

**AGREEMENT OF SALE**

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

**BETWEEN**

**M/s SUSHEELA HOMES & PROPERTIES PVT. LTD.**, a Company registered under the Companies Act, 1956, having a PAN Card No.AACCS5612D and having its registered office at ground floor, Hotel Manish, F.L. Gomes Road, Vasco-Da-Gama, Goa, hereinafter referred to as **“The Promoter”** represented in this present by its Director, **SHRI** \_\_\_\_\_, son of \_\_\_\_\_, age \_\_\_\_\_ years, Married, Businessman, **Indian National** and inhabitant, having PAN Card No.\_\_\_\_\_, Aadhar Card No \_\_\_\_\_ residing at \_\_\_\_\_Goa, of **One part**;

**AND**

**Mr** \_\_\_\_\_, Son of \_\_\_\_\_, **Indian National**, age \_\_\_\_\_ years, having a PAN Card No.\_\_\_\_\_, **Aadhar Card No** \_\_\_\_\_, Married, \_\_\_\_\_, residing at \_\_\_\_\_, hereinafter be referred to as the **“The Allottee”** of the Other part.

WHEREAS by an Deed of Sale dated 9<sup>th</sup> day of September 2015 and executed between Joyce Cecilia Romalia De Souza a.k.a Joyce De Souza and her husband Bruno Cictor De Souza of the one part (hereinafter referred to as “ The Vendor”) and the Promoter of the other part, the Vendor sold absolutely to the Promoter an immovable property being piece or parcel of freehold land bearing Survey No. 297/40 at Carona, Village Aldona, Bardez Taluka admeasuring 900 sq. mts. or there abouts more particularly described in the Schedule hereunder written (hereinafter referred to as “The Project Land”).

AND WHEREAS the Promoters are entitled and authorised to construct buildings on the project land in accordance with the recitals herein above;

AND WHEREAS the Promoter is in possession of the project land;

AND WHEREAS the Promoter has proposed to construct on the project land (here specify number of buildings and wings thereof) TWO VILLAS having Ground and one Upper Floor (here specify number of Basements,/podiums/stilt and upper floors);

AND WHEREAS the Allottee has agreed to purchase an Villa bearing number ..... ( herein after referred to as the said “Villa”) being constructed in the Bairro Alto Phase-I of the said project, by the Promoter;

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 Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder Act with the Real Estate Regulatory Authority at..... under No. ....; authenticated copy is attached in Annexure;

AND WHEREAS the Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

AND WHEREAS by virtue of the Deed of Sale the Promoter has sole and exclusive right to sell the Villas in the said building/s to be constructed by the Promoter on the project land and to enter into Agreement/s with the allottee(s)/s of the Villas to receive the sale consideration in respect thereof;

AND WHEREAS on demand from the allottee, the Promoter has given inspection and copies to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects Messrs Nilesh Salkar Associates 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 has acknowledged the receipt of the same;

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;

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Competent Authority have been annexed;

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto;

AND WHEREAS the authenticated copies of the plans and specifications of the Villa agreed to be purchased by the Allottee, as sanctioned and approved by the competent authority wherever applicable have been annexed hereto;

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 building/s wherever applicable and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building;

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 and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned competent authority;

AND WHEREAS the Promoter has accordingly commenced construction of the said building/s in accordance with the said approved plans;

AND WHEREAS the Allottee has approached the Promoter for purchase of an Villa No. .... being constructed in Phase I of the said Project;

AND WHEREAS the carpet area as defined under clause (K) of section 2 of the said Act, of the said Villa is ..... square meters ;

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;

AND WHEREAS, prior to the execution of these presents, the Allottee has 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 has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, the Promoter has registered the 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. ....;

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, 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 hereby agrees to purchase the (Villa/Plot) and the garage/covered parking (if applicable);

**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 Villa consisting of ..... ground and upper floors 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 in respect of variations or modifications which may adversely affect the Villa of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

1.a (i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Villa No. .... of the type ..... of carpet area admeasuring ..... sq. Metres. The Villa shall also have an exclusive carpet area of balcony of .....sqmts with an exclusive terrace area..... sqmts if any, on ..... floor in the building ..... (hereinafter referred to as "the Villa") as shown in the Floor plan thereof hereto annexed for the consideration of Rs. .... which includes the proportionate incidence of common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Schedule annexed herewith.

(ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee covered parking bearing Nos ..... situated at ..... Basement and/or stilt being constructed in the layout for the consideration of Rs. ....../

1(b) The total aggregate consideration amount for the Villa including covered car parking spaces is thus Rs. ....../

1(c) The Allottee has 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 agrees to pay to the Promoter the balance amount of Rs. .... (Rupees .....) as per the mode of payment as mutually agreed between the parties and mentioned in the Schedule hereunder:

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 Project payable by the Promoter) up to the date of handing over the possession of the [Villa/Plot]. It is further agreed that all statutory taxes like GST, VAT or any other taxes levied by the Government shall be payable by the Allottee's along with the installments due upon intimation of the same by the Promoter's

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 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, 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 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 by the Promoter.

1(g) The Promoter shall confirm the final carpet area that has been allotted to the Allottee 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 Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee 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. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee 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 authorizes 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 undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

Note: Each of the instalments mentioned in the sub clause (ii) and (iii) of clause 1 (c) shall be further subdivided into multiple instalments linked to number of basements/podiums/floors in case of multi-storied building/wing.

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 Villa to the Allottee, obtain from the concerned competent authority occupancy and/or completion certificates in respect of the Villa.

2.2 Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the [Villa/Plot] to the Allottee and the common areas 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 shall make timely payments of the instalment 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 ..... square meters. The Promoter has disclosed the Floor Area Ratio of ..... as proposed to be utilized by him on the project land in the said Project and Allottee has 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 FAR and on the understanding that the declared proposed FAR shall belong to Promoter only.

4.1 If the Promoter fails to abide by the time schedule for completing the project and handing over the [Villa/Plot] to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees 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 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 committing default in payment on due date of any amount due and payable by the Allottee 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 committing three defaults of payment of instalments, the Promoter shall at his own option, may terminate this Agreement: Provided that, Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the allottee and mail at the e-mail address provided by the Allottee, of his 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 fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, 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 (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 Villa which may till then have been paid by the Allottee to the Promoter and the Promoter shall not be liable to pay to the Allottee 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 building and the Villa as are set out in Annexure annexed hereto.

6. The Promoter shall give possession of the Villa to the Allottee on or before..... day of .....20..... If the Promoter fails or neglects to give possession of the Villa to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the 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 Villa on the aforesaid date, if the completion of building in which the Villa is to be situated 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 as per the agreement shall offer in writing the possession of the [Villa/Plot], to the Allottee in terms of this Agreement to be taken within one month from the date of issue of such notice and the Promoter shall give possession of the [Villa/Plot] to the Allottee. The Promoter agrees and

undertakes to indemnify the Allottee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee 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 in writing within 7 days of receiving the occupancy certificate of the Project.

7.2 The Allottee shall take possession of the Villa within 15 days of the written notice from the promotor to the Allottee intimating that the said Villas are ready for use and occupancy.

7.3 Failure of Allottee to take Possession of [Villa/Plot] upon receiving a written intimation from the Promoter as per clause 7.1, the Allottee shall take possession of the [Villa/Plot] 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 [Villa/Plot] to the allottee. In case the Allottee fails to take possession within the time provided in clause 7.2, such Allottee 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 building thereon.

7.4 If within a period of five years from the date of handing over the Villa to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Villa or the building in which the Villa are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act. In case the allottees carry out any work within the apartments after taking possession, resulting in cracks and dampness or any other defect within or to the adjoining Villas/s, then in such an event the promoter shall not be liable to rectify or pay compensation. 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, electrical conduits, etc. cannot be considered as defective work.

8. The Allottee shall use the Villa or any part thereof or permit the same to be used only for purpose of residence. He shall use the garage or parking space only for purpose of keeping or parking vehicle.

9. The Allottee along with other allottee(s) of Villas in the building shall join in forming and registering the Society or Association or a Limited Company 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 Society or Association or Limited Company and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organisation of Allottee. No objection shall be taken by the Allottee 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.

9.1 Within 15 days after notice in writing is given by the Promoter to the Allottee that the Villa is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Villa) of outgoings in respect of the project land and Villa 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 and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the association of allottees is formed and the maintenance of the said structure of the building/s or wings is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter provisional monthly/yearly contribution of Rs. .... per month/annum towards the outgoings. The Allottee undertakes 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 shall be regarded as the default on the part of the Allottee and shall entitle the promoter to charge interest on the dues, in accordance with the terms and conditions contained herein.

10. The Allottee shall on or before delivery of possession of the said premises keep deposited with the Promoter, the following amounts:-

(i) Rs. .... for share money, application entrance fee of the Society or Limited Company/ /Federation/Apex body.

(ii) Rs. .... for formation and registration of the Society or Limited Company/Federation/Apex body.

(iii) Rs. .... for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/Apex body.

(iv) Rs. ....for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/Apex body.

(v) Rs. .... For Deposit towards Water, Electric, and other utility and services connection charges.

(vi) Rs. .... for deposits of electrical receiving, transformer and Sub-Station provided in Layout.

(vi) Rs. .... as legal charges.

(vii) Rs. .... as infrastructure Tax.

(viii) Rs. .... as Labour Cess.

(ix) Rs. .... as Corpus in respect of the Society or Limited Company/Federation/Apex Body.

(x) Rs. .... as Stamp Duty and Registration Charges.

(xi) Rs. .... as Maintenance

11. The Allottee shall pay to the Promoter a sum of Rs. .... for meeting all legal costs, charges and expenses, including professional costs of the legal practitioner of the 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.

12. At the time of registration of conveyance or Lease of the structure of the Villa of the Project, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Villa of the project. At the time of registration of conveyance or Lease of the project land, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

13. The Promoter hereby represents and warrants to the Allottee 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 Project;

ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;

iii. There are no encumbrances upon the project land or the Project;

iv. There are no litigations pending before any Court of law with respect to the project land or Project;

v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing 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 Project, project land and said building/wing 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 Project, project land, Building/wing and common areas;

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 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 Project and the said [Villa/Plot] which will, in any manner, affect the rights of Allottee under this Agreement;

viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said [Villa/Plot] to the Allottee in the manner contemplated in this Agreement;

ix. At the time of execution of the conveyance deed of the structure to the association of allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure 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 till the handing over of the project to the Allottee/ Association of Allottees;

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 Promoter in respect of the project land and/or the Project .

14. The Allottee/s or himself/themselves with intention to bring all persons into whatsoever hands the Villa may come, hereby covenants with the Promoter as follows:-

(i) To maintain the Villa at the Allottee's own cost in good and tenantable repair and condition from the date the possession of the Villa is taken and shall not do or suffer to be done anything in or to the building in which the Villa is situated which may be against the rules, regulations or byelaws or change/alter or make addition in or to the building in which the Villa is situated and the Villa itself or any part thereof without the consent of the local authorities, if required.

(ii) Not to store in the Villa any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Villa 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 building in which the Villa is situated, including entrances of the building in which the Villa is situated and in case any damage is caused

to the building in which the Villa is situated or the Villa on account of negligence or default of the Allottee in this behalf, the Allottee 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 Villa in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Villa is situated or the 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 committing any act in contravention of the above provision, the Allottee 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 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 Villa or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Villa is situated and shall keep the portion, sewers, drains and pipes in the Villa 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 building in which the 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 Villa without the prior written permission of the Promoter and/or the Society or the Limited Company.

(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 and the building in which the 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 and the building in which the Villa is situated.

(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 building in which the Villa is situated.

(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 Villa by the Allottee for any purposes other than for purpose for which it is sold.

(ix) The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Villa until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.

(x) The Allottee 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 Villas 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 Allottee 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 Villa in the project 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 as advance or deposit, sums received on account of the share capital for the promotion of the Cooperative Society or association or Company 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 Villas or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Villa along with the

proportionate indivisible share hereby agreed to be sold to him. All unsold or un-allotted inventory shall continue to remain the property of the promoter until sold/allotted.

17. After the Promoter executes this Agreement he shall not mortgage or create a charge on the \*[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 who has taken or agreed to take such [Villa/plot].

18. Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee 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 Allottee and secondly, appears for registration of the same before the concerned SubRegistrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee 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 for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

19. 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/plot/building, as the case may be.

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

21. 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 Project shall equally be applicable to and enforceable against any subsequent Allottees of the [Villa/Plot], in case of a transfer, as the said obligations go along with the [Villa/Plot] for all intents and purposes.

22. 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. Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the [Villa/Plot] to the total carpet area of all the [Villas/Plots] in the Project. For such calculations, areas of exclusive balconies, verandas and/or terraces shall be added to carpet area of respective allottees.

24. 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. 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, after the Agreement is duly executed by the Allottee 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 and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease 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 and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:-

Notified Email ID:

M/s Promoter name

Promoter Address

Notified Email ID:

It shall be the duty of the Allottee 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 failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

28. 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. The charges towards stamp duty and Registration of this Agreement shall be borne by the allottee.

30. Any dispute between parties shall be settled amicably. In case of failure to settled 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. 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

### **SCHEDULE I**

(Description of Property)

ALL THAT property identified as "PLOT B" formed out of the original property known as "Palmar Gorbatta" situated in ward Carona, village of Aldona, Taluka of Bardez, Goa which was described as a whole under Land Registration No.544 at Folio 148 of Book B new series-two, enrolled in old revenue record under Matriz Nos.558 (land) and 1212 (structure) and now surveyed as a whole under the four holdings bearing Survey Nos. 297/24, 296/40, 296/51 and 291/1 of revenue village Aldona. The said Plot B admeasures 900 (nine hundred) square meters and corresponds to Survey No.296/40 and was originally bounded as follows:

On the East : by water drain (beyond which is the holding now bearing Survey No.297/41 and partly by Survey No.279/48),

On the West :by public path way (now bearing Survey No.297/12)

On the South:by public path way (now bearing Survey No.297/12)

On the North: by a public road

### **SCHEDULE II**

(Description of Said Villa)

All that the said **Villa** bearing **No.\_\_\_\_** admeasuring **\_\_\_\_\_ sq. mtrs.** of the project "**BAIRRO ALTO**" **Phase - I**, being constructed on the said property specifically mentioned hereinabove in SCHEDULE-I and bounded as follows:

On the North : By

On the South : By

On the East : By

On the West : By

### **SCHEDULE III**

(Schedule of Payment)

Description	Amount
On Booking	
On Execution of the agreement	
On Completion of the Plinth	
On Completion of the slabs	
On Completion of the walls, internal plaster, floorings, doors and windows	
On Completion of the sanitary fittings, staircases	
On Completion of the external plumbing and external plaster, elevation, terraces with waterproofing	
On handing over of the possession	
<b>TOTAL</b>	

**SCHEDULE IV**  
**LIST OF SPECIFICATIONS**

**General description:**

1. Site development shall include hard paved driveway , visitors parking with heavy duty Interlocking pavers. Fencing of individual house gardens, landscaping, garden furniture and street lighting.
2. Common Open space of approximately shall be provided with a swimming pool of size and a Community room.
3. Common electrical diesel generator shall be provided as standby supply to the common areas in event of failure of government electric supply.
4. Water supply shall be from the public domestic water supply lines for drinking water. Well water shall be available for gardening and washing purposes. The water supply to the houses shall be through a common water sump tank with automatic level control transfer pumps to common tank placed at higher ground level. The water for the houses shall be by gravity flow with a pressure pump to augment the pressure drop for houses at the top of the slope.
5. Composting station will be provided for garbage disposal.
6. Security cabin will be provided with surveillance cameras for the common area and with Intercom connected to the house.

**Individual house:**

- 1) **Structure:** Framed RCC structure , designed for Earthquake resistance and conforming to relevant IS codes and the Goa Land development and Building construction regulations 2010.
- 2) **Masonry:** Plinth masonry in Laterite stones/ Cement Blocks in cement mortar conforming to relevant IS codes.  
Non structural Panel masonry of 20cms width AAC/ Hollow clay blocks bonded together with Manufacturer approved mortars / Cement Mortar.  
Internal Partition masonry of 115 width fly ash bricks in 1:4 cement mortar

- 3) **Roof:** Timber roof clad with Mangalore tiles with sandwich layer of insulation and waterproofing membrane with a 10 year waterproofing guarantee. Timber shall be first class seasoned Matti wood and shall be treated for termite resistance.
- 4) **Termite treatment:** Shall be provided at the Plinth and at the roof level
- 5) **Wall finish:** External plaster shall be in two coats of Cement Mortar with waterproofing compound and shall be finished with external anti-fungal waterproofing paints. Internal plaster shall be in two coats , base coat shall be of Cement Mortar finished with second coat of Cement based putty . Internal walls shall be painted with Internal acrylic emulsion paints.
- 6) **Fenestration:**
  - Windows:** Casement windows shall be of UPVC/ teakwood with necessary locking arrangement
  - Glazed Sliding doors** shall be of Toughened glass fixed over UPVC / teak wood sections with necessary locking arrangement.
  - Ventilators** – casement and sliding shall be of UPVC / teakwood.
  - Front door** shall be made of Teak frame with Panelled Teak shutter
  - Internal doors** shall have hardwood frames and factory made marine grade pre-laminated board.
- 7) **Grills:** Pivoted swing type MS Powder coated grills of Flat sections shall be provided only for casement windows and ventilators. No grills shall be provided for doors and for sliding glazed doors.
- 8) **Railings:** Balcony railings shall be of polished and PU coated Teak balusters and Teak handrail.
- 9) **Plumbing**
  - Water supply:** Internal Water and hot water supply pipes shall be of CPVC pipes . External water pipes shall be of UPVC. Underground pipelines and those connecting to government supply lines shall be as per PWD recommendations.

**Waste water and Soil water drainage:**

The disposal of waste water and Soil water shall be through CPVC/Rigid pipes. Each house shall be provided with an individual Septic tank and a soak pit for disposal of its waste.

**Sanitaryware and Accessories:**

Shall be of first quality white vitreous chinaware. EWC shall be single piece floor mounted or wall mounted with concealed flushing cistern.

Wash basin shall be Single piece counter-basin , mounted on wooden stand for the Master bedroom . In other bedrooms it shall be wall hung type.

All faucets shall be heavy duty C.P. Brass with a ceramic cartridge.

Toughened Glass partition shall be provided in the Toilet.

**10) Electrical:**

Provision shall be available for diesel generator. All electrical cables, conduits, distribution boards, switchboards, MCB's, switches etc shall be ISI approved. Main underground supply cable shall be as per the requirements of the Electricity department. Internal Wiring shall be concealed FRLS PVC insulated copper conductors in heavy PVC conduit.

**Individual Electrical points will be provided as follows:**

<b>Description</b>	<b>Number of points</b>
<b>Entrance</b>	
Light Points	2Nos
5Amp points	1No
<b>Living Room</b>	
Fan point	1No
Light Points	3Nos
5Amp points	3Nos
Telephone point	1No
TV point	1No
<b>Dining Room</b>	
Fan point	1No
Light Points	3Nos
5Amp points	2Nos

15Amp points	1No
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<b>Family Room</b>	
Fan point	1No
Light Points	3 Nos
5Amp points	3 Nos
Telephone point	1 No
TV point	1 No
<b>Bedrooms</b>	
Fan point	1 No
Light Points	5 Nos
5Amp points	3 No
15Amp points	1 No
TV point	1 No
<b>Master Bedroom</b>	
Fan point	1 No
Light Points	5 Nos
5Amp points	4 Nos
15Amp points	1 No
Telephone point	1 No
TV point	1 No
<b>Kitchen</b>	
Fan point	1 No
Light Points	8 Nos
5Amp points	5 Nos
15Amp points	3 Nos
<b>Utility</b>	
Fan point	1 No

Light Points	3 Nos
5Amp points	4 Nos
15Amp points	3 Nos
<b>Toilet</b>	
Fan point	1 No
Light Points	3 Nos
15Amp points	2 Nos
<b>Balconies</b>	
Fan point	1 No
Light Points	3 Nos
5Amp points	2 Nos

- 11) **Waterproofing:** Waterproofing shall be done using polymer based elastomeric membrane as per standard operating procedures of the manufacturers. The membranes shall be applied on prepared surfaces and shall also have protective coats as per site requirements
- 12) **Flooring:** Large format ceramic tiles shall be used for the floor. Basic rate of tile shall be Rs.1600.00 per m<sup>2</sup>. Staircase step shall be single piece granite or ready Treads. Toilet shall have a dado upto 2.0m height in the shower area and 1.2m along the Basin and the EWC. The rest of the toilet will be provided with a 15cms skirting. External balconies shall be provided with a smaller non skid ceramic tile. Special crafted tiles will be introduced in the Kitchen dado.
- 13) **Kitchen Counter:** Modular Kitchen consisting of Carcass Base and Overhead Cabinets. Shutters shall be of IS710 grade Marine Ply. External surfaces coated with Pristine Pu with Edge band on exposed edges. Accessories shall be of SS304 grade and will include Pullout, Plate and bowl organizer, European Cutlery Organizer, Larder Unit, Under sink drawers. Hardware shall be soft closing. Counter top shall be of Granite of basic rate Rs.1800.00 per m<sup>2</sup>. Counter length shall be shall not exceed 9m. With Overhead cabinet not exceeding 5.0m

- 14) **Utility counter:** Utility counter shall be open Granite top mounted on Kaddapa supports.
- 15) **House gardens:** Shall be terraced wherever feasible. Pathways shall be paved and garden plants and lawns shall be provided. Provisions for water for gardening shall be made and Garden lights shall be provided.

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SIGNED AND DELIVERED BY THE WITHIN NAMED  
Allottee: (including joint buyers)

(1)

(2)

At ..... on .....

in the presence of WITNESSES:

1. Name

Signature .....

2. Name

Signature .....

SIGNED AND DELIVERED BY THE WITHIN NAMED  
Promoter:

(1)

(Authorized Signatory)

WITNESSES:

Name

Signature .....

Name

Signature .....

Note – Execution clauses to be finalised in individual cases having regard to the constitution of the parties to the Agreement.

ANNEXURES (as mentioned in the agreement)

Received of and from the Allottee above named the sum of Rupees ..... on execution of this agreement towards Earnest Money Deposit or application fee

I say received.

The Promoter/s.

By order and in the name of the Governor of Goa.