

## Agreement of Sale and finance

This Agreement of Sale and finance is executed in the city of Mapusa on this \_\_\_\_ day of \_\_\_\_\_2021;  
between

M/S. S. K. CONSTRUCTIONS, a Partnership firm registered under the provisions of the Indian Partnership Act, 1932 and having registered office at H. No. 296/1, Sonarwaddo, Verla, Canca, Bardez-Goa and represented by its partners:

1. MR. DATTARAM GANPAT PEDNEKAR, s/o. Ganpat Pednekar, 44 years of age, married, Business, Indian National, holding Pan Card No., R/o. H. No. 274, Sonarwaddo, Verla, Canca, Bardez-Goa who has been duly authorized by virtue of Power Of Attorney dated 06/12/2012 executed before Notary Sanjiv G. Sardesai Mapusa Under Registration No. 25721 dated 06/12/2012 Authorized him to sign and execute present Agreement For Sale

2. MR.KIRAN DATTARAM PEDNEKAR, s/o. Dattaram Pednekar, 24 years, Bachelor, Indian National, holding Pan Card No., R/o. H. No. 274, Sonarwaddo, Verla, Canca, Bardez-Goa;

And shall hereinafter called as "THE BUILDER/DEVELOPER/SELLER" (Which expression shall unless repugnant to the context or meaning thereof shall be deemed to include his heirs, executors, administrators and assigns) OF THE ONE PART;

AND

1.  
and shall hereinafter referred to as "THE PURCHASER" (Which expression shall unless repugnant to the context or meaning thereof shall be deemed to include his heirs, executors, administrators and assigns) OF THE SECOND PART;

WHEREAS there exist a property known as "CAZONIEM E BANDO" also known as "CAZONIEM AND BAN" or "BAMAN WADDO", situated in the village of Siolim, within the limits of the village Panchayat of Siolim, Taluka Bardez, Sub District of North Goa, State of Goa, surveyed under Survey no. 33/6 & 33/8 of village Siolim, Bardez-Goa and shall hereinafter referred to as the said larger property.

AND WHEREAS originally said larger property belonged to Late Nicolau Fransisco Inaci Cordeiro and his wife Maria Guilermina Rosana Cordeiro.

AND WHEREAS an area of 595 Sq. mts., of the survey no. 33/6 of village Siolim, Bardez-Goa alongwith the house having plinth area of 125 sq. mts., independently surveyed under survey no. 33/8 of village Siolim, Bardez-Goa were possessed by Joao Fernandes with the consent of Nicolau Fransisco Inaci Cordeiro and his wife Maria Guilermina Rosana Cordeiro.

AND WHEREAS by virtue of Conveyance of Sale dated 24/11/1976 executed by and between Nicolau Fransisco Inaci Cordeiro and his wife Maria Guilermina Rosana Cordeiro and Joao Fernandes, the said Joao Fernandes purchased the said an area of 595 Sq. mts., of the survey no. 33/6 of village Siolim, Bardez-Goa alongwith the house having plinth area of 125 sq. mts., independently surveyed under survey no. 33/8 of village Siolim, Bardez-Goa, for a valid consideration as mentioned therein. The said Conveyance of Sale dated 24/11/1976 is duly found registered in the office of Sub-Registrar of Bardez under Reg.No. 736 of Book No.1, Vol 166 at pages 189-193 dated 26-11-1976.

AND WHEREAS the said Conveyance of Sale dated 24/11/1976 was thereafter rectified by executing a document titled as Rectification And Modification of Conveyance dated 26/10/1978, whereby the Conveyance of Sale dated 24/11/1976 was rectified by inserting Survey nos. 33/8 and 33/6 of Village Siolim, Bardez-Goa. The said Rectification and Modification of Conveyance dated 26/10/1978 is found registered in the Office of Sub-Registrar of Bardez at Mapusa under No. 886 of Book 1, Vol 128 at pages 198-201 dated 21-12-1978.

AND WHEREAS pursuant to Conveyance of Sale dated 24/11/1976 and Rectification and Modification of Conveyance dated 26/10/1978, the said Joao Fernandes, after following due process of law got incorporated his name in the Occupant's column of the Form I & XIV/Record of Rights pertaining to Survey No. 33/8 and 33/6 of Village Siolim, Bardez - Goa.

AND WHEREAS subsequently the Said Joao Fernandes sought partition of his area of 595 Sq. mts., of the survey no. 33/6 of village Siolim, Bardez-Goa, by filing application for Partition before the Office of Deputy Collector & SDO at Mapusa, which was registered under Case No. 15/490/2018/PART/LAND and the same was duly allowed vide Order dated 16-12-2018 and the

portion having area of 595 Sq. mts., of the survey no. 33/6 of village Siolim, Bardez-Goa, belonging to Said Joao Fernandes was partitioned/separated and independent Sub-division bearing Survey No. 33/6-B came to be allotted to Joao Fernandes.

AND WHEREAS name of Joao Fernandes was thereafter duly found recorded in the occupant's column of Form I & XIV/Record of Rights with respect to the said Property bearing Survey nos. 33/6-B & Survey no. 33/8 of village Siolim, Bardez-Goa.

AND WHEREAS the said Joao Fernandes was married to Luizinha Fernandes. The said Luizinha Fernandes expired on 12-07-2002 leaving behind the said Joao Fernandes as her moiety holder/sharer and her children with their respective spouses as her sole and universal heirs.

AND WHEREAS upon the death of Luizinha Fernandes an Inventory Proceeding bearing No.118/2018/E was initiated before the Court of Civil Judge Junior Division at Mapusa, wherein the said Joao Fernandes and her children with their respective spouses were declared to be the Sole heirs of late Luizinha Fernandes. In the said Inventory Proceeding bearing No.118/2018/E, the said Property bearing Survey nos. 33/6-B & 33/8 of village Siolim, Bardez-Goa were listed as Item No. 1 and Item No.2 in the final list of assets prepared and filed therein and that according to the scheme of Partition filed and prepared in the said Inventory Proceeding No.118/2018/E, the said Property bearing Survey nos. 33/6-B & 33/8 of village Siolim, Bardez-Goa were duly allotted in favour of the said Joao Fernandes and her children with their respective spouses.

AND WHEREAS the said Property bearing Survey nos. 33/6-B & 33/8 of village Siolim, Bardez-Goa, totally admeasuring an area of 720 sq. mts., are more fully described in schedule A & B given hereinunder and shall hereinafter collectively referred to as the said PLOTS.

AND WHEREAS by virtue of the Deed of Sale dated 09/7/2020, executed by and between "THE BUILDER/DEVELOPER/SELLER", owners in predecessors in title of the said plots, THE BUILDER/DEVELOPER/SELLER purchased the above property for valid consideration as mentioned therein. The said Deed of Sale is found registered in the office of the Sub-registrar of Bardez at Mapusa-Goa under no.BRZ-1-1672-2020.

AND WHEREAS, the name of THE BUILDER/DEVELOPER/SELLER is found mutated in Occupants column of the Form I & XIV pertaining to the SAID PLOTS.

AND WHEREAS THE BUILDER/DEVELOPER/SELLER has proposed to develop the SAID PLOTS by constructing a building complex and is proposing to sell on ownership basis built up premises and in pursuance thereof have already obtained following permission from the concerned local authorities.

- a) Order dated 25/11/2020 bearing Ref.No. TPB/6399/SIOLIM/TCP-2020/4382 issued by TCP, Mapusa-Goa;
- b) Construction license dated 20/01/2021 bearing license no. 2021-BAR-34-2494 issued by village Panchayat of Siolim;
- c) Conversion Sanad dated 08/01/2021 bearing No. CNVAC-III/2020 issued by the office of the Additional Collector III Noerth Goa District, Mapusa- Goa.
- d) Provisional NOC issued by Office of the Assistant Engineer, PWD, Mapusa-Goa dated 17/12/2020 bearing Reference No. PWD/SDII/PHE-N/F.10/17/2021,
- e) Provisional NOC issued by Directorate of Health Services, Urban Health Centre, Siolim-Goa dated 9/12/2020 bearing Reference No. PHCS/NOC-CONST 2020-21/2056.
- f) NOC issued by Sub-Divisional Engineer, Electricity Department, Mapusa-Goa dated 08/12/2020 bearing Reference No. 4/33/Tech/Agar-III/20-21/1765.

AND WHEREAS the PURCHASER has verified all the title documents pertaining to the SAID PLOTS as well as all the permissions mentioned hereinabove and have satisfied about the title of the SAID PLOTS as well as fact of issuance of the above permissions.

AND WHEREAS THE BUILDER/DEVELOPER/SELLER has decided to name the said project as "S.K.DREAMLITE" which is proposed to be constructed in the SAID PLOTS.

AND WHEREAS the PURCHASER has approached THE BUILDER/DEVELOPER/SELLER with a proposal to purchase a flat bearing no., admeasuring super built up area of sq. mts., located on the First floor, in the said project "S.K.DREAMLITE" proposed to be constructed in the SAID PLOTS, inclusive of the incidence of the

staircases/Lift, balconies and open space and the same is more specifically described in schedule-C given hereinunder and shall hereinafter referred to as “THE SAID SHOP/FLAT” and the same is shown in red colour on the plan annexed to this agreement.

AND WHEREAS THE BUILDER/DEVELOPER/SELLER has agreed to the proposal put forth by the PURCHASER and is willing to sell “THE SAID FLAT” for the total consideration of Rs. which is agreed by the PURCHASER.

AND WHEREAS the BUILDER/DEVELOPER/SELLER do hereby declare that the SAID LARGER PLOT as well as the SAID SHOP/FLAT in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

AND WHEREAS the parties have mutually agreed upon the following terms and conditions.

**NOW THIS AGREEMENT OF FINANCE AND  
SALE WITNESSETH AS UNDER:**

1. THE BUILDER/DEVELOPER/SELLER shall, under normal conditions, construct and sell and deliver the “THE SAID FLAT” having an super built up area of square meters inclusive of the incidence of the staircase/Lift, balconies and open space and more specifically described in schedule-C given hereinunder and that the PURCHASER hereby expressly nominate, constitute and appoint THE BUILDER/DEVELOPER/SELLER to be their attorney, to give from time to time consent, if any, required for such alterations and variation in the construction of the “THE SAID SHOP/FLAT” in the said project to be constructed in the said property for the total consideration of
2. The PURCHASER has paid today a sum of shall be paid according to the Schedule of payments mentioned hereinunder in schedule-E and incase of default the PURCHASER shall be liable to pay interest of 24% pa, on the defaulted amount.
3. The Building specification shall be as per Schedule-D.
4. THE BUILDER/DEVELOPER/SELLER shall deliver the SAID SHOP/FLAT for the use and possession of the PURCHASER within a period of 24 months from the date of execution of the present agreement. THE

BUILDER/DEVELOPER/SELLER, by a notice in writing, intimate the completion of the SAID SHOP/FLAT to the PURCHASER and the PURCHASER shall within 30(thirty) days from the receipt of the notice, take delivery of the SAID SHOP/FLAT failing, which the developers shall not be liable for any defect in workmanship or otherwise of the SAID SHOP/FLAT and the notice in terms of this clause shall be sent under certificate of posting at the address of the PURCHASER mentioned in the present Agreement.

5. The PURCHASER shall intimate to THE BUILDER/DEVELOPER/SELLER in writing of any change in address.
6. The PURCHASER agree and bind himself to pay punctually and regularly on taking over the possession of the SAID SHOP/FLAT, his share in all rates, taxes, dues, impositions, outgoings and burdens imposed upon the SAID SHOP/FLAT by the Village Panchayat, the Government and/or Revenue Authorities.
7. THE BUILDER/DEVELOPER/SELLER shall not incur any liability if he is unable to deliver the SAID SHOP/FLAT within the period specified in clause No. 4 due to:-War, civil commotion or an act of god;Non-availability of building materials, and/or non-availability of water or electricity;Any notice order rule, notification of the government or order competent authorities;Any other reason or reasons beyond the control of THE BUILDER/DEVELOPER/SELLER;
8. And in case of any of the aforesaid events taking place, THE BUILDER/DEVELOPER/SELLER shall be entitled to reasonable extension of time of at least six months for the delivery of the SAID SHOP/FLAT.
9. If for any reasons other those specified in clause No. 7 THE BUILDER/DEVELOPER/SELLER is unable to or fail to give possession of the SAID SHOP/FLAT to the PURCHASER within the time specified in Clause No. 4 hereinabove written or within any further date or dates agrees to and by the parties hereto, subject to a minimum extension of time by six months, the PURCHASER shall be entitled to give notice in writing to THE BUILDER/DEVELOPER/SELLER terminating the Agreement, in which event, THE

BUILDER/DEVELOPER/SELLER shall within six months from the date receipt of such notice, refund to the PURCHASER the entire amount paid under the present agreement in respect of the SAID SHOP/FLAT, together with simple interest on such amounts 5% per annum from the date of receipt till repayment and the PURCHASER thereafter shall not have any further claim against THE BUILDER/DEVELOPER/SELLER and THE BUILDER/DEVELOPER/SELLER shall be at liberty to allot and dispose off the SAID SHOP/FLAT to any other persons for such consideration as THE BUILDER/DEVELOPER/SELLER may deem fit.

- 10.If the PURCHASER desires to make any changes in the specification if permitted by THE BUILDER/DEVELOPER/SELLER he shall have to pay the additional cost arising thereupon before the Said item of work is taken for execution and for the purpose of payment it will be considered as an extra item.
- 11.The PURCHASER shall not be entitled to insist upon any addition/deletion/alteration in the construction of the total building or of the SAID SHOP/FLAT, which shall be constructed by THE BUILDER/DEVELOPER/SELLER.
- 12.The deed of Conveyance and/or assignment or such other deeds concerning the SAID SHOP/FLAT shall be prepared by the advocate of THE BUILDER/DEVELOPER/SELLER at the expense of the PURCHASER and executed after the completion of the entire development in the SAID PROPERTY NO. 1 & 2.
- 13.The PURCHASER shall maintain the front elevation and the side and rear elevation of the said building in the same form and shall not alter/change the said elevation/facade/design in any manner whatsoever without the prior consent in writing from THE BUILDER/DEVELOPER/SELLER.
- 14.The PURCHASER shall from the date of possession maintain the SAID SHOP/FLAT at his own cost and maintain the same in a good tenable repair and condition and shall not do anything in or to the said building or the SAID SHOP/FLAT or the staircase and common passage, which may be against rules or by laws of the Panchayat or any other authority nor shall the

PURCHASER change, after or make additions in or to the SAID SHOP/FLAT or to the building any part thereof. The PURCHASER shall be responsible for any breach of these conditions.

- 15.If at any time any levy of taxes is or area charged or levied or sought to be recovered by the Panchayat, the Government or any other Public Authorities in respect of the SAID SHOP/FLAT, the same shall be borne and paid by the PURCHASER.
- 16.The PURCHASER do hereby covenant with THE BUILDER/DEVELOPER/SELLER that he shall not hold THE BUILDER/DEVELOPER/SELLER liable for any addition, alteration or improvements that may be made to the original Plans at the instance of Panchayat, Town Planning Department any other authority concerned.
- 17.Upon the PURCHASER taking possession of the SAID SHOP/FLAT, the PURCHASER shall have no claim against THE BUILDER/DEVELOPER/SELLER in respect of any item of work in the SAID SHOP/FLAT, which may be alleged not to have been carried out or completed. Similarly, THE BUILDER/DEVELOPER/SELLER shall not be responsible for the colour/size variations in the painting, flooring tiles, glazed tiles, any natural stones like marble, granite, any sanitary fittings etc. it is clarified that any cracks or dampness in the construction shall not be considered as defect etc., unless and until it is so classified by the Architect of THE BUILDER/DEVELOPER/SELLER.
- 18.The PURCHASER shall bear the stamp duty, registration charges and including legal fees payable to the sales and conveyance of the SAID SHOP/FLAT in favour of the PURCHASER and for this purpose the PURCHASER shall deposit with THE BUILDER/DEVELOPER/SELLER a sum of Rs.15,000/- (Rupees Fifteen Thousand only) which shall be utilized for legal fees. In case of short fall the PURCHASER shall be liable to pay the difference and in case of excess the same shall be credited to the maintenance fund of the complex.
- 19.Any taxes, (such as House-tax, Infrastructure tax, Services tax, VAT etc.) Changes or outgoings levied by the Government Authorities, including



the electricity connection charges and water meter installation, water pump charges exclusively pertaining to the SAID SHOP/FLAT shall be borne by the PURCHASER and the same shall be paid prior to taking possession of the SAID FLAT.

20. The PURCHASER do hereby agree to observe and perform all rules and regulations, which the other occupants of the said building may jointly adopt from time to time and at all time for the protection and maintenance of the said building, which shall be in conformity with the building rules and Panchayat laws and regulations in force. The PURCHASER simultaneously with the taking over of his possession of the SAID FLAT shall contribute a sum of Rs. 2,000/- per square meters of built up area financed/purchased by them towards the maintenance fund and Rs. 15,000/- towards security deposit and Rs. 25,000/- towards formation of society or association to THE BUILDER/DEVELOPER/SELLER, which shall be transferred to the account maintained by THE BUILDER/DEVELOPER/SELLER for future maintainance as required.
21. The deposit that may be demanded by or paid to the electricity department and water works, Department for the purpose of giving water and electrical connection to the said building and electrical/water meter deposit shall be payable by the PURCHASER to THE BUILDER/DEVELOPER/SELLER before taking possession within seven days of demand, whichever is earlier. That in case the electrical and water connection is not available at the time of completion and handing over possession of the SAID SHOP/FLAT to the PURCHASER, the same shall be provided as soon as the same is made available and allowed by the authorities.
22. Under no circumstances the possession of the SAID SHOP/FLAT shall be given to the PURCHASER unless and until all the payments required to be made under these presents are made to THE BUILDER/DEVELOPER/SELLER. In case the PURCHASER fails to make the payments or any sum required to be paid hereunder on or before the due date, THE BUILDER/DEVELOPER/SELLER shall give to the PURCHASER a written notice requiring them to make such payments and if not made within a period of FIFTEEN DAYS from the receipt of the said notice, then this agreement shall at the option

of THE BUILDER/DEVELOPER/SELLER and without prejudice to their other rights and claims stand rescind and the allotment of the aforesaid flat made to the PURCHASER shall stand automatically cancelled and THE BUILDER/DEVELOPER/SELLER shall be entitled to empowered to the allotted or re allot the aforesaid SHOP//FLAT to any person of its choice and thereupon the PURCHASER shall be refunded with the amount paid by them to THE BUILDER/DEVELOPER/SELLER after deductions or adjustment of allotment to third party is made for a lesser amount.

23. The PURCHASER hereby agree and undertake to be members of the society of the Co-operative society to be formed in the manner herein appearing and also form the time to sign and execute the documents, applications for registration and / or membership and other papers and documents necessary for the formation, observance and carry out of the building rules and regulations and bye laws for the time being and shall observe and perform all the stipulations and conditions laid down by such Co-operative society regarding the occupation and use of the building and/or SHOP/FLAT or other space thereon and shall pay and contribute regularly and punctually towards taxes and/or expenses or other outgoing in accordance with the terms of this agreement.
24. It shall be the sole discretion of THE BUILDER/DEVELOPER/SELLER to decide whether to form the Co-operative Society or association or company or any other legal entity for the said project. On THE BUILDER/DEVELOPER/SELLER making its decision aforesaid, the PURCHASER and other persons who have acquires or who acquired other flats and other spaces shall be required to sign all forms, applications, papers, deeds and documents, etc., as may be reasonably required to carry out such decision and so as to obtain and effect proper conveyance if the SAID PROPERTY NO. 1 of land with the building and structure thereon, as the case may be.
25. It is specifically agreed and understood that, while executing the Sale Deed of the said SHOP/FLAT infavour of the PURCHASER, the PURCHASER shall be entitled to get conveyed/transferred/sell the undivided right, title and interest proportionate to the area of SHOP/FLAT agreed to be sold to

him, with respect to the SAID PROPERTY NO. 1 only.

26. All disputes which may arise between the parties to this Agreement whether in relation to the interpretation of this Agreement and Conditions thereof and about the performance of these presents or concerning any acts or omission of other party to the disputes, or to any act which ought to be done by the parties in disputes, or in relation to any matter whatsoever concerning this agreement shall be referred to a sole Arbitrator to be appointed mutually by both the parties in accordance with the provisions of the Indian Arbitration Act, 1996. Such Arbitrator shall be a permanent resident of Goa India.

27. The possession of the said flat has not been handed over to the PURCHASER on the date of signing of the present Agreement.

28. The parties hereto are entitled to specific performance of the term of this Agreement.

#### **SCHEDULE-A**

(Description of Survey no. 33/6-B of village Siolim, Bardez-Goa)

All that separate and independent portion of land comprising of an area of 595 sq. mts., presently bearing Survey no. 33/6-B of village Siolim, Bardez-Goa, originally forming the part of the larger property known as "CAZONIEM E BANDO" also known as "CAZONIEM AND BAN" or "BAMAN WADDO", situated in the village of Siolim, within the limits of the village Panchayat of Siolim, Taluka Bardez, Sub District of North Goa, State of Goa, described in the Land Registration Office under no. 21685 of Book B 56 and enrolled in the Taluka Revenue Office of Bardez under Matrix no. 413 of 3<sup>rd</sup> circumscription and the said separate and independent portion of land comprising of an area of 595 sq. mts., presently (after partition) bearing Survey no. 33/6-B of village Siolim, Bardez-Goa is bounded as under:-

ON THE NORTH: By property bearing Survey no. 38/40 & 38/5 of village Siolim, Bardez-Goa;

ON THE SOUTH: By property bearing Survey no. 33/9 of village Siolim, Bardez-Goa;

ON THE EAST: By Road;

ON THE WEST: By property bearing Survey no. 33/4 of village Siolim, Bardez-Goa;

### **SCHEDULE-B**

(Description of Survey no. 33/8 of village Siolim, Bardez-Goa)

All that separate and independent portion of land/house in a dilapidated conditions having plinth an area of 125 sq. mts., and having house no. 1130 and presently bearing Survey no. 33/8 of village Siolim, Bardez-Goa, forming the part of the larger property known as “CAZONIEM E BANDO” also known as “CAZONIEM AND BAN” or “BAMAN WADDO”, situated in the village of Siolim, within the limits of the village Panchayat of Siolim, Taluka Bardez, Sub District of North Goa, State of Goa, described in the Land Registration Office under no. 21685 of Book B 56 and enrolled in the Taluka Revenue Office of Bardez under Matrix no. 413 of 3<sup>rd</sup> circumscription and the said separate and independent portion of land/house bearing no. 1130 having an area of 125 sq. mts., presently bearing Survey no. 33/8 of village Siolim, Bardez-Goa is bounded as under:-

ON THE NORTH: By property bearing Survey no. 33/6-B of village Siolim, Bardez-Goa;

ON THE SOUTH: By property bearing Survey no. 33/6-B of village Siolim, Bardez-Goa;

ON THE EAST: By property bearing Survey no. 33/6-B of village Siolim, Bardez-Goa;

ON THE WEST: By property bearing Survey no. 33/6-B of village Siolim, Bardez-Goa;

The accumulated area of the SAID PLOTS works out to an area of 720 sq. mts.

### **SCHEDULE-C**

#### **DESCRIPTION OF THE SHOP/FLAT**

ALL THAT THE SHOP/FLAT bearing no no. , admeasuring super built up area of sq. mts., located on the , in the said project “S.K.DREAMLITE” proposed to be constructed in the SAID LARGER PLOT, inclusive of the incidence of the staircase/Lift, balconies and open space, which SAID LARGER PLOT is more specifically described in schedule-I given hereinabove.

### **SCHEDULE-D**

#### **SPECIFICATIONS OF THE FLAT**

- RCC FRAMED STRUCTURE
- EXTERNAL AND INTERNAL WALLS IN LATERITE/CEMENT BLOCKS OR EQUIVALENT, WALLS TO BE PLASTERED IN CEMENT, INTERNAL WALLS FINISHED SMOOTH WITH WHITE CEMENT BASED PUTTY
- ENTIRE FLOORING OF 2\*2 VITRIFIED TILING
- TOILETS WILL HAVE 12\*8 COLORED TILES FOR FULL HEIGHT, BRANDED SANITARY FITTINGS,
- MAIN DOOR TEAK WOOD, TEAK WOOD FRENCH DOOR IN HALL BALCONY, BEDROOM FLUSH DOOR,
- ALL WINDOWS WILL BE ALUMINIUM POWDER COATED WITH TWO TO THREE SLIDERS.
- ALL PLUMBING WITH RPVC AND CPVC PIPES
- ALL ELECTRIFICATION TO BE CONCEALED TYPE WITH POLYCAB WIRES OR EQUIVALENT ANCHOR, ROMA OR EQUIVALENT SWITCHES.
- INTERNAL WALL TO BE PAINTED IN PLASTIC PAINT, EXTERNAL WALLS TO BE PAINTED IN ACRYLIC PAINT.
- ADDITIONAL WORK WILL BE CHARGED AT EXTRA COST.
- PURCHASER has to pay electricity security deposit and connection charges as per G.S.E.D. Rules..

**SCHEDULE-E**  
**PAYMENT SCHEDULE**

1. Total amount =  
Advance at time of booking an amount of Rs.)  
Balance amount of rs is as follows:

- a) 30% at the time of foundation.
- b) 20% At the time of first slab.
- c) 20% At the time of second slab.
- d) 10% At the time of third slab.
- e) 10% At the time of masonry work and plastering.
- f) 5% At the time of interior Work (Tilling, Painting, Plumbing, Electricity etc.)

And Balance 5% At the time of handling the position

IN WITNESS WHEREOF all the parties herein have made and signed this agreement on the date, day and year hereinabove mentioned out of their own free will and after fully understanding the contents thereof and in the presence of two attesting witnesses who have signed hereinbelow.

SIGNED, SEALED AND DELIVERED by the withinnamed THE BUILDER/DEVELOPER/SELLER.

\_\_\_\_\_  
(MR. DATTARAM GANPAT PEDNEKAR)

<b>L.H.F.I.:</b>	<b>R. H.F.I.:</b>
1. _____	1. _____
2. _____	2. _____
3. _____	3. _____
4. _____	4. _____
5. _____	5. _____

SIGNED, SEALED AND DELIVERED by the withinnamed THE PURCHASER.

\_\_\_\_\_  
(MR. \_\_\_\_\_)

<b>L.H.F.I.:</b>	<b>R. H.F.I.:</b>
1. _____	1. _____
2. _____	2. _____
3. _____	3. _____
4. _____	4. _____
5. _____	5. _____

IN THE PRESENCE OF THE WITNESSES:-

1. \_\_\_\_\_  
2. \_\_\_\_\_