

AGREEMENT FOR SALE AND CONSTRUCTION

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THIS AGREEMENT FOR SALE, is executed at
Mapusa Goa on this day of , 2018.

BETWEEN

EXPANSE ESTATES PVT LTD, a Company incorporated under Companies Act holding PAN CARD No. AAECE0324N having its office at 606, Dempo Trade Centre, EDC Complex, Patto, Panaji, Goa. herein represented in terms of Board Resolution Dated 18/07/2017 represented by its **General Manager Mr. Prasanna Bhangle, aged 47 years, son of Narhari Bhangle having income tax PAN Card No. AISPB9863C residing at 178/131 Narayan Nagar, Honda, Sattari – Goa.** hereinafter referred to as the **"BUILDER"** (which expression shall unless repugnant to the context or meaning thereof, include their heirs, successors, representatives and assigns);

AND

, son of , aged
years, married, Businessman, having income tax PAN
No. , Aadhar Car No. Email
Id Mobile No.
Indian National/resident of H No

hereinafter referred to as **"the PURCHASER"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and/or assigns), of the **OTHER PART**.

WHEREAS, there exists two immovable properties known as “RAMA ZOIXEACHEM BATTA” or “RAMA JOSSHACHEM BHAT” situated at ward Zossovaddo, in the village Socorro, Bardez Taluka, within the jurisdiction of the Village Panchayat of Socorro, Taluka and Registration Sub-District of Bardez, District North, State of Goa, found described in the Land Registration Office of Bardez under No. 15655 folio 162 reverse of Book No. B-40 (New) and is presently surveyed under Survey No. 243/1 in the Record of Rights of village Socorro, Bardez-Goa, admeasuring 5300 square meters, which property is more particularly described in **SCHEDULE I** written hereunder and hereinafter, and another property known as “RAMA JOSSHACHEM BHAT” situated in the village of Socorro, Bardez Taluka, within the jurisdiction of the Village Panchayat of Socorro, Taluka Bardez, North Goa District of State of Goa, neither found described in the Land Registration Office of Bardez nor found enrolled in the Taluka Revenue Office of Bardez and presently surveyed under Survey No. 243/4 in the Record of Rights of Village Socorro, Bardez-Goa, admeasuring an area of **325** sq. mts. which property is more particularly described in **SCHEDULE II** written hereunder and hereinafter;

WHEREAS, **AQUARELA HOSPITALITY LLP, GREEN COUNTY ESTATES AND POOJA SUNIL SIRSAT & SUNIL SIRSAT** are the absolute owners in possession of the properties totally admeasuring 5,625 square meters, situated at Socorro, within the jurisdiction of Village Panchayat of Socorro, adjoining each other and presently surveyed under separate survey numbers 243/1 and 243/4 of Village

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Socorro, Taluka and Registration Sub-District of Bardez, District North Goa, State of Goa and which properties are more particularly described in **SCHEDULE I** and **SCHEDULE II** written hereunder and hereinafter jointly referred to as “**SAID PROPERTIES**”; having purchased the same by two separate Deeds of sale both dated 09-08-2012 registered under Book I, Doc. Reg.no.BRZ-BKI-03652-2012, CD NO.BRZD363 and Book I, Doc.Reg.no.BRZ-BK1-03651-2012 CD no. BRZD363 both in the Office of Sub- Registrar Bardez. hereinafter referred to as the OWNERS.

AND WHEREAS, the SAID PROPERTIES were converted for residential use vide conversion Sanad dated 31/10/2013, bearing No. RB/CNV/BAR/AC-II/28/2013 and Sanad dated 21/10/2013, bearing No. CNV/BAR-II/24/2013/5315;

AND WHEREAS, vide Order dated 21/03/2014, bearing reference no. TPBZ/258/SOC/2014/824, Town and Country Planning Department, 302, Govt. Building Complex, Mapusa - Goa approved the plan and granted Technical Clearance Order for the SAID PROPERTIES;

AND WHEREAS, vide letter dated 19/06/2014, bearing reference No. PHCA/N.O.C-CONST./2014-15/511, Directorate of Health Services, Primary Health Centre, Aldona, issued their No Objection Certificate;

AND WHEREAS, in concurrence with the said permissions and other statutory approvals, the Village Panchayat of Socorro, granted Construction Licence dated 19/06/2014 bearing reference no. VP/SOC/520/2014-2015, for the proposed construction;

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AND WHEREAS, on 26-11-2015, the owners entered into a Development Agreement with the BUILDER with respect to the said properties which Agreement is duly executed before Notary Shridhar Tamba of Panaji, Goa.

AND WHEREAS, the title of the SAID PROPERTIES is marketable and free from all encumbrances, lien, claims and demands;

AND WHEREAS, the PURCHASER have inspected all the relevant documents regarding the ownership and possession of the SAID PROPERTIES and is fully satisfied that the BUILDER has a clear and marketable title to the SAID PROPERTIES;

AND WHEREAS, the PURCHASER has also inspected all the relevant licenses and approvals and the approved plans and is satisfied that the same are in order;

AND WHEREAS, the BUILDER has undertaken the scheme of development/construction of Residential Villas and Apartments known as **EXPANSE ASOKA VANN** hereinafter referred to as the SAID PROJECT, in the SAID PROPERTIES;

AND WHEREAS, the PURCHASER having accepted the terms and conditions, have agreed to purchase from the BUILDER one of the Apartments in the SAID PROJECT, bearing Apartment No. _____, Expanse Asoka Vann- Oak admeasuring _____ square meters of carpet area and _____ sq mt in super built up area and one car

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parking identified and delineated in red outline in the plan A and B plan annexed hereto hereinafter referred to as the “SAID APARTMENT” and more particularly described in **SCHEDULE III** hereunder, at the price and upon the terms and conditions hereinafter mentioned.

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

- 1) The PURCHASER represents and covenants with the Builder that the PURCHASER is entering into this agreement after having fully understood, acquiring and satisfied with the title of the said property, project details, etc. and full knowledge of the rules, regulations, notifications, guidelines, applicable laws, their rights, duties, obligations, etc.
- 2) The BUILDER hereby agrees to sell and the PURCHASER hereby agrees to purchase from the BUILDER, the SAID APARTMENT, bearing No. _____, in Expanse Asoka Vann- Oak admeasuring _____ square meters of carpet area and _____ sq mt in super built up area and one car parking identified and delineated in red outline plan annexed hereto, which premises is more particularly described in the SCHEDULE III written hereunder, to be constructed on the SAID PROPERTIES more particularly described in Schedule I and II, for a total consideration of Rs. _____ (Rupees _____ Only) plus other charges as applicable.
- 3) At the time of execution of this Agreement the PURCHASER has paid an amount of Rs. _____ /- (Rupees _____ Only), as described herein below;

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- a. An Amount of Rs. /- (Rupees
Only) vide Chq no. dated
- b. An Amount of Rs. /- (Rupees
Only) vide Chq no. dated
- . Balance amount of Rs (Rupees
only) shall be paid within 30 days from the
date of this agreement.

4)The PURCHASER represents and Covenants with the
BUILDER as under:

a) The PURCHASER declares and confirms that they shall
strictly observe and abide by all conditions of the BUILDER
which may be formulated from time to time and agrees and
undertakes not to commit any breach thereof.

b) The PURCHASER agrees and admits that it shall be lawful
for the BUILDER to debar or prohibit entry of the
PURCHASER or any person claiming through the
PURCHASER into the SAID PROJECT in case the
PURCHASER or any person claiming through them does not
abide by any conditions formulated as per clause above.

c) The PURCHASER prior to the execution hereof has
perused the Regulations, Notifications, Permissions,
documents and have otherwise satisfied themselves about the
right, title and interest of the BUILDER over the SAID
PROPERTY and is also aware of the fact that the BUILDER
has entered and is entering into separate agreements with
several other persons and/or parties who are interested in
acquiring Apartments in the SAID PROJECT.

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d) The PURCHASER has also inspected and/or otherwise satisfied themselves about the building plans detailed specifications, pricing, details of the project etc. and is desirous of acquiring the SAID APARTMENT.

e) The PURCHASER is entering into this agreement after having fully understood and satisfied with the title of the SAID PROPERTIES, project details, pricing etc. and full knowledge of the rules, regulations, notifications, guidelines, applicable laws, his rights, duties, obligations etc.

f) The PURCHASER shall make timely payment of all amounts under this agreement whether demanded or not by the BUILDER strictly as per SCHEDULE IV below. All such cheques shall be duly honored when presented for payment. Default in payment of any installment shall be considered as violation of the terms herein contained and the BUILDER shall terminate this Agreement without any reference to the purchaser.

g) It is specifically agreed that timely payment of all amounts due as per SCHEDULE IV below shall be the essence of this Agreement. In case of default of payment of any amount, the PURCHASER shall without prejudice to all rights, remedies and at the sole discretion and privilege of the BUILDER shall be liable to pay to the BUILDER interest at the rate of 18% per annum compounded every month on all the amounts which become due and payable by the PURCHASER to the BUILDER under the terms of this agreement. Provided further that any amount paid by the PURCHASER to the BUILDER shall be first appropriated towards interest, if any, and the balance towards the principal amount.

h) The right of the BUILDER to receive interest as aforesaid shall not entitle the PURCHASER to delay the payment of any installment on its due date nor shall it amount to or be construed as a waiver on the part of the BUILDER of any of its rights, remedies and privileges available for termination of this Agreement, in case of default in payment committed by the PURCHASER.

i) If the PURCHASER fails to clear all his dues along with interest @18% per annum within 30 days from the date the said amount become payable and/or the PURCHASER committing default in payment on due date of the amounts payable under this agreement, and/or The PURCHASER committing breach of any of the terms and conditions herein-contained, the BUILDER shall be entitled at its own option to cancel and terminate this agreement in which event all rights, title, interest and privileges of the PURCHASER over the SAID APARTMENT shall stand extinguished and the PURCHASER shall have no further right, title, interest and privileges over the SAID APARTMENT and the BUILDER shall be entitled to transfer the SAID Apartment to any other person at the risk and the cost of the PURCHASER. The BUILDER apart from interest @ 18% per annum on all delayed payments, shall also be entitled to claim liquidated damages of 10% of the total cost of the SAID APARTMENT from the PURCHASER, on the date of termination of this agreement. In case if the SAID APARTMENT is sold for an amount less than the consideration which was agreed to be paid by the PURCHASER, than the PURCHASER shall be liable to make good the losses suffered which shall be liable to be deducted from the amounts already paid by the PURCHASER. The BUILDER after making such

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appropriation shall refund the balance amount to the PURCHASER within 30 days from the date of re-sale of the SAID APARTMENT. It is agreed by and between the parties that the liquidated damages as the aforesaid at the rate of 10% is just, proper and reasonable.

j) On such termination as aforesaid, the PURCHASER shall have no right, claim or demand of whatsoever nature against the BUILDER in respect of the SAID APARTMENT or otherwise and the BUILDER shall be entitled to deal with and dispose of the SAID APARTMENT to any other party without any further consent from or even reference to the PURCHASER.

5)The BUILDER covenants with the PURCHASER that the construction of the SAID APARTMENT shall be completed by the BUILDER on or before by 30thDecember, 2019, with a grace period of another six months, from the execution hereof, provided however, that the time for completion shall be deemed to have been further extended in the event of non-availability of building materials or delay in receipt of installments of the consideration from the PURCHASER and/or delay due to any reasons beyond the control of the BUILDER, delay in Govt. approvals etc. and other “Force-Majeure” circumstances. For the purpose of this Agreement the expression “Force-Majeure” shall include but not be limited to any natural calamity, landslide, strikes, terrorist action or threat, civil commotion, riot, crowd disorder, invasion, war, threat of or preparation of war, fire, explosion, storm, flood, earthquake, subsidence, structural damage, epidemic or other natural disaster, calamity or changes in law, regulations, rules or orders issued by any Court or Government Authorities or any acts, events, restrictions beyond the reasonable control of the BUILDER.

6) Save as provided herein, if the BUILDER is not able to give possession of the SAID APARTMENT to the PURCHASER on the above account or on account of any reasonable cause, the PURCHASER shall not be entitled to any damages whatsoever, but they can opt to receive back the entire money paid by them to the BUILDER towards consideration of the SAID APARTMENT together with simple interest thereon calculated @ 8% per annum from the date of such payment or payments until the date of repayment by the BUILDER. This refund will not include any payment made by the PURCHASER towards government levies or taxes that would have been collected by the builder, payable to the government / concerned regulatory bodies.

7) As soon as the SAID APARTMENT agreed to be acquired by the PURCHASER is completed the BUILDER shall notify the PURCHASER of the SAID APARTMENT having been completed. That after payment of entire consideration and other charges and/or deposit of all amounts becoming due and payable to the BUILDER and/ or its assignee by the PURCHASER under this agreement, the possession shall be handed over to the PURCHASER.

8) Upon completion of the respective Apartment/Villa, the BUILDER shall execute the sale deed or conveyance in respect of the constructed villas/Apartment in the SAID PROPERTY in the name of the PURCHASER/ Society. It shall be entirely at the discretion of the BUILDER to decide whether to execute sale deed or conveyance in respect of the constructed villas/ Apartments.

9) If the PURCHASER fails to make full payment as stated within fifteen days of the date of the notice with respect to the SAID APARTMENT, the BUILDER shall be entitled to terminate this agreement unilaterally and sell the SAID APARTMENT at

the entire risk and cost of the PURCHASER and the PURCHASER shall be liable to pay full costs, charges and expenses that may be incurred by the BUILDER in connection with such sale and interest @ 18% per annum, along with liquidated damage @ 10% of the total cost of the unit.

10) Upon the PURCHASER paying the entire consideration and other amounts towards deposits etc., under this agreement to the BUILDER and performing all the terms and conditions and stipulations contained herein to be performed and observed by PURCHASER, the PURCHASER shall be entitled to peacefully hold, possess and enjoy the SAID APARTMENT, subject to rules and regulations to be formulated, without any interruption by any person or persons lawfully or equitably claiming for under or in trust for the BUILDER.

11) It is agreed that after the date of possession or deemed date of possession whichever be earlier, the PURCHASER shall not be entitled to make any claim regarding any item of work, the material used for construction etc. and the BUILDER shall not be liable for any claim whatsoever for these or for any other such claim or claims.

12) After occupation, the PURCHASER shall not use the SAID APARTMENT for any purpose other than for which the SAID APARTMENT is being acquired by them, that is, for residential use.

13) The fittings, fixtures and amenities to be made and provided by the BUILDER shall generally conform to the specifications detailed in SCHEDULE V hereunder or as may be and/or amended by the architects, in the interest of continuing improvement.

14) The PURCHASER agrees and undertakes to pay to the BUILDER or its assignee regularly and punctually whether demanded or not at all times their proportionate share of land revenue, rates, cess, charges, claims and other statutory outgoings chargeable under any statute, rules, regulations and /or guidelines having force of law and payable by the PURCHASER in respect of the SAID Apartment as demanded by any statutory authorities from time to time. The role of the BUILDER or its assignee in this context would be only of collection of aforesaid rates and taxes etc. and deposit the same with the concerned authorities.

15) In case any vat, purchase-tax, service tax or any other government duty or tax is payable in relation to the SAID APARTMENT, the same shall be on the account of the PURCHASER. The PURCHASER hereby agrees and undertakes to keep the BUILDER indemnified against any such claim or demand that may be from any authority/authorities.

16) Commencing fifteen days after a notice is given by the BUILDER to the PURCHASER that the SAID Apartment is ready for occupation and use, the PURCHASER shall be liable to pay.

- i Service Tax – As per Government levis
- ii VAT – As per Government levis
- iii GST @12% -as applicable

- iv) Infrastructure tax per square meter - As per current Government levies;
- v) Society Deposit /-
- vi) Society formation charges as per actual
- vii) Maintenance Deposit /- per square meter;
- viii) Electrical & water, deposits Charges as per actuals.
- ix) Electrical Transformer Charges as per actuals

17) Under no circumstances possession of the SAID APARTMENT shall be handed over by the BUILDER to the PURCHASER unless and until all payments are made to the BUILDER as per the aforesaid clauses as stated in this Agreement.

18) It will be the sole obligation of the PURCHASER to insure the SAID APARTMENT after possession is offered to the PURCHASER as aforesaid against all available insurance risks for an amount equal to the market/replacement value of the SAID APARTMENT, to pay every insurance premium regularly.

19) The stamp duty, registration charges and other charge if any, applicable at the time of registration of Agreement or Agreements, Sale Deed, Lease/Sub-lease Deed, conveyance or conveyances, transfer deeds, etc. in respect of the SAID APARTMENT shall be borne and paid by the PURCHASER and the BUILDER shall not contribute anything towards such expenses. Such demand being made by the BUILDER in this regard, the PURCHASER shall be solely responsible for registration of the SAID APARTMENT with the concerned Registrar/ Sub Registrar as per prevailing Laws.

20) All costs, charges and expenses in connection with the costs of the preparing, executing and registering of the Agreement or Agreements, Sale Deed, Lease/Sub-Lease Deed, conveyance or

conveyances, transfer deeds and any other documents or documents required to be executed by the BUILDER for preparation and approval of such documents shall be borne by the PURCHASER.

21)The BUILDER shall remain in full control of the SAID PROJECT and the PURCHASER shall not have any right, title, interest of any kind in the SAID Apartment to be sold to the PURCHASER unless and until the entire consideration including all payments have been paid in full and the SAID APARTMENT has been fully constructed and completed and unless and until Deed of Sale or Conveyance Deed has been legally completed in favor of the PURCHASER/S and duly stamped, executed and registered and possession has been handed over to the PURCHASER.

22) The PURCHASER shall be entitled to assign his right under this agreement in respect of the SAID Apartment in favor of any third person or party provided the PURCHASER shall have procured a prior written approval of the BUILDER for any such assignment as stated hereinabove. In the event of the BUILDER granting such approval, the PURCHASER shall be obliged to make an advance payment to the BUILDER of 5% of the total value mentioned in the proposed assignment executed between the PURCHASER or 5% of the market value of the SAID APARTMENT, whichever is higher as assignment fees and the proposed assignee has agreed in writing in the form and content stipulated by the BUILDER that they shall duly perform and discharge all the covenants, conditions and stipulations under this Agreement. The above conditions shall be an essence of this contract. However, the BUILDER shall not unreasonably withhold the grant of such written approval for any such proposed assignment, if the pre-agreed conditions hereinabove stated are fully complied with.

23) In case of any variations or alterations in the Plans, etc. by the architect of the BUILDER or by any competent authority in the interest of continuing improvement, the PURCHASER hereby expressly consents to the same and the BUILDER shall not be required to take any further permission in this regards from the PURCHASERS as the provision of this clause shall be considered as written consent of the PURCHASER. It is also clearly agreed between the PURCHASER and the BUILDER that in the event of the Floor Area Ratio is increased the price mentioned herein will be proportionately increased accordingly as per prevailing rate.

24)After completion of the “SAID PROJECT” or any time before at the discretion of the BUILDER, the BUILDER shall execute the Sale Deed or form a Co-operative society/societies or a Limited Company or an Association of persons and/or Apex Body or any such entity for managing the SAID PROPERTY and/or the SAID PROJECT. It shall be entirely at the discretion of the BUILDER to decide whether to execute the Sale Deed or form a Co-operative Society or a Limited Company or any Association of persons or any other entity (hereinafter referred to as “THE ENTITY”). In this matter the PURCHASERS and other premises holders in the said building scheme shall have no objection to the same and shall sign such form, papers, declaration, agreements, papers and deeds of undertaking etc. as may be required to be signed and executed for enabling the Developer to form such Body Corporate under the provision of the governing Act. The PURCHASERS or premises holders shall agree to abide by the Rules and Bye-laws of the Limited Company and/or society as may be prescribed under the provisions of the governing Acts from time to time. In order to enable the Developer to form such Association/company, the PURCHASERS shall give such particulars about himself/herself as may be required.

25) After completion of the said Project, the BUILDER shall execute the sale deed or conveyance deed in respect of the SAID PROPERTY in the name of the Co-operative society/societies or a Limited Company or an Association of persons and/or Apex Body or any such entity for managing the SAID PROPERTY and/or the SAID PROJECT. At that time the PURCHASERS and other premises holder shall have no objection to the same and shall sign such form, papers, declaration, agreements, papers and deeds of undertaking etc. as may be required to be signed and executed for enabling the Developer to form such Body Corporate under the provision of the governing Act. The PURCHASERS or Premises Holders shall agree to abide by the Rules and Bye-laws of the Limited Company and/or society as may be prescribed under the provisions of the governing Acts from time to time. In order to enable the Developer to form such Association/company, the PURCHASERS shall give such particulars about himself/herself as may be required.

26)The PURCHASER under no circumstances shall block the open spaces, passages, common access road, drainage in the said project and shall be maintained in the same form as the BUILDER have constructed and the PURCHASER shall not at any time alter the said open spaces, passages, common access road, drainage in any manner whatsoever without the prior consent or knowledge in writing from the BUILDER. Likewise the internal access roads shall always be kept open and unobstructed for access to other Apartment/Villa owners and no construction shall be done on it.

27) The Purchaser shall pay and contribute towards the cost of maintenance of access road and/or common lights and amenities as well as other common charges, if any.

28) On allotment and possession of the SAID Apartment the PURCHASER shall be at liberty to let out or grant license of the SAID Apartment to anyone, provided the PURCHASER shall have procured a prior written approval of the BUILDER for such license and undertakes to submit leave and license/lease agreement along with the police verification, identity proof and photographs of the lessee to the BUILDER;

29) All notices to be served on the PURCHASERS as contemplated by this Agreement shall be deemed to have been served if sent to the PURCHASER at the address specified below:

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30) The BUILDER shall have first and paramount lien and charge on the SAID Apartment in respect of any amount payable by the PURCHASER under the terms and conditions of this Agreement.

31) The execution of this agreement shall be complete only after its execution by the BUILDER through its authorized signatory. The original of this Agreement shall remain with the PURCHASER and certified copy thereof shall remain with the BUILDER. With the execution of this agreement, all other arrangements verbal or written which are in any way contradictory or inconsistent with this agreement shall have no effect.

32) Before the delivery of possession and/or the deemed date of possession any dispute between the BUILDER and the PURCHASER relating to the interpretation of any of the terms

and conditions of this agreement shall be referred to the arbitration and such arbitration shall take place in accordance with the provisions of the Arbitration and conciliation Act, 1996 and shall be final and binding upon all parties.

33) After the delivery of possession or deemed date of possession in case any dispute arises due to matters not specifically stipulated in this agreement and also in case of any dispute or any question arising at any time between the PURCHASER and any employee of the BUILDER, all such matters shall be referred to the Arbitration of such sole arbitrator as may be nominated or appointed by the BUILDER, in this regard. Such arbitration shall take place in accordance with the provisions of the Arbitration and conciliation Act, 1996, or any modifications thereof and shall be final and binding upon all.

34) The arbitration shall be held in Goa or any other place as may be designated by the BUILDER.

35) Possession of the SAID APARTMENT will be handed over only upon the execution of sale deed/conveyance .

SCHEDULE – I

ALL that property known as “**RAMA ZOIXEACHEM BATTA**” or RAMA JOSSHACHEM BHAT” situated at ward Zossovaddo, in Village Socorro, Bardez Taluka, within the Jurisdiction of the Village Panchayat of Socorro, Taluka and Registration Sub-District of Bardez, District North, State of Goa, found described in the Land Registration office of Bardez under no. 15655 folio 162 reverse of Book No. B-40 (New MATRIZ NIL and is presently surveyed under Survey no. 243/1 in the record of Right of village Socorro, Bardez Goa, admeasuring 5300 square meters and is bounded as under:

Towards the North: By property Sy No. 239/11 and 12 of Village Soccorro, Bardez Goa.

Towards the South: By property Sy No. 243/2, 4 and 5 of Village Soccorro, Bardez Goa.

Towards the East: By nalla

Towards the West: By Road.

SCHEDULE – II

ALL that property known as “**RAMA ZOIXEACHEM BATTA**” or RAMA JOSSHACHEM BHAT” situated in Village Socorro, Bardez Taluka, within the Jurisdiction of the Village Panchayat of Soccoro, Taluka of Bardez, District North, State of Goa, found described in the Land Registration office of Bardez nor found enrolled in the Taluka revenue office of Bardez and presently surveyed under Survey no. 243/4 in the record of Right of village Bastora, Bardez Goa, admeasuring 325 square meters and is bounded as under:

Towards the North: By property Sy No. 243/1 of Soccorro, Bardez Goa.

Towards the South: By property Sy No. 243/1, and partly bearing SY no 243/5 of Village Soccorro, Bardez Goa.

Towards the East: By property Sy No. 243/1, of Village Soccorro, Bardez Goa.

Towards the West: By property Sy No. 243/1, of Village Soccorro, Bardez Goa.

SCHEDULE III

All that SAID Apartment bearing No. , second floor in Expanse Asoka Vann- Oak admeasuring square meters of carpet area and sq mt in super built up area and one car parking identified and delineated in red outline in plan A and B annexed hereto (including incidence of staircase, passage, balconies, etc.) in the project known as **EXPANSE ASOKA VANN** constructed on the properties described in Schedule I written herein above.

SCHEDULE-IV

1. Agreement amount of Rs. /- (Rupees
Only) out of which purchaser is already paid
Rs. /- (Rupees Only) as described herein
below.
 - a. An Amount of Rs. /- (Rupees Only) is paid
vide Chq no. dated
 - b. An Amount of Rs. /- (Rupees
Only) is paid vide Chq no. dated
2. An Amount of Rs. /- (Rupees only) is
agreed to be paid on or before .

1. The Purchaser hereby agrees to pay an
additional amount at the time of possession as
follows:

- a. Infrastructure = per square meter as per Government levis
- b. Society Deposit = /-
- c. Society Formation Charges = as per actual
- d. Electricity meter connection charges =as per actual.
- e. Electricity Transformer charges = as per actual.
- f. maintenance deposit = per sq mt
- g. Service Tax – As per Government levis
- h VAT – As per Government levis
- i. GST @12% -as applicable

(#) The above rates are subject to change at the time of possession.

2. The purchaser hereby agrees to pay an additional amount of 12% towards Goods and Service Tax (GST) along with the payments as and when applicable.

SCHEDULE-V

CONSTRUCTION SPECIFICATIONS

- 1. STRUCTURE:- The structure shall be R.C.C. framed
- 2. WALLS : - Hollow clay block/bricks/laterite masonry/solid concrete Blocks/Hollow concrete blocks or similar in cement mortar.
- 3. DOORS AND WINDOWS:- All door frames shall be of seasoned Malaysian Salwood/Yenwood/Mattiwood/ anodized or powder coated Aluminium or equivalent.

Door Shutters:-

Main door shutter shall be fully paneled Salwood/Yenwood/Matti wood or Marine ply flush doors with laminated face. Toilet and Balcony door shutters shall have bison panel/marine plywood panel/flush door. It will be painted by oil paint on all sides. Bedroom and Kitchen door shutters shall be 30mm thick flush door with laminate face. All doors shall have stainless steel hinges and aluminium fittings. All the windows shall be anodized or powder coated aluminium /yenwood / Salwood frames or equivalent with TW fully glazed shutters. All windows/Ventilators shall be provided with M.S. grills as per Builder's design .

3. PLASTER AND PAINT

All the external surfaces of the building shall be plastered with 2 coats of cement mortar and finished with external paint. All the internal walls and ceiling will have cement plaster with neeru finish and paint with oil bound distemper.

4. ROOFING:-

The roof slab will be R.C.C. partly slopping and partly flat. The slopping roof will have Mangalore tiles over. All the Flat terraces shall be provided with adequate water proofing treatment.

5. FLOORING AND SKIRTING:-

The flooring shall be of 20"x 20" vitrified tiles.

6. TOILETS:-

Toilet block shall consist of an European W.C. wash basin, C.P. Fittings and shower rose. All the sanitary ware shall be provided in white colour. All toilets and baths shall be provided with vitrified/ glazed tiles /Ceramic tiles or equivalent upto a height of 2. mtrs. in a dado.

7. KITCHEN :-

Kitchen platform shall be 2.50m long and provided with black granite slab with stainless steel sink. A dado of glazed/ceramic tiles, 60cms. high shall be provided over the Kitchen platform.

8. ELECTRICAL:-

All wiring shall be concealed on walls and slabs. Bedroom shall have two light points, one fan point and one 5 amps plug point and One 15 amps plug point. Living/Dining room shall have two light points, two fan points and two 5 amps plug points, one bell point. The Builder shall provide One AC point for each Bed Room room, Living and dining room. Kitchen shall have one light point, and one 15 amps plug point. Service Veranda

shall have one light point. Toilet shall have one light point and one 15 amps plug point for geyser. The Electrical fittings shall be of Anchor make or equivalent. The Builder shall provide hooks in the ceiling for fans and light fittings as requested by the Purchaser.

NOTE:-

The doors and windows indicated in the approved/annexed plan, and the specifications are as suggested by the Project Architect are final, however alterations/changes in the position of the same may be as per the requirement of the Builders Architect / Consultant. The Builder shall obtain for each flat owner his electric connections from the respective Government Departments before handing over the premises. The Builder shall also provide to the said department the required electrical test report to the effect that the works are executed as per Government regulation for obtaining electrical connections

IN WITNESS WHERE OF the parties have signed this Agreement on the day, month and the year first herein above mentioned.

**SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED BUILDER
EXPANSE ESTATES PVT. LTD.
THROUGH ITS GENERAL MANAGER
MR. PRASANNA BHANGLE**

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Left Hand Finger Prints

Right Hand Finger Prints

SIGNED, SEALED AND DELIVERED)
BY THE WITHINNAMED PURCHASER)
MR.

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Left Hand Finger Prints

Right Hand Finger Prints

In the presence of following witnesses:

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2. _____