

ANNEXURE 'A'

[See rule 3]

AGREEMENT FOR SALE

This agreement for sale ("Agreement") executed on this 12th JULY 2022 between K.SIVAKUMAR, (Aadhaar: 7618 5891 0709), (PAN: BJKPS9180F) aged 44 years, S/o. Krishnan, residing at No.5, Middle Street, New Saram, Puducherry – 605 013, hereafter called owner cum "PROMOTER" and G. AMBIGA, (Aadhaar: 7694 7194 1196) (PAN:ACWPA5928K) W/o. Souprayane, residing at No.5, Middle Street, New Saram, Puducherry – 605 013, hereafter called 'ALLOTTEE'

WHEREAS AS :

A) The promoter is the absolute and lawful owner of the Plot Numbers 12 to 19, 20, 22, 29, 35, 36, 38, 40, 41, 42, 48-A, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58 & 60 to 62 at "KAMARAJ NAGAR", KIRUMAMPAKKAM REVENUE VILLAGE Bahour Commune Panchayat, Puducherry, totally measuring 3560.93 Sq.m. ('said land') vide Sale Deed executed on that date of 23.05.2007, bearing Document No.3077/2007. In which the agreement for sale plot is 40.

B) The said Land is earmarked for the purpose of plotted development of a residential project, comprising 30 plots and the said project shall be known as 'KAMARAJ NAGAR'.

C) The promoter is fully competent to enter into this agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the said Land on which Project is to be constructed have been completed (Title deed and chain of title annexed hereto in **Schedule I**);

K. Sivakumar

G. Ambiga

D) The Pondicherry Planning Authority has granted the permission to develop the project vide approval dated 11th JULY 2022 bearing permit No.PPA/1070/7717/PPA/Z(BCP/Layout/IP-APP)/2019-22.

E) The Promoter has obtained the final layout plan, sanctioned plan specifications and approvals for the Project and also for the apartment, plot or building, as the case may be, (annexed hereto in **schedule G**) from Pondicherry Planning Authority. The Promoter agrees and undertakes that it will not make any changes to these approved plans and execute the project in strict compliance in accordance with section 14 of the Act and other laws as applicable;

F) The Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at
on under Registration No.
(annexed hereto in **Schedule H**)

G) The Allottee had applied for a plot in the Project vide application No. dated 12.07.2022 and has been allotted Plot No.40 having area of 1200 square feet. as permissible under the applicable law and of pro rata share in the common areas ("**Common Areas**") as defined under clause (n) of Section 2 of the Act (hereinafter referred to as the "**Plot**") more particularly described in **Schedule A**);

H) The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein;

I)
(Please enter any additional disclosures / details)

K. Sivak

C. Ambiga

J) The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the project.

K) The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations incorporated in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

L) 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 Plot as specified in Para G

NOW THEREFORE, in consideration of the mutual representations, covenants, assurances, promises and agreements contained herein and other good and valuable consideration, the Parties herein do hereby agree as follows:

1. **TERMS :** (1.1) Subject to the terms and conditions as detailed in this Agreement, the Promoter agrees to sell to the Allottee and the Allottee hereby agrees to purchase, the Plot as specified in Para G;

(1.2) The Total Price for the Plot based on the carpet area is Rs.1,92,000/- (Rupees One Lakhs Ninety two thousand only) ("Total Price").

K. Sivakumar

C. Anil Kumar

SCHEDULE OF PROPERTY

Puducherry R.D., Bahour S.R.O., Bahour Commune, Kirumampakkam R.V., Kirumampakkam Village bearing R.S.No.44/6, Kamaraj Nagar. In this Layout Plot No.40, measuring East to West 6.1m. North to South 18.282 m. The Total extent of this Plot is 111.52 Sq.m.

H. Sivakum

PROMOTER

C. Ambiga

ALLOTTEE