

**AGREEMENT OF SALE**

THIS AGREEMENT is executed on this 07<sup>th</sup> day of April 2021 BETWEEN, **M/s. RIVIERA CONSTRUCTIONS PVT.LTD.**, a Company duly registered with the Registrar of Companies under Certificate of Incorporation bearing no. 24-01994 of 1995, holder of [REDACTED], having its registered office at 0-104, 2<sup>nd</sup> Floor, Gomes Catao Complex, Near Cine Alankar, Mapusa, Bardez, Goa,403507 represented by its Director, **MR. LEO FRANCISCO MARCOS MACHADO BRAGANCA**, son of late Assuncao de Braganca, married, legal practitioner, 67 years of age, holder of PAN [REDACTED], Indian National, resident of 149, Gaunsavaddo, Mapusa, Bardez, Goa 403507 by virtue of a resolution of its Board of Directors dated 01.04.2021 bearing no:RC/GC/21848, hereinafter called the **VENDOR** (which expression shall unless repugnant to the context or meaning thereof shall be deemed to mean and include its representatives, executors, administrators and assigns) of the **FIRST PART (1)** -----, --- years of age, ----- (status), -----(occupation), son of -----, holder of PAN -----, Indian National, resident of ----- hereinafter called **THE PURCHASERS /SECOND PARTY** ( which expression shall unless repugnant to the context or meaning thereof shall be deemed to mean and include

their representatives, executors, administrators and assigns) of the **SECOND PART**.

WHEREAS there exists a property known as "PONSABATA" OR "GHARBHATT" admeasuring 700 sq. mtrs, situated at Eamonvaddo, Siolim, Village Panchayat of Siolim, Taluka and Sub-District of Bardez, District of North ~~Coast~~ State of Goa surveyed for Record of Rights under Survey no. 52/17 of the Revenue Villâge of Siolim and more particularly described in the Schedule I hereunder.

AND WHEREAS the said property originally belonged to Shri. Ravindra Shiva chodankar, and his wife smt. Geeta Ravindra Chodankar.

AND WHEREAS the ownership of the said original owners has been confirmed by Judgment and Decree dated 4.2.2020 in Regular Civil Suit no.258/2018/A passed by the Civil Judge Senior Division of Bardez at Mapusa.

AND WHEREAS the said original erstwhile owners, by a Sale Deed executed on 4.5.2020 and registered under Book-I Doc.Reg.no.BRZ-1-1309-2020 dated 15.5.2020 with the Civil Registrar cum Sub Registrar of Bardez at Mapusa sold the said property to M/s Riviera Constructions Pvt. Ltd., the vendors herein, which property shall be hereinafter be referred to as THE SAID PROPERTY.

AND WHEREAS the **VENDORS** herein are thus the absolute owners in possession of the said Property described in Schedule I hereinafter written.

AND WHEREAS the **VENDOR** is entitled to develop the said property by constructing thereon building or buildings / villas for sale to third parties.

AND WHEREAS the said **VENDOR** / **DEVELOPER** has evolved a scheme to develop the said property.

AND WHEREAS the **VENDOR** has acquired surrounding properties bearing survey no.52/15, 16, 18, 19, and 20 and property bearing survey no. 53/17 and 52/20 for the purpose of the said Complex known as "**RIVIERA SUBLIME**" comprising of Phase I, II, IIB and IIC which together shall constitute the Complex.

AND WHEREAS the Complex in the said property and around it as aforesaid in phases shall be known as "**RIVIERA SUBLIME**".

AND WHEREAS the Phase I of the development in properties bearing survey no: 52/20 and 53/17, and Phase II of the development in properties bearing survey no.52/19, 15 and 16, of Siolim is now complete.

AND WHEREAS the development in the said property more particularly described in Schedule I hereinafter

written shall be referred to as Phase II B of Riviera Sublime.

AND WHEREAS the facilities for the said "**RIVIERA SUBLIME**" Complex in phases I, II, IIB and IIC shall be enjoyed in common.

AND WHEREAS the facilities for the said "**RIVIERA SUBLIME**" Complex shall be enjoyed in common by the owners of the built up area in all the Phases I, II, IIB and IIC as and when the Phases are completed.

AND WHEREAS the **VENDORS** on purchase of the said property described in Schedule I hereunder written, obtained a sanad for conversion of the land for non agricultural use bearing Ref.no.4/128/CNV/AC-III/2020/73 dated 14.1.2021.

AND WHEREAS the said **VENDORS** secured an approval from Town and Country Planning Department for development of the said property described in Schedule I vide Order bearing Ref.no.TPB/61123/SIO/TCP/2020/1902 dated 22.5.2020 Inward no.1280 dated 09/03/2020.

AND WHEREAS the Village Panchayat on the basis of above referred to Town and Country Planning Department has granted construction licence bearing Ref.no.VP/S.M/20-21/BAR/36/2518 dated 22.01.2021,

permitting the Vendors to construct buildings as approved by the said license.

AND WHEREAS the **PURCHASERS** have approached the **VENDOR / DEVELOPER** expressing his/her/their willingness to purchase a Apartment complete in all respect as per specifications described in schedule VI in the said Phase II B and constructed in the property more particularly identified in Schedule I hereunder written and hereinafter referred to as the SAID PREMISES to be constructed in the said property more particularly described in schedule I hereunder written.

AND WHEREAS the **PURCHASERS** have agreed to pay for the said premises more particularly described in schedule II hereunder written as well as towards the value/cost of the undivided proportionate right in the said plot described in schedule I hereunder written and accruing to the said premises and all the taxes including Goods and Service Tax, Vat and other local and central taxes as may be applicable and payable by the purchaser from time to time until the delivery of possession of the said premises and / or execution of the Deed of Sale in favour of the Purchaser.

AND WHEREAS the **PURCHASERS** have agreed to pay the said consideration as detailed in Schedule III hereunder written.

AND WHEREAS the specifications for the construction of the said premises are shown in Schedule VI hereunder written, and the other details of the transaction are shown in Schedule V hereinunder.

AND WHEREAS the parties have agreed to enter into an agreement for sale of the said Premises more particularly described in Schedule II hereunder written and proportionate undivided right to the said Property described in Schedule I wherein it is constructed which shall be a part of the complex known under the name and style of "**RIVIERA SUBLIME**".

AND WHEREAS the **VENDOR** proposes development in further Phases in adjoining properties which are under negotiations for purchase thereof by the Vendors from the Owners of the said properties.

**NOW THEREFORE THIS AGREEMENT OF SALE WITNESSETH AS**

**UNDER:**

1. That in consideration of payment of the total sum / amount shown in Schedule III hereinunder written, payable by the **PURCHASERS** to the **VENDOR** for the sale of the said premises, and undivided right to the land, the **VENDOR** does hereby agree to transfer and hand over the possession of the said premises in favour of the said **PURCHASERS**, which premises are more

particularly described in Schedule II hereunder written in the said property described in the Schedule I hereunder written, and which is having the specifications contained in Schedule VI and the plan annexed hereto.

2. The undivided right agreed to be sold to the **PURCHASERS** shall be in the said Property more particularly described in Schedule I hereunder written and shall not include undivided rights in the property wherein other phases of the said Complex is put up.
3. That the **PURCHASERS** shall be liable to pay all the taxes due and payable under the law, current or future as may be applicable and payable, for this transaction including GST, Vat and / or other taxes, fees, cesses or revenue payments payable to the Central or the State Government including local taxes payable to the local body towards the sale of the said premises and undivided right to the land and a refundable maintenance deposit as applicable.
4. That the consideration payable under this Agreement shall be paid in the manner indicated in the Schedule of payments contained in Schedule III hereunder written.
5. The **PURCHASERS** shall maintain the external façade including the front, the side and rear elevation of the

said premises in the same form as the **VENDOR** has constructed it and shall not at any time alter the said elevations/ façade/design in any manner whatsoever without the prior consent in writing from the **VENDOR**.

6. The **VENDOR** shall deliver the possession of the said premises within the period indicated in schedule IV hereunder written, and on payment of full consideration payable under this Agreement in terms of the Schedule III of payments provided in the said Schedule III hereunder written. The additional details of the transaction are shown in the schedule V hereunder written.

7. Failure on the part of the **PURCHASERS** to pay the balance consideration in terms of Schedule III hereunder written, will entitle the **VENDOR** to terminate this Agreement with 15 days written notice, as time is the essence of this Agreement.

8. The notices provided under this agreement shall be sent by registered post or email to the address of the **PURCHASERS** as shown/indicated in the Schedule V hereunder written. A notice shall be deemed to have been served on the **PURCHASERS** once it is posted at the given address or by email to the address of the **PURCHASERS** as given in Schedule V hereunder written.

9. That in the event of such termination, an amount of Rs.2,00,000/- of the total price, paid by the



**PURCHASERS** shall be forfeited, but the other amounts with the exception of stamp duty and registration fees paid by the **PURCHASER** shall on resale of the said premises, be refunded to the **PURCHASER** without any interest subject to such moneys being made available with the **VENDOR** under the provisions of any law that may come in force as regards the refund of moneys. The **VENDOR** shall be free to transfer, sell or allot the said apartment/premises to any other person of the choice of the **VENDOR** and the **PURCHASER** shall not be entitled to claim any other monies from the **VENDOR**.

10. The **VENDOR** shall not incur any liability if they are unable to deliver the said premises within the period specified in Schedule IV due to :

(a) War, epidemic like Covid Pandemic, Civil commotion or an act of God, or any effects of Lockdown & stoppage of work due to any pandemic situations, including Covid-19.

(b) any notice order, Decree, Judgement, rule notification of the Government or Court or any other competent authorities including the Collector, Mamlatdar, Administrative Tribunal, Village Panchayat, and the Planning authorities.

(c) Any other reason or reasons beyond the control of the **VENDOR**

- (d) Any notice, order, rule, regulation, notification or Directive of the Government and / or other local or public or Private Body or Competent authority / Court / Tribunal / Quasi Judicial Body or Authority.
- (e) Any prohibitory order of any court against the development of the building / land;
- (f) Flood, drought, cyclone, fire, earthquake or any other calamity caused by nature affecting the regular development of the Real Estate Project.
- (g) Non- availability of cement, steel or other building material, water or electric supply / connection or drainage / sewerage connection or labourers etc; or
- (h) delay on account of the following:
- i) Minor or major fire or explosion or accident at the site not caused due to any negligence of the Vendors or
- j) Strikes or agitation by the workers, employees or labourers of the Vendors or the contractors or suppliers ; or
- k) Government seizures of the equipment and / or plant of the building
- l) Any judgment of a competent court or any legislation or regulation or statutory or regulatory change of a

governmental entity prohibiting the performance of this Agreement.;

m) Delay in issue of the occupancy certificate and / or grant of any no objection certificate, permission, approval, sanction, license and / or order as may be required in respect of the said apartment or sale thereof for reasons not attributable to the promoter.

n) Act of interference or action by civil or military authorities, act of terrorism, or act of a public enemy, acts of belligerents of foreign enemies, riots, blockages, civil disturbance, revolution, rebellion or insurrection, exercise or military or usurped power.

11. The **Vendor** shall wherever it is necessary, intimate the purchaser in case of events set out in clause 10.

12. The **vendors** shall not be liable to pay any compensation to the purchasers for the delay on any account of the reasons and / or situations or conditions set out in clause 10.

And in case of any of the aforesaid events taking place the **VENDOR** shall be entitled to reasonable extension of time for the delivery of the possession of the said premises for the use and occupation of the **PURCHASERS**.

13. If for any other reason than those specified in clause 10, the **VENDOR** is unable to or fails to deliver possession of the said premises to the **PURCHASERS** within the time specified in Schedule IV hereinabove written or within any further date or dates agreed to by the parties hereto, and further extension of 3 months, the **PURCHASERS** shall be entitled to give notice in writing to the **VENDOR** terminating the agreement, in which event the vendor shall on demand refund to the **PURCHASERS** all the amounts that have been received by the **VENDOR** from the **PURCHASERS** in respect of the said premises together with simple interest on such amounts as specified under RERA Rules, from the date of receipt till repayment and the **PURCHASER** there after shall not have any further claim against the **VENDOR** and the **VENDOR** shall be at liberty to allot and dispose off the said premises to any other persons for such consideration as the vendor may deem fit.

14. The **PURCHASERS** shall have no right to transfer, assign or sell their right and interest in the said premises till they have discharged and paid to the **VENDOR** all amounts and dues in respect of the said premises and undivided right to the land and taken possession of the same as per the terms and conditions of this Agreement.

15. The **VENDOR** shall have the first lien and charge on the interest and right of the **PURCHASERS** in the said premises agreed to be purchased by the **PURCHASERS** for all

the monies that the **PURCHASERS** are liable to pay in terms of these presents.

16. That the **PURCHASERS** shall at no time demand the partition of his undivided interest in the said property, it being agreed and declared by the **PURCHASERS** that their interest in the said plot is impartible and shall be held in common with other holders of premises in the said property and the **PURCHASERS** shall have no claims for exclusive possession of any part of the said property.

17. The **PURCHASERS** shall from the date of handing over the possession maintain the said premises at their cost in a good tenable repair and condition and shall not do anything in or to the said premises which may be against rules or bye laws of the Panchayat or any other authority nor shall the **PURCHASERS** change, alter or make additions in or to the said premises and / or to the buildings in which the said premises are situated or any part thereof.

The **PURCHASERS** shall be responsible for any breach of these conditions and the **VENDOR** or Association or Entity is entitled to prevent and restrain the **PURCHASER** from carrying out any such changes, alterations or additions to the said premises and / or to the common property on which the said premises are situated. Besides the **PURCHASER**, on breach of this condition, shall be liable to bear the cost of restoring the said premises or the land / property to its original conditions which sum

shall be included in the maintenance fund of the said complex.

18. That it is hereby clarified that this agreement is for the sale of the said premises with proportionate share pertaining to the said premises, excluding the common facilities which shall belong to the Association or Entity constituted for the purpose and the **PURCHASERS** will not have any other rights to the said property. And any increase in the F.A.R. in respect of the said property will accrue to the **VENDOR** and the Purchasers shall also not object to any future development of any adjoining properties by using facilities in the said property in common with the adjoining properties as also allotting the facilities in the adjoining property to the property described in Schedule herein and the complex in the property described in Schedule I and the adjoining properties or subsequent Phases consisting of Phase I, II, IIB and IIC shall be known as "**RIVIERA SUBLIME**" Complex.

19. The **PURCHASERS** shall also, in addition to the consideration of sale, keep a refundable security deposit maintenance deposit as mentioned in Schedule V hereinafter written. The security deposit shall belong to the **PURCHASER** and shall be utilized for the outgoings incurred in respect of the common facilities, repairs, touch-ups, paintings of outer walls, common lights,

sanitations, chowkidars and sweepers remuneration, driveway and garden lights, maintenance of swimming pools and gardens and all other common expenses in the said complex incidental to the said premises in the manner decided by the **VENDOR**. This amount shall be handed over to the association in constituted/formed after deducting all the expenses. Till such time the amount is handed over to the Association, the **VENDOR** shall be entitled to use the interest earned on this deposit towards the maintenance of the building or the common facilities or transferable in case of Assignment of the said premises by the Purchaser to any Third Party.

20. The **PURCHASERS** shall be entitled to use common facilities and amenities subject to making of the refundable security deposits and the payments herein mentioned. In case the interest from the deposit is not sufficient, all the **PURCHASERS** shall contribute such further sums that may become necessary for the maintenance of all the common areas by the Vendor by itself or may at its discretion constitute and/or appoint any other entity to do the same. The decision of the **VENDOR** in this regard shall bind the **PURCHASERS**.

21. The **PURCHASERS** does hereby agree to observe and perform all rules and regulations, which the **VENDOR** may frame from time to time for the upkeep and maintenance of the aforesaid premises and in respect of the use and

occupation of the said premises and for the upkeep and maintenance of the entire complex externally.

22. The **PURCHASERS** agrees and binds themselves to pay punctually and regularly on taking over the possession of the said premises, his share in all rates, taxes, dues, impositions, outgoings, expenses and burdens imposed upon the said Premises or Said Property by the Village Panchayat, the Government, Revenue Authorities, the **VENDOR** or any other Authorities as well as Electricity and Water charges as and when the same become due and payable.

23. The **VENDOR** undertakes that on receipt of full amounts and all the dues and charges due from and payable by the **PURCHASERS** for the said premises and the proportionate right to the land of this Phase described in Schedule I, it shall execute necessary deeds and documents conveying the said premises and undivided share / right to the land corresponding to the built up area of the said premises and conferring title of the said premises unto the **PURCHASERS** herein.

24. That the Deed of Conveyance and / or Assignment or such other deed concerning the said premises complete in all respects and the undivided rights to the land in the said property in this Phase shall be prepared by the advocate of the **VENDOR** at the expense of the **PURCHASERS**



and executed by the **VENDOR** as absolute owner of the said property described in Schedule I in favour of the **PURCHASER** subject to the provisions of the Real Estate (Regulation and Development) Act, 2016. That the **VENDOR** does hereby agree to sign and execute the deed of conveyance in respect of the undivided share/right corresponding to the built up area in the land described in schedule I in favour of the **PURCHASERS** OR THE ENTITY on payment of the entire consideration in respect of the said apartment and the value of the undivided right to the land. The **PURCHASERS** shall pay the stamp duty and registration charges, secretarial/ miscellaneous charges and legal fees of Rs. 30,000/- (Rupees thirty thousand only).

25. On possession of the said premises given to the **PURCHASERS** they shall have no claim whatsoever, against the **VENDOR** to any item of work carried out or completed other than the structural deficiencies brought to the notice of the **VENDOR** within a period of two years from delivery of possession.

26. The **PURCHASERS** does hereby agree to observe and perform all rules and regulations which the premises owners may jointly adopt from time to time and at all times for the protection and maintenance, of the entire complex, for conforming to the building rules and Panchayat bye laws and regulations in force and for fully

vesting the said property and building in the said owners and for strict observance of various stipulations and conditions jointly laid down by premises owner's in respect of the use and occupation of the said premises.

27. The **VENDOR** shall assist all the Purchaser of premises at "**RIVIERA SUBLIME**" Complex in forming an Association of persons or such other entity for maintaining the said complex (hereinafter called THE ENTITY) in case the **VENDOR** so decides or desires and / or the law so prescribes. The **PURCHASERS** hereby agrees to sign all forms, applications, deeds and other documents and incur cost as may be required for the formation of the entity.

The Purchaser is aware that the Vendors have a Registered Copyright of the name **RIVIERA** and the Purchaser shall not be entitled to use the said name for any commercial or pecuniary benefits.

28. The deposit/additional payments that may be demanded by or paid to the Electricity Department and Water Works Department for the purpose of giving water and electrical connection to the said building and electrical/ water meter deposit shall be payable by all purchaser in respect of the apartment agreed to be purchased by the **PURCHASERS**.

29. The said complex is a residential complex and it is prohibited to use it for commercial purpose and the purchaser assures the vendor that they shall not grant leave and License or rent back facility or let out rooms or enter into an Agreement with Third Parties in respect of the said premises for the purpose of running a Resort or use by any third party other than the purchaser on commercial basis or as a hotel or as a Guest House. In case of breach of the conditions herein, the purchaser shall be liable to pay additional fees / penalties imposed by the Vendor or the entity / Association nominated by it to manage the complex or maintain the same. The **VENDOR** however has no objection for the purchaser to use the said premises for the family of the **PURCHASER** and / or renting the said premises individually for residence without conducting commercial activity in form of Hotel room, service Apartment or such other short / long term used therein as the complex is purely residential. The **VENDOR** or Association or any other Entity constituted by the **VENDOR** in consultation with the **PURCHASER** is entitled to stop such short terms rent for commercial use without any notice to the individual **PURCHASER** and also impose a penalty fine for such breach which shall be at the discretion of the **VENDOR** or such Association or Entity.

30. That the conveyance of proportionate right to the said property in favour of the **PURCHASER** shall be subject to the safeguards of the interest in the part of the property more particularly described in Schedule I hereinunder written and allotted as hereinabove mentioned.
31. That possession of the said premises is not handed over and shall be handed over at the time of execution of the final sale deed.
32. The **VENDORS / DEVELOPERS**, have registered the project for first & second Phase of construction in the said property under the provisions of the RERA Act and Rules framed thereunder under Registration no.PRG004180340 & PRG006201125 respectively.
- The **VENDORS / DEVELOPER** may at their option register the other Phases of the construction on obtaining the required permission.
33. The **VENDORS / DEVELOPER** has, before signing of this Agreement, has given the inspection of all the documents of title relating to the said project / land ( RIVIERA SUBLIME) and the plans, designs and specifications prepared by the vendor's Architect appointed by the Vendor and has furnished copies of the same to the Purchaser, the receipt of which the Purchaser does hereby admit and acknowledge. It is expressly agreed that the

road to the other Phases of the construction / complex is shown in the plan annexed hereto which is passing through the first Phase.

34. The **PURCHASER** has inspected the properties described in Schedule I prior to the execution of this agreement.

35. The **VENDORS / DEVELOPER** shall be entitled to get amended / revised the building plans for construction of such additional flats / tenements / premises etc. in the land described in Schedule I without in any way altering or changing the built up area agreed to be constructed or conveyed to the purchaser and the common areas / facilities, as permitted by the Planning authorities and the purchaser herein does hereby give his No Objection for such revisions/amendments of the plans. If so required the vendors shall be entitled to obtain further consent of the Purchaser.

**SCHEDULE I**  
**SCHEDULE OF THE PROPERTY**

ALL THAT Property known as "PONSABATA" OR "GHARBHATT" admeasuring 700 sq. mtrs situated at Bamonvaddo, Siolim, Village Panchayat of Siolim, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, surveyed for Record of Rights under Survey no. 52/17 of the Revenue Village of Siolim and bounded as under:

EAST: By the property bearing survey number 52/18.  
 WEST: By the property bearing survey number 52/15.  
 NORTH: By the property bearing survey number 52/12.  
 SOUTH: By the property bearing survey number 52/19.

#### SCHEDULE II

All that ----- bearing No.---- in "RIVIERA  
**SUBLIME"** COMPLEX, constructed in the property, more  
 particularly described in Schedule  
 I hereinabove, having a carpet area of ---- square  
 metres corresponding to built up area of --- sq.mts + -  
 ---sq.mts open to sky terrace.

The said ---- bearing ---- is shown in  
 the plan annexed hereto.

#### SCHEDULE III

##### (SCHEDULE OF PAYMENT)

Total price of ---- bearing No: ----is Rs.--

<b>A)</b>	Initial payment received	-
<b>B)</b>	<b>Balance Payment in Installments:-</b>	
i)	On or before	-
ii)	On or before	
iii)	On or before	
iv)	Final instalment at the time of taking possession, within, not more than 2 months of the intimation that the apartment is completed and is ready in all respects, scheduled for <b>on or before end March 2023.</b>	
	<b>TOTAL</b>	

**Note: Goods and Service Tax applicable at present @5%,  
 or as applicable, is payable along with each installment.**

**SCHEDULE IV**

The Project / Complex shall be completed on or before **end March 2023** subject to timely payments by the **PURCHASER** and period for obtaining occupancy certificate from the authorities. The Possession of the premises shall be handed over on completion of the project as certified by the Architect of the Project.

**SCHEDULE V****DETAILS OF TRANSACTION**

- |  |            |
|--|------------|
| i) Total price/consideration   | Rs.        |
| ii) Period of delivery of possession of the premises   | 21 months. |
| iii) Refundable Maintenance Deposit  | Rs.        |
| iv) Address of the Purchaser   |            |
| v) Services Tax, /Vat, Other Taxes Fines, Penalties, Duties, Cess, Surcharges etc. As applicable |            |
| vi) Miscellaneous details :  |            |
| Email address:   |            |
| Contact No.:   |            |

**SCHEDULE VI**  
**(BUILDING SPECIFICATIONS)**

**STRUCTURE** : of R.C.C. columns, beams and slabs. External or grid walls of 25 cms. thickness and bathroom partition walls of 15 cms. thickness.

**FLOORING:** Ceramic tiles of high quality, or equivalent.

**WALL FINISH:** (a) Internal Walls: Cement Plaster finished with wall ready plaster and painted with oil bound distemper.

(b) Exposed external walls: 2 coats of sand faced cement plaster finished with machine coat and painted with decorative textured 3 mm coat from Asian Paints or equivalent, finished with primer and 2 coats of Weathershield paints from ICI Dulux or equivalent.

(c) RCC roof slabs covered with ceramic or equivalent Roofing tiles, of high quality.

**DOOR/WINDOWS:** Moulded door shutters on hard wood frames in Apartment. Aluminium frame windows or equivalent for Apartment.

Moulded door shutters on hard wood frames internally in Row villa. Teakwood glazed door shutters for balconies, on hard wood frames in Row villa. Teakwood windows on hard wood frames in Row



villa. Moulded FRP door shutters for open terrace or exposed areas in Apartment/ Row villa.

**BATHROOMS:** Flooring and walls in high quality ceramic tiles. Granite or engineered quartz platform for wash basin. Wall tiles up to full height i.e. to false ceiling level. Sanitary ware of white colour conforming to high standards. Single lever taps/fixtures, and accessories, with chrome plated finish, conforming, to ISI Standards. Cold and Hot water supply with concealed CPVC pipelines. Glass partition cubicle for shower area.

**ELECTRICALS:** Concealed copper wiring for lighting, a.c. point, etc with provisions for TV central antenna system. High quality light switches of SSK/Signature/Roma or equivalent make with high quality wires colour coded. MPCB's for air conditioners.

**WATER SUPPLY:** Wells, or underground reservoir, and an overhead tank of adequate capacity, with water filtration unit. Plumbing with high quality Flowguard Astral CPVC/UPVC pipes, or equivalent for cold & hot water /flushwater, and Prince or equivalent PVC pipes for drainage. Hot water generation with Solar Panels in apartment, and Geyser/ Solar Panel in Row villa.

**KITCHEN:** Granite platform or engineered quartz on carcasses only (no shutters), with splash back tiles, and sink/ faucet, and without overhead kitchen cabinet. Electrical switching station on dado in the middle of the platform, with provision for power supply for washing machine, hob & chimney, microwave, water purifier and miscellaneous power socket. Water supply/drainage for sink, washing machine.

IN WITNESS WHEREOF, the parties hereto have signed and executed this Agreement for Sale in the simultaneous presence of the witnesses.