

Model Form of Agreement

This Agreement made at _____ on this ___ day of _____
in the year Two Thousand and _____ Between;

1. **M/s. BOSHAN DEVELOPERS PRIVATE LIMITED**, duly registered company under the provisions of Companies Act, 1956, having its registered Office at C – 501/ 502, Boshan Home, Opp. Shree Bodgeshwar Temple, Mapusa – Goa, having PAN Card bearing No. AABCB3472H, having CIN:U45203GA1996PTC002037 and represented by its Director, Mr. Omkar A. Gaitonde, son of Mr. Amir S. Gaitonde, aged about 29 years, married, Indian National, residing at Ucassaim, Bardez – Goa, having DIN: 05189399 and hereinafter referred to as the **“DEVELOPERS/ OWNERS/ PROMOTERS”**, (which expression shall unless repugnant to the context and meaning thereof include their heirs, successors, executors, administrators and assigns) **of the One Part**;

And

1. _____, son/daughter of _____, aged about _____ years, married/unmarried, Occupation _____, Indian National, Holding Pan Card bearing No. _____, and residing at _____ and hereinafter referred to as the **“PURCHASER/ALLOTTEE”** (which expression shall unless repugnant to the context and

meaning thereof include their heirs, successors, executors, administrators and assigns) **of the Other Part;**

WHEREAS there exists properties known as **“PEREM”** or **“NOVOT”** situated at Mapusa within the limits of Mapusa Municipal Council, Sub-District of Bardez Taluka, District of North Goa, presently surveyed under Chalta No. 3 Sub-Division No. 7, 9 and 14 of P. T. Sheet No. 161, of Mapusa city admeasuring 481 sq. mts., 288 sq. mts. and 37 sq. mts. respectively and totally admeasuring an area of 806 sq. mts. neither described in the Land Registration Office nor in the Land Revenue Office of Mapusa and all the three properties hereinafter referred to as **“said first property”**.

AND WHEREAS there exists properties known as **“ORACHO CUNTO”** situated at Mapusa, within the limits of Mapusa Municipal Council, Sub-District of Bardez Taluka, District of North Goa, presently surveyed under Chalta No. 3 Sub-Division No. 8 and 13 of P. T. Sheet No. 161 of Mapusa city admeasuring 1019 sq. mts. and 75 sq. mts. respectively and totally admeasuring an area of 1094 sq. mts. and described in the Land Registration office under number twenty three thousand and thirty seven at folios one hundred and thirty five reverse of B fifty nine and twenty three thousand and thirty six at folios one hundred and thirty five of B fifty nine respectively and both the properties hereinafter referred to as **“said second property”**.

AND WHEREAS there exists properties known as **“PEREM”** or **“NOVOT”** situated at Mapusa within the limits of Mapusa Municipal Council, Sub-District of Bardez Taluka, District of North Goa, presently surveyed under Chalta No. 3 Sub-Division No. 10 and 12 of P. T. Sheet No. 161, of Mapusa city admeasuring 156 sq. mts. and 225 sq. mts. and totally admeasuring an area of 381 sq. mts. not described in the Land Registration Office but registered in the Land Revenue Office of Mapusa under No. 238 of the first division and both the properties hereinafter referred to as **“said third property”**.

AND WHEREAS there exists a property known as **“ORANCHO CUNTO”** situated at Mapusa within the limits of Mapusa Municipal Council, Sub-District of Bardez Taluka, District of North Goa, presently surveyed under Chalta No. 3 Sub-Division No. 11 of P. T. Sheet No. 161, of Mapusa city admeasuring 156 sq. mts. described in the Land Registration Office under Number 7759 at folio 286 of Book B-20 (N) Bardez but not registered in the Land Revenue Office and hereinafter referred to as **“said fourth property”**.

AND WHEREAS the Developers/Promoters have acquired absolute right, title and interest along with possession of the said first property, said second property, said third property and said fourth property by virtue of following Sale Deeds;

1. Deed of Sale dated 22/10/2008 executed by and between Mr. Jose Filipe P. Braganza, Mrs. Wilma Jacques Braganza, Mr. Antonio M. J. Pegado Braganza, Mrs. Maria Fatima A. A. Braganza and the Developers and duly registered in the Office of the Sub-Registrar of Bardez at Mapusa under Registration No. BRZ-BK1-05254-2008 CD Number BRZD13 dated 04/11/2008 in respect of the “said first property”.
2. Deed of Sale dated 19/11/2009 executed by and between Mr. Ramakant Subrao Shetye, Mrs. Supriya Ramakant Shetye and the Developers and duly registered in the Office of the Sub-Registrar of Bardez at Mapusa under Registration No. 2483 at pages 30 to 50 of Book I Volume No. 2904 dated 26/11/2009 in respect of the “said second property”.
3. Deed of Sale dated 23/02/2012 duly registered in the Office of the Sub-Registrar of Bardez at Mapusa under Registration No. 209/12 at pages 1 to 42 of Book I Volume No. 2999 dated 05/07/2012 and Deed of Sale dated 23/02/2012 duly registered in the Office of the Sub-Registrar of Bardez at Mapusa under Registration No. BRZ-BK1-02668-2012 CD Number BRZD336 dated 21/06/2012 both the sale deeds executed by and between Smt. Udaybala Dwarkanath Joshi, Mrs. Rita alias Minal Mangesh Vernekar, Mr. Mangesh Yeshwant Vernekar, Smt. Rupa alias Gauri Prakash Shetye, Ms. Ayushi Prakash Shetye, Mr. Aditya Prakash Shetye, Mrs.

Deepa Chandrashekhar Mantri, Mr. Chandrashekhar Vinayak Mantri, Mr. Siddharth Dwarkanath Joshi, Mrs. Shambhavi Siddharth Joshi and the Developers in respect of the “said third property”.

4. Deed of Sale dated 05/04/2011 executed by and between Mr. Ricardo Joaquim Inacio Martiniano De Souza, Mrs. Blossom Indira De Souza and the Developers and duly registered in the Office of the Sub-Registrar of Bardez at Mapusa under Registration No. BRZ-BK1-02388-2011 CD Number BRZD173 dated 13/05/2011 in respect of the “said fourth property”.

AND WHEREAS the Developers/Promoters being absolute owners of the said first property, said second property, said third property and said fourth property have amalgamated all the above mentioned properties and hereinafter the said first property, said second property, said third property and said fourth property shall together be referred to as **“Said Property/Project Land”** and more specifically described in the **Schedule ‘A’** mentioned hereunder.

AND WHEREAS the Developers/ Owners/Promoters have obtained necessary permission from the North Goa Planning and Development Authority vide Order bearing No. NGPDA/M/1425/268/15 dated 30/04/2015, the Mapusa Municipal Council License for construction bearing Licence

No. 05 dated 22/05/2015 renewed from time to time and all other concerned local authorities for the purpose of developing the said property/project land for the purpose of constructing a commercial cum residential building comprising of basement, ground floor and upper six floors and which building shall be named and styled as **“BOSHAN CLASSIC”** and hereinafter referred to as **“said project”**.

AND WHEREAS the said project is approved and financed by Union Bank of India to which said property/project land is mortgaged by equitable mortgage on the terms that the bank will release their charge on the Purchaser/Allottee depositing their purchase money in the said Bank's account.

AND WHEREAS the Promoters are entitled and authorised to construct buildings on the project land in accordance with the recitals herein above mentioned;

AND WHEREAS the Developers/Owners/Promoters are in possession of the said property/project land;

AND WHEREAS the Developers/Owners/Promoters have proposed to construct on the said property/project land one building having basement, ground floor and upper six floors;

AND WHEREAS the Purchaser/Allottee has agreed to purchase an Apartment bearing number _____ on the _____ floor, (herein after referred to as the said “Apartment”) in the Building called **“BOSHAN CLASSIC”** (hereinafter referred to as the said “Building”) being constructed in the said property/project land, by the Developers/Owners/Promoters;

AND WHEREAS the Developers/Owners/Promoters has appointed an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

AND WHEREAS the Developers/Owners/Promoters have registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder Act with the Real Estate Regulatory Authority at _____ under No. _____; authenticated copy is attached in Annexure;

AND WHEREAS the Developers/Owners/Promoters have appointed a Structural Engineer for the preparation of the structural design and drawings of the buildings and the Developers/Owners/Promoters accepts the professional supervision of the Architect and the Structural Engineer till the completion of the building.

AND WHEREAS on demand from the Purchaser/Allottee, the Developers/Owners/Promoters have given inspection and copies to the Purchaser/Allottee of all the documents of title relating to the said property/project land and the plans, designs and specifications prepared by the Promoter's Architects Messrs Ulysis 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/Allottee has acknowledged the receipt of the same;

AND WHEREAS the authenticated copies of Certificate of Title issued by the legal Practitioner of the Developers/Owners/Promoters, or any other relevant revenue record showing the nature of the title of the Developers/Owners/Promoters to the said property/project land on which the Apartments are constructed or are to be constructed have been annexed hereto;

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Competent Authority have been annexed;

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Developers/Owners/Promoters and according to which the construction of the buildings and

open spaces are proposed to be provided for on the said project have been annexed hereto;

AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Purchaser/Allottee, as sanctioned and approved by the competent authority wherever applicable have been annexed hereto;

AND WHEREAS the Developers/Owners/Promoters have got some of the approvals from the concerned competent authority(s) to the plans, the specifications, elevations, sections and of the said building wherever applicable and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building;

AND WHEREAS while sanctioning the said plans concerned competent authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developers/Owners/Promoters while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building shall be granted by the concerned competent authority;

AND WHEREAS the Developers/Owners/Promoters has accordingly commenced construction of the said building in accordance with the said approved plans;

AND WHEREAS the Purchaser/Allottee has approached the Developers/Owners/Promoters for purchase of an Apartment No. _____ on _____ floor situated in the building “**BOSHAN CLASSIC**” being constructed in the said Project;

AND WHEREAS the carpet area as defined under clause (K) of Section 2 of the said Act, of the said Apartment is _____ square meters;

AND WHEREAS, the Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

AND WHEREAS, prior to the execution of these presents, the Purchaser/Allottee has paid to the Developers/Owners/Promoters a sum of Rs. _____ (Rupees _____) only, being an advance payment or an Application Fee as provided in Section 13 of the said Act (the payment and receipt whereof the Developers/Owners/Promoters both hereby admit and acknowledge) and the Purchaser/Allottee has agreed to pay to

the Developers/Owners/Promoters the balance of the sale consideration in the manner hereinafter appearing;

AND WHEREAS, the Promoter has registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder with the Real Estate Regulatory Authority under No. _____;

AND WHEREAS, under Section 13 of the said Act, the Promoter is required to execute a Written Agreement for Sale of said Apartment with the Allottee, and also to register said Agreement under the Registration Act, 1908 (Central Act 16 of 1908);

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Developers/Owners/Promoters hereby agree to sell and the Purchaser/Allottee hereby agrees to purchase the (Apartment) and the garage/covered parking (if applicable);

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

1. The Developers/Owners/Promoters shall construct the said building consisting of basement, ground floor and upper six floors on the said property/ project land in

accordance with the plans, designs and specifications as approved by the concerned competent authority from time to time wherever applicable.

Provided that the Developers/Owners/Promoters shall have to obtain prior consent in writing of the Purchaser/Allottee in respect of variations or modifications which may adversely affect the Apartment of the Purchaser/Allottee except any alteration or addition required by any Government authorities or due to change in law.

1. (a) (i) The Purchaser/Allottee hereby agrees to purchase from the Developers/Owners/Promoters and the Developers/Owners/Promoters hereby agree to sell to the Purchaser/Allottee Apartment No. _____ of the type ____ of carpet area admeasuring ____ sq. Metres. The apartment shall also have an exclusive carpet area of balcony of ____ sq. mts. with an exclusive terrace area ____ sqmts if any, on _____ floor in the building _____ (hereinafter referred to as “the Apartment”) as shown in the Floor plan thereof hereto annexed for the consideration of Rs. _____ which includes the proportionate incidence of common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Schedule annexed herewith.

(ii) The Allottee hereby agrees to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee covered parking bearing bearing Nos. _____ situated at _____ basement and /or stilt and /or podium being constructed in the layout for the consideration of Rs. _____/-

1. (b) The total aggregate consideration amount for the apartment including covered car parking spaces is thus Rs. _____/- (Rupees _____) in the following manner:

1. (c) The Allottee has paid on or before execution of this agreement a sum of Rs. _____ (Rupees _____ only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to the Promoter the balance amount of Rs. _____/- (Rupees _____) in the following manner:

i. Amount of Rs. _____/- (Rupees _____ Only) (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement.

ii. Amount of Rs. _____/- (Rupees _____ Only) (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in

which the said Apartment is located or on _____ whichever is earlier.

- iii. Amount of Rs. _____/- (Rupees _____ Only) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs including podiums and stilts of the building or wing in which the said Apartment is located or on _____ whichever is earlier.
- iv. Amount of Rs. _____/- (Rupees _____ Only) (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings, doors and windows of the said Apartment.
- v. Amount of Rs. _____/- (Rupees _____ Only) (not exceeding 80 % of the total consideration) to be paid to the Promoter on completion of the sanitary fittings, staircases, lift, wells, lobbies upto the floor level of the said Apartment.
- vi. Amount of Rs. _____/- (Rupees _____ Only) (not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external

plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located.

- vii. Amount of Rs. _____/- (Rupees _____ Only) (not exceeding 95% of the total consideration) to be paid to the 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 specified in the Agreement of sale of the building or wing in which the said Apartment is located.
- viii. 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.

OR

As per the mode of payment as mutually agreed between the parties.

1. (d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Infrastructure

tax, GST and Cess or any other taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the [Apartment/Plot].

1. (e) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges/taxes payable to the competent authority and/or any other increase in charges/ takes or other which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/ order/ rule/ regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

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

1. (g) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the completion certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of four percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on website) Rules, 2017 (hereinafter referred to as the said Rules), from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.

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

object/demand/direct the Promoter to adjust his payments in any manner.

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

2.2 Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the [Apartment/Plot] to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be subject to all the allottees have paid all the consideration and other sums due and payable to the promoters as per the agreement Similarly, the Allottee shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter, as provided in clause 1(c) herein above. ("Payment Plan").

3. The Promoter hereby declares that the Floor Area Ratio available as on date in respect of the project land is _____ square meters only and Promoter has planned to utilize Floor area ratio of _____ by availing of TDR or FAR available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of _____ as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.
- 4.1 If the Promoter fails to abide by the time schedule for completing the project and handing over the [Apartment/Plot] to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter, interest as specified in the said Rules, on all the delayed payment which become due and payable by the Allottee to the

Promoter under the terms of this Agreement from the date the said amount is payable by the allottee(s) to the Promoter.

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

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee (subject to adjustment and recovery of any

agreed liquidated damages or any other amount which may be payable to Promoter) within a period of sixty days of the termination, the instalments of sale consideration of the Apartment which may till then have been paid by the Allottee to the Promoter and the Promoter shall not be liable to pay to the Allottee any interest on the amount so refunded.

5. 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 Promoter in the said building and the Apartment as are set out in Annexure annexed hereto.

6. The Promoter shall give possession of the Agreement to the Allottee on or before _____ day of _____20 _____. If the Promoter fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of;

- (i) war, civil commotion or act of God;
- (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/ court.

7.1 Procedure for taking possession.— The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the [Apartment/Plot], to the Allottee in terms of this Agreement to be taken within one month from the date of issue of such notice and the Promoter shall give possession of the [Apartment/Plot] to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter or association of allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within

7 days of receiving the occupancy certificate of the Project.

- 7.2 The Allottee shall take possession of the Apartment within 15 days of the written notice from the promotor to the Allottee intimating that the said Apartments are ready for use and occupancy.
- 7.3 Failure of Allottee to take Possession of [Apartment/Plot] upon receiving a written intimation from the Promoter as per clause 7.1, the Allottee shall take possession of the [Apartment/Plot] from the Promoter by paying all amounts executing necessary indemnities, undertakings and such other documentation as specified in this Agreement, and the Promoter shall give possession of the [Apartment/Plot] to the allottee. In case the Allottee fails to take possession within the time provided in clause 7.2, such Allottee shall continue to be liable to pay maintenance charges as applicable including all Government rates, taxes, charges, interest on delay and all other outgoing and expenses of and incidental to the management and maintenance of the said Project and the building thereon.
- 7.4 If within a period of five years from the date of handing over the Apartment to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible

such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act. In case the allottees carry out any work within the apartments after taking possession, resulting in cracks and dampness or any other defect within or to the adjoining apartments/s, then in such an event the promoter shall not be liable to rectify or pay compensation. But the promoter may offer services to rectify such defects with nominal charges. Hairline cracks and dampness caused due to settlement, humidity, variations in temperature, electrical conduits, etc. cannot be considered as defective work.

8. The Allottee shall use the Apartment or any part thereof or permit the same to be used only for purpose of *residence/office/show-room/shop/godown for carrying on any industry or business>(*strike out which is not applicable) He/She shall use the garage or parking space only for purpose of keeping or parking vehicle.
9. The Allottee along with other allottee(s) of Apartments in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the

formation and registration of the Society or Association or Limited Company and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organisation of Allottee. No objection shall be taken by the Allottee if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

- 9.1 Within 15 days after notice in writing is given by the Promoter to the Allottee that the Apartment is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the project 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, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the association of allottees is formed and the maintenance of the said structure of the

building/s or wings is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter provisional monthly/yearly contribution of Rs. ____/- per month/annum towards the outgoings. The Allottee undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever. It is agreed that the non-payment or default in payment of outgoings on time by Allottee shall be regarded as the default on the part of the Allottee and shall entitle the promoter to charge interest on the dues, in accordance with the terms and conditions contained herein.

10. The Allottee shall on or before delivery of possession of the said premises keep deposited with the Promoter, the following amounts:-
 - (i) Rs. ____/- for share money, application entrance fee of the Society or Limited Company/Federation/Apex body.
 - (ii) Rs. ____/- for formation and registration of the Society or Limited Company/Federation/Apex body.

- (iii) Rs. ____/- for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/ Federation/ Apex body.
- (iv) Rs. ____/- for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/Apex body.
- (v) Rs. ____/- for deposit towards Water, Electric, and other utility and services connection charges.
- (vi) Rs. ____/- for deposits of electrical receiving, transformer and Sub-Station provided in Layout.
- (vii) Rs. ____/- as legal charges.
- (viii) Rs. ____/- as infrastructure Tax.
- (ix) Rs. ____/- as Corpus in respect of the Society or Limited Company/Federation/Apex Body.
- (x) Rs. ____/- as Stamp Duty and Registration Charges.

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

12. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

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

- i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;
- iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said

building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;

- vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement/ arrangement with any person or party with respect to the project land, including the Project and the said [Apartment/Plot] which will, in any manner, affect the rights of Allottee under this Agreement;
- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said [Apartment/Plot] to the Allottee in the manner contemplated in this Agreement;
- ix. At the time of execution of the conveyance deed of the structure to the association of allottees the Promoter shall handover lawful, vacant, peaceful,

physical possession of the common areas of the Structure to the Association of the Allottees;

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

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

14. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoter as follows:-

(i) To maintain the Apartment at the Allottee's own cost in good and tenantable repair and condition from the date the possession of the Apartment is taken and shall not do or suffer to be done

anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.

- (ii) Not to store in the Apartment 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 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 building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.
- (iii) To carry out at his/her own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee and

shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the 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 Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

- (iv) Not to demolish or cause to be demolished the 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 Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the 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 Apartment without the prior written permission of the Promoter and/or the Society or the Limited Company.

- (v) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the 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 Apartment is situated.
- (vii) Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit any taxes or levies and other amounts as demanded by the concerned local authority or Government for providing infrastructure like water, electricity, sewerage or any other service connection to the building in which the Apartment is situated.
- (viii) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the Allottee for any purposes other than for purpose for which it is sold.

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

- (x) The Allottee shall observe and perform all the rules and 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 Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the 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.

15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the

Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the outgoings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

16. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment along with the proportionate indivisible share hereby agreed to be sold to him. All unsold or un-allotted inventory shall continue to remain the property of the promoter until sold/allotted.
17. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE

After the Promoter executes this Agreement he shall not mortgage or create a charge on the *[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 Allottee who has taken or agreed to take such [Apartment/plot].

18. BINDING EFFECT

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

19. 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/ plot/ building, as the case may be.

20. RIGHT TO AMEND

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

21. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/SUBSEQUENT ALLOTTEES

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

22. SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent

with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

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

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

24. FURTHER ASSURANCES

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or

transferred hereunder or pursuant to any such transaction.

25. PLACE OF EXECUTION

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

26. The Allottee and/or Promoter 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 Promoter will attend such office and admit execution thereof.

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

Name of Allottee
(Allottee's Address)
Notified Email ID:

M/s Promoter name
(Promoter Address)
Notified Email ID:

It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

28. JOINT ALLOTTEES

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

29. Stamp Duty and Registration:- The charges towards stamp duty and Registration of this Agreement shall be borne by the allottee.

30. Dispute Resolution:- Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, the same shall be referred to the Real Estate Regulation Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

31. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts in the State of Goa will have the jurisdiction for this Agreement.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at (city/town name) in the presence of attesting witness, signing as such on the day first above written.

Schedule Above Referred to as;

SCHEDULE A
(DESCRIPTION OF SAID PROPERTY/PROJECT LAND)

All that property known as **“PEREM”** or **“NOVOT”** and **“ORANCHO CUNTO”** or **“ORACHO CUNTO”** situated at Mapusa within the limits of Mapusa Municipal Council, Sub-District of Bardez Taluka, District of North Goa, presently surveyed under Chalta No. 3 Sub-Division No. 7, 8, 9, 10, 11, 12, 13 and 14 of P. T. Sheet No. 161, of Mapusa city, totally admeasuring 2437 sq. mts. neither described in the Land Registration Office nor in the Land Revenue Office of Mapusa and bounded as follows:

On the East: By Road;

On the West: By property surveyed under Chalta No. 3 Sub-Division No. 6 of P.T. Sheet No. 161, of city Survey Mapusa;

On the North: By property surveyed under Chalta No. 4 Sub-Division No. 10 of P.T. Sheet No. 161, of city Survey Mapusa;

On the South: By property surveyed under Chalta No. 3 Sub-Division No. 3 of P.T. Sheet No. 161, of city Survey Mapusa;

All the properties hereinabove referred to as “said first property”, “said second property”, “said third property” and “said fourth property” are together referred to as “**said property**” upon which the said building BOSHAN CLASSIC is constructed.

Here set out the nature, extent and description of common areas and facilities.

SCHEDULE B

(DESCRIPTION OF SAID FLAT/APARTMENT)

All that hereinabove referred to as said flat being a ___BHK flat, bearing **Flat No.** ___ admeasuring ___ **sq. mts.** of carpet area, situated on the ___ **Floor** of the building ‘**BOSHAN CLASSIC**’ being constructed in the said property described in the Schedule ‘A’ mentioned hereinabove. The plan of the said flat is annexed to this Agreement for Sale and delienated in red ink.

BUILDING SPECIFICATION

FLAT

Structure: R.C.C framed structure with beams/columns/slabs.

Walls: All internal walls shall be 15 cms thick laterite masonry/ AAC Bricks/ Concrete blocks/11.5 cms thick brick masonry plastered and neeru finished. All external walls shall be 15/23/20 cms thick laterite/AAC /Concrete blocks or brick masonry plastered in two coats.

Flooring: All rooms shall be provided with Vitrified tiles flooring with basic rate of tiles at Rs. 325/- per sq. mt.

Doors: For flats external front door shall be of teakwood on teakwood frame. All internal doors shall be commercial flush doors or jackfruit doors on sal/matti wood frame.

Windows: Alluminium sliding windows of medium section shall be fitted. In case the Purchaser intends to fix M. S. grills for windows or balconies, the design and colour of the said grills shall be as per the specification provided by the Developers/Owners. No box grills shall be permitted.

Bathroom/W.C./Kitchen: Bathroom walls shall have a full wall dado of white/coloured glazed/ceramic tiles. The wall above kitchen platform shall be lined with white glazed/ceramic tiles for a height of 50 cms. The kitchen platform shall be finished with granite slab and stainless steel sink. Basic rate of glazed/ceramic tiles shall be Rs. 200/- per sq. meters.

Electrical: Complete concealed copper wiring with adequate points, using ISI marked wiring and switches etc. shall be provided.

Painting: Internal walls to be painted with oil bound distemper and external walls to be finished in 2 coats of cement paint.

Sanitary/Plumbing: PVC pipes for water and sewage lines shall be provided in the building. Stoneware pipes shall be provided to carry sewage from building to septic tank. Septic tank and soak pit shall be provided for entire building.

(Incase of Shop)

SHOP

Structure: R.C.C framed structure with beams/columns/slabs.

Walls: All internal walls shall be 15 cms thick laterite masonry/ AAC Bricks/ Concrete blocks/11.5 cms thick brick masonry plastered and neeru finished. All external

walls shall be 15/23/20 cms thick laterite/AAC /Concrete blocks or brick masonry plastered in two coats.

Flooring: Flooring shall be provided with Vitrified tiles flooring with basic rate of tiles at RS. 325/- per sq. mt.

Doors: M. S. Steel Rolling Shutters shall be provided.

Electrical: Complete concealed copper wiring with adequate points, using ISI marked wiring and switches etc. shall be provided.

Painting: Internal walls to be painted with oil bound distemper and external walls to be finished in 2 coats of cement paint.

Sanitary/Plumbing: PVC pipes for water and sewage lines shall be provided in the building. Stoneware pipes shall be provided to carry sewage from building to septic tank. Septic tank and soak pit shall be provided for entire building.

(Incuse of Office)

OFFICE

Structure: R.C.C framed structure with beams/columns/slabs.

Walls: All internal walls shall be 15 cms thick laterite masonry/ AAC Bricks/ Concrete blocks/11.5 cms thick brick masonry plastered and neeru finished. All external walls shall be 15/23/20 cms thick laterite/AAC /Concrete blocks or brick masonry plastered in two coats.

Flooring: Flooring shall be provided with Vitrified tiles flooring with basic rate of tiles at RS. 325/- per sq. mt.

Doors: M. S. Steel Rolling Shutters shall be provided.

Windows: Alluminium sliding windows of medium section shall be fitted. In case the Purchaser intends to fix M. S. grills for windows or balconies, the design and colour of the said grills shall be as per the specification provided by the Developers/Owners. No box grills shall be permitted.

Electrical: Complete concealed copper wiring with adequate points, using ISI marked wiring and switches etc. shall be provided.

Painting: Internal walls to be painted with oil bound distemper and external walls to be finished in 2 coats of cement paint.

Sanitary/Plumbing: PVC pipes for water and sewage lines shall be provided in the building. Stoneware pipes shall be provided to carry sewage from building to septic tank. Septic tank and soak pit shall be provided for entire building.

SCHEDULE C
(PAYMENT SCHEDULE)

Received of and from the Allottee above named the sum of Rsupees _____ on execution of this agreement towards Earnest Money Deposit or application fee.

I say Received.

The Promoter/s.

SIGNED AND DELIVERED BY THE WITHIN NAMED
Allottee: (including joint buyers)

(1)

(2)

At _____ on _____

In presence of WITNESSES:

1. Name : _____

Signature _____

2. Name : _____

Signature _____

SIGNED AND DELIVERED BY THE WITHIN NAMED

Promoter:

(1)

(Authorised Signatory)

In presence of WITNESSES:

1. Name : _____

Signature _____

2. Name : _____

Signature _____