

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made in this city of Ponda, Taluka and Sub-District of Ponda, District of South Goa, State of Goa, on this day of of the year Two Thousand Twenty One.

BY AND BETWEEN

1. **M/S MAHALAXMI DEVELOPERS**, a partnership firm duly registered under the Indian Partnership Act 1932, with its regd. office at E-2, Mitasu Manor, near zonal agricultural office, Sadar, Ponda, Goa, having PAN NO [REDACTED] and represented by its Partners namely:
 - (i) **MR. ARVIND VISHWANATH DHAIMODKAR** alias **MR. ARVIND VISHWANATH NAIK DHAIMODKAR**, son of Mr. Vishwanath Dhaimodkar, aged 57 years, married, businessman, holding PAN CARD NO [REDACTED], Aadhar Card No [REDACTED] [REDACTED] [REDACTED] having email id adhaimodkar@gmail.com, Mobile No 9422576241, residing at Flat No. F-1, Ganesh Prasad building, Khadapaband, Ponda, Goa 403401;
 - (ii) **MR. RAJESH RAMESH SHETYE**, son of late Mr. Ramesh V. Shetye, aged 49 years, married, businessman, holding PAN CARD NO [REDACTED], Aadhar Card No [REDACTED], having email id r_shetye@yahoomail.com, Mobile No 9970178515, residing at Plot No. 20, "Anandi", Near Cottage Hospital, Chicalim, Vasco-da-Gama, Goa, 403711;
 - (iii) **MRS. ROOPALI P. P. LAWANDE**, wife of Mr. Prakash S. P. Lawande, aged 47 years, married, businesswoman, holding PAN CARD NO [REDACTED], Aadhar Card No [REDACTED], having email id ploundo@gmail.com, Mobile No 9823975351, residing at B-102, Mitasu Manor, Sadar, Ponda, Goa 403401 and;

- (iv) **MR. SANDEEP YESHWANT KAMAT**, son of Mr. Yeshwant V. Kamat, aged 51 years, married, businessman, holding PAN CARD NO [REDACTED], Aadhar Card No [REDACTED], email id sandeepkamat29@gmail.com, Mobile No 9822486569, residing at House No. 269/C, Aquem-Baixo, Navelim, Salcete, Goa 403707.

All partners are Indian Nationals and hereinafter referred to as the “**BUILDER/SELLER/PROMOTER**” (which expression shall unless repugnant to be context or meaning thereof shall mean and include its current and future partners, successors, executors, administrators and assigns) of the **FIRST PART**.

AND

2. **MR**, son of, agedyears, married, service/business holding PAN CARD No, Aadhar Card No, email id, Mobile No, and hereinafter referred to as the **PURCHASER/S "ALLOTTEE/S"** (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, successors, legal representatives and assigns) of the **SECOND PART**.

The “**BUILDER/SELLER/PROMOTER**” is represented herein by its partner and duly constituted attorney **MR. ARVIND VISHWANATH DHAIMODKAR** alias **MR. ARVIND VISHWANATH NAIK DHAIMODKAR** vide Power of Attorney dated 21/03/2017, executed before Notary Smt. Geeta Kantak, at Salcette vide Registration No 6822 dated 21/03/2017.

1. WHEREAS within the limits of Ponda Municipal area , Ponda Taluka and Registration Sub-District of Ponda, District of South Goa in the State of Goa , at Queula, there exists a landed property known as “LOCONDIEM PRIMEIRA ADICAO” composed of two sub-divisions or glebas the first gleba known as “LOCONDIEM” and the second Gleba known as “CUMBARBATA” described in the Land Registration Office of Ilhas under No 299 of Book B-1 New and registered in the Taluka Revenue Office for the purpose of Matriz Predial under No 1032 and recorded in the Record of Rights under Survey No. 172/18 of Village Ponda, Taluka Ponda , this property being hereinafter referred to as the SAID PROPERTY and is more particularly described in Schedule I.

2. AND WHEREAS the SAID PROPERTY was purchased by Vithal Jaganata Kamat and Srikrishna Jaganata Kamat vide two Public deeds dated 26th July 1963 and 12th April 1958 from Francisco Orlando Coelho and the same stands inscribed in the Land Registration Office of Ilhas under Inscription No 25210.

3. AND WHEREAS vide Deed of Sale dated 9.2.1976 registered under No 76 at pages 139 to 142, Book I, Volume No 34 dated 14.4.1976 in the Office of the Sub- Registrar of Ponda Shri Ravindra Shrikrishna Kamat, Shri Jagannath Shrikrishna Kamat, Shri Vithal Jagannath Kamat and Smt Rucmini Vithal Kamat as Vendors sold a piece and parcel of land admeasuring 603.90 sq mtrs from the SAID PROPERTY to Mr Khushali Sitaram Dangui alias Kushali Sitaram Dangui.

4. AND WHEREAS Mr Khushali Sitaram Dangui than got partitioned this piece and parcel of land from the SAID PROPERTY, and the area admeasures 604 sq mtrs as per form I & XIV and same has been allotted an independent Survey No 172/18 of the Village of Ponda. This piece and parcel of land is hereinafter referred to as the SAID PLOT and is more particularly described in Schedule II.
5. AND WHEREAS vide Deed of Sale dated 08/03/2021 registered in the office of the Sub-Registrar of Ponda at Ponda under Registration No PON-1-403-2021, Mr Khushali Sitaram Dangui and his wife Mrs Kalavati Khushali Dangui sold the SAID PLOT to the **“BUILDER/SELLER/PROMOTER”** herein.
6. AND WHEREAS the **BUILDER/SELLER/PROMOTER** is thus the lawful owner and in possession of the SAID PLOT.
7. AND WHEREAS The **BUILDER/SELLER/PROMOTER** in terms of the Deed of Sale being the lawful owner is thus authorized to construct a building on the SAID PLOT in accordance with the recitals stated hereinabove.
8. AND WHEREAS the **BUILDER/SELLER/ PROMOTER** under a scheme of development is developing the SAID PLOT by constructing thereon a residential Building as a Single Complex known as **“AAKASH”**.
9. AND WHEREAS the Scheme of Development would be a part and parcel of the overall development of the SAID PLOT as a single entity viz **“AAKASH”** which interalia includes

facilities such as compound wall, planned and regulated entry and exit to the SAID PLOT for the beneficial use and enjoyment of the said facilities to all the Apartment purchasers.

10. AND WHEREAS the Project **“AAKASH”** shall consist of 1 Residential Building comprising of Apartments along with one covered car parking slot for each Apartment.
11. AND WHEREAS the **PURCHASER/S/ALLOTEE/S** has /have approached the **BUILDER/SELLER/ PROMOTER** after having seen and verified all documents pertaining to the title of the **BUILDER/SELLER/PROMOTER** and all plans, layout, specifications and as well as the overall ‘Scheme of Development’ of the “SAID PLOT” for Allotment/purchase of a Residential Apartment, in **“AAKASH”** being constructed on the “SAID PLOT” situated on the **Floor** and which Apartment is duly identified herein as Apartment **No.....** in the plan annexed, the Apartment **No.....** having a Carpet area of **sq. mtrs** along with **square metres** of exclusive balcony/verandah/ passage area appurtenant to the carpet area for the exclusive use of the **PURCHASER/S /ALLOTEE/S** and along with one **stilted** Car Park, and is hereinafter referred to as the SAID APARTMENT more particularly described in **SCHEDULE NO. III** hereinafter written.

The Carpet Area of the SAID APARTMENT as defined under clause(K) of section 2 of the Real Estate Regulation and Development Act 2016 (RERA) is **sq. mtrs.**

12. AND WHEREAS the **BUILDER/SELLER/PROMOTER** has registered the project “**AAKASH**” under the provisions of the (Real Estate Regulation and Development) Act 2016 and the rules framed there under with the Real Estate Regulatory Authority at No, authenticated copy is attached as Annexe.
13. AND WHEREAS the **BUILDER/SELLER/ PROMOTER** has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the **BUILDER/SELLER/ PROMOTER** accepts the professional supervision of the Architect and the structural Engineer till the completion of the building.
14. AND WHEREAS the **BUILDER/SELLER PROMOTER** by virtue of the Deed of Sale dated, has sole and exclusive ownership rights to the SAID PLOT and to construct and sell the Apartments in the project “**AAKASH**” and to enter into Agreements with the Allotees/Purchasers of the Apartments and to receive the sale consideration in respect thereof.
15. AND WHEREAS the Scheme as averred in clauses 1 to 14 above is the “Scheme of development” of the “SAID PLOT” as envisaged.
16. AND WHEREAS the **BUILDER/SELLER/ PROMOTER** as per their Scheme of Development is taking up the construction of one residential Building as a part of its Development on the “SAID PLOT” as per the plan annexed herein and for that purpose has obtained

- (a) Conversion Sanad issued by the office of the Additional Collector III of South Goa at Ponda under No. RB/CNV/PON/16/2006.
- (b) Development permission to develop the SAID PLOT issued by the South Goa Planning and Development Authority vide
- i) Reference No SGPDA/3220/01/2021-22 dated 01/04/2021.
- (c) Construction License bearing No 01/2021-2022 dated 06/04/2021 issued by the Ponda Municipal Council.

17. AND WHEREAS on demand from the **PURCHASER/S ALLOTTEE/S**, the **BUILDER/SELLER/ PROMOTER** has given inspection to the **PURCHASER/S ALLOTTEE/S** of all the documents of title relating to the SAID PLOT and the plans, designs and specifications prepared by the PROMOTER'S Architect M/s 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/S/ ALLOTTEE/S** has acknowledged the receipt of the same.

18. AND WHEREAS the authenticated copies of Certificate of Title issued by the Advocate/legal Practitioner of the **BUILDER/SELLER/ PROMOTER**, showing the nature of the title of the **BUILDER/SELLER/ PROMOTER**, to the SAID PLOT on which the Apartments are to be constructed have been annexed hereto.

19. AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the **BUILDER/SELLER/ PROMOTER**

and as approved by the Ponda Municipal Council and according to which the construction of the building is proposed to be provided for on the SAID PLOT have been annexed hereto.

20. AND WHEREAS the authenticated copies of the plans and specifications of the SAID APARTMENT agreed to be purchased by the **PURCHASER/S/ALLOTEE/S**, as sanctioned and approved by the Ponda Municipal Council forms a part of the Agreement.
21. AND WHEREAS while sanctioning the said plans concerned competent authorities and/or Government has laid down certain terms conditions, stipulations and restrictions which are to be observed and performed by the **BUILDER/SELLER/PROMOTER** while developing the SAID PLOT and the building constructed thereon and upon due observance and performance of which only the completion or occupancy Certificate in respect of the SAID BUILDING or the project **“AAKASH”** shall be granted by the concerned competent authority.
22. AND WHEREAS the **BUILDER/SELLER/ PROMOTER** has accordingly commenced construction of the SAID BUILDING in the SAID PLOT in accordance with the said proposed plans.
23. AND WHEREAS the **BUILDER/SELLER/PROMOTER** and the **PURCHASER/S/ALLOTEE/S** relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

Note:- In respect of those Apartments located on the floor the Purchaser/s/Allotee/s of such Apartment have the right to exclusively possess, use and enjoy the open terrace space adjoining/above their respective Apartment/s to the extent of the carpet area of the Apartment.

However, no construction is permitted nor any roof garden is allowed to be put up in order to ensure the safety and to prevent probable damages (leakages etc) to the Slab beneath the open terrace.

24. AND WHEREAS in Accordance with the terms and conditions set out in this Agreement, the **BUILDER/SELLER/PROMOTER** hereby agrees to allot/sell the SAID APARTMENT inclusive of one **stilted** Car Park to the **PURCHASER/S/ALLOTEE/S** for a sum of **Rs...../- (Rupees Only)** (along with a copy of the Occupancy Certificate in respect of the SAID BUILDING including the SAID APARTMENT therein) and the **PURCHASER/S/ALLOTEE/S** hereby agrees to purchase the SAID APARTMENT on the condition that the **PURCHASER/S/ALLOTEE/S** will bind himself/themselves under the terms and conditions of this Agreement for the purchase of the SAID APARTMENT, more particularly described in **SCHEDULE III**.

25. AND WHEREAS the **PURCHASER/S/ALLOTEE/S** has/have agreed to pay the above said sum of **Rs...../- (Rupees Only)** for the purchase of the SAID APARTMENT as per the Mode of payment prescribed in SCHEDULE No. IV hereinafter written.

26. THAT the **PURCHASER/S /ALLOTTEE/S** herein clearly understand/s and agree/s that construction of the residential building shall constitute the over all development of the “SAID PLOT” as a single entity viz **“AAKASH”** which interalia includes facilities such as compound wall, planned and regulated entry and exit etc to the “SAID PLOT” for the ultimate beneficial use and enjoyment of the said facilities to all the Apartment purchasers under the scheme of development.
27. Under section 13 of the Real Estate (Regulation and Development) Act 2016, the **BUILDER/SELLER/ PROMOTER** is required to execute a written Agreement for sale of SAID APARTMENT with the **PURCHASER/S/ALLOTTEE/S**, being in fact these presents and also to register said Agreement under the Registration Act, 1908.
21. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the parties, **BUILDER/SELLER/ PROMOTER** hereby agrees to sell and the **PURCHASER/S/ALLOTTEE/S** hereby agrees to purchase the SAID APARTMENT.

NOW THIS AGREEMENT WITNESSETH AS UNDER:-

I. PREMISES:

- (a) The **BUILDER/SELLER/ PROMOTER** shall construct the SAID BUILDING consisting of stilt plus four floors on the SAID PLOT in accordance with the plans, designs and specifications as approved by the concerned competent authorities from time to time provided that the **BUILDER/SELLER/ PROMOTER** shall have to obtain prior consent in writing of the **PURCHASER/S/ALLOTEE/S** in respect of variations or modifications which may adversely affect the SAID APARTMENT of the **PURCHASER/S/ALLOTEE/S** except any alteration or addition required by any Government authorities or due to change in law.
- (b) The **PURCHASER/S/ALLOTEE/S** having approached the **BUILDER/SELLER/ PROMOTER** hereby agrees to purchase and acquire the SAID APARTMENT inclusive of one covered Car Park, as per the Scheme of development and the **BUILDER/SELLER/ PROMOTER** hereby agrees to sell and transfer to the **PURCHASER/S/ALLOTEE/S** the SAID APARTMENT as per the Scheme of development having a carpet area approximately **sq. mtrs** along with **square metres** of exclusive carpet area of balcony/verandah/ passage for the exclusive use of the **PURCHASER/S/ALLOTEE/S** and along with one **stilted** Car Park as shown in the floor plan hereto annexed, for a sum consideration of **Rs...../- (Rupees Only)** which includes the proportionate incidence of common areas and facilities appurtenant to the SAID APARTMENT exclusive of applicable taxes, duties, levies, fees, GST levies etc., due and payable (till the time of handing over of the possession

of the SAID APARTMENT) in accordance with the mode of payment as stipulated in **SCHEDULE-IV** appended to this Agreement.

The total Aggregate consideration amount for the SAID APARTMENT including one car park is thus **Rs...../-**
(Rupees Only)

- (c) The Total Consideration is escalation-free, save and except escalations/increases, due to increase on account of development charges/taxes payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/ Government from time to time. The **BUILDER/SELLER/PROMOTER** undertakes and agrees that while raising a demand on the **PURCHASER/S/ALLOTEE/S** for increase in development charges, cost, or levies imposed by the competent authorities etc., the **BUILDER/SELLER/PROMOTER** shall enclose the said notification/order/rule/ /regulation published/issued in that behalf to that effect along with the demand letter being issued to the **PURCHASER/S/ALLOTEE/S**, which shall only be applicable on subsequent payments.
- (d) The **BUILDER/SELLER/PROMOTER** warrants that:
- i) They have rights and possession of the SAID PLOT and the individual Apartments constructed thereon at **“AAKASH”**.

- ii) The “SAID APARTMENT” shall conform to the Standard Specifications detailed in **SCHEDULE-V** of this Agreement.

- e) The **BUILDER/SELLER/PROMOTER** shall confirm the final carpet area that has been allotted to the **PURCHASER/S/ALLOTEE/S** after the construction of the building is complete and the completion certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of four percent. The total price payable for the carpet area shall be recalculated upon confirmation by the **BUILDER/SELLER/PROMOTER**. If there is any reduction in the carpet area within the defined limit then **BUILDER/SELLER/PROMOTER** shall refund the excess money paid by **PURCHASER/S/ALLOTEE/S** within forty-five days with annual interest at the rate specified in the RERA rules, from the date when such an excess amount was paid by the **PURCHASER/S/ALLOTEE/S**. If there is any increase in the carpet area allotted to **PURCHASER/S/ALLOTEE/S**, the **BUILDER/SELLER/PROMOTER** shall demand additional amount from the **PURCHASER/S/ALLOTEE/S** as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(b) of this Agreement.

- f) The **PURCHASER/S/ALLOTEE/S** authorizes the **BUILDER/SELLER/PROMOTER** to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the **BUILDER/SELLER/PROMOTER** may in its sole discretion deem fit and the **PURCHASER/S/ALLOTEE/S** undertakes

not to object/demand/ /direct the **BUILDER/SELLER/PROMOTER** to adjust his payments in any manner.

- g) **The BUILDER/SELLER/PROMOTER** may allow, in its sole discretion, a rebate for early payments of equal installments payable by the **PURCHASER/S/ALLOTEE/S** on such terms and conditions as the parties mutually agree, the provision for allowing rebate and such rebate shall not be subject to any revision/withdrawal, once granted to the **PURCHASER/S/ALLOTEE/S** by the **BUILDER/SELLER/PROMOTER**.

II. CONSIDERATION:

- (a) In consideration of the purchase of the SAID APARTMENT inclusive of the **stilted** Car Park denoted under **No** as shown on the plan annexed to this Agreement, the **PURCHASER/S/ALLOTEE/S** agree/s to pay a sum of **Rs...../- (Rupees Only)** exclusive of applicable taxes such as GST, duties, levies, fees, legal fees, deposits, infrastructure tax ,electricity charges, transformer charges etc., specified in **clause VI a and b** hereinafter written and as per the mode of payment specified in SCHEDULE No. **IV** to be in line with the progress of construction provided therein.
- (b) An amount of **Rs/(Rupees Only)** i.e 2% percent of the total consideration of the apartment will be kept as an Earnest Money Deposit (EMD) Component.
- (c) Time is essence for the **BUILDER/SELLER/PROMOTER** as well as for the **PURCHASER/S/ALLOTEE/S**. The **BUILDER/SELLER/PROMOTER** shall abide by the time

schedule for completing the project and handing over the SAID APARTMENT to the **PURCHASER/S/ALLOTEE/S** and the common areas to the **Society/ Association** of the Purchaser/s/Allotee/s after receiving the occupancy certificate or the completion certificate or both, as the case may be subject to all the allottees having paid all the consideration and other sums due and payable to the **BUILDER/SELLER/PROMOTER** as per the Agreement. Similarly, the **PURCHASER/S/ALLOTEE/S** shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the **BUILDER/SELLER/PROMOTER** as provided in the Payment Schedule.

- (d) The **BUILDER/SELLER/ PROMOTER** declares that the Floor Area Ratio (F.A.R) available as on date in respect of the SAID PLOT is **100%** and the **BUILDER/SELLER/ PROMOTER** has currently planned to utilize and has disclosed F.A.R of % as proposed to be utilized by him and **PURCHASER/S ALLOTEE/S** have agreed to purchase the SAID APARTMENT based on the proposed construction and sale of apartments to be carried out by the **BUILDER/SELLER/ PROMOTER** by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to **BUILDER/SELLER/ PROMOTER** only.
- (e) The **PURCHASER/S/ALLOTEE/S** agrees to pay to the **BUILDER/SELLER/PROMOTER** interest as specified in the applicable RERA rules, on all the delayed payment which become due and payable by the **PURCHASER/S/ALLOTEE/S** to the **BUILDER/SELLER/PROMOTER** under the terms of this

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

The **BUILDER/SELLER/PROMOTER** shall, however, on such termination, refund to the **PURCHASER/S/ALLOTEE/S** (subject to adjustment and

recovery of any agreed amount such as EMD component of **Rs...../-(Rupees Only)** but without any further amount by way of interest or otherwise) within a period of 60 days, amounts which may have till then been paid by the **PURCHASER/S/ALLOTEE/S** to the **BUILDER/SELLER/PROMOTER** and the **BUILDER/SELLER/PROMOTER** shall not be liable to pay to the **PURCHASER/S/ALLOTEE/S** any interest on the amount so refunded.

- (f) On the **BUILDER/SELLER/PROMOTER** terminating this Agreement under this clause, the **BUILDER/SELLER/PROMOTER** shall be at liberty to allot, sell and dispose of the SAID APARTMENT to any other person/s of its choice as the **BUILDER/SELLER/PROMOTER** deem fit, and for such consideration as the **BUILDER/SELLER/PROMOTER** may determine and the **PURCHASER/S/ALLOTEE/S** shall not be entitled to question this act of the **BUILDER/SELLER/PROMOTER** or to claim any amount from the **BUILDER/SELLER/PROMOTER** by way of compensation or otherwise.
- (g) The **BUILDER/SELLER/PROMOTER** shall have control over the SAID APARTMENT being the owner thereof till such time the payment of the entire amount which the **PURCHASER/S/ALLOTEE/S** is/are or may be found liable to pay to the **BUILDER/SELLER/PROMOTER** under the terms and conditions of this Agreement is realized.
- (h) **The fixtures and fittings with regard to the flooring and sanitary fittings and amenities are set out in Schedule V.**

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

- (a) The **BUILDER/SELLER/PROMOTER** hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned competent authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the SAID APARTMENT to the **PURCHASER/S/ALLOTEE/S**, obtain from the concerned competent authority occupancy and/or completion certificates in respect of the SAID APARTMENT. The **BUILDER/SELLER/PROMOTER** shall give possession of the SAID APARTMENT for use and occupation to the **PURCHASER/S/ALLOTEE/S** on or before
PROVIDED
- i) full consideration and all the amounts due and payable by the **PURCHASER/S/ALLOTEE/S** under this Agreement have been paid by the **PURCHASER/S/ALLOTEE/S** to the **BUILDER/SELLER/PROMOTER** promptly and
- ii) The **PURCHASER/S/ALLOTEE/S** signs and executes all applications and documents required for the formation of the SOCIETY/ENTITY/GENERAISOCIETY/ASSOCIATION LIMITED COMPANY as may be decided by the **BUILDER/SELLER/PROMOTER** in his capacity as a CHIEF PROMOTER as envisaged hereinafter under this Agreement.
- (b) The **BUILDER/SELLER/PROMOTER** shall upon receipt of the requisite Occupancy Certificate and payment made by the **PURCHASER/S/ALLOTEE/S** as per the Agreement by a notice in writing intimate the **PURCHASER/S/ALLOTEE/S**, to take

delivery and possession of the SAID APARTMENT within **30 days** from the date of receipt of such notice and the **BUILDER/SELLER/PROMOTER** shall give possession of the SAID APARTMENT to the **PURCHASER/S/ALLOTEE/S** failing which the **PURCHASER/S/ALLOTEE/S** shall be deemed to have taken possession and delivery of the SAID APARTMENT. The **BUILDER/SELLER/PROMOTER** agrees and undertakes to indemnify the **PURCHASER/S/ALLOTEE/S** in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the **BUILDER/SELLER/PROMOTER**.

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

The **PURCHASER/S/ALLOTEE/S** agrees to pay the maintenance charges as determined by the **BUILDER/SELLER/PROMOTER** or the SOCIETY/ENTITY/GENERAL SOCIETY/ASSOCIATION/LIMITED COMPANY as the case may be. In case the **PURCHASER/S/ALLOTEE/S** fails to take possession within **30 days** of the written notice/intimation from the **BUILDER/SELLER/PROMOTER**, then the **PURCHASER/S/ALLOTEE/S** shall continue to be liable to pay maintenance charges as applicable including all Government

rates, taxes, charges, interest on delay and all other outgoing and expenses of and incidental to the management and maintenance of the said Project **“AAKASH”** and the building constructed thereon.

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

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

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

and dispose off the SAID APARTMENT to any other person/s for such consideration and upon such terms and conditions as the **BUILDER/SELLER/PROMOTER** may deem fit.

- (i) The **PURCHASER/S/ALLOTEE/S** shall use the SAID APARTMENT or any part thereof for the purpose of residence or for any purpose which is permissible as per the prevailing laws. The **PURCHASER/S/ALLOTEE/S** shall not carry out any acts or activities which are obnoxious, anti-social, illegal or prejudicial to the norms of decency or etiquette or which cause a nuisance or inconvenience to the other Apartment Purchaser/s in the said Project **“AAKASH”**. In case the **PURCHASER/S/ALLOTEE/S** desires to let out the SAID APARTMENT on rent/lease, than in such event the **PURCHASER/S/ALLOTEE/S** shall fulfill all requirements as per law in force as applicable for leasing out premises including obtaining permission from the Police Department. The **PURCHASER/S/ALLOTEE/S** shall indemnify the **BUILDER/SELLER/PROMOTER** of any consequences arising out of such event. The number of people accommodated shall not exceed the norms specified by the authorities. The said tenant shall behave in such manner which is not obnoxious, anti-social, illegal or prejudicial to the norms of decency or etiquette or which cause a nuisance or inconvenience to the other Apartment Purchaser/s in the said Project **“AAKASH ”**.
- (j) The **PURCHASER/S/ALLOTEE/S** shall not let, sub-let, sell, transfer, assign or part with their interest or benefit factor of this Agreement or part with possession of the SAID APARTMENT or parking area/slot until all the dues payable by them to the **BUILDER/SELLER/PROMOTER** under this Agreement are fully paid up and that too only if the **PURCHASER/S/ALLOTEE/S** have not been guilty of breach or

non-observance of any of the terms and/ or conditions of this Agreement and until they obtain/s the previous consent in writing of the **BUILDER/SELLER/PROMOTER**.

IV. DEFECTS/ DEFICIENCY – EXTENT OF COVERAGE:

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

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

- (c) It is clearly understood and so agreed by and between the parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the SAID APARTMENT shall equally be applicable to and enforceable against any subsequent Allottee/s. In case of a transfer, the said obligation go along with SAID APARTMENT for all intents and purposes.

- (d) The **PURCHASER/S/ALLOTEE/S** himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the **BUILDER/SELLER/PROMOTER** as follows :
 - i) The **PURCHASER/S/ALLOTEE/S** shall from the date of possession maintain the SAID APARTMENT, the walls, partitions walls, sewers, drains, pipes and appurtenances thereto, at their cost, in good and tenantable repair and condition and shall not do or suffer to be done anything in or to the SAID APARTMENT or to the SAID BUILDING in which the SAID APARTMENT is situated and/or common passages, or the compound which may be against the conditions or rules or bye-laws of the Municipal Council or any other Authority or change/alter or make addition in or to the building in which the SAID APARTMENT is situated and the SAID APARTMENT itself or any part thereof without the consent of the local authorities, if required and shall attend to and answer and will be responsible for all actions and violation of any such conditions or rules or bye-laws.

- ii) Not to store in the SAID APARTMENT any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the SAID BUILDING in which the SAID APARTMENT is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the SAID BUILDING in which the SAID APARTMENT is situated, including entrances of the SAID BUILDING in which the SAID APARTMENT is situated and in case any damage is caused to the SAID BUILDING in which the SAID APARTMENT is situated or the SAID APARTMENT on account of negligence or default of the **PURCHASER/S/ALLOTEE/S** in this behalf, the **PURCHASER/S/ALLOTEE/S** shall be liable for the consequences of the breach.
- (iii) To carry out at his own cost all internal repairs to the SAID APARTMENT and maintain the SAID APARTMENT in the same condition, state and order in which it was delivered by the **BUILDER/SELLER/PROMOTER** to the **PURCHASER/S/ALLOTEE/S** and shall not do or suffer to be done anything in or to the SAID BUILDING in which the SAID APARTMENT is situated or the SAID APARTMENT which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the **PURCHASER/S/ALLOTEE/S** committing any act in contravention of the above provision, the **PURCHASER/S/ALLOTEE/S** shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

- iv) Not to demolish or cause to be demolished the SAID APARTMENT or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the SAID APARTMENT or any part thereof, nor any alteration in the elevation and outside colour scheme of the SAID BUILDING in which the SAID APARTMENT is situated and shall keep the portion, sewers, drains and pipes in the SAID APARTMENT and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the SAID BUILDING in which the SAID APARTMENT is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the SAID APARTMENT without the prior written permission of the **BUILDER/SELLER/PROMOTER** and/or the Society or the Association.

- (v) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project and the SAID BUILDING in which the SAID APARTMENT is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

- vi) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the SAID APARTMENT in the compound or any portion of the project land and the building in which the SAID APARTMENT is situated

- vii) The **PURCHASER/S/ALLOTEE/S** shall permit the **BUILDER/SELLER/PROMOTER** and their surveyors and agents, with or without workmen and other persons at all reasonable times to enter into and upon the SAID APARTMENT or any part thereof at all reasonable times to view and examine

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

- viii) The **PURCHASER/S/ALLOTEE/S** shall observe and perform all the Rules and Regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules , Regulations and Bye-laws for the time being of the concerned local authority and of Government and other Public Bodies. The **PURCHASER/S/ALLOTEE/S** shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the Occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

V. ALLOTMENT OF CAR PARKING AREA/SLOT:

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

VI. TAXES AND OUTGOINGS:

- (a) All applicable taxes, development/betterment charges such as infrastructure tax, transformer charges, electricity charges including, G.S.T. shall be payable by the

PURCHASER/S/ALLOTEE/S. G.S.T. levied shall be payable by the **PURCHASER/S/ALLOTEE/S** as per the stipulated percentage of the sale consideration as applicable.

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

- b) Within 30 days after notice in writing is given by the **BUILDER/SELLER/PROMOTER** to the **PURCHASER/S/ALLOTEE/S** that the SAID APARTMENT is ready for use and occupancy, the **PURCHASER/S/ALLOTEE/S** shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the SAID APARTMENT) of outgoings such as local taxes, betterment charges or such other levies by the concerned local authority and/or Government, water charges, insurance, common lights, repairs and salaries of clerks, caretaker, sweepers and all other expenses necessary and incidental to the management and maintenance of the project “**AAKASH**” .

VII. VARIATION IN PLANS:

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

- (b) Under no circumstances the **PURCHASER/S/ALLOTEE/S** shall be permitted to make any structural changes or any other change in the SAID APARTMENT nor any such request shall be entertained from the **PURCHASER/S/ALLOTEE**.

In the event the PURCHASER/S/ALLOTEE/S desire/s to make any changes or additions within the SAID APARTMENT to the Standard Specifications detailed in SCHEDULE No.V hereafter written, subject to the overall approval of the authorities concerned, then in such an event the BUILDER/SELLER/PROMOTER shall not be responsible for the functional effectiveness and efficacy of the extra item of work.

VIII. FORMATION OF ENTITY:

- a) The **BUILDER/SELLER/PROMOTER** shall form an SOCIETY/ASSOCIATION/ ENTITY within 3 months from the date on which at least 51 per cent of the total number of allottees in the project **“AAKASH”** have booked their Apartment. Upon realization by the **BUILDER/SELLER/PROMOTER** of the full payment of the amounts due and payable to them by all the Purchasers of all the Apartments in the SAID PLOT, the **BUILDER/SELLER/PROMOTER** shall facilitate the **PURCHASER/S/ALLOTEE/S** along with other allottee(s) in his capacity as CHIEF PROMOTER (being Owner / Promoter of the SAID PLOT) in forming and registering SOCIETY/ENTITY/ GENERAL SOCIETY/ASSOCIATION/LIMITED COMPANY and the **PURCHASER/S/ALLOTEE/S** along with the other Allottee/s of Apartments shall join in forming and registering the SOCIETY/ENTITY/GENERAL SOCIETY /ASSOCIATION/

LIMITED COMPANY to be known by such name as the **BUILDER/SELLER/PROMOTER** may decide for owning and/or maintaining the SAID PLOT and in getting conveyed the “SAID PLOT” in the name of the SOCIETY/ENTITY/GENERAL SOCIETY/ASSOCIATION/ LIMITED COMPANY within 3 months of obtaining Occupancy Certificate for the project “**AAKASH**” or alternatively in the event the SOCIETY/ENTITY/GENERAL SOCIETY/ASSOCIATION/LIMITED COMPANY is not formed, agree to get conveyed the undivided impartible and proportionate share in the SAID PLOT corresponding to the extent of the holdings of the respective Apartment proportionate to the carpet area in the names of all the Purchasers and further assist in the formation of GENERAL SOCIETY for the purpose of maintenance/ upkeep of the Buildings and Complex in the SAID PLOT and for this purpose the **PURCHASER/S/ALLOTEE/S** shall from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the SOCIETY/ENTITY/ GENERAL SOCIETY/ASSOCIATION/LIMITED COMPANY and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the **BUILDER/SELLER/PROMOTER** within seven days of the same being forwarded by the **BUILDER/SELLER/PROMOTER** to the **PURCHASER/S/ALLOTEE/S**, so as to enable the **BUILDER/SELLER/PROMOTER** to register the common organization of the Allottees. No objection shall be given by the **PURCHASER/S/ALLOTEE/S**, if any changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

- b) The **PURCHASER/S/ALLOTEE/S** at the time of taking over of the possession of the SAID APARTMENT shall deposit with the **BUILDER/SELLER/PROMOTER** the amount corresponding to the Stamp duty and Registration charges as applicable for the execution of the Deed of Sale to be executed in favour of the SOCIETY/ENTITY/ GENERAL SOCIETY/ASSOCIATION/ LIMITED COMPANY at the time of the handing over of the possession of the SAID APARTMENT as also towards Drafting and finalization of the Deed of Sale and towards legal expenses and Advocates fees to enable the **BUILDER/SELLER/PROMOTER** to finalize the Deed of Sale as and when deemed fit. It is however clearly understood that in case of there being any difference in the Stamp duty and registration charges, the difference in the same shall be payable/refundable to the **PURCHASER/S/ALLOTEE/S** and that no interest shall be payable by the **BUILDER/SELLER/PROMOTER** to the **PURCHASER/S/ALLOTEE/S** on the stamp duty and registration amount collected.
- (c) The **PURCHASER/S/ALLOTEE/S** and the person/s to whom the SAID APARTMENT is /are let, sub-let, transferred, assigned or given in possession of, shall be governed by and shall observe and comply with all the bye-laws, rules and regulations that may be laid down by the SOCIETY/ENTITY/ GENERAL SOCIETY/ASSOCIATION/LIMITED COMPANY as may be applicable from time to time (as and when formed).
- d) The **PURCHASER/S/ALLOTEE/S** shall be bound, from time to time to sign all papers and documents and to do all acts, deeds and things as may be necessary from time to time, for safeguarding the interest of the

BUILDER/SELLER/PROMOTER and of the other Apartment purchasers in the project “**AAKASH**”.

- e) In the event a SOCIETY/ENTITY/ GENERAL SOCIETY/ASSOCIATION/LIMITED COMPANY is formed and/or registered well before the completion of the project “**AAKASH**” the SOCIETY /ENTITY/ GENERAL SOCIETY and the ALLOTEE/S together with other Apartment purchasers shall be subject to the overall authority and control of the **BUILDER/SELLER/PROMOTER** in respect of any matter concerning the SAID PLOT or the SAID APARTMENT or the said project “**AAKASH**” or this Agreement.
- f) The **BUILDER/SELLER/PROMOTER** shall be in absolute control of unsold Apartments in the project “**AAKASH**”.
- g) All papers pertaining to the admission to the SOCIETY/ ENTITY/ GENERAL SOCIETY and the rules and regulations thereof as also all the necessary Deed / Deeds of Conveyance including the subsequent sale if any, till such time the admission is taken to the SOCIETY/ENTITY/ GENERAL SOCIETY/ASSOCIATION/LIMITED COMPANY shall be prepared by the Advocate of the **BUILDER/SELLER/PROMOTER**.
- h) The **PURCHASER/S/ALLOTEE/S** shall pay to the **BUILDER/SELLER/PROMOTER** their proportionate share for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at Law/Advocates of the **BUILDER/SELLER/PROMOTER** in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws.

IX. UPKEEP OF COMMON AMENITIES AND EXPENDITURE
RELATING THERETO

- (a) It is clearly agreed and understood that the responsibility / liability with respect to the common amenities of the project **“AAKASH”** is exclusively that of the Purchaser/s (including the **PURCHASER/S/ALLOTEE/S** herein) of various premises in the project **“AAKASH”** and or the SOCIETY/ENTITY/GENERAL SOCIETY/ASSOCIATION/LIMITED COMPANY.
- (b) The **PURCHASER/S/ALLOTEE/S** of Apartment shall deposit with the **BUILDER/SELLER/PROMOTER** as under;
- ii) **Rs./-** as initial maintenance deposit
- iii) **Rs./-** as membership of the SOCIETY/ENTITY/GENERAL SOCIETY/ASSOCIATION/LIMITED COMPANY
- c) The **PURCHASER/S/ALLOTEE/S** agree/s and bind/s himself/ themselves to contribute to the **BUILDER/SELLER/PROMOTER** such amount as may be decided by the **BUILDER/SELLER/PROMOTER** till the formation of the SOCIETY/ENTITY/GENERAL SOCIETY/ASSOCIATION/LIMITED COMPANY and furthermore to the SOCIETY/ENTITY/GENERAL SOCIETY/ASSOCIATION/LIMITED COMPANY such amount as may be decided by the SOCIETY/ENTITY/GENERAL SOCIETY/ASSOCIATION/LIMITED COMPANY after its formation as the case may be for the upkeep / governance and proper maintenance of the “SAID PLOT” and the building including the maintenance of common lights, water charges, watchman’s remuneration, maintenance of open spaces garden, lift etc irrespective of the use of these value additions by the owners of the Apartments. The obligation to pay shall start within 30 days after notice in writing is given by the

BUILDER/SELLER/PROMOTER to the **PURCHASER/S/ALLOTEE/S** that the SAID APARTMENT is ready for use and occupancy. The **BUILDER/SELLER/PROMOTER** or the SOCIETY/ENTITY/GENERAL SOCIETY/ASSOCIATION/LIMITED COMPANY as the case may be, depending upon the circumstances, shall be empowered to delete from or add any item for better governance of the SAID PLOT as they may deem fit and proper depending upon the exigencies of the situation from time to time.

- (d) Provided, further, the **PURCHASER/S/ALLOTEE/S** within 30 days after notice in writing is given by the **BUILDER/SELLER/PROMOTER** to the **PURCHASER/S/ALLOTEE/S** that the SAID APARTMENT is ready for use and occupancy shall be required to pay to the **BUILDER/SELLER/PROMOTER** maintenance charges of **Rs/- (Rupees Only)** per quarter, due and payable in advance by the 5th of every quarter, along with the GST charges levied by the competent authorities being the obligatory maintenance, charges and expenses of the **PURCHASER/S/ALLOTEE/S** share towards expenses incurred or and to be incurred in terms of Clause IX(c) referred hereinabove. At the time of handing over of the possession of the SAID APARTMENT maintenance charges pertaining to one quarter will be collected in advance.

The **BUILDER/SELLER/PROMOTER** shall operate a separate account in respect of the maintenance aspects till such time the SOCIETY/ENTITY/GENERAL SOCIETY/ASSOCIATION/LIMITED COMPANY is formed and shall utilize the amounts including the interest accrued on maintenance deposit collected only for the purpose for which

they have been received and the **BUILDER/SELLER/PROMOTER** shall handover the balance amount with him maintained in a separate Account after deductions, after the formation of the SOCIETY/ENTITY/ GENERAL SOCIETY/ASSOCIATION/LIMITED COMPANY.

X. DISCLAIMER:

- (a) It is hereby declared by both the Parties herein that after the formation of the SOCIETY/ENTITY/ GENERAL SOCIETY/ASSOCIATION/LIMITED COMPANY, the **PURCHASER/S/ALLOTEE/S** and/or the SOCIETY/ENTITY/ GENERAL SOCIETY/ASSOCIATION/LIMITED COMPANY shall alone be liable to pay all the maintenance expenses, charges, dues, taxes, levies, statutory or otherwise, by whatever name called. The **BUILDER/SELLER/PROMOTER** shall not be responsible for any default in payment of such payments thereafter, vicariously or otherwise.
- (b) It is clearly agreed and understood by the **PURCHASER/S/ALLOTEE/S** that the **BUILDER/SELLER/PROMOTER's** responsibility during the above period till such time the SOCIETY/ENTITY/ GENERAL SOCIETY/ASSOCIATION/LIMITED COMPANY is formed shall only be to the extent of payment of the above expenses only and the **BUILDER/SELLER/PROMOTER** shall not be held responsible for any accidents or thefts occurring within the precincts of the project "**AAKASH**".

XI. INCREASE IN MAINTENANCE DEPOSIT/CHARGES ETC.

If the **BUILDER/SELLER/PROMOTER** till such time the SOCIETY/ENTITY/GENERAL SOCIETY/ASSOCIATION/LIMITED COMPANY is formed and the SOCIETY/ENTITY/ GENERAL SOCIETY/ASSOCIATION/LIMITED COMPANY after its formation, is of the opinion that the amount fixed hereinabove will not be sufficient for proper governance and upkeep of the project **“AAKASH”** than in such a situation the **BUILDER/SELLER/PROMOTER** and/or the SOCIETY/ENTITY/ GENERAL SOCIETY/ASSOCIATION/LIMITED COMPANY (as the case may be) shall have the power to increase the maintenance deposit/charges with prior intimation to the **PURCHASER/S/ALLOTEE/S** and the **PURCHASER/S/ALLOTEE/S** shall pay the same within 15 days from the date of such intimation and the obligatory maintenance charges thereafter as per the revised rate and the decision of the **BUILDER/SELLER/PROMOTER** and/or SOCIETY/ENTITY/ GENERAL SOCIETY/ASSOCIATION/LIMITED COMPANY in this regard as the case may be shall be final, conclusive and binding on the **PURCHASER/S/ALLOTEE/S** herein and all the purchasers of Apartments. Failure to pay to the **BUILDER/SELLER/PROMOTER** and or the SOCIETY/ENTITY/ GENERAL SOCIETY/ASSOCIATION/LIMITED COMPANY (as the case may be) maintenance charges/deposit as stipulated herein above, shall attract payment of simple interest of 12% (Twelve percent) per annum on the amount due and payable effective from the respective dates till it is paid or realized. It is not obligatory for the **BUILDER/SELLER/PROMOTER** or SOCIETY/ENTITY/GENERAL SOCIETY/ASSOCIATION/LIMITED COMPANY to demand the same in writing, although a notice may be sent to remind the **PURCHASER/S/ALLOTEE/S** only as a matter of courtesy.

XII. GENERAL:

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

IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN the parties hereto that, in respect of those Apartments located on the **Fourth floor** namely Apartments No..... with horizontal flat roof the purchaser/s/allotee/s of such Apartment have the right to exclusively possess use and enjoy the open terrace space adjoining /above their respective Apartment/s to the extent of the carpet area of the Apartment and the exclusive carpet area of balcony/verandah/ passage of the said Apartment.

However, no construction is permitted nor any roof garden is allowed to be put – up in order to ensure the safety and to prevent probable damages (leakages etc) to the Slab beneath the open terrace. However the Apartments may be covered by any soft roofing.

No other Apartment Allotees in the project **“AAKASH”** shall be entitled to have any access whatsoever to the terraces mentioned above i.e namely Apartments No and.....

- (b) The **BUILDER/SELLER/PROMOTER** shall be at liberty to sell, assign, transfer or otherwise deal with their right, title and interest in the SAID PLOT and/or in the **“AAKASH”** provided it does not in any way affect or prejudice the right of the **PURCHASER/S/ALLOTEE/S** in respect of the SAID APARTMENT.

- (c) The **PURCHASER/S/ALLOTEE/S** shall be bound to sign all the papers and documents and do all the things and matters as the **BUILDER/SELLER/PROMOTER** may require from them from time to time in this behalf for safeguarding, interalia, the interest of the **BUILDER/SELLER/PROMOTER** and the **PURCHASER /S/ALLOTEE/S** as well.
- (d) That all notices to be served on the **PURCHASER/S/ALLOTEE/S** and the **BUILDER/SELLER/PROMOTER** as contemplated by this Agreement shall be deemed to have been duly served if sent to the **PURCHASER/S/ALLOTEE/S** or the **BUILDER/SELLER/PROMOTER** by Registered Post A.D. or notified Email ID/Under Certificate of Posting/ Courier service agency at their respective addresses specified below:

ADDRESS OF PURCHASER/S/ALLOTEE/S

.....
.....
.....

ADDRESS OF BUILDER/SELLER/PROMOTER

E-2, Mitasu Manor, near ZAO,
Sadar, Ponda-Goa 403401.

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

lawfully served to the **PURCHASER/S/ALLOTEE/S** and the **BUILDER/SELLER/PROMOTER** as the case may be.

- (e) The **PURCHASER/S/ALLOTEE/S** hereby give/s his/their express consent to the **BUILDER/SELLER/PROMOTER** to raise any loans against the SAID PLOT and/or the project “**AAKASH**” and to charge/mortgage the same with any Bank or Banks or any other Party. This consent is however on the express understanding that the **BUILDER/SELLER/PROMOTER** shall ensure to have any such charge/mortgage on the SAID APARTMENT completely vacated before the SAID APARTMENT is handed over to the **PURCHASER/S/ALLOTEE/S** for delivery and possession under this Agreement.
- (f) In the event the **PURCHASER/S/ALLOTEE/S** chooses to transfer his/her/their SAID APARTMENT to any Third Party, in the intervening period till such time the possession of the SAID APARTMENT is handed over to the **PURCHASER/S/ALLOTEE/S**, the **BUILDER/SELLER/PROMOTER** shall be entitled to receive from the **PURCHASER/S/ALLOTEE/S**, 10% of the sale consideration of this Transfer (Agreement) as “Transfer charges” and in addition the **PURCHASER/S/ALLOTEE/S** shall pay a sum of Rs.7,500/- (Rupees Seven thousand five hundred only) per transaction as transaction fee to meet the Professional charges of the Advocate. Further, the **BUILDER/SELLER/PROMOTER** shall be a CONFIRMING PARTY in the subsequent agreement of transfer.
- (g) In case of transfer of premises by the **PURCHASER/S/ALLOTEE/S** to the Third Party, the

PURCHASER/S/ALLOTEE/S undertakes to introduce the prospective buyer to the **BUILDER/SELLER/PROMOTER** and undertake to obtain consent of the **BUILDER/SELLER/PROMOTER** for the said transfer.

- (h) The word **PURCHASER/S/ALLOTEE/S** shall mean and include its plural form in case of there being more than one **PURCHASER/S/ALLOTEE/S** and shall also mean either of the genders i.e either in the masculine form or in the feminine form, or the firm/Company/Association/HUF depending upon the names of the **PURCHASER/S/ALLOTEE/S** as mentioned in the Agreement.
- (i) Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the SAID APARTMENT or of the SAID PLOT or the SAID BUILDING or any part thereof. The **PURCHASER/S/ALLOTEE/S** shall have no claim save and except in respect of the SAID APARTMENT hereby agreed to be sold to him/her/them and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the **BUILDER/SELLER/PROMOTER** until the SAID PLOT and the structure of the building is transferred to the SOCIETY/ENTITY/ GENERAL SOCIETY/ASSOCIATION/LIMITED.
- (j) After the **BUILDER/SELLER/PROMOTER** executes this Agreement the **BUILDER/SELLER/PROMOTER** shall not mortgage or create a charge on the SAID APARTMENT and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the

right and interest of the **PURCHASER/S/ALLOTEE/S** who has taken or agreed to take the SAID APARTMENT

- (k) Entire Agreement:- This Agreement along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the SAID APARTMENT/SAID PLOT/SAID BUILDING, as the case may be.
- (l) Right to amend:— This Agreement may only be amended through written consent of the Parties.
- (m) 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.
- (n) Method of calculation of proportionate share wherever referred to in the agreement.— Wherever in this Agreement it is stipulated that the **PURCHASER/S/ALLOTEE/S** has to make any payment, in common with other Allottee(s) in Project “**AAKASH**”, the same shall be in proportion to the carpet area of the SAID APARTMENT to the total carpet area of all the Apartments in the Project “**AAKASH**”.

- (o) 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.
- (p) Place of execution.— The execution of this Agreement shall be complete only upon its execution by the **BUILDER/SELLER/PROMOTER** through its authorized signatory at the **BUILDER/SELLER/PROMOTER's** office, or at some other place, which may be mutually agreed between the **BUILDER/SELLER/PROMOTER** and the **PURCHASER/S/ALLOTEE/S**, after the Agreement is duly executed by the **PURCHASER/S/ALLOTEE/S** and the **BUILDER/SELLER/PROMOTER** or simultaneously with the execution, the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at **Ponda-Goa**.
- (q) The **PURCHASER/S/ALLOTEE/S** and/or **BUILDER/SELLER/PROMOTER** shall present this Agreement at the proper registration office for registration within the time limit prescribed by the Registration Act and the **BUILDER/SELLER/PROMOTER** will attend such office and admit execution thereof.
- (r) Joint allottees.— That in case there are Joint Allottees all communications shall be sent by the

BUILDER/SELLER/PROMOTER to the **PURCHASER/S/ALLOTEE/S** whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

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

XIII REPRESENTATIONS AND WARRANTIES OF THE BUILDER/SELLER/PROMOTER

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

- (i) The **BUILDER/SELLER/PROMOTER** has clear and marketable title with respect to the SAID PLOT as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the SAID PLOT and also has actual, physical and legal possession of the SAID PLOT for the implementation of the Project “**AAKASH**”;
- (ii) The **BUILDER/SELLER/PROMOTER** has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project “**AAKASH**” and shall obtain requisite approvals from time to time to complete the development of the project “**AAKASH**”.
- (iii) There are no encumbrances upon the SAID PLOT or the project “**AAKASH**”.

- (iv) There are no litigations pending before any Court of law with respect to the SAID PLOT or the project **“AAKASH”**.
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the SAID PLOT or the project **“AAKASH”** and the SAID BUILDING are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the SAID PLOT or the project **“AAKASH”** and SAID BUILDING shall be obtained by following due process of law and the **BUILDER/SELLER/PROMOTER** has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the SAID PLOT or the project **“AAKASH”** / SAID BUILDING / and common areas;
- (vi) The **BUILDER/SELLER/PROMOTER** has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the **PURCHASER/S/ALLOTEE/S** created herein, may prejudicially be affected;
- (vii) The **BUILDER/SELLER/PROMOTER** has not entered into any Agreement for sale and/or Development Agreement or any other Agreement/arrangement with any person or party with respect to the SAID PLOT or the project **“AAKASH”** or the SAID APARTMENT which will, in any manner, affect the rights of **PURCHASER/S/ALLOTEE/S** under this Agreement;
- (viii) The **BUILDER/SELLER/PROMOTER** confirms that the **BUILDER/SELLER/PROMOTER** is not restricted in any manner whatsoever from selling the SAID APARTMENT to the

PURCHASER/S/ALLOTEE/S in the manner contemplated in this Agreement;

- (ix) At the time of execution of the conveyance deed of the structure to the SOCIETY/ENTITY/ GENERAL SOCIETY/ASSOCIATION/LIMITED COMPANY of Allottees the **BUILDER/SELLER/PROMOTER** shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the SOCIETY/ENTITY/ GENERAL SOCIETY/ASSOCIATION/LIMITED COMPANY of Allottees
- (x) The **BUILDER/SELLER/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 PLOT or the project “**AAKASH**” 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 **BUILDER/SELLER/PROMOTER** in respect of the SAID PLOT or the said project “**AAKASH**”.

XIV BINDING EFFECT:-

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

XV. DISPUTES/SETTLEMENT/LITIGATION/JURISDICTION

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

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

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

SCHEDULE – I

(Description of the SAID PROPERTY)

All that landed property known as “LOCONDIEM PRIMEIRA ADICAO” comprising of two sub-divisions or glebas the first gleba known as “LOCONDIEM” and the second Gleba known as “CUMBARBATA”. described in the Land Registration Office of Ilhas under No 299 of Book B-1 New and registered in the Taluka Revenue Office for the purpose of Matriz Predial under No 1032 and recorded in the Record of Rights under Survey No. 172/18 of Village Ponda, Taluka Ponda within the limits of Municipal area of Ponda, Taluka and Registration Sub District of Ponda, District of South Goa, in the State of Goa, the said property is bounded as under:-

Boundaries of the first Gleba Known as “Locondiem”:-

On or towards the East:- By the limit of corrente
taboleiros

On or towards the West:- By Pimpol trees

On or towards the North:- By the property of Verencar and

On or towards the South:- By the limits of Quartel do
Oitavo Companhia

Boundaries of the Second Gleba Known as “Cumbarbata”:-

On or towards the East:- By that of antiquity

On or towards the West:- By the border of drain

On or towards the North:- By the ancient fence of the drain
to the right and

On or towards the South:- By the cumbio tree.

SCHEDULE – II
(Description of the SAID PLOT)

ALL THAT piece and parcel of land admeasuring an area of 604 square meters carved out of the SAID PROPERTY described in Schedule I and surveyed under new Survey No. 172/18 of Village Ponda, Taluka Ponda and is bounded on or towards the :-

- | | |
|-------|--|
| NORTH | : By existing 6 meter wide road & proposed 8 meter wide road |
| SOUTH | :By the Property of Vithal Jaganata Kamat and family |
| EAST | :By the Property of Vithal Jaganata Kamat and family ; |
| WEST | : By property belonging to Shivdas Naik |

SCHEDULE NO. III
(DESCRIPTION OF THE SAID APARTMENT)

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

SCHEDULE NO.IV
MODE OF PAYMENT

The **PURCHASER/S/ALLOTEE/S** has paid at the time of signing of this agreement a sum of **Rs./- (Rupees only)** (not exceeding 10% of the total consideration) and the balance amount of **Rs./- (Rupees only)** in the following manner:

- (i) Amount of **Rs./- (Rupees only)** (not exceeding 30% of the total consideration) 10% to be paid to the **BUILDER/SELLER/PROMOTER** after registration of the Agreement.
- (ii) Amount of **Rs./- (Rupees only)** (not exceeding 45% of the total consideration) 25% to be paid to the **BUILDER/SELLER/PROMOTER** on completion of the Plinth of the SAID BUILDING.

- (iii) Amount of **Rs./- (Rupees only)**
(not exceeding 55% of the total consideration) 10% to be paid to the **BUILDER/SELLER/PROMOTER** on completion of the second slab of the SAID BUILDING
- (iv) Amount of **Rs./- (Rupees only)** (not exceeding 70% of the total consideration) 15% to be paid to the **BUILDER/SELLER/PROMOTER** on completion of the roof slab of the SAID BUILDING
- (v) Amount of **Rs./- (Rupeesonly)** (not exceeding 75% of the total consideration) 5% to be paid to the **BUILDER/SELLER/PROMOTER** on completion of the walls, internal plaster, door frames of the SAID APARTMENT.
- (vi) Amount of **Rs./- (Rupees only)**
(not exceeding 80% of the total consideration) 5% to be paid to the **BUILDER/SELLER/PROMOTER** on completion of the external plumbing and external plaster, elevation, terraces with waterproofing of the SAID BUILDING or wing in which the SAID APARTMENT is located.
- (vii) Amount of **Rs./- (Rupees only)** (
not exceeding 85% of the total consideration) 5% to be paid to the **BUILDER/SELLER/PROMOTER** on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said SAID APARTMENT.

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

(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.

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

SCHEDULE NO. V **STANDARD SPECIFICATIONS**

1. **STRUCTURE**: The Building consists of a reinforced Cement Concrete framed structure. The masonry in plinth is of laterite stone in cement mortar. The masonry in superstructure is 20 cm thick laterite stones. All partition walls are of 10/11 cm brick masonry/light weight AAC blocks.
2. **PLASTER (Optional)**: The Internal WALL plaster is in one coat of cement mortar ceiling with gypsum plaster and the external plaster in general is in two coats of cement sand mortar.

3. **FLOOR FINISH**: The entire Apartment flooring except the toilet is finished with vitrified tiles.
4. **WINDOWS**: The Windows in general are of powder coated/anodized aluminum sliding section. The toilet ventilators are in alluminium frame and glass louvered.
5. **DOORS**: All doors are designer flush doors with mattiwood or equivalent frames, toilets will be provided with fiber doors & concrete frames. All doors are provided with SS Fittings and SS Hinges.
6. **PAINTING**: Internal walls and ceiling are painted with 2 coats of Acrylic emulsion. External walls are painted with 2 coats of water proof Acrylic over a coat of primer.
7. **KITCHEN**: Cooking Platform with a stainless steel sink without drain board at one end is provided in the kitchen. The Platform is finished with granite/marble/marbonite stone. The dado above platform and sink is provided with glazed tiles upto 60 cm ht. The standard length of kitchen platform including sink is 8 Rft.
8. **TOILET/BATH**: Toilet is provided with white/Ivory European style W.C pan. The floor is of ceramic tile and having ceramic tile dado up to door height. A Wash basin is provided in each toilet.
9. **DRAINAGE**: All sewage water is connected to the STP/septic tank/sewerage line as per the requirements of the Local Authority.
10. **WATER SUPPLY**: Water is supplied to every Apartment through a common overhead tank & sump provided for the Building which services all the Apartments.

11. **ELECTRICAL INSTALLATION:** All wiring is in copper wire concealed in walls and slabs of ISI mark.

Electrical load of the SAID APARTMENT is distributed in the following manner:

- i) **Hall / Dining:** 3 Nos- 5 amps points, 4 Nos lighting points, 2 Nos fan points, 1 No. T.V Point (However it is to be noted that no provision for A.C Point has been provided in the Hall/Dining).
- ii) **Bedroom/s:** 1 No – 5 amps point, 2 Nos light points, 1 No fan point, 1 No- 15 amps point for the provision of A.C
- iii) **Kitchen** : 2 Nos – 5 amps point, 1 Nos – 15 amps points, 2 Nos light points, 1 No. fan point (No provision is made for A.C point in the kitchen)
- iv) **Toilets** : Each Toilet is provided with 1 No.- 5 amps point, 1 No. -15 amps point for water heater, 1 No. light point.

1 No –light point is provided in the passage.

The total consumption load of electricity for the SAID APARTMENT is designed, as per the electrical layout of 7 Kilo watts load. The **PURCHASER/S/ALLOTEE/S** clearly understands the abovesaid electrical layout and expressly agrees to abide by the same and not make any variation which are likely to increase the design load, since the entire electric system comprising of switches, MCBs, main distribution box, internal wiring as well as

wiring from the DB to the Electric Meter has been designed and installed taking into consideration the above load.

The **BUILDER/SELLER/PROMOTER** shall provide electric connection to the SAID APARTMENT provided the **PURCHASER/S/ALLOTEE/S** timely signs the necessary forms/documents as stipulated by Goa Electricity Department required to obtain electricity connection. Any delay in this context, would lead to the delay in the completion time of the SAID APARTMENT to be handed over, for which the **PURCHASER/S/ALLOTEE/S** shall be solely responsible.

12. **FITTINGS:-**

- a) Jaquar or equivalent make S-S Bathroom fixtures are provided
- b) Hindware / Cera / Jaquar or equivalent make sanitary ware are provided
- c) Anchor/ Finolex or equivalent make concealed copper wiring is provided
- d) 3 Phase electricity connection is provided. Hot and Cold system in toilets is provided.

13. **EXTRA WORKS:**

Any additional works desired by the PURCHASER/S/ALLOTEE/S apart from those offered during booking and signing of Agreement for Sale, if permitted by the BUILDER/SELLER/PROMOTER, subject to overall approval of the authorities concerned, if need be, shall further be executed by the BUILDER/SELLER/PROMOTER and the PURCHASER/S/ALLOTEE/S shall have to pay and deposit additional cost for such extra item work, in advance and shall also have to sign requisite papers and necessary undertaking to that effect.

After taking possession of the SAID APARTMENT, the **PURCHASER/S/ALLOTEE/S** without obtaining the requisite permission from the Planning & Development Authority or the Town & Country Planning Department and Ponda Municipal Council, shall not be entitled to execute any additional work/s in the SAID APARTMENT by way of alterations, modifications or enclosures. Further, even after obtaining such permission, the **PURCHASER/S/ALLOTEE/S** shall ensure that any repairs, additions, alterations done shall in no manner cause prejudice or affect the owners/occupiers of any other Apartments in the SAID BUILDING, and in any case of any seepage of water or other defects such as cracks etc. found/noticed by the occupiers/owner of any other Apartments, then the **PURCHASER/S/ALLOTEE/S** shall be solely responsible and liable for the same and the **PURCHASER/S/ALLOTEE/S** shall rectify the same and if necessary, restore the shape of the structure as per the original approved plan. **BUILDER/SELLER/PROMOTER** shall not be liable to rectify or pay compensation either to the **PURCHASER/S/ALLOTEE/S** or any other Apartment Owner/s. Further the

PURCHASER/S/ALLOTEE/S shall indemnify the **BUILDER/SELLER/PROMOTER** if any of the other Apartment purchasers in the SAID BUILDING suffer damages to their Apartments and claim compensation on account of alterations or modifications carried out by the **PURCHASER/S/ALLOTEE/S** of the SAID APARTMENT.

14. **GENERAL:-**

The **PURCHASER/S/ALLOTEE/S** shall reimburse to the **BUILDER/SELLER/PROMOTER**, Infrastructure Tax as per actual to be paid on the date of handing over the possession of the said apartment amounting to Rs...../- (Rupees only)

The **PURCHASER/S/ALLOTEE/S** shall also pay to the **BUILDER/SELLER/PROMOTER**

- i) Towards electricity deposit/ supervision charges/ connection charges/ transformer charges a sum of **Rs..... /- (Rupees)** (Payable on the date of handing over the possession of the SAID APARTMENT)
- ii) **Rs..... /- (Rupees only)** for Electronic Meter. (Payable on the date of handing over of Possession of the SAID APARTMENT)

IN WITNESS WHEREOF the Parties hereto have set hands on the day and year first herein above mentioned.

SIGNED AND DELIVERED BY
the withinnamed BUILDER/SELLER/PROMOTER
M/S MAHALAXMI DEVELOPERS
Represented herein by its Partner
MR. ARVIND VISHWANATH DHAIMODKAR alias
MR. ARVIND VISHWANATH NAIK DHAIMODKAR
Authorized to sign vide Power of Attorney dated 21.3.2017

Left hand finger prints	Right hand finger prints
1.....	1.....
2.....	2.....
3.....	3.....
4.....	4.....
5.....	5.....

SIGNED AND DELIVERED BY
the withinnamed PURCHASER at **2** above

Left hand finger prints	Right hand finger prints
1.....	1.....
2.....	2.....
3.....	3.....
4.....	4.....
5.....	5.....

IN THE PRESENCE OF WITNESSES:

- 1. Name:-
Address:-
- 2. Name:-
Address:-