

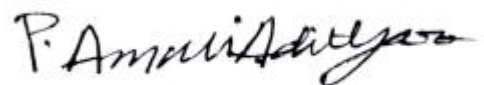
**THIS AGREEMENT FOR SALE EXECUTED AT CHENNAI
ON THIS THE ____ DAY OF _____, 2025**

BY

M/s. ADITYARAM INFRASTRUCTURE PROJECTS LLP, [LLPIN: AAA-3803] a Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act, 2008, having its Registered office at No.50, East Coast Road, Panayur, Adityaram Nagar, Chennai - 600 119, [PAN: AAWFA9629D] represented by its Designated Partner Mrs.P.AMANI ADITYARAM (i) **acting in its own capacity as one of the landowners**, and (ii) **acting as Power of Attorney Agent of M/s. FLOURISHING VENTURES PRIVATE LIMITED** [CIN: U70200TN2019PTC127508] a company incorporated under the Companies Act, 2013 having its registered office at No.50, East Coast Road, Panayur, Adityaram Nagar, Chennai - 600 119, by virtue Power of Attorney dated 06.05.2024 registered as Doc.No.9513 of 2024 in the office of the Sub-Registrar, Thiruporur.

hereinafter referred to as the '**PROMOTER/VENDOR**'

For ADITYARAM INFRASTRUCTURE PROJECTS LLP



Designated Partner

TO AND IN FAVOUR OF

Mr. _____, [PAN: _____] [AADHAAR No. _____], son of
Mr. _____, aged about _____ years, residing at
 _____.

hereinafter collectively referred to as the '**PURCHASER/ ALLOTTEE**'

The terms PROMOTER/VENDOR and PURCHASER/ALLOTTEE shall wherever the context so permits in this Agreement shall mean and include the PROMOTER/VENDOR, the PURCHASER/ALLOTTEE and their respective heirs, legal representatives, executors, administrators, successors and assigns and where ever the context so permits the singular shall mean and include the plural and the masculine gender shall mean and include the feminine gender.

WHEREAS the PROMOTER/VENDOR herein is the absolute owner of the land totally measuring 1 Acre 80.3 Cents [7293 Sq.mt.] comprised in S.No.1100, and Owner's Use area measuring 143.0 Sq.m., comprised in S.Nos.1099/1A1A1A Part (Old S.No.1099/1A1), 1099/1B1A1A Part (Old S.No.1099/1B) & 1099/1C1A Part (Old S.No.1099/1C), forming part of the Approved Lay-out No.94/2024, situated at Thaiyur -B Village, (formerly forming part of Thaiyur Village) Thiruporur Taluk, Chengelpet District, more fully described in Schedule - A hereunder. The lands mentioned supra has been purchased by the PROMOTER/VENDOR in the following manner:-

Sl. No.	Survey Number	Extent	Document Number	Owner
1.	1100	7150 [sq.m.] 177 [Cents]	3140/2024	M/s.Adityaram Infrastructure Projects LLP
2.	1099/1A1A1A Pt (Old S.No.1099/1A1)	48.60 [sq.m.] 1.0 [Cents]	18574/2021	M/s.Flourishing Ventures Pvt Ltd.
3.	1099/1B1A1A Pt (Old S.No.1099/1B)	81.50 [sq.m.] 2.0 [Cents]	3139/2024	M/s.Adityaram Infrastructure Projects LLP
4.	1099/1C1A Pt (Old S.No.1099/1C)	12.90 [sq.m.] 0.30 [Cents]	3139/2024	M/s.Adityaram Infrastructure Projects LLP

For ADITYARAM INFRASTRUCTURE PROJECTS LLP

P. Anand Aditya

Designated Partner

	TOTAL	7293 [Sq.m.] 180.30 [Cents]		
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all registered in the office of the Sub-Registrar, Thiruporur.

The PROMOTER/VENDOR formulated a scheme for developing the above mentioned Land into plotted development comprising of Residential Plots ("Project") and applied to the Appropriate Authorities for sanction of the same.

WHEREAS as per the directions of the Appropriate Authorities the PROMOTER/VENDOR gifted lands for formation of Roads, Park and the Public Purpose Area for Local Body and TANGEDCO in the ("Project") vide Deed of Gift dated 17.11.2025 registered as Doc.No.3432 of 2025 in the office of the Sub-Registrar, Kelampakkam.

The PROMOTER/VENDOR has obtained requisite sanctions, authorizations, consents, no objections, permissions and approvals from the appropriate authorities for the plotted development. The Assistant Director/Member Secretary, Mamallapuram Local Planning Authority, District Town and Country Planning Office, Chengelpet District has sanctioned Planning Permission for the said Residential Lay-out ("Project") vide Letter bearing ROC No.J72K8KOY/ 2025/TCP/2025/TCP dated 24.11.2025 and assigned Lay-out Plan L.P./M.L.P.A. (CD) No.305/2025 and the President, Thaiyur Village Panchayat has vide Letter bearing No. ROC No.J72K8KOY/ 2025/TCP/2025/TCP dated 06.12.2025 has accorded his assent to the same.

The PROMOTER/VENDOR has registered the Project under the provisions of the RERA with the Real Estate Regulatory Authority at Chennai vide Project vide Registration No.TN/___/Layout/___/___ dated ___. The Lay-out has been named as '**ADITYARAM GOLDEN GATE PHASE - 2**'.

The PURCHASER/ALLOTTEE has already scrutinized / verified all sanctions, authorizations, consents, no objections, permissions and approvals issued by the appropriate authorities and is satisfied with the title and statutory compliance with regards to the Project; and

For ADITYARAM INFRASTRUCTURE PROJECTS LLP

P. Anand Aravind

Designated Partner

The PURCHASER/ ALLOTTEE is desirous of purchasing a Plot in the Project known as 'ADITYARAM GOLDEN GATE' and has offered to purchase the Residential Plot bearing No.____, admeasuring _____ sq.ft., comprised in parts of S.Nos._____, situated at "Road No.____, ADITYARAM GOLDEN GATE PHASE - 2", in the Lay-out known as "ADITYARAM GOLDEN GATE PHASE - 2", situated at Thaiyur-B Village, Thiruporur Taluk, Chengelpet District, the said Plot more fully described in SCHEDULE - B hereunder; and

The PROMOTER/VENDOR has agreed to transfer the SCHEDULE - B property in favour of the ALLOTTEE subject to the terms recorded hereunder; and

The PROMOTER/VENDOR is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the PROMOTER/VENDOR regarding the Said Land on which the Project has been developed has been completed; and

The Parties have decided to reduce the terms and conditions mutually agreed upon into writing through these presents.

NOW THEREFORE THIS AGREEMENT FOR SALE WITNESSETH AS FOLLOWS: -

The PROMOTER/VENDOR and the PURCHASER/ ALLOTTEE mutually agrees and covenants as follows: -

1. The PROMOTER/VENDOR agrees to transfer and convey the Plot more fully described in SCHEDULE - B hereunder in favour of the PURCHASER/ ALLOTTEE for a sale consideration sum of Rs._____ /- (Rupees _____ Only) ("Consideration") to be paid by the PURCHASER/ ALLOTTEE as per the schedule of payment mentioned in SCHEDULE - C hereunder.

In furtherance of the above said Agreement, the PURCHASER/ ALLOTTEE has paid an advance of a sum of Rs._____ /- (Rupees _____ Only) into the following manner:-

S.No.	Particulars	Amount in Rs.
TOTAL		

the receipt of which the PROMOTER/VENDOR doth hereby acknowledges, subject to realization.

For ADITYARAM INFRASTRUCTURE PROJECTS LLP

P. Anand

Designated Partner

2. The PROMOTER/VENDOR do hereby covenant with the PURCHASER/ ALLOTTEE that the property agreed to be conveyed and transferred by the PROMOTER/VENDOR to the PURCHASER/ ALLOTTEE is free from all encumbrances and defects in title and that the PROMOTER/VENDOR has full and absolute power to convey and transfer the SCHEDULE - B property.
3. The PROMOTER/VENDOR has already handed over a complete set of photocopies of the title deeds pertaining to the SCHEDULE - B property to the PURCHASER/ ALLOTTEE.
4. The PURCHASER/ ALLOTTEE shall not have the right in any way to assign or transfer the interest under this Agreement at any time to any person before the registration of the Deed of Sale in respect of the SCHEDULE - B property in favour of the PURCHASER/ ALLOTTEE.
5. That the PROMOTER/VENDOR hereby further covenant with the PURCHASER/ ALLOTTEE that the PROMOTER/VENDOR shall not encumber, create a charge over or otherwise deal with the property described in the SCHEDULE -B hereunder or any part thereof in a manner contrary to the terms of this Agreement. The PROMOTER/VENDOR hereto shall not enter into any agreement in respect of the property described in SCHEDULE -B hereunder with any other person/s during the subsistence of this agreement.
6. That all payments to be paid under this Agreement by the PURCHASER/ ALLOTTEE to the PROMOTER/VENDOR, apart from the loan amount, shall be paid directly by the ALLOTTEE to the PROMOTER/VENDOR. Any loan amounts availed by the PURCHASER/ ALLOTTEE, shall be directly disbursed / released by the bank / financial institution to the PROMOTER/VENDOR and the same shall be treated as payments made on behalf of the ALLOTTEE. Notwithstanding whether the loan is obtained or not, the PURCHASER/ ALLOTTEE shall be liable to pay to the PROMOTER/VENDOR on the due dates the relevant installments and all other sums due under this Agreement and in the event, if there is any delay and or default is made in payment of such amounts, the PURCHASER/ ALLOTTEE shall be liable for the consequences including payment of interest (delayed payment charges) on the outstanding payment at the rate of highest Marginal Cost of Lending Rate of State Bank of India (during the pendency of this Agreement) plus 2% per annum. The PURCHASER/ ALLOTTEE agrees to pay the above interest from the date of default till the date of payment to the PROMOTER/VENDOR.

For ADITYARAM INFRASTRUCTURE PROJECTS LLP



Designated Partner

7. The PURCHASER/ALLOTTEE are aware that it is the responsibility of the PURCHASER/ALLOTTEE to deduct and remit the TDS under Section 194 IA of Income-tax, Act 1961, at the prevailing rate from time to time for all the payments made as per SCHEDULE - C of this Agreement.
8. The Parties hereto agree and confirm that the execution and registration of the Sale Deed envisaged for conveyance of the SCHEDULE - B property to the PURCHASER/ ALLOTTEE shall be completed only on receipt of all monies due from the PURCHASER/ ALLOTTEE to the PROMOTER/VENDOR under this Agreement as well as other agreements, if any, executed between the Parties under the scheme of development.
9. The PURCHASER/ ALLOTTEE shall come forward for registration of this Agreement, at the request of the PROMOTER/VENDOR and all stamp duty, registration charges, legal expenses and all other miscellaneous and incidental expenses for registration of this Agreement and the sale deed in future, including additional stamp duty, if any, registration fee or any other charges that may be demanded by the appropriate authority present and future shall be borne by the PURCHASER/ ALLOTTEE.
10. In the event of the Purchaser/s failing to pay the aforesaid sums, in the manner provided in Schedule "C" or cancels/withdraws the booking from the Project except for the default of the Vendors, then the Vendors in their discretion after due notice of 15 days to the Purchaser/s shall be entitled to cancel this Agreement and re-allot the Schedule "B" property to any other party and the Purchaser/s shall thereafter have no right, interest or claim over the Schedule B property. Consequent to such termination, subject to deduction of the booking amount, (10% of the total value of the Schedule "B" Property) and GST on the Schedule "B" Property already paid by the Vendors, the Vendors shall refund the monies collected from the Purchaser/s within 90 days of such withdrawal/cancellation without interest, simultaneous to the Purchaser/s executing necessary cancellation deeds annulling the registration of the Agreement for sale and the ALLOTTEE/PURCHASER shall forfeit the (a) Booking Amount and (b) Interest on any overdue payments and (c) brokerage paid to channel partners/brokers, by the PROMOTER/VENDOR if any, and (d) administrative charges as per the PROMOTER/VENDORS's policy and (e) all taxes paid by the PROMOTER/VENDOR to the Authorities concerned and (g) any other taxes which are currently applicable or may be applicable in future and (h) subvention cost (if the Purchaser/s has/have opted for subvention plan) which the PROMOTER/VENDOR may incur either by way

For ADITYARAM INFRASTRUCTURE PROJECTS LLP



Designated Partner

of adjustment made by the bank in installments or paid directly by the PROMOTER/VENDOR to the bank, balance amounts, if any, without any liabilities towards costs/damages/interest etc. shall be refunded without interest whatsoever simultaneously upon the Purchaser/s executing and registering the deed of cancellation or such other document/s ("Deed") within 15 (fifteen) days of termination notice sent by the PROMOTER/VENDOR. Further, the Purchaser/s unequivocally agree/s and undertake/s to go over to the Sub Registrar Office concerned and execute necessary cancellation deed/s at his/her/its/their cost cancelling this Agreement.

11. That the PROMOTER/VENDOR shall pay land taxes (if applicable), levies, rents, public charges and other payable in respect of the property described in SCHEDULE - B hereunder until the date of Registration of the sale deed or delivery of possession of the plot to the PURCHASER/ ALLOTTEE, whichever is earlier. The PURCHASER/ ALLOTTEE shall be liable to pay the said taxes, rates, levies, etc., from the date of registration of Sale Deed or delivery of possession of the Plot to the PURCHASER/ ALLOTTEE, whichever is earlier.
12. 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.
13. That all notices to be served on the PURCHASER/ ALLOTTEE and the PROMOTER/VENDOR as contemplated by this Agreement shall be deemed to have been duly served if sent to the PURCHASER/ ALLOTTEE or the PROMOTER/VENDOR by Registered Post/ e-mail/ courier at their respective addresses specified below:

PURCHASER/ ALLOTTEE:

Name :
Address :

PROMOTER/VENDOR :

Name : **M/s. ADITYARAM INFRASTRUCTURE PROJECTS LLP**
Address : No.50, East Coast Road, Panayur, Adityaram Nagar,
Chennai - 600 119

For ADITYARAM INFRASTRUCTURE PROJECTS LLP



Designated Partner

It shall be the duty of the PURCHASER/ ALLOTTEE and the PROMOTER/ VENDOR 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 PURCHASER/ ALLOTTEE, as the case may be.

14. That in case there are joint PURCHASER/ ALLOTTEEs, all communications shall be sent by the PROMOTER to the PURCHASER/ ALLOTTEE whose name appears first and at the address given by him/her which shall for all intents and purposes be considered as properly served on all the PURCHASER/ ALLOTTEEs.
15. The PROMOTER/VENDOR may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the PURCHASER/ ALLOTTEE in not making payments as per the Payment Plan including waiving the payment of interest for delayed payment. It is made clear and so agreed by the PURCHASER/ ALLOTTEE that exercise of discretion by the PROMOTER/VENDOR in the case of one PURCHASER/ ALLOTTEE shall not be construed to be a precedent and /or binding on the PROMOTER/VENDOR to exercise such discretion in the case of other ALLOTTEEs.
16. Failure on the part of the PROMOTER/VENDOR to enforce at any time or for any period of time any of the provisions hereof shall not be construed to be a waiver of any provisions or of the right of the PROMOTER/VENDOR thereafter to enforce each and every provision.
17. 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 the 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.
18. This Agreement may only be amended through written consent of the parties.

For ADITYARAM INFRASTRUCTURE PROJECTS LLP



Designated Partner

19. 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 for the time being in force.
20. The execution of this Agreement shall be complete only upon its execution by the PROMOTER/VENDOR at the PROMOTER's Office in Chennai. After this Agreement is duly executed by the PURCHASER/ ALLOTTEE and the PROMOTER/VENDOR the said Agreement shall be registered at the office of the Sub-Registrar concerned. Hence this Agreement shall be deemed to have been executed at Chennai.
21. All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the adjudicating officer appointed under the Act.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at Chennai in the presence of attesting witness, signing as such on the day, month and year first above written.

SCHEDULE - A
[DESCRIPTION OF THE LAY-OUT]

All those pieces and parcels of land totally admeasuring 1 Acre 80.3 Cents [7293 Sq.mt.], comprised in S.No.1100, and Owner's Use area measuring 143.0 Sq.m., comprised in S.Nos.1099/1A1A1A Part (Old S.No.1099/1A1), 1099/1B1A1A Part (Old S.No.1099/1B) & 1099/1C1A Part (Old S.No.1099/1C), forming part of the Approved Lay-out No.94/2024, situated at Thaiyur -B Village, (formerly forming part of Thaiyur Village) Thiruporur Taluk, Chengelpet District and bounded on the

North by : S.No.1101/1
South by : Approved Lay-out No.94/2024
East by : S.No.1208/2
West by : S.No.1102/3

and falling within the Sub- Registration District of Kelampakkam and Registration District of Chengelpet.

For ADITYARAM INFRASTRUCTURE PROJECTS LLP

P. Anand Aditya

Designated Partner

Lay-out Planning Permission sanctioned by The Assistant Director/Member Secretary, Mamallapuram Local Planning Authority, District Town and Country Planning Officer, Chengelpet District vide Letter bearing ROC No.J72K8KOY/2025/TCP/2025/TCP dated 24.11.2025 and assigned Lay-out Plan L.P./M.L.P.A. (CD) No.305/2025.

The President, Thaiyur Village Panchayat has vide Letter bearing ROC No.J72K8KOY/2025/TCP/2025/TCP dated 06.12.2025 has accorded his assent to the said Residential Lay-out.

SCHEDULE - B
[The Plot hereby agreed to be conveyed]

All that piece and parcel of vacant Residential **Plot bearing No.____**, admeasuring **_____ sq.ft.**, comprised in parts of **S.Nos._____**, situated at "Road No.____, ADITYARAM GOLDEN GATE PHASE - 2", in the Lay-out known as "ADITYARAM GOLDEN GATE PHASE - 2", situated at Thaiyur-B Village, Thiruporur Taluk, Chengelpet District, and bounded on the

North by :

South by :

East by :

West by :

And having linear measurements as follows:-

North to South on the Eastern Side : Feet

North to South on the Western Side : Feet

East to West on the Northern Side : Feet

East to West on the Southern Side : Feet

and situated within the Sub-Registration District of Kelampakkam and Registration District of Chengelpet.

For ADITYARAM INFRASTRUCTURE PROJECTS LLP

P. Anandaditya

Designated Partner

SCHEDULE - C**[Schedule of Payment]**

Schedule of payments to be paid by the ALLOTTEES to the PROMOTER/VENDOR for delivery of SCHEDULE "B" PROPERTY:

1. Booking Payment: Rs. _____ /- (Rupees _____ Only) paid on _____.
2. Rs. _____ /- (Rupees _____ Only) Already paid and received by the PROMOTER/VENDOR.
3. The balance sum of Rs. _____ /- (Rupees _____ Only) shall be paid by the ALLOTTEE to the PROMOTER/VENDOR within 30 days from the date of this Agreement for Sale.

IN WITNESS WHEREOF THE PROMOTER/VENDOR AND THE ALLOTTEE HERETO HAVE SIGNED THIS AGREEMENT FOR SALE ON THE DAY, MONTH AND YEAR, FIRST ABOVE WRITTEN.

For ADITYARAM INFRASTRUCTURE PROJECTS LLP

P. Anand Aditya

Designated Partner

PURCHASER/ALLOTTEE

PROMOTER/VENDOR

Witnesses:

1.

2.