

AGREEMENT FOR SALE

This Agreement is made at on this the day of in the year Two Thousand and

BETWEEN

DLF Exclusive Floors Pvt. Ltd. (CIN) (PAN No.), a Company incorporated under the provisions of the Companies Act, 1956 with all amendments thereto, having its registered office at and its corporate office at, represented by its authorized signatories, Mr. son of, aged about years,, resident of, PAN, and Aadhaar No. and Mr., son of, aged about years, resident of, PAN, and Aadhaar No. duly authorized vide Board Resolution dated, hereinafter referred to as **“PROMOTER”** (which expression shall, unless repugnant to the context or meaning thereof, deem to mean and include its successors in interest, executors, administrators and permitted assignees) **OF THE ONE PART**

AND

[If the Allottee is an Individual]

Mr./Ms., (Aadhar No.) son/ daughter of, aged about, residing at, (PAN No.), and Mr. /Ms., (Aadhar No.) son/ daughter of, aged about, residing at, (PAN No.) (hereinafter called the **“Allottee(s)”**, which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators, successors-in-interest and permitted assigns).

[OR]

[If the Allottee is a Partnership]

....., a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at, (PAN No.), represented by its authorized partner, (Aadhar No.) authorized vide, (hereinafter referred to as the **“Allottee(s)”**, which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/ her/ their assigns) of the **OTHER PART**.

[OR]

Agreed and accepted by:

X
Allottee(s)

X
Promoter

[If the Allottee is a company]

_____, (CIN No. _____) a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at _____, (PAN No. _____), represented by its authorized signatory _____ (Aadhar No. _____) duly authorized vide board resolution dated _____ (hereinafter referred to as the “**Allottee(s)**”, which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assigns) of the **OTHER PART**.

[OR]

[If the Allottee is a HUF]

Mr. _____, (Aadhar No. _____) son of _____ aged about _____ for self and as the Karta of the Hindu Joint Mitakshara Family known as _____ HUF, having its place of business/residence at _____, (PAN No. _____) (hereinafter referred to as the “**Allottee(s)**”, which expression shall unless repugnant to the context or meaning thereof be deemed to mean and the members or member for the time being of the said HUF, and their respective heirs, executors, administrators and permitted assigns) of the **OTHER PART**.

The Promoter and Allottee(s) shall hereinafter collectively be referred to as the “**Parties**” and individually as a “**Party**”.

A. WHEREAS the Promoter is the sole and absolute owner and in physical possession of land total admeasuring 130,484.66 sq. mtrs. presently comprised in Survey Nos. 87-1-A-1, 87-1-A-2 and 87-1-A-3 situated in the Village Reis Magos, within limits of the Village Panchayat of Reis Magos-Verem, in the Taluka and Sub-District for Registration of Bardez in the District of North-Goa, Goa (hereinafter referred to as the “**Project Land**”) as described in **Schedule I** hereto vide:

- a. Deed of Sale dated 12.10.2006 executed between Bhamini Real Estate Developers Pvt. Ltd. (“Bhamini”) and Reis Magos Estates Pvt. Ltd. registered in the sub-Registrar Office of Bardez No. 5294 at pages 61 to 106 Book I Vol 1846 dated 18.10.2006 for land falling under Sy. No. 87-1A admeasuring 9,669 sq. mtrs. (later partitioned by virtue of Partition Order dated 27.12.2007 in Sy. No. 87-1-A-2) and 2,500 sq. mtrs. (later partitioned by virtue of Partition Order dated 27.12.2007 in Sy. No. 87-1-A-3) in Sy. No. 87-1A.

Agreed and accepted by:

X
Allottee(s)

X
Promoter

- b. Deed of Sale for 1,31,425 sq. mtrs. of land in Sy. No. 87-1A (later partitioned by virtue of Partition Order dated 27.12.2007 in Sy. No. 87-1-A-1) executed between Delanco Homes & Resorts Pvt. Ltd. ("Delanco") and Blue Coast Infrastructure Development Ltd. on 09.04.2007 registered in the sub-Registrar Office of Bardez No. 5294 at pages 61 to 106 Book I, Vol 1846.
- c. Sale Deed dated 22.09.2008 executed between Bhamini and Delanco registered in the sub-Registrar Office of Bardez under No. BRZ-BK1-00468-2009 dated 06.04.2009 for sale of 3,700 sq. mtrs. and 20,101 sq. mtrs in Sy. No. 87-1-A-1.
- d. Deed of Exchange dated 22.09.2008 executed between Delanco and Bhamini registered in the sub-Registrar Office of Bardez under No. BRZ-BK1-00467-2009 exchanging 9,669 sq. mtrs. of land of Bhamini falling in Sy. No. 87-1-A-2 with that of Delanco in Sy No. 87-1-A-1.
- e. Deed of Rectification dated 20.06.2012 registered under registration No. BRZ-BK1-02599-2012 of Book-I with Sub-Registrar of Assurance executed between Bhamini and Delanco. By way of this Deed, the parties agreed and rectified that 2,305 sq. mtrs. and 20,101 sq. mtrs. falling in Sy. No. 87-1-A-1 was sold by Delanco to Bhamini and not 3,700 sq. mtrs. as stated in Deed of Sale dated 22.09.2008.
- f. Fresh Certificate of Incorporation Consequent Upon Change of Name issued on 21.12.2021 pursuant to the change of name of Delanco Home and Resorts Pvt. Ltd. to DLF Exclusive Floors Pvt. Ltd., the Promoter herein.
- g. Sale Deed dated 20.01.2025 registered in the Sub-Registrar Office of Bardez under Document Serial No. 2025-BRZ-377 of Book I dated 21.01.2025 executed between Promoter and Bhamini. By way of this Sale Deed, Bhamini sold 19,839.68 sq. mtrs. in Sy. No. 87-1-A-1 along with 1,625.32 sq. mtrs. in Sy. No. 87-1-A-3 to the Promoter.

AND

The Title Report confirms that:

- (i) There are no covenants affecting the said Project Land.
- (ii) There are no impediments attached to the said Project Land.
- (iii) There are no Tenants occupying the Project Land and that the Promoter has clear possession of the said Project Land.
- (iv) There is no illegal encroachment on the said Project Land.
- (v) There is no permission required from any Government or Authority which affects the title to the Project Land.
- (vi) There is no mortgage or lien or charge on the Project Land.

Agreed and accepted by:

X
Allottee(s)

X
Promoter

- B. AND WHEREAS the Promoter is entitled and authorized to construct buildings/ units (hereinafter referred to as “**villas**”), in terms of the approved plans on the Project Land in accordance with the recitals herein above.
- C. AND WHEREAS the Promoter is in possession of the Project Land.
- D. AND WHEREAS the Promoter has proposed to construct on the Project Land a group housing residential project known as ‘Bayview Estates’ (“**said Project**”) comprising of 61 villas as per the approved Layout plans (Annexure C), and the approved plan for the said Villa as annexed in Schedule II.
- E. AND WHEREAS the Allottee(s) has/have agreed to purchase a villa bearing number _____, (hereinafter referred to as “**said Villa**”), more particularly detailed in Clause 1(a)(i), being constructed in the said Project by the Promoter.
- F. AND WHEREAS the Promoter has appointed an Architect registered with the Council of Architects and such agreement is as per the agreement prescribed by the Council of Architects; AND WHEREAS the Promoter has registered the said Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 and Rules framed thereunder with the Real Estate Regulatory Authority at Goa under No. _____; authenticated copy is attached in **Annexure A**.
- G. AND WHEREAS the Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the villas/ said Project and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the said Project.
- H. AND WHEREAS by virtue of the above Title Documents as detailed in Recital A herein, the Promoter has sole and exclusive right to sell the villas to be constructed by the Promoter on the Project Land and to enter into the Agreement/s with the allottees of the villas to receive the sale consideration in respect thereof.
- I. AND WHEREAS on demand from the Allottee(s), the Promoter has given inspection and copies to the Allottee(s) of all the documents of title relating to the Project Land and the plans, designs and specifications prepared by the Promoter’s Architects Messrs _____ 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 Allottee(s) has/have acknowledged the receipt of the same.
- J. AND WHEREAS the authenticated copies of Certificate of Title issued by the legal Practitioner of the Promoter, or any other relevant revenue record showing the nature of the title of the Promoter to the Project Land on which the villas are constructed or are to be constructed have been annexed hereto as **Annexure “B”**.

Agreed and accepted by:

X
Allottee(s)

X
Promoter

- K. AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Competent Authority have been annexed hereto as **Annexure “C”**.
- L. AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the villas and open spaces are proposed to be provided for on the said Project have been annexed hereto as Annexure “C”.
- M. AND WHEREAS the authenticated copies of the plans and specifications of the said Villa agreed to be purchased by the Allottee(s), as sanctioned and approved by the competent authority wherever applicable have been annexed hereto and marked as **Schedule II and III** respectively.
- N. AND WHEREAS the Promoter has got some of the approvals from the concerned competent authority(s) to the plans, the specifications, elevations, sections and of the said Villa/ said Project wherever applicable and shall obtain the balance approvals from various authorities from time to time, so as to obtain Completion Certificate or Occupancy Certificate of the said Villa/ said Project.
- O. AND WHEREAS while sanctioning the said plans concerned competent authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Project Land, said Villa/said Project and upon due observance and performance of which only the Completion or Occupancy Certificate in respect of the said Villa/ said Project shall be granted by the concerned competent authority.
- P. AND WHEREAS the Promoter has accordingly commenced construction of the said Project in accordance with the said approved plans;
- Q. AND WHEREAS the Allottee(s) has/have approached the Promoter for purchase of the said Villa bearing No. _____, being constructed in the said Project.
- R. AND WHEREAS the carpet area as defined under clause (K) of section 2 of the said Act, of the said Villa is _____ square meters.
- S. AND WHEREAS, the Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.
- T. AND WHEREAS, prior to the execution of these presents, the Allottee(s) has/have paid to the Promoter a sum of Rs..... (Rupees _____ only), being an advance payment or an Application Fee as provided in section 13 of the said Act (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee(s) has/have agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

Agreed and accepted by:

X
Allottee(s)

X
Promoter

- U. AND WHEREAS, the Promoter has registered the said Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 and Rules framed thereunder with the Real Estate Regulatory Authority under No. _____.
- V. AND WHEREAS, under Section 13 of the said Act, the Promoter is required to execute a written Agreement for Sale of said Villa with the Allottee(s), and also to register said Agreement under the Registration Act, 1908 (Central Act 16 of 1908).

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee(s) hereby agree(s) to purchase the said Villa as per the approved plans.

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

1. The Promoter shall construct the said Project comprising of 61 villas on the Project Land in accordance with the plans, designs and specifications as approved by the concerned competent authority from time to time wherever applicable.
Provided that the Promoter shall have to obtain prior consent in writing of the Allottee(s) in respect of variations or modifications which may adversely affect the said Villa of the Allottee(s), except any alteration or addition required by any Government authorities or due to change in law.
- 1.a(i). The Allottee(s) hereby agree(s) to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee(s), a villa bearing number _____ of carpet area admeasuring _____ sq. mtrs. The villa shall also have an exclusive carpet area of balcony(ies)/ verandah(s) of _____ sq. mtrs. with an exclusive terrace area of _____ sq. mtrs. and exclusive use of open area of _____ sq. mtrs. (hereinafter referred to as "**said Villa**"), total area admeasuring _____ sq. mtrs. (hereinafter referred to as "**said Villa Area**"), as shown in red dotted lines in the Plan thereof, hereto annexed as **Schedule IV** for the consideration of Rs. which includes the proportionate incidence of common areas and facilities appurtenant to the said Villa. It is clarified that the open area for exclusive use mentioned in this clause shall not be considered part of the common areas and facilities. The nature, extent and description of the common areas and facilities in the said Project and Project Land (hereinafter referred to as "**Common Areas and Facilities**") are more particularly described in the **Schedule V** annexed herewith.
- (ii) The Allottee(s) hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee(s) covered parking, if any, in the respective said Villa as per the approved plans. It has been agreed by the Allottee(s) that the cost of covered car parking, if Agreed and accepted by:

X
Allottee(s)

X
Promoter

any, has been included in the Total Price of the said Villa. The covered car parking spaces are provided only in villas 1 Bayview, 5 Bayview and 23 Bayview as per the approved plans annexed herewith as Annexure C and there are no covered car parking spaces in any other villas in the said Project.

- 1(b) The total aggregate consideration amount for the said Villa is thus Rs. _____ /-.
- 1(c) The Allottee(s) has/have paid on or before execution of this Agreement a sum of Rs _____ (Rupees _____ only) (not exceeding 10% of the total consideration) as advance payment or Application Fee and hereby agree(s) to pay to the Promoter the balance amount of Rs. _____ (Rupees _____ only) in the manner, as detailed in **Schedule VI**.
- 1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Infrastructure tax, GST and Cess or any other taxes which may be levied, in connection with the construction of and carrying out the said Project payable by the Promoter) up to the date of handing over the possession of the said Villa.
- 1(e) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges/taxes payable to the competent authority and/or any other increase in charges/ takes or other which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee(s) for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee(s), which shall only be applicable on subsequent payments.
- 1(f) The Promoter may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Allottee(s) on such terms and conditions as the parties mutually agreed the provision for allowing rebate and such rebate shall not be subject to any revision/withdrawal, once granted to an Allottee(s) by the Promoter.
- 1(g) The Promoter shall confirm the final carpet area that has been allotted to the Allottee(s) after the construction of the said Villa is complete and the completion certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of four percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee(s) within forty-five days with annual interest at the rate specified in the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on website) Rules, 2017 (hereinafter referred to as the “**said Rules**”), from the date when such an excess amount was paid by the Allottee(s). If there is any increase in the carpet area allotted to Allottee(s), the Promoter shall demand additional

Agreed and accepted by:

X
Allottee(s)

X
Promoter

amount from the Allottee(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(a) of this Agreement.

- 1(h) The Allottee(s) authorize(s) the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee(s) undertake(s) not to object/demand/direct the Promoter to adjust his payments in any manner.
- 2.1. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned competent authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the said Villa to the Allottee(s), obtain from the concerned competent authority occupancy and/or completion certificate in respect of the said Villa/ said Project.
- 2.2. Time is essence for the Promoter as well as the Allottee(s). The Promoter shall abide by the time schedule for completing the said Project and handing over the said Villa to the Allottee(s), and the Common Areas and Facilities to the Association of the allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be subject to all the allottees have paid all the consideration and other sums due and payable to the Promoters as per the Agreement. Similarly, the Allottee(s) shall make timely payments of the instalments and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter, as provided in clause 1(c) herein above. (**"Payment Plan"**).
3. The Promoter hereby declares that the Floor Area Ratio available as on date in respect of the Project Land is 104,365.13 square meters only and Promoter has planned to utilize Floor Area Ratio of Nil by availing of FAR available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of 65,238.72 square meters as proposed to be utilized by it on the Project Land in the said Project and Allottee(s) has/have agreed to purchase the said Villa based on the proposed construction and sale of villas to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

Agreed and accepted by:

X
Allottee(s)

X
Promoter

4.1. If the Promoter fails to abide by the time schedule for completing the said Project and handing over the said Villa to the Allottee(s), the Promoter agrees to pay to the Allottee(s), who does not intend to withdraw from the said Project, interest as specified in the Rule, on all the amounts paid by the Allottee(s), for every month of delay, till the handing over of the possession. The Allottee(s) agree(s) to pay to the Promoter, interest as specified in the said Rules, on all the delayed payment which become due and payable by the Allottee(s) to the Promoter under the terms of this Agreement from the date the said amount is payable by the Allottee(s) to the Promoter.

4.2. Without prejudice to the right of Promoter to charge interest in terms of sub clause 4.1 above, on the Allottee(s) committing default in payment on due date of any amount due and payable by the Allottee(s) to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee(s) committing three defaults of payment of instalments, the Promoter shall at its own option, may terminate this Agreement:

Provided that, Promoter shall give notice of fifteen days in writing to the Allottee(s), by Registered Post AD at the address provided by the Allottee(s) and mail at the e-mail address provided by the Allottee(s), of its intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee(s) fail(s) to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, the Promoter shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee(s) (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of sixty days of the termination, the instalments of sale consideration of the said Villa which may till then have been paid by the Allottee(s) to the Promoter and the Promoter shall not be liable to pay to the Allottee(s) any interest on the amount so refunded.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or its equivalent or price range (if unbranded) to be provided by the Promoter in the said Villa along with warrantors' responsibility are set out in **Annexure D** annexed hereto.

6. The Promoter shall give possession of the said Villa to the Allottee(s) on or before 30th day of April 2032. If the Promoter fails or neglects to give possession of the said Villa to the Allottee(s) on account of reasons beyond its control and of its agents by the aforesaid date Agreed and accepted by:

X
Allottee(s)

X
Promoter

then the Promoter shall be liable on demand to refund to the Allottee(s) the amounts already received by it in respect of the said Villa with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of said Villa on the aforesaid date, if the completion of said Villa is delayed on account of

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

7.1. **Procedure for taking possession** — The Promoter, upon obtaining the Occupancy Certificate from the competent authority and the payment made by the Allottee(s) as per the Agreement shall offer in writing the possession of the said Villa, to the Allottee(s) in terms of this Agreement to be taken within one month from the date of issue of such written notice by the Promoter and the Promoter shall give possession of the said Villa to the Allottee(s). The Promoter agrees and undertakes to indemnify the Allottee(s) in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee(s) agree(s) to pay the maintenance charges as determined by the Promoter or Association of allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee(s) in writing within 7 days of receiving the Occupancy Certificate of the said Project.

7.2. The Allottee(s) shall take possession of the said Villa within 15 days of the written notice from the Promoter to the Allottee(s) intimating that the said Villa is ready for use and occupancy.

7.3. Failure of Allottee(s) to take Possession of said Villa upon receiving a written intimation from the Promoter as per clause 7.1, the Allottee(s) shall take possession of the said Villa from the Promoter by paying all amounts executing necessary indemnities, undertakings and such other documentation as specified in this Agreement, and the Promoter shall give possession of the said Villa to the Allottee(s). In case the Allottee(s) fail(s) to take possession within the time provided in clause 7.2, such Allottee(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 and the said Villa thereon.

Agreed and accepted by:

X
Allottee(s)

X
Promoter

- 7.4. If within a period of five years from the date of handing over the said Villa to the Allottee(s), the Allottee(s) bring(s) to the notice of the Promoter any structural defect in the said Villa or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such defects, then the Allottee(s) shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act. In case the Allottee(s) carry out any work within the said Villa after taking possession, resulting in cracks and dampness or any other defect within or to the adjoining villas, then in such an event the Promoter shall not be liable to rectify or pay compensation as the liability of the Promoter shall be limited to structural defects only and shall not cover the defects attributable to the acts/ omissions by the Allottee(s). But the Promoter may offer services to rectify such defects with nominal charges. Hairline cracks and dampness caused due to settlement, humidity, variations in temperature, salinity, electrical conduits, etc. cannot be considered as defective work.
8. The Allottee(s) shall use the said Villa or any part thereof or permit the same to be used for residential purpose only. The Allottee(s) hereby agrees that he shall not use the said Villa or any part thereof or permit the same to be used for any other purpose except for residential purpose i.e., for any office, show-room, shop, godown or for carrying on any industry or business. He shall use the parking space(s) only for purpose of keeping or parking.
9. The Allottee(s) along with other allottees of villas in the said Project shall join in forming and registering the Association to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Association and for becoming a member, including the byelaws of the proposed Association and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee(s), so as to enable the Promoter to register the Association of allottees. No objection shall be taken by the Allottee(s) if any, changes or modifications are made in the draft bye-laws, as may be required by the Registrar of Societies or any other Competent Authority.
- 9.1. Within 15 days after notice in writing is given by the Promoter to the Allottee(s) that the said Villa is ready for use and occupancy, the Allottee(s) shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the said Villa) of outgoings in respect of the Project Land and common facilities namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers

Agreed and accepted by:

X
Allottee(s)

X
Promoter

and all other expenses necessary and incidental to the management and maintenance of the Project Land and common facilities. As a matter of abundant caution, it is further clarified and agreed by the Allottee(s) that, the cost and expense towards maintenance of the said Villa shall be solely borne by the Allottee(s) and is more particularly detailed in clause 14(i) of this Agreement.

Until the association of allottees is formed and the maintenance of the Common Areas and Facilities is transferred to it, the Allottee(s) shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee(s) further agree(s) that till the Allottee's share is so determined, the Allottee(s) shall pay to the Promoter provisional monthly contribution of Rs. 200/- per sq. mtrs. of carpet area, or as applicable, per month towards the outgoings. The Allottee(s) undertake(s) to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever. It is agreed that the non-payment or default in payment of outgoings on time by Allottee(s) shall be regarded as the default on the part of the Allottee(s) and shall entitle the Promoter to charge interest on the dues, in accordance with the terms and conditions contained herein.

10. The Allottee(s) shall on or before delivery of possession of the said Villa keep deposited with the Promoter, the following amounts which are currently estimated as under:—
- (i) Rs. 600/- for share money, application entrance fee of the Association.
 - (ii) Rs. 15,000/- for formation and registration of the Association.
 - (iii) Rs. Nil for proportionate share of taxes and other charges/levies in respect of the Association.
 - (iv) Rs. 2,400/- per sq. mtrs. of carpet area for deposit towards provisional monthly contribution towards outgoings of Association.
 - (v) Rs. 20,000/- for Deposit towards Water, Electric, and other utility and services connection charges.
 - (vi) Rs. 20,000/- for deposits of electrical receiving, transformer and Sub-Station provided in Layout.
 - (vii) Rs. 50,000/- as legal charges.
 - (viii) Infrastructure Tax, as applicable.
 - (ix) Rs. 8,611/- per sq. mtrs. of carpet area as Corpus in respect of the Association.
 - (x) Stamp Duty and Registration Charges, as applicable.

Agreed and accepted by:

X
Allottee(s)

X
Promoter

11. The Allottee(s) shall pay to the Promoter a sum of Rs. 50,000/- for meeting all legal costs, charges and expenses, including professional costs of the legal practitioner of the Promoter in connection with formation of the Association and for preparing its rules, regulations and bye-laws.
12. At the time of registration of conveyance of the said Villa, the Allottee(s) shall pay to the Promoter or concerned authority (as the case may be), the Allottee's share of stamp duty and registration charges payable, on such conveyance or any document or instrument of transfer in respect of said Villa. At the time of registration of conveyance or any document or instrument of transfer of the Project Land, the Allottee(s) shall pay to the Promoter, the Allottees' share of Stamp Duty and Registration Charges payable, by the said Association on such conveyance or any document or instrument of transfer in respect of the said Project Land to be executed in favour of the Association.

13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

The Promoter hereby represents and warrants to the Allottee(s) as follows:

- i. The Promoter has clear and marketable title with respect to the Project Land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the Project Land and also has actual, physical and legal possession of the Project Land for the implementation of the said Project;
- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the said Project and shall obtain requisite approvals from time to time to complete the development of the said Project;
- iii. The title report confirms that there are no encumbrances upon the Project Land or the said Project;
- iv. The title report confirms that there are no litigations pending before any Court of law with respect to the Project Land or the said Project;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the said Project, Project Land and villas 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 Project, Project Land and villas shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the said Project, Project Land, villas and the Common Areas and

Agreed and accepted by:

X
Allottee(s)

X
Promoter

Facilities;

- vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee(s) created herein, may prejudicially be affected;
 - vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the Project Land, including the said Project and the said Villa which will, in any manner, affect the rights of Allottee(s) under this Agreement;
 - viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Villa to the Allottee(s) in the manner contemplated in this Agreement;
 - ix. At the time of execution of the conveyance deed or any document or instrument of transfer of the Project Land to the Association of allottees, the Promoter shall handover lawful, vacant, peaceful, physical possession of the Common Areas and Facilities of the said Project as set out in **Schedule V** to the Association of the Allottees;
 - x. The Promoter has duly paid and shall continue to pay and discharge undisputed Governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said Project to the competent Authorities;
 - xi. No notice from the Government or any other local body or authority or any legislative enactment, Government ordinance, order, notification (including any notice for acquisition or requisition of the said Project) has been received or served upon the Promoter in respect of the Project Land and/or the said Project except those disclosed in the title report.
14. The Allottee(s) or himself/themselves with intention to bring all persons into whosoever hands the said Villa may come, hereby covenants with the Promoter as follows:—
- (i) To maintain the said Villa at the Allottee's own cost in good and tenantable repair and condition from the date the possession of the said Villa is taken and shall not do or suffer to be done anything in or to the said Villa which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the said Villa or any part thereof without the consent of local authorities, if required.
 - (ii) Not to store in the said Villa any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the said

Agreed and accepted by:

X
Allottee(s)

X
Promoter

Project or the said Villa 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 Common Areas and Facilities of the said Project or the said Villa, including entrances of the said Project and in case any damage is caused to said Project or the said Villa on account of negligence or default of the Allottee(s) in this behalf, the Allottee(s) shall be liable for the consequences of the breach.

- (iii) To carry out at his own cost all internal repairs to the said Villa and maintain the said Villa in the same condition, state and order in which it was delivered by the Promoter to the Allottee(s) and shall not do or suffer to be done anything in or to said Villa which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee(s) committing any act in contravention of the above provision, the Allottee(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 Villa 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 Villa or any part thereof, nor any alteration in the elevation and outside colour scheme of the said Villa and shall keep the portion, sewers, drains and pipes in the said Villa and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the said Project in which the said Villa 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 Villa without the prior written permission of the Promoter and/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 Land in which the said Villa 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 Villa in the compound or any portion of the Project Land.
- (vii) Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit, any taxes or levies and other amounts as demanded by the concerned local authority or Government for providing infrastructure like water, electricity, sewerage or any other service connection to the said Project.
- (viii) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the said Villa by the Allottee(s) for any purposes other than for purpose for which it is sold.
- (ix) The Allottee(s) shall not let, sub-let, transfer, assign or part with interest or benefit

Agreed and accepted by:

X
Allottee(s)

X
Promoter

factor of this Agreement or part with the possession of the said Villa until all the dues payable by the Allottee(s) to the Promoter under this Agreement are fully paid up.

- (x) The Allottee(s) shall observe and perform all the rules and regulations which the Association may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection, operations and maintenance of the Common Areas and Facilities and the said Villa and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee(s) shall also observe and perform all the stipulations and conditions laid down by the Association regarding the said Project and the occupancy and use of the said Villa and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee(s) as advance or deposit, sums received on account of the Association of Allottees or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.
16. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Villa or any part thereof. The Allottee(s) shall have no claim, save and except, in respect of the said Villa along with the proportionate indivisible share hereby agreed to be sold to him/ her. All unsold or un-allotted inventory shall continue to remain the property of the Promoter until sold/allotted.

17. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:

After the Promoter executes this Agreement, it shall not mortgage or create a charge on the said Villa, and if any such mortgage or charge is made or created then, notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee(s) who has/have taken or agreed to take the said Villa.

18. BINDING EFFECT

Forwarding this Agreement to the Allottee(s) by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee(s) until, firstly, the Allottee(s) sign(s) and deliver(s) this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee(s) and

Agreed and accepted by:

X
Allottee(s)

X
Promoter

secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Promoter. If the Allottee(s) fail(s) to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee(s) and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee(s) for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee(s), application of the Allottee(s) shall be treated as cancelled and all sums deposited by the Allottee(s) in connection therewith including the booking amount shall be returned to the Allottee(s) without any interest or compensation whatsoever.

19. ENTIRE AGREEMENT

This Agreement, along with its Schedules and Annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Villa, as the case may be.

20. RIGHT TO AMEND:

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

21. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE(S)/SUBSEQUENT ALLOTTEES:

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

22. SEVERABILITY:

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

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

Agreed and accepted by:

X
Allottee(s)

X
Promoter

Wherever in this Agreement it is stipulated that the Allottee(s) has/have to make any payment, in common with other allottees in Project, the same shall be in proportion to the said Villa Area of the Allottee(s) as set out in Clause 1.(a)(i), to the total of such area of all the villas in the said Project. For such calculations, areas of exclusive balcony(ies)/veranda(s), and/or terraces and exclusive open areas shall be added to carpet area of respective allottees.

24. FURTHER ASSURANCES:

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

25. PLACE OF EXECUTION:

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

26. The Allottee(s) and/or Promoter shall present this Agreement as well as the conveyance at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

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

Name of Allottee(s)

(Allottee's Address)

Notified Email ID:

M/s Promoter name

(Promoter Address)

Notified Email ID:

It shall be the duty of the Allottee(s) and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post

Agreed and accepted by:

X
Allottee(s)

X
Promoter

failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee(s), as the case may be.

28. JOINT ALLOTTEES:

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

29. STAMP DUTY AND REGISTRATION:

The charges towards stamp duty and Registration of this Agreement shall be borne by the Allottee(s).

30. DISPUTE RESOLUTION:

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

31. GOVERNING LAW:

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

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

Schedule Above Referred to

Here set out the nature, extent and description of Common Areas and Facilities.

SIGNED AND DELIVERED BY THE WITHIN NAMED

Allottee(s): (including joint buyers)

(1)

(2)

At on

in the presence of WITNESSES:

Agreed and accepted by:

X
Allottee(s)

X
Promoter

1. Name:

Signature

2. Name:

Signature

SIGNED AND DELIVERED BY THE WITHIN NAMED

Promoter:

(1)

(Authorized Signatory)

WITNESSES:

1. Name:

Signature

2. Name:

Signature

Agreed and accepted by:

X
Allottee(s)

X
Promoter

SCHEDULE I

Description of the freehold land and all other details along with the boundaries in all four directions

All that Land having Area of 1,30,484.66 sq. mtrs. situated at Sy Nos. 87/1-A-1, 87/1-A-2 and 87/1-A-3, Village Reis-Magos, Bardez, North Goa, Goa 403114, Bardez, North Goa bounded as under:

On or towards the NORTH	:	By Survey Nos. 103/1, 87/1-A-6, 87/1-A-4, 87/1-A-8, 87/1-A-5, 104/13-C
On or towards the SOUTH	:	By Road, and Survey No. 98/0
On or towards the EAST	:	Future Development, 87/1, 87/1-A, 87/1-H, 87/1-J, 87/1-D, 87/1-F, 87/1 (part), 87/1-A-7, 87/1-L, Road
On or towards the WEST	:	By Survey No. 98/0

Agreed and accepted by:

X
Allottee(s)

X
Promoter

SCHEDULE II

{To be inserted}

Agreed and accepted by:

X
Allottee(s)

X
Promoter

SCHEDULE III
SPECIFICATIONS OF THE SAID VILLA

i.	Villa No.	_____ Bayview
ii.	Description of the said Villa: <ul style="list-style-type: none"> ○ Type: ○ Area description: ○ Carpet Area ○ Exclusive carpet area of balcony(ies)/verandah(s) ○ Exclusive terrace area ○ Exclusive open area <p style="text-align: right; margin-right: 50px;"><u> </u> said Villa Area</p>	<p>_____ sq. mtrs.</p> <p>_____ sq. mtrs.</p> <p>_____ sq. mtrs.</p> <p>_____ sq. mtrs.</p> <p>_____ sq.mtrs. (as shown in red dotted lines).</p>
iii.	Boundaries of the said Villa:	North: East: South: West:

Agreed and accepted by:

X
Allottee(s)

X
Promoter

Schedule IV
VILLA LAYOUT/FLOOR PLAN

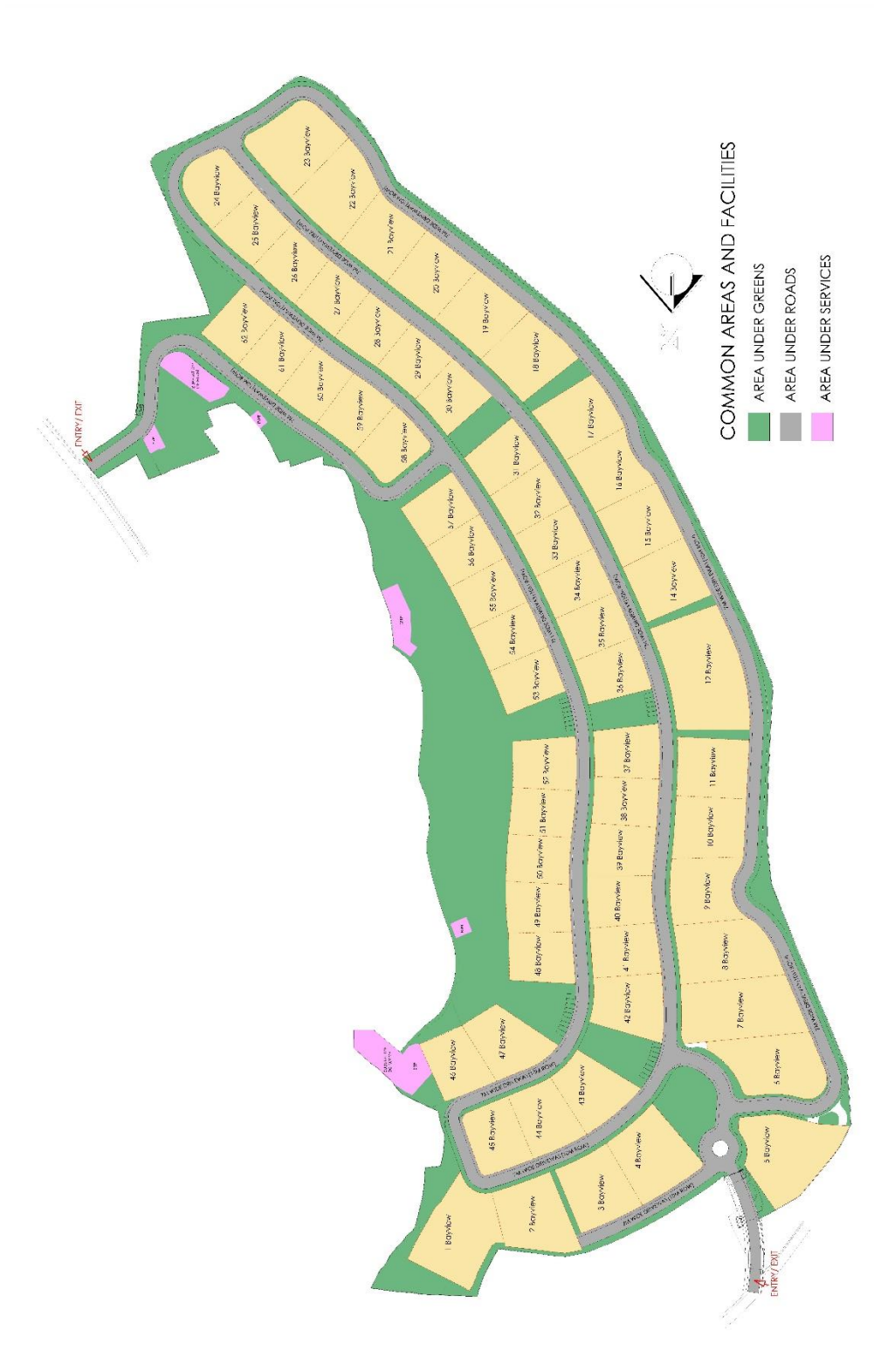
Agreed and accepted by:

X
Allottee(s)

X
Promoter

Schedule V

COMMON AREAS AND FACILITIES



Agreed and accepted by:

X
Allottee(s)

X
Promoter

Schedule VI
PAYMENT PLAN

Sr. No.	Milestone/Instalment Description	% Due
1	Amount on Application	2.5 cr.
2	Booking Amount (Within 30 days of Application Form)	10% (less 2.5 cr.)
3	Within 3 months of Application after Signing and Registration of Agreement for Sale	15%
4	Within 9 months of Application OR Start of Excavation of the said Villa (whichever is later)	10%
5	Within 15 months of Application OR Start of Foundation Works of the said Villa (whichever is later)	10%
6	Within 21 months of Application OR Completion of the Lower Ground Floor/ Basement Floor Slab of the said Villa (whichever is later)	10%
7	Within 27 months of Application OR Completion of the Ground Floor/ Upper Ground Floor Slab of the said Villa (whichever is later)	10%
8	Within 33 months of Application OR Completion of Roof/ Terrace slab of the said Villa (whichever is later)	10%
9	On application of Occupation Certificate	10%
10	On Offer of Possession (subject to receipt of Occupation Certificate)	15%
	Total	100%

Notes

1. GST/ Taxes as applicable. GST additional on each instalment as applicable.
2. Stamp Duty and Registration charges shall be payable as per applicable rates.
3. Corpus (Interest Bearing Maintenance Security Deposit) of Rs. 8,611 per sq. mts. of carpet area (Rs. 800 per sq. ft. of carpet area) to be paid at the time of offer of possession.
4. In case Allottee fails to take possession, he/ she shall be liable to pay to the Promoter, in terms of Clause 7.3 of the Agreement, all expenses of and incidental to the management and maintenance of the said Villa.
5. The Parties hereto agree that, upon termination of this Agreement, the Promoter shall refund to the Allottee(s) the amount paid by them, after deducting the agreed liquidated damages up to 10% of the Total Price of the said Villa. The refund shall be made within the timeline stipulated in Clause 4.2 of this Agreement.

X Allottee(s):	X Promoter:
-----------------------	--------------------

Agreed and accepted by:

X
Allottee(s)

X
Promoter

Down Payment Plan

Sr. No.	Milestone/Instalment Description	% Due
1	Amount on Application	2.5 cr
2	Booking Amount (Within 30 days of Application Form)	10% (less 2.5 cr)
3	Within 120 days of Application after Signing and Registration of Agreement for Sale	75% less Down Payment Rebate
4	On Offer of Possession (subject to receipt of Occupation Certificate)	15%
	Total	100%

Notes

1. GST/ Taxes as applicable. GST additional on each instalment as applicable.
2. Stamp Duty and Registration charges shall be payable as per applicable rates.
3. Corpus (Interest Bearing Maintenance Security Deposit) of Rs. 8,611 per sq. mts. of carpet area (Rs. 800 per sq. ft. of carpet area) to be paid at the time of offer of possession.
4. In case Allottee fails to take possession, he/ she shall be liable to pay to the Promoter, in terms of Clause 7.3 of the Agreement, all expenses of and incidental to the management and maintenance of the said Villa.
5. DP Rebate = up to 10% (or as amended from time to time)
6. The Parties hereto agree that, upon termination of this Agreement, the Promoter shall refund to the Allottee(s) the amount paid by them, after deducting the agreed liquidated damages up to 10% of the Total Price of the said Villa. The refund shall be made within the timeline stipulated in Clause 4.2 of this Agreement.

X Allottee(s):	X Promoter:
-------------------	----------------

Agreed and accepted by:

X
Allottee(s)

X
Promoter

Annexure A
COPY OF RERA CERTIFICATE
{To be inserted}

Agreed and accepted by:

X
Allottee(s)

X
Promoter

Annexure B
CERTIFICATE OF TITLE

{To be inserted}

Agreed and accepted by:

X
Allottee(s)

X
Promoter

Annexure C
APPROVED LAYOUT

{To be inserted}

Agreed and accepted by:

X
Allottee(s)

X
Promoter

Annexure D

FITTINGS AND FIXTURES (PART OF THE SAID VILLA)

Living / Dining / Lobby/ Passage/ Family lounge/ Staircase/Pooja Room

Floor	Marble/ Tile/ Stone/ Engineered stone /Wooden (Laminated/ Natural)
Walls	Acrylic emulsion
Ceiling	Acrylic emulsion

Bedroom(s) / Dress

Floor	Marble/ Tile/ Stone/ Engineered stone/ Wooden (Laminated/ Natural)
Walls	Acrylic emulsion
Ceiling	Acrylic emulsion
Wardrobes	Modular wardrobes

Kitchen/ Pantry

Walls	Tiles/ Glass/ Etc up-to 2' above counter & Acrylic Emulsion paint
Floor	Anti-skid Vitrified Tiles
Ceiling	Acrylic emulsion
Counter	Granite/Marble/Engineered stone
Fittings/ Fixtures	CP fittings, SS Sink, Exhaust fan
Kitchen	Modular Kitchen

Multipurpose room(s)

Floor	IPS/ PCC/ Concrete
Walls	OBD
Ceiling	OBD

Staff room(s)

Floor	Vitrified tile
Walls	OBD
Ceiling	OBD

Balcony/Verandah

Floor	Marble/ Tile/ Stone/ Engineered stone
Walls	Exterior Grade paint
Ceiling	Exterior Grade paint
Balcony Railing	Metal/Glass Railing

Toilets

Walls	Marble/ Tile/ Stone/ Engineered stone
Floors	Marble/ Tile/ Stone/ Engineered stone
Counter	Granite/Marble/Engineered stone
Fixtures/ accessories	Glass Shower-partition, Exhaust Fan, Geyser
Sanitary ware/ CP Fittings	CP fittings, Wash Basin, Floor mounted / Wall-hung WCs, bathtub in master toilet

Staff Toilets

Walls	Tiles
Floors	Tiles

Agreed and accepted by:

X
Allottee(s)

X
Promoter

Counter	Stone/ Engineered stone
Fixtures/ accessories:	Exhaust Fan, Geyser
Sanitary ware/ CP Fittings	Indian Make CP fittings, Wash Basin, Floor mounted / Wall-hung WCs

Doors

Main door	Wooden Door/ Flush door
Internal doors	Flush Door

External Glazing

Living/ Dining	Double Glazed Unit
All Bedroom(s)	Double Glazed Unit
All Toilets/ Staff Room/ Kitchen	Single glazed unit

Others

CCTV System	Point Provision at Key Locations
Elevator	Passenger Lift with standard Interiors

Note: The Promoter having procured fixtures, fittings, equipment and/or services of standard make, shall not be liable for any defects relating to the same and these shall be governed by their respective warranties provided by their manufactures/installers. The said warranties shall be made available to the Allottee(s) by the Promoter.

DISCLAIMER:

- i. The brands of the equipment/ appliances and the specifications and facilities mentioned are tentative and may change.
- ii. Marble/ Granite/ Stone being natural material has inherent characteristics of color and grain variations. Specifications given above are as filed before RERA. Marginal variations may be necessary during construction.
- iii. Promoter reserves the right to get the area, plans, etc. revised in accordance with applicable laws.
- iv. Promoter reserves the right to amend/revise the specifications etc. based on recommendation of consultants/technology upgradation etc. as may be required from time to time as per applicable laws.
- v. Sizes/dimensions mentioned in all drawings/documents are all of unfinished rooms and these may vary post finishing/ plastering/ paneling/ cladding etc.

X	X
Allottee(s):	Promoter:

Agreed and accepted by:

X
Allottee(s)

X
Promoter