietary firm having its office at office 503, A block, Fifth floor, Saldanha Business Tower, Near Court Junction, Mapusa, Bardez, Goa, represented by its sole proprietor Mr. Casmiro Charles Mario Lobo, son of late Paul Baptist Lobo, aged 47 years, married, business, Indian national and resident of flat no. 6, Gama apartments, Altinho, Mapusa, Bardez, Goa, holding PAN card no. ABAPL6313J, contact no. 9370537993: herein referred to as **"THE PARTY OF THE FIRST PART/DEVELOPER"** (which term and expression shall unless repugnant to the context and meaning thereof be deemed to include his heirs, successor, executors, legal representatives, administrator, assigns and any other person or persons claiming through him) of the **ONE PART**.

AND

MR. _____, son of _____, aged 37 years, married, service, Indian national, holding PAN Card no. _____, resident of _____, _____ herein referred to as **"THE PARTY OF THE SECOND PART/ PURCHASER"** (which term and expression shall unless repugnant to the context and meaning thereof be deemed to include their heirs, successor, executors, legal representatives, administrator, assigns and any other person or persons claiming through them) of the **SECOND PART**.

AND WHEREAS there exist an immovable property known as "BHAVANICHE BHATLE" alias "BAVINICHEM" alias "BAVINICHEM BATTA" situated at Socolvado, Assagao, within the limits of the village panchayat of Assagao, taluka and sub district of Bardez, North District of the state of Goa, surveyed under survey number 222, sub division 2-B, admeasuring an area of 2336 square meters and the said property is described in land registration office of Bardez under no. 2403 at pages 60 onwards of Book B-7, and found enrolled in the taluka revenue office of Bardez under no. Matriz no. 941, of First Division of Assagao and the said property is more particularly described in the Schedule herein under and shall be referred to as the "SAID PROPERTY - I" for the sake of brevity.

AND WHEREAS there exist an immovable property known as "BHAVANICHE BHATLE" alias "BAVINICHEM" alias "BAVINICHEM BATTA" situated at Socolvado, Assagao, within

the limits of the village panchayat of Assagao, taluka and sub district of Bardez, North District of the state of Goa, surveyed under survey number 222, sub division 10-B, admeasuring an area of 460 square meters and the said property is described in land registration office of Bardez under no. 2403 at pages 60 onwards of Book B-7, and found enrolled in the taluka revenue office of Bardez under no. Matriz no. 941, of First Division of Assagao and the said property is more particularly described in the Schedule herein under and shall be referred to as the "SAID PROPERTY - II " for the sake of brevity.

AND WHEREAS there exist an immovable property known as "BHAVANICHE BHATLE" alias "BAVINICHEM" alias "BAVINICHEM BATTA" situated at Socolvado, Assagao, within the limits of the village panchayat of Assagao, taluka and sub district of Bardez, North District of the state of Goa, surveyed under survey number 222, sub division 6, admeasuring an area of 400 square meters and the said property is described in land registration office of Bardez under no. 2403 at pages 60 onwards of Book B-7, and found enrolled in the taluka revenue office of Bardez under no. Matriz no. 941, of First Division of Assagao and the said property is more particularly described in the Schedule herein under and shall be referred to as the "SAID PROPERTY - III" for the sake of brevity.

AND WHEREAS the said Property - I was part of the Property surveyed under survey no. 222, sub division 2, situated at Socolvado, Assagao, Bardez, Goa which was allotted new survey bearing no. 222, sub division 2- B in Partition case no. 15/18/2012/PART/LAND by order dated 07.05.2012 passed by Deputy Collector and S.D.O Mapusa , Bardez, Goa.

AND WHEREAS the said Property - II was part of the Property surveyed under survey no. 222, sub division 10, situated at Socolvado, Assagao, Bardez, Goa which was allotted new survey bearing no. 222, sub division 10- B in Partition case no. 15/17/2012/PART/LAND by order dated 07.05.2012 passed by Deputy Collector and S.D.O Mapusa , Bardez, Goa.

AND WHEREAS immovable property known as "BHAVANICHE BHATLE" alias "BAVINICHEM" alias "BAVINICHEM BATTA" situated at Socolvado, Assagao, within the limits of the village panchayat of Assagao, taluka and sub district of Bardez, North District of the state of Goa, surveyed under survey no.222/2-B, 222/6 and 222/10B, totally admeasuring an area of 3196 square meters and the said property is described in land registration office of Bardez under no. 2403 at pages 60 onwards of Book B-7, and found enrolled in the taluka revenue office of Bardez under no. Matriz no. 941, of First Division of Assagao and shall be hereinafter be referred as the "SAID PROPERTIES" for the sake of brevity.

AND WHEREAS, the said properties (Said Property -I, Said Property - II and Said Property - III) originally belonged to Mr. Caetano Francisco Henriques and his wife Mrs. Maria Joaquina Matilde De Carvalho e Henriques .

AND WHEREAS by virtue of Sale Deed dated 16.11.1885 drawn in the office of notary of Judicial Division of Bardez, Mr. Miguel Jose Ribeiro at page 11 to 12 reverse of book 105, the said Mr. Caetano Francisco Henriques and his wife Mrs. Maria Joaquina Matilde De Carvalho e Henriques sold the said property to Joao De Souza Nobay.

AND WHEREAS on the death of Joao De Souza Nobay, the orphonological Inventory Proceeding was initiated in which the right to half share property was allotted to Jose Rud De Souza Nobay alias Jose Faustino Caetano Francisco Braz De Souza Nobai alias Joseph D'souza Nobay alias Jose Rud Braz Caetano Francisco De Souza Nobay and the right to other half share of the said property was allotted to Preciosa De Souza Nobay alias Preciosa De Souza and said allotment was confirmed by order dated 22.01.1907 passed in the said Inventory Proceeding.

AND WHEREAS the right to half of the said property is inscribed in the name of said Jose Rud De Souza Nobay under inscription no. 15199 of boob G-21 and the right to other half share of the said property is inscribed in the name of said Preciosa De Souza Nobay under inscription no. 15200 of book G-21.

AND WHEREAS Preciosa De Souza Nobay expired on 24.12.1931 in the status of spinster being survived by her mother namely Matilda de Gama Souza Nobay alias Matilda de Eliza Nobay alias Mrs. Matilda Eliza Nobai, widow of Euzebio Condilac de Souza Nobay, who expired subsequently on 10.07.1971.

AND WHEREAS the said Jose Rud De Souza Nobay alias Jose Faustino Caetano Francisco Braz De Souza Nobai alias Joseph D'souza Nobay alias Jose Rud Braz Caetano Francisco De Souza Nobay died on 12.05.1959 in the status of married to Elizabeth Nobay alias Eliza Nobay alias Eliza Amaldina Fernandes Paco De Souza Nobay.

AND WHEREAS, by virtue of Inventory Proceedings no. 115/1999/Sr initiated upon the death of Jose Rud De Souza Nobay alias Jose Faustino Caetano Francisco Braz De Souza Nobai alias Joseph D'souza Nobay alias Jose Rud Braz Caetano Francisco De Souza Nobay and his wife Elizabeth Nobay alias Eliza Nobay alias Eliza Amaldina Fernandes Paco De Souza Nobay and his mother namely Matilda de Gama Souza Nobay alias Matilda de Eliza Nobay alias Mrs. Matilda Eliza Nobai and his sister Preciosa De Souza alias Preciosa De Souza Nobay, the part of the property surveyed under survey no. 222/2 was listed under item no. 8 (the Said Property - I), the property surveyed under survey no. 222/10 was listed under item no. 11 (the Said Property - II) and the part of the property surveyed under survey no. 222/6 was listed under item no. 10 (the Said Property - III).

AND WHEREAS the part of the property surveyed under survey no. 222/2 which was listed under item no. 8 in the Inventory Proceedings no. 115/1999/Sr was allotted to Mrs. Yolanda Nobay alias Yolanda Rekelina Joseph Nobay alias Yolanda Beeby alias

EulandaNoby alias Anna Yolanda alias Yolanda NobayBeeby alias Anna Eulanda Cissy ReckerlennaNobayParker and the said allotment was confirmed by order dated 17.06.2004 passed in said inventory proceeding by Civil Judge Senior Division at Mapusa.

AND WHEREAS the property surveyed under survey no. 222/6 which was listed under item no. 10 in the Inventory Proceedings no. 115/1999/Sr was allotted to Mrs. Yolanda Nobay alias Yolanda Rekelina Joseph Nobay alias Yolanda Beeby alias EulandaNoby alias Anna Yolanda alias Yolanda NobayBeeby alias Anna Eulanda Cissy ReckerlennaNobayParker and the said allotment was confirmed by order dated 17.06.2004 passed in said inventory proceeding by Civil Judge Senior Division at Mapusa.

AND WHEREAS, the parties to the said Inventory Proceedings got drawn a site plan through architect S. A. Dhuri, which site plan forms part and parcel of the said Inventory Proceeding, by which they implemented the allotment made to said Mrs. Filomena Noreen Nobay Braganza alias Mrs. Noreen Nobay and her sister namely Mrs. Yolanda NobayBeeby, who was the late wife of Mr. Leslie Beeby alias Mr. Leslie Wilson Beeby, by dividing the properties in Plot-A and Plot -B.

AND WHEREAS by virtue of said Inventory Proceedings no. 115/1999/Sr, Plot -A was allotted to Mrs. Yolanda NobayBeeby and other Plot-B was allotted to Mrs. Filomena Noreen Nobay Braganza alias Mrs. Noreen Nobay and the said allotment was confirmed by order dated 17.06.2004 passed in said inventory proceeding by Civil Judge Senior Division at Mapusa.

AND WHEREAS the said Yolanda NobayBeeby expired on 17.06.2009 leaving behind her husband Leslie Beeby alias Leslie Wilson Beeby and her childrens namely Mr. Brian Leslie Beeby alias Brian Augustine alias Brian Augustine Wilson Beeby alias Brian Beeby married to Mrs. Anna Brian Beeby alias Anna Succurinha Santana Fernandes alias Anna Beeby, Mrs. Pamela Maurice Machado alias Pamela Machado alias Mrs. Pamela Teresa Beeby married to Mr. Maurice Machado alias Maurice Eric Joseph Machado, Mrs. Coral Malcolm Coelho alias Mrs. Coral Perpetua MathildaBeeby alias Coral Coelho married to Mr. Malcolm Coelho alias Joaquim Malcolm Coelho, Mrs. Elizabeth MadhuMenon alias Elizabeth Beeby alias Elizabeth Menon married to Mr. Madhu K. Menon.

AND WHEREAS after the death of said Yolanda NobayBeeby, the Inventory Proceedings bearing no. 153/2011/C was initiated by Leslie Beeby alias Leslie Wilson Beeby in the court of Civil Judge Senior Division Mapusa, Bardez, Goa and the properties surveyed under survey no. 222/2 (part) and 222/6 were allotted to her husband Leslie Beeby alias Leslie Wilson Beeby and his children's namely Mr. Brian Leslie Beeby alias Brian Augustine alias Brian Augustine Wilson Beeby alias Brian Beeby married to Mrs. Anna Brian Beeby alias Anna Succurinha Santana Fernandes alias Anna Beeby, Mrs. Pamela Maurice Machado alias

Pamela Machado alias Mrs. Pamela Teresa Beeby married to Mr. Maurice Machado alias Maurice Eric Joseph Machado, Mrs. Coral Malcolm Coelho alias Mrs. Coral Perpetua MathildaBeeby alias Coral Coelho married to Mr. Malcolm Coelho alias Joaquim Malcolm Coelho, Mrs. Elizabeth MadhuMenon alias Elizabeth Beeby alias Elizabeth Menon married to Mr. Madhu K. Menon.

AND WHEREAS the said Leslie Beeby alias Leslie Wilson Beeby and his children's namely Mr. Brian Leslie Beeby alias Brian Augustine alias Brian Augustine Wilson Beeby alias Brian Beeby married to Mrs. Anna Brian Beeby alias Anna Succurinha Santana Fernandes alias Anna Beeby, Mrs. Pamela Maurice Machado alias Pamela Machado alias Mrs. Pamela Teresa Beeby married to Mr. Maurice Machado alias Maurice Eric Joseph Machado, Mrs. Coral Malcolm Coelho alias Mrs. Coral Perpetua MathildaBeeby alias Coral Coelho married to Mr. Malcolm Coelho alias Joaquim Malcolm Coelho, Mrs. Elizabeth MadhuMenon alias Elizabeth Beeby alias Elizabeth Menon married to Mr. Madhu K. Menon entered into Agreement for Sale dated 14.09.2011 with RateshMahabaleshwarNaik in respect of said property I, II and III.

AND WHEREAS by virtue of Deed of Sale dated 07.10.2011 registered under registration no.BRZ-BK1-04712-2011, CD no. BRZD233, Book -1 Document dated 07.10.2011 the part property admeasuring an area of 460 square meters of the property surveyed under survey no. 222/10, situated at Assagao, Bardez, Goa was sold by said Mrs. Filomena Noreen Nobay Braganza alias Mrs. Noreen Nobay to Mr. Leslie Beeby alias Mr. Leslie Wilson Beeby.

AND WHEREAS by virtue of Deed of Sale dated 12.10.2011, registered before Sub-Registrar of Bardez under registration no. BRZ-BK1-04825-2011, Book -1 Document, CD number BRZD236 dated 13.10.2011, the said Leslie Beeby alias Leslie Wilson Beeby and his children's namely Mr. Brian Leslie Beeby alias Brian Augustine alias Brian Augustine Wilson Beeby alias Brian Beeby married to Mrs. Anna Brian Beeby alias Anna Succurinha Santana Fernandes alias Anna Beeby, Mrs. Pamela Maurice Machado alias Pamela Machado alias Mrs. Pamela Teresa Beeby married to Mr. Maurice Machado alias Maurice Eric Joseph Machado, Mrs. Coral Malcolm Coelho alias Mrs. Coral Perpetua MathildaBeeby alias Coral Coelho married to Mr. Malcolm Coelho alias Joaquim Malcolm Coelho, Mrs. Elizabeth MadhuMenon alias Elizabeth Beeby alias Elizabeth Menon married to Mr. Madhu K. Menon sold the said Property - I admeasuring 2336 square meters to M/s Balaji Projects and said Mr. RateshMahabaleshwarNaik confirmed said Deed of Sale dated 12.10.2011.

AND WHEREAS by virtue of Deed of Sale dated 12.10.2011, registered under registration no.BRZ-BK1-04826-2011, CD no. BRZD236, Book - 1 Document dated 13.10.2011, the said Leslie Beeby alias Leslie Wilson Beeby and his children's namely Mr. Brian Leslie Beeby alias Brian Augustine alias Brian Augustine Wilson Beeby alias Brian Beeby married to Mrs. Anna Brian Beeby alias Anna Succurinha Santana Fernandes alias Anna Beeby, Mrs. Pamela

Maurice Machado alias Pamela Machado alias Mrs. Pamela Teresa Beeby married to Mr. Maurice Machado alias Maurice Eric Joseph Machado, Mrs. Coral Malcolm Coelho alias Mrs. Coral Perpetua MathildaBeeby alias Coral Coelho married to Mr. Malcolm Coelho alias Joaquim Malcolm Coelho, Mrs. Elizabeth MadhuMenon alias Elizabeth Beeby alias Elizabeth Menon married to Mr. Madhu K. Menon sold the said property – II admeasuring 460 square meters to M/s Balaji Projects and said Mr. MahabaleshwarNaikhas confirmed said Deed of Sale dated 12.10.2011.

AND WHEREAS by virtue of Deed of Sale dated 12.10.2011, registered before Sub-Registrar of Bardez under registration no. BRZ-BK1-04825-2011, Book -1 Document, CD number BRZD236 dated 13.10.2011, the said Leslie Beeby alias Leslie Wilson Beeby and his children's namely Mr. Brian Leslie Beeby alias Brian Augustine alias Brian Augustine Wilson Beeby alias Brian Beeby married to Mrs. Anna Brian Beeby alias Anna Succurinha Santana Fernandes alias Anna Beeby, Mrs. Pamela Maurice Machado alias Pamela Machado alias Mrs. Pamela Teresa Beeby married to Mr. Maurice Machado alias Maurice Eric Joseph Machado, Mrs. Coral Malcolm Coelho alias Mrs. Coral Perpetua MathildaBeeby alias Coral Coelho married to Mr. Malcolm Coelho alias Joaquim Malcolm Coelho, Mrs. Elizabeth MadhuMenon alias Elizabeth Beeby alias Elizabeth Menon married to Mr. Madhu K. Menon sold the said property admeasuring 2336 square meters to M/s Balaji Projects and said Mr. RateshMahabaleshwarNaik confirmed said Deed of Sale dated 12.10.2011.

AND WHEREAS the property surveyed under survey no. 222, sub division 2 was partitioned and was allotted new survey bearing no. 222, sub division 2- B in Partition case no. 15/18/2012/PART/LAND by order dated 07.05.2012 passed by Deputy Collector and S.D.O Mapusa , Bardez, Goa.

AND WHEREAS the property surveyed under survey no. 222, sub division 10 and was allotted new survey bearing no. 222, sub division 10- B in Partition case no. 15/17/2012/PART/LAND by order dated 07.05.2012 passed by Deputy Collector and S.D.O Mapusa , Bardez, Goa.

AND WHEREAS Conversion Sanad was obtained for the said Property – I, II and III, surveyed under survey no. 222/2-B, 222/10-B and 222/6 under no. RB/CNV/BAR/COLL/36/2012 dated 11.01.2013 for the said Property - I.

AND WHEREAS vide Deed of Sale dated 22.07.2015 the said Property- I surveyed under survey number 222, sub division 2-B, admeasuring an area of 2336 square meters is sold by M/s Balaji Projects to proprietor of Party of the First Part i.e. Mr. Casmiro Charles Mario Lobo and said Deed of Sale dated 22.07.2015 is registered under no. Reg. No. BRZ-BKI-07066-2015, Book No: I Document CD No. BRZD770, Dated: 24.07.2015.

AND WHEREAS vide Deed of Sale dated 22.07.2015 the said Property – II surveyed under survey number 222, sub division 10-B, admeasuring an area of 460 square meters is sold by M/s Balaji Projects to proprietor of Party of the First Part i.e. Mr. Casmiro Charles Mario Lobo and said Deed of Sale dated 22.07.2015 is registered under no. BRZ-BKI-07029-2015, Book No: I Document CD No.BRZD770, Dated: 23.07.2015.

AND WHEREAS vide Deed of Sale dated 22.07.2015 the said property surveyed under survey number 222, sub division 6, admeasuring an area of 400 square meters is sold by M/s Balaji Projects to proprietor of Party of the First Part i.e. Mr. Casmiro Charles Mario Lobo and said Deed of Sale dated 22.07.2015 is registered under no. BRZ-BKI-07030-2015, Book No: I Document CD No.BRZD770, Dated: 23.07.2015.

AND WHEREAS, vide technical clearance under no. TPB/ 789/ASS/ TCP/ 14/2067 dated 10.07.2014, the Town and Country Planning office had issued technical clearance for carrying work of proposed construction of compound wall for the said property surveyed under survey bearing no. 222, sub division 2- B.

AND WHEREAS, vide Technical Clearance under no. TPB/ 1869/ TCP-15/ 3836 dated 11.12.2015, the Town and Country Planning office had issued technical clearance for carrying out amalgamation of properties and work of proposed construction of residential buildings, villas, swimming pool and compound wall for the said property surveyed under survey bearing no. 222, sub division 2- B, 222/6 and 222/10-B.

AND WHEREAS Village Panchayat of Assagao issued construction license bearing no. 39/2015-16, for construction of residential buildings, villas, swimming pool as per plan approved by Town and Planning Department in the said properties surveyed under survey bearing no. 222, sub division 2- B, 222/6 and 222/10-B.

AND WHEREAS Village Panchayat of Assagao issued construction license bearing no. 14/2015-16, for purpose of construction of compound wall in the said property surveyed under survey no. 222/2-B situated at Assagao.

AND WHEREAS,Goa State Pollution Control Board by certificate dated 06.04.2016 that issued NOC for installation of Sewage treatment plant for said residential building complex constructed in the said properties I, II and III .

AND WHEREAS, the Directorate of Health services, Primary Health centre Siolim had issued NOC from Sanitary point of view to said properties I, II and III.

AND WHEREAS, Party of the First Part / Developer had started the work of Development/construction of residential Building's consisting of Flats, Villas and shops .

AND WHEREAS, the Party of the First Part / Developer has right to sell the Flat, Villa and Shops in the said building/s to be constructed by the Developer in the said Properties I, II and III and to enter into agreement/s with the intending purchaser/s of the Flat and to receive the sale price in respect thereof.

AND WHEREAS the Purchaser demanded from the Developer and the Developer has given inspection to the Purchaser of all the documents of title relating to the said Properties I, II and III, and the plans, designs and specifications prepared by the Developer's Architects and other documents as required .

ANDWHEREAS the Developer has got approved from the concerned local authority the plans, the specifications, elevations, sanctions and details of the said buildings.

AND WHEREAS the Developer has accordingly commenced construction of the said building/s in accordance with the said plans.

AND WHEREAS the Developer has proposed to construct on the said Properties I, II and II, A new multi-storied buildings consisting flats, villas and shops which shall hereinafter referred to as "the said building/s" for the sake of brevity.

AND WHEREAS the Purchaser hereby agrees to purchase from the Developer and the Developer hereby agrees to sell to the Purchaser _____ Flat bearing No. ____, admeasuring an area of _____ square meters on _____ Floor, "___" block, as per the floor plan annexed and marked in red colour for the price consideration of Rs. _____/- (Rupees _____ only), exclusive of GST, which is the subject matter of this Agreement for Sale and more specifically described in schedule IV and shall hereinafter referred to as "**THE FLAT**" for the sake of brevity.

AND WHEREAS relying upon the said application, declaration and agreement, the Developer agreed to sell to the Purchaser a flat at the price and on the terms and conditions hereinafter appearing.

AND WHEREAS, the Developer has not created any hypothecation or any kind of lien on The Said Flat, fully described in the ScheduleIVhereunder.

NOW THEREFORE THIS AGREEMENT FOR SALE WITNESSETH AS UNDER:

1. The Developer shall construct the said building/s consisting of 2 floors on the said land in accordance with the plans, sanctions, designs and specifications as mentioned in schedule V hereunder and as approved by the concerned local authority and which have

been seen and approved by the Purchaser with only such variations and modifications as the Developer may consider necessary or as may be required by the concerned local authority/the Government to be made in them or any of them, provided that the Developer shall have to obtain prior consent in writing of the Purchaser in respect of such variations or modifications which may adversely affect the Flat of the Purchaser.

2. The Purchaser hereby expressly consents to all such variations. The Purchaser will not be entitled to or demand any compensation or reduction in the price of the said premises/Flat by reason of such variation provided however, that the saleable area of the said Flat agreed to be purchased by the Purchaser shall not be reason for such variation.

3. The Purchaser hereby agrees to purchase from the Developer and the Developer hereby agrees to sell to the Purchaser one Single bed room Flat bearing No. _____, admeasuring an area of _____ square meters on _____ Floor, "___" block along with common parking, as per the floor plan annexed and marked in red colour which more specifically described in schedule IV hereunder (hereinafter referred to as "the Flat") for the price consideration of Rs. _____/- (Rupees _____ only), being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common/limited common areas and facilities/limited common areas and facilities and alongwith the proportionate right to the access, staircase, superstructure, common passage, swimming pool, garden of the said building and also common amenities together with all sewers, trees, drains, water-courses, rights, liberties, privileges, easement and advantages appurtenant thereto or belonging to the same or reputed to be belongings to the same which are more particularly described in the Schedule IV hereunder written.

4. The Purchaser have paid to the Developer in following manner:

a. That sum of Rs. _____/- (Rupees _____ only) is paid by the Purchaser to the Developer by Bank transfer, as advance (part consideration) towards purchase of the said Flat, the receipt of which the Developer/Party of the First Part do hereby acknowledge.

b. That sum of Rs. _____/- (Rupees One Lakh Fifteen Thousand and Eighty Five Rupee only) is paid toward G.S.T to Developer/Party of the First Part (on the advance paid by Purchaser in clause 4a), the receipt of which the Party of the First Part do hereby admit and acknowledge .

c. The Purchaser hereby agrees to pay to the Developer balance consideration of Rs. _____/-(Rupees _____

_____ only)(exclusive of G.S.T) to Developer in the following manner along with G.S.T:

- a. 20 per cent of the flat/ apartment value on completion of Plinth,
- b. 15 percent of flat/ apartment value on completion of first slab.
- c. 12.5 percent of flat/ apartment value on completion of second slab.
- d. 12.5 percent of flat/ apartment value on completion of roof slab.
- e. 8 percent of flat/ apartment value on completion of Masonary and Plaster,
- f. 5 percent of flat/ apartment value on completion of tilling work
- g. 5 percent of flat/ apartment value on completion of painting, electrical and Plumbing work
- h. 2 percent of flat/ apartment value or remaining at time of possession.

5. The Purchaser hereby agrees to pay to the Developer balance consideration of Rs. _____/-(_____ Rupees _____ only) with G.S.T @ 12% on the Balance consideration that is calculated around to Rs. _____ (Rupees _____ Only)applicable as per law prevailing in the state to Developer as per clause 4 Cof this Agreement for sale.

6. The Developer shall complete the construction of the said Flat/premises and handover the possession of said Flat/premises to Purchaser within the period of 24 month from the date of execution of this Agreement for Sale.

7. The Purchaser shall make payment as per the condition laid down in clause no. 4 of this Agreement for Sale, however in case of default in payment of any amount as and when becomes due and payable (time being essence of this Agreement) and or in observing and or in performing any terms and condition of this Agreement for Sale, in such event Developer shall be at liberty to terminate this agreement for sale and the earnest amount paid by the Purchaser shall be refunded by Developer without any interest otherwise within a period of 60 days of said termination of agreement.

8. In the event of default in payment on due date of any amount due and payable by the Purchaser to the Developer under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoing) and on the Purchaser committing breach of any of the terms and conditions herein contained, the Developer shall be entitled at his own option to terminate this agreement, Provided that the power of termination hereinbefore contained shall not be exercised by the Developer, unless and until the Developer shall have given to the Purchaser fifteen days prior notice in writing of his 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 and

default shall have been made by the Purchaser in remedying such breach or breaches within a reasonable time after the giving of such notice.

9. Provided further that upon termination of this Agreement as aforesaid, the Developer shall refund to the Purchaser the installments of sale price of the Flat, which may till then have been paid by the Purchaser to the Developer but the Developer shall not be liable to pay to the Purchaser any interest on the amount so refunded and upon termination of this agreement and refund of aforesaid amount by the Developer, the Developer, shall be at liberty to dispose of and sell the Flat to such person and at such price as the Developer may in his absolute discretion think fit and Purchaser shall not be entitled to claim any right/compensation on said premises/Flat.

10. That the said building constructed in the said property shall be named as "SERENIDADE ASSAGAO".

11. In case the Developer fails or neglects to give possession of the said Flat/premise to the Purchaser within period stipulated herein above or within the date mentioned in clause no. 6, in such case the Purchaser shall be entitled to give notice to Developer terminating this Agreement for Sale and on said notice the Developer shall refund the said advance amount paid by the Purchaser along with interest at the rate 6 percent per annum in respect of the said Flat, within period of 30 days from the receipt of the notice of termination by the Purchaser. Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Flat on the aforesaid date in writing, if the completion of building in which the Flat is to be situated is delayed on account of :

- i. non-availability of steel, cement, other building materials, water or electric supply;
- ii. war, civil commotion or act of God;
- iii. any notice, order, rule, notification of the Government and/or other public or competent authority;
- iv. Or in any circumstances beyond the control of Developer or for any other unavoidable unforeseen or inevitable circumstances.

12. The Flat Purchaser shall take possession of the Flat within 30 days of the Promoter giving written notice to the Flat Purchaser intimating that the said Flat is ready for use and occupation.

13. Provided that if within a period of 5 (five) years from the date of handing over the Flat to the Purchaser, the Purchaser brings to the notice of the Developer any defect in the Flat or the building in which the Flat is situated or the material used therein or any unauthorized change in the construction of the said building, wherever possible such defects or unauthorized changes shall be rectified by the Developer at his own cost and in case it is not possible to rectify such defects or unauthorized changes, then the Purchaser

shall be entitled to receive from the Developer reasonable compensation for such defect or change.

14. The Developer 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 local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the said Flat to the Purchaser and shall obtain from the concerned local authority completion certificates in respect of the Flat.

15. The possession of the said premises/Flat shall be delivered by the Developer after completion of the said building alongwith occupancy certificate provided that the entire amount due and payable by the Purchaser are paid to the Developer.

16. Commencing a week after notice in writing is given by the Developer to the Purchaser that the Flat is ready for use and occupation, the Flat Purchaser be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the Flat) of all outgoing in respect of the said land 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, electricity bills, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said land and building/s.

17. Until the Society/Limited Company is formed and the said land and building/s transferred to it, the Flat Purchaser shall pay to the Developer such proportionate share of outgoing as may be determined. The Flat Purchaser further agrees that till the Flat Purchaser's share is so determined, the Flat Purchaser shall pay to the Developer provisional contributions of Rs. 2500/- (Rupees Two Thousand Five Hundred only) per square meters towards the outgoing bills/maintenance. The amounts so paid by the Flat Purchaser to the Developer shall not carry any interest and remain with the Developer until a conveyance/assignment is executed in favour of the society or a limited company as aforesaid. The Purchaser undertakes to pay such provisional monthly contribution after conveyance deed/ assignment and such proportionate share of outgoing regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever after execution of Deed of Conveyance/Assignment.

18. It shall be at the discretion of the Developer to decide whether a co-operative society should be registered or a limited company/association should be got incorporated. On the Developer making their decision aforesaid, the Purchaser along with other Purchasers of Flat in the building shall join in forming and registering the society or a Limited Company to be known by such name as the Flat Purchasers may decide and for this purpose also from time to time sign and execute the application for registration and/or

membership and other papers and documents necessary for the formation and the registration of the Society or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Developer within three days of the same being forwarded by the Developer to the Purchaser, so as to enable Developer to register the occupation of the Flat Purchaser.

19. The Purchaser shall observe and perform all the rules and regulations which the society or the Limited Company 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 Flat 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.

20. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society / Limited Company regarding the Occupation and use of the Flat in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoing in accordance with the terms of this Agreement.

21. The fixture fittings and amenities to be provided by the Developer in the said Development/construction/building and the Flat are specifically described in schedule IV.

22. The Flat Purchaser/s or himself/themselves with intention to bring all persons into whosoever hands the Flat may come, doth hereby covenant with the Promoter as follows:

a. To maintain the Flat at his own cost in good tenantable repair and condition from the date the possession of the Flat is taken and shall not do or suffered to be done anything in or to the building in which the Flat is situated, staircase or any passages which may be against the rules, regulations or bye-laws or concerned local or any other authority or change/alter or make addition in or to the building in which the Flat is situated and the Flat itself or any part thereof.

b. The Flat Purchaser shall not let, sub-let, transfer, assign or part with Flat Purchaser interest or benefit factor of this Agreement or part with the possession of the Flat, until all the dues payable by the Flat Purchaser to the Developer under this Agreement are fully paid up and only if the Flat Purchaser had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Flat Purchaser has intimated in writing to the Developer.

c. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Flat or of the said Plot and Building or any part thereof. The Flat Purchaser shall have no claim save and except in respect of the Flat by agreed to be sold to him and all open spaces, parking

spaces, lobbies, staircases, terraces, recreation spaces, etc. will remain the property of the promoter, until the said land and Building is transferred to the Society / Limited Company as hereinbefore mentioned.

d. Not to store in the Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Flat is situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages whose upper floors which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Flat is situated, including entrances of the building in which the Flat is situated and in case any damage is caused to the building in which the Flat is situated or the Flat on account of negligence or default of the Flat Purchaser in this behalf, the Flat Purchaser shall be liable for the consequences of the breach.

e. To carry at his own cost all internal repairs to the said Flat and maintain the Flat in the same condition, state and order in which it was delivered by the promoter to the Flat Purchaser and shall not do or suffering to be done anything in or to the building in which the Flat is situated or the Flat which may be given by the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Flat Purchaser committing any act in contravention of the above provision, the Flat Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and or other public authority.

f. Not to demolish or cause to be demolished the Flat 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 Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat is situated and shall keep the portion, sewers, drains, pipes in the Flat and appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Flat is situated and shall not chisel or in any other manner damage to columns, beams, wall, slabs or RCC, Pardis or other structural members in the Flat without the prior written permission of the Developer and/or the Society or the Limited Company.

g. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said land and the building in which the Flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

h. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the said land and the building in which the Flat is situated.

23. Pay to the Promoter within seven days of demand by the Promoter, his share of security deposit demanded by concerned local authority or Government for giving electricity or any other service connection to the building in which the Flat is situated.

24. 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 Flat by the Flat Purchaser viz. user for any purposes other than for residential purpose.

25. Till a conveyance of building in which Flat is situated is executed, the Flat Purchaser shall permit the Developer and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said land and buildings or any part thereof to view and examine the state and condition thereof.

26. The Flat Purchaser shall use the Flat or any part thereof or permit the same to be used only for purpose of residence only. The Purchaser shall use the garage or parking space only for purpose of keeping or parking the Purchaser's own vehicle.

27. Unless it is otherwise agreed to by and between the parties hereto, the Developer shall, within four months of registration of the Society or limited Company, as aforesaid cause to be transferred to the society or Limited Company all the rights, title and the interest of the Vendor/Original Owner/Developer/Promoter and/or the owners in the aliquot part of the said land together with the buildings by obtaining/or executing the necessary conveyance/land or assignment of lease of the said land (or to the extent as may be permitted by the authorities) and the said building in favour of such Society or Limited Company, as the case may be such conveyance/assignment/transfer shall be in keeping with the terms and provisions of this Agreement.

28. Any delay tolerated or indulgence shown by the promoter in enforcing the terms of this Agreement or any forbearance or giving of time to the Flat Purchaser by the Developer shall not be construed as a waiver on the part of the Developer of any breach or non-compliance of any of the terms and conditions of this Agreement by the Flat Purchaser nor shall the same in any manner prejudice the rights of the Promoter.

29. At the time of registration, the Flat Purchaser shall pay to the Developer the Flat Purchaser's share of stamp duty and registration charges payable, if any, by the said Society or Limited Company on the conveyance or lease or any document or instrument of transfer

in respect of the said land and the building to be executed in favour of the Society or limited Company.

30. That the infrastructure tax is presently charged @Rs. 100/- (Rupees Hundred only) per square meter of super build up area of the said flat, or any development/betterment charges or deposits or electricity charges, water connection charges, meter charges if demanded by or to be paid to the competent authority or panchayat or any other competent authorities, such charges shall be paid by all flat occupants of the said building in such a proportion as may be determined by the developer within seven days of demand, such proportionate share of the purchaser of such deposits.

31. Any levy or tax of any nature including G.S.T, if levied on the project "SERENIDADE ASSAGAO" or on the individual flat in "SERENIDADE ASSAGAO" including the said flat, shall be borne by the Purchaser in such manner and proportion as may be decided by the Developer.

32. That the G.S.T applicable from time to time as directed by the government shall be paid by the flat holder with the installment payable to the Developer shall provide the copy of the payment challan of the service tax to the Purchaser upon the Developer effecting the said payment to the concerned department.

33. That in the event or on account of change in plans or for any other reasons, the build-up area of the said flat is increased; the Purchaser shall be liable to pay to the Developer for extra area, at such rate as may be calculated by the Developer. Similarly if the build-up area of the said flat is decreased, the Developer shall be liable to refund to the Purchaser the amount corresponding to differential area at such rates as may be earlier purchased by the Purchaser.

34. The Flat Purchaser and/or the Developer shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Developer will attend such office and admit execution thereof.

35. That all notices to be served on the Flat Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the Flat Purchaser, by Registered Post AD / Under Certificate of posting at his/her address specified herein above.

36. AND THAT, the names and addresses of the Parties of this Agreement for Sale and Development are their postal addresses and therefore the same addresses shall be their addresses for the purpose of issue of any Notice under this Agreement for Sale.

37. It is agreed by and between the Parties that Purchaser shall right to inspect the construction work as and when required by the Purchaser without any written or oral permission from the Developer.

38. The Developer shall also furnish all the clarifications and answer all the queries that may be required and raised by the legal departments.

39. The schedules and plans annexed to this Agreement shall form part and parcel thereof and be construed accordingly.

40. It is further agreed by and between the Parties that all the legal expenses towards the Agreement for Sale, Deed of Sale, Stamp Papers, Registration Fees, Advocate Fees and other incidental expenses shall be exclusively borne by the Purchaser .

41. The Developer covenants to indemnify Purchaser against the losses, damages or claims that may arise on account of defect in title or claims of the third party.

42. That the both the parties are agreed to this Agreement are entitle for the specific performance on the terms and conditions of the said agreement.

43. Time is the essence of this Agreement for Sale and Development.

44. THAT for the purposes of payment of Stamp duties, the Said Flat, fully described in the Schedule IV hereunder, is valued at Rs. _____/- (Rupees _____ only),and therefore THIS AGREEMENT FOR SALE is written on stamp papers of the value of Rs. _____/- (Rupees _____ only) in full and final settlement of the stamp duties in respect of this transfer.

DESCRIPTION OF PROPERTIES

SCHEDULE - I

AND WHEREAS there exist an immovable property known as "BHAVANICHE BHATLE" alias "BAVINICHEM" alias " BAVINICHEM BATTA" situated at Socolvado, Assagao, within the limits of the village panchayat of Assagao, taluka and sub district of Bardez, North District of the state of Goa, surveyed under survey number 222, sub division 2-B, admeasuring an area of 2336 square meters and the said property is described in land registration office of Bardez under no. 2403 at pages 60 onwards of Book B-7, and found enrolled in the taluka revenue office of Bardez under no. Matriz no. 941, of First Division of Assagao and the said property is more particularly described in the Schedule herein under bounded as under

ON THE EAST : By property surveyed under survey no. 222/2-A and 222/10-B.

ON THE WEST : By Road.

ON THE NORTH: By property surveyed under survey no. 222/2 (part), 222/6 and 222/5.

ON THE SOUTH :By Road.

SCHEDULE - II

AND WHEREAS there exist an immovable property known as "BHAVANICHE BHATLE" alias "BAVINICHEM" alias " BAVINICHEM BATTA" situated at Socolvado, Assagao, within the limits of the village panchayat of Assagao, taluka and sub district of Bardez, North District of the state of Goa, surveyed under survey number 222, sub division 10-B, admeasuring an area of 460 square meters and the said property is described in land registration office of Bardez under no. 2403 at pages 60 onwards of Book B-7, and found enrolled in the taluka revenue office of Bardez under no. Matriz no. 941, of First Division of Assagao and the said property is more particularly described in the Schedule herein under said property is bounded as under:

ON THE EAST : By property surveyed under survey no. 222/10-A.

ON THE WEST : By property surveyed under survey no. 222/2-B .

ON THE NORTH : By property surveyed under survey no. 222/2 -B.

ON THE SOUTH : By property surveyed under survey no. 222/2-B .

SCHEDULE - III

AND WHEREAS there exist an immovable property known as "BHAVANICHE BHATLE" alias "BAVINICHEM" alias " BAVINICHEM BATTA" situated at Socolvado, Assagao, within the limits of the village panchayat of Assagao, taluka and sub district of Bardez, North District of the state of Goa, surveyed under survey number 222, sub division 6, admeasuring an area of 400 square meters and the said property is described in land registration office of Bardez under no. 2403 at pages 60 onwards of Book B-7, and found enrolled in the taluka revenue office of Bardez under no. Matriz no. 941, of First Division of Assagao and the said is bounded as under:

ON THE EAST : By property surveyed under survey no. 222/2-B.

ON THE WEST : By property surveyed under survey no. 222/2-B .

ON THE NORTH : By property surveyed under survey no. 222/2 (part).

ON THE SOUTH : By property surveyed under survey no. 222/2-B .

SCHEDULE-IV

Description of Flat bearing No._____.

ALL THAT, Flat bearing no. _____, admeasuring an area of _____ square meterson the First floor, in block “ _____” of the building “SERINIDADE ASSAGAO” along with common parking, together with undivided right, title and interest in and to the said complex/building and the corresponding undivided right, title, share, interest in and to the said property more specifically described in the schedule I herein above together with the proportionate right to the access, staircase, terrace, superstructure, common passage, swimming pool, gym, garden of the said building and also common amenities together with all sewers, trees, drains, water-courses, rights, liberties, privileges, easement and advantages appurtenant thereto or belonging to the same or reputed to be belongings to the same, marked in orange colour on the plan annexed hereto, which is a distinct and un-divided part of the property described in the schedule I,II and III herein above.

SCHEDULE- V

SPECIFICATIONS OF STRUCTURE.

(Proposed specification of super-build up area)

THE STRUCTURE

- R.C.C framed structure of columns, beams and slabs. The internal partition wall will be 4.5” brick/concrete block masonry and the external walls be 12” bricks/ concrete block masonry. The terrace slab will have water proofing treatment through a recognized water proofing covered with Mangalore tiles on cement batten. All plinth work will be in laterite rubble stone /concrete block masonry.
- Description of construction and R.C.C. work.
- Soiling with hard laterite rubble with 20 cm thick.
- Providing and laying P.C.C-1.4.8 with metal.
- Providing and laying P.C.C-1.3.6 with metal under floor.
- M-20 concrete for isolated forting.
- M-20 concrete for column upto ground floor.
- M-20 concrete for plinth beams.
- M-20 concrete for stair case.
- M-20 concrete for lintels.
- M-20 concrete for pardischajies.
- M-20 concrete for Flat slabs and beams (1-11/2 -3).
- Laterite stone masonryin super structure in .m 1:4.

- Half bricks masonry 11.5 cms. thick in cm, 1:4.
- Internal plastering with m. 1:3 for ceiling and walls and one coat of Neeru finish.
- Providing water proofing treatment to roofs and terraces with brickbat or laterite cobo stone as per conventional method and screed coat with water proofing compound.
- Anti termite treatment foundation and plinths.
- Steel with be given by R.C. engineers only TMT steel should be issued and cement will be ultra track 43 grade.

PLASTER

External plaster will be double coat sand fade cement plaster. The internal plaster will be single coat with second coat of Neeru.

SPECIFICATIONS FOR APARTMENTS

LIVING /DINING ROOM

- 2' X 2' Vitrified tiles for flooring and skirting
- Doors and windows of teak wood frames with teak wood shutters
- Walls finished with Wall ready putty
- Plastic emulsion paints for walls and ceiling

KITCHEN

- 2' X 2' Vitrified tiles for flooring and skirting
- Doors and windows of teak wood frames with teak wood shutters
- Walls finished with Wall ready putty
- Plastic emulsion for walls and ceiling
- Granite kitchen counter with chimney and hob provision
- Water purifier provision

BEDROOMS

- 2' x 2' Vitrified tiles for flooring & skirting
- Walls finished with Wall ready putty
- Doors and windows of teak wood frames with teak wood shutters
- Plastic emulsion paints for walls and ceiling

TOILETS

- Antiskid ceramic tiles for flooring
- 7 feet high ceramic dado for walls

- Fixtures in Jaquar make
- Teak wood ventilator

COMMON AREAS

- Internal and external MS/GI railing
- Interlocking cement paver block for parking
- Roof covered with Mangalore tiles
- Staircase flooring in kota
- External walls in Water proof paints (Asian Ultima)

ADDITIONAL AMENITIES

- Overhead tank and common underground tank for water supply
- Solar heater provision
- Vermicomposting unit
- Intercom between units and security cabin
- CCTV Surveillance in public areas
- Landscaped driveway with lighting
- Entrance gate with security cabin

SPECIFICATIONS FOR VILLAS

LIVING /DINING ROOM

- Italian look 2' X 2' vitrified tiles for flooring and skirting
- Doors & windows of teak wood frames with teak wood shutters
- Walls finished with Wall ready putty
- Plastic emulsion paints for walls and ceiling
- False ceiling of Gypsum and LED spot lights

KITCHEN

- Italian look 2' X 2' vitrified tiles for flooring and skirting
- Door and windows of teak wood frames with teak wood shutters
- Walls finished with Wall ready putty
- Plastic emulsion paints for walls and ceiling
- Modular type kitchen with chimney and hob provision
- Water purifier provision

BEDROOMS

- Wooden look 2' x 2' vitrified tiles for flooring & skirting
- Walls finished with Wall ready putty
- Door and window of teak wood frames with teak wood shutters
- Plastic emulsion paints for walls and ceiling

TOILETS

- Antiskid vitrified tiles for flooring
- 7 feet high ceramic dado for walls
- Fixtures in Jaquar / Essess/ Kohler.
- Teak wood ventilator
- False ceiling of Gypsum and LED spot lights

FAMILY ROOM

- Italian look 2' X 2' vitrified tiles for flooring and skirting
- Walls finished with Wall ready putty
- Door and window of teak wood frames/PUC with teak wood shutters
- Plastic emulsion paints for walls and ceiling

COMMON AND OUTDOOR AREAS

- Decking tiles (4' x 6") for swimming pool
- Internal and external MS/GI railing
- Interlocking cement paver block for driveway and porch
- Roof covered with shingles
- Staircase flooring in granite
- External walls in Water proof paints (Asian Ultima)

ADDITIONAL AMENITIES

- Overhead tank and common underground tank for water supply
- Intercom between units and security cabin
- CCTV Surveillance in public areas
- Landscaped driveway with lighting
- Entrance gate with security cabin

WATER TANKS

An underground sump with an electric pump and an overhead R.C.C, tank will be provided 50,000 liters water underground and overhead on every building.

ELECTRICAL INSTALLATION

- The installation will be concealed wiring and electrical fitting should be Roma (anchor make). The bedroom will have four lights points, two fan points and one plug point. Kitchen will have two lights point, two 15 amps point, two 5 amps point, lavatory and bathroom will have two light points each. One bell point will provided. In the living cum dining room three lights points, one fan point and three plug points and at the entrance door one light will be provided.

ROOF

Roof should be covered with kadka stone with water proofing cement and top will be Mangalore roof tiles.

EXTRA WORK

Extra work will be executed by the developer only after the amount corresponding to the cost of extra work is agreed to the purchaser and amount paid to the developer.

IN WITNESS WHEREOF, all the parties herein have made and signed this Agreement for Sale at Mapusa, Goa, on the day, month and year hereinabove mentioned.



**SIGNED, SEALED, AND DELIVERED BY THE PARTY OF THE
FIRST PART/ DEVELOPER:**

M/S C.M. LOBO SERENIDADE ASSAGAO, A Proprietary Firm
represented by its sole proprietor Mr. Mr. Casmiro Charles
Mario Lobo

(L. H. T.I)

(R. H. T. I)

SIGNED, SEALED, AND DELIVERED BY THE PARTY OF THE SECOND PART/ PURCHASERS:

MR.
Purchaser,

(L. H. T.I)

(R. H. T. I)

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

IN THE PRESENCE OF WITNESSES

1. _____ :

2. _____ :