

1000/-

FL OF UNIT

Project Name Vikasa Galaxy

Unit No. 202

Booking Date 05/06/2023

Super Built-up Area 2050

Unit type 2 BHK

Sq.ft. (.....) Sq.mtr.) approx

2. COST OF UNIT

Cost 25,025,000/-

(In word) Rs.

Twenty Five Lacs Twenty Five Thousand only

Other Charges Nil

EEC+Water Connection+EDC+Electric load 2KW 80,000/-

Applicant Signature Kumar Prasad

3. LOAN REQUIRED (AMOUNT)

4. PAYMENT SCHEDULE : (Refer point no.7 of terms & Condition mentioned on page no..4)

S.NO.	DATE	AMOUNT	REMARKS
PAY-1	<u>05/06/2023</u>	<u>57,000</u>	<u>BOOKING AMOUNT</u>
PAY-2	<u>15/06/2023</u>	<u>20,00,000/-</u>	<u>107</u>
PAY-3			
PAY-4			

5. GST WILL BE APPLICABLE ON

(a) Basic Cost @ 12% i.e Rs. Exclusive (payable as per payment plan) GST is subject to charge as per Government Rules.

6. Final Cost Rs. (with GST) 25,553,000/- (in words Twenty Five Lacs fifty thousand only)

7. Monthly Maintenance Charges shall be decided at the of possession based on prevailing cost of maintenance.

8. Date for the Possession of apartment will be month from the date of Booking.

9. Any Other Remark

10. Documents Enclosed : ☐ Passport Size Photo ☐ Voter ID Card ☒ Aadhaar Card ☒ PAN Card ☐ Utility Bill

TERMS AND CONDITONS

1. Price list and payment plan can be changed without notice at the sole discretion of the company.
2. There is no price escalation for the booked apartments.
3. Electric connection charges paid at the time of possession.
4. GST and Govt. Levies shall be charged extra.
5. Cheques / Demand Draft / RTGS

Kumar Prasad

APPLICATION FORM

To,

VIHAAN GROUP

Unit Type
Unit No.



Dear Sir,

I/We request to Book a Residential Apartment in

Under Payment plan..... 20.00.

Rs..... 51000/- (Rupees..... Fifty One Thousand Only.....)

by Bank Draft/Cheque No./ RTGS No..... 000003

Dated..... 05/06/2023

on..... Aarey/As per booking amount.

Application for the provisional registration of plot / villa / flat / shops in project.....

Vihaan Galaxy

at Greater Noida West.

The applicant(s) do agree to able to abide by all the terms and conditions including relating to payment of consideration for sub lease and other charges, forfeiture of money as laid down herein and execution of the Allotment Letter.

My/Our particulars are given below for your reference and record:

SOLE OR FIRST APPLICANT

Name: Mr. / Mrs. / Ms. / M/S..... BINOD KUMAR THAKUR

Father / Husband's Name:..... SITA RAM THAKUR

Address:..... Madhupur, Madhupur, Bihar,
Pin - 847408

Phone:..... Mobile: 9319945080

Date of Birth 01/05/1967 Age:..... Sex:.....

Residential status:..... Marital Status: Married

Profession: Business Company Name:.....

Pan No.: AXPPT9556A Aadhar No.: 2044 8570 9454

Email ID:.....

Please affix passport size photograph of the Applicant

CO-APPLICANT

Name: Mr. / Mrs. / Ms. / M/S.....

Father / Husband's Name:.....

Address:.....

Phone:..... Mobile:.....

Date of Birth..... Age:..... Sex:.....

Residential status:..... Marital Status:.....

Profession:..... Company Name:.....

Pan No.:..... Aadhar No.:.....

Email ID:.....

Please affix passport size photograph of the Co-Applicant

Kumar Bani



आयकर विभाग
INCOME TAX DEPARTMENT

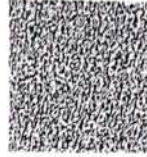


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADJPT9556A



नाम / Name
BINOD KUMAR THAKUR

पिता का नाम / Father's Name
SITA RAM THAKUR

28042021

जन्म की तारीख /
Date of Birth
01/05/1967

हस्ताक्षर / Signature

Binod Kumar Thakur

भारत सरकार
Government of India

बिनोद कुमार ठाकुर
Binod Kumar Thakur
जन्म तिथि/DOB: 01/05/1967
पुरुष/ MALE

Issue Date: 19/02/2020

2044 8510 9454
VID : 9105 5496 2963 2656

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O: सीता राम ठाकुर, गधेपुर, गधुबनी,
बिहार - 847408

Address:
S/O: Sita Ram Thakur, Madhepur,
Madhubani,
Bihar - 847408

2044 8510 9454
VID : 9105 5496 2963 2656

1947 | help@uidai.gov.in | www.uidai.gov.in

Binod Kumar Thakur

81028 80450

BUILDER BUYER AGREEMENT

This agreement to sell is made and executed at Greater Noida on 17/06/2023
BETWEEN

AARADHYA INFRA TECH PROPRIETOR OF AKSHAY SHARMA
S/O SHRI RAM BABU SHARMA R/O A-86 TELEPHONE
EXCHANGE, BALRAM NAGAR, LONI DEHAT, CHAZIABAD,
UTTAR PRADESH-201103.

Herein after called the "SELLER" (which expression shall mean and include her legal heirs, successors, successors-in-interest, executors, administrators, legal representatives, attorneys and assigns) of first part.

AND

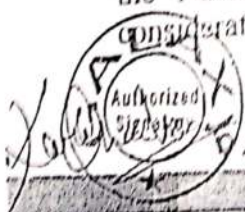
BINOD KUMAR THAKUR S/O SITA RAM THAKUR R/O
MADHEPUR MADHUBANI, MADHEPUR, BIHAR, 847408.

hereinafter called the "PURCHASER" (represented by his power of attorney) which expression shall mean and include his heirs, successors, executors, administrators, legal representatives, attorneys and assigns of the second part.

WHEREAS THE SELLER is the absolute owner in possession and enjoyment of the more fully described in the schedule hereunder and hereafter called the "SCHEDULE PROPERTY". And WHEREAS the said piece of land, the said land is registrar, Dadri, Gautam Buddha Nagar

WHEREAS the SELLER is the absolute owner /allottee and in possession of Residential premised FLAT NO.- 201, TOWER- L, FLOOR- 2nd, SUPER AREA - 1010 SQ FT, KH.NO- 597, VIHAAN GALAXY, AT ENGINEERS ENCLAVE-2nd, HALDONI, GREATER NOIDA U.P and he has been enjoying the same with absolute right and he has clear and marketable title to the Schedule Property.

WHEREAS the SELLER offered to sell and transfer the schedule property to the PURCHASER for a sale consideration of Rs...25,25,000/- (In Words:- Twenty Five Lakh Twenty Five Thousand Only) and the PURCHASER herein has agreed to purchase the same for the aforesaid consideration on the following terms and conditions:



ADD- ENGINEER ENCLAVE, HALWANI GREATOR NOIDA WEST, U.P-263139

BY THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The Sale consideration of the Schedule Property is fixed at Rs...25,25,000/- (In Words:- Twenty Five Lakh Twenty Five Thousand Only) 2. The PURCHASER has paid a sum of Rs...2,51,000/- (In Words:- Two Lakh Fifty One Thousand Only) as advance, the receipt of which sum the SELLER hereby acknowledges.
3. The balance payment of Rs...22,74,000/- (In Words:- Twenty Two Lakh Seventy Four Thousand Only) @ meter charges will be paid by the PURCHASER to the SELLER at the time of execution of the absolute Sale Deed and thus completing the Sale transaction.
4. The parties herein covenant to complete the Sale transaction and to execute the Absolute Sale Deed by the end of possession.
5. The SELLER confirms with the PURCHASER that he/she has not entered into any agreement for sale, mortgage or exchange whatsoever with any other person relating to the Schedule Property of this Agreement.
6. The SELLER hereby assures the PURCHASER and he/she has absolute power to convey the same and there are no encumbrances, liens, charges, Government dues, attachments, acquisition, or requisition, proceedings etc.
7. The SELLER agrees to put the purchaser in absolute and vacant possession of the schedule property after executing the sale deed and registering the same in the jurisdictional Sub-Registrar's office.
8. The SELLER covenants with the purchaser that he/she shall not do any act, deed or thing creating any charge, lien or encumbrance in respect of the schedule property during the subsistence of this Agreement.
9. The SELLER has specifically agreed and covenants with the PURCHASER that he/she shall do all acts, deeds and things which are necessary and requisite to convey absolute and marketable title in respect of the schedule property in favour of the PURCHASER or his nominee.
10. IT IS AGREED between the parties that all expenses towards Stamp Duty and Registration charges shall be borne by the PURCHASER only.
11. The PURCHASER shall have the right to nominate or assign his right under this agreement to any person / persons of his choice and the SELLER shall execute the sale Deed as per terms and conditions of this Agreement in favour of the PURCHASER or his nominee or assignee.



12. The SELLER has agreed to get consent deed duly executed to this Sale transaction from his wife her husband, sons and daughters on or before date of registration of Sale Deed and assured that they all join to execute sale deed in favour of the purchaser.

13. It is hereby expressly provided and agreed by the parties here to that both parties are entitled to enforce specific performance of the agreement against each other in case of breach of any conditions mentioned in this Agreement.

THE PURCHASER

A. AND WHEREAS, the PURCHASER has applied to the SELLER vide application dated 05/06/2023 agreeing to the terms and conditions as set out in the application for the allotment of Flat No:- 201, 2ND - Floor, Tower- L, having an approximate super area of 1010 SQ.FT approx at the rate /price specified in schedule .

B. AND WHEREAS, the PURCHASER has been allowed the inspection of tentative building plans, and other documents relating to the competency and all other relevant details. The PURCHASER has confirmed that he/she is fully satisfied in all respect with regard to the right, title and interest of the SELLER in the land on which the said Building is being constructed and has understood all limitations and obligations of the SELLER in respect thereof.

C. AND WHEREAS, the PURCHASER has confirmed to the SELLER that he/she is entering into the Agreement with full knowledge of all the laws, rules, regulations, and notifications etc. applicable to the said Land in general and the said Building(s) in particular and the terms and conditions contained in the Agreement. He/she has clearly understood. His/her rights, duties, responsibilities, obligations under the clauses of this Agreement.

D. AND WHEREAS, the SELLER, relying on the confirmations, representations and assurances of the PURCHASER to faithfully abides by all the terms, conditions and stipulations contained in this Agreement has accepted in good faith his/her application to allot a residential Floor and is now willing to enter into this Agreement, on the terms and conditions appearing hereinafter.

NOW, THEREFORE, THIS INDENTURE WITNESS TO AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS:

1. That the rates charged in price list for the area of the Apartment is for the 'Super Area' i.e., the Covered area plus walls, plus proportionate share of areas under stairs, common areas, corridors/passages ventilation ducts less than 100 sq. ft.



and mummies, on floors etc. The inclusion of the common areas in the computation of super area shall not give any right, title or interest therein as such to the PURCHASER except as provided here under. It is, however, agreed that if the maintenance and replacement charges are paid regularly, as provided in these presents, the PURCHASER or anyone else lawfully claiming under him/ her, will have the right to use of common facilities. In default of such payments, it shall not be open to the PURCHASER to claim any right of use of common facilities, for none has been agreed to be transferred for the presents. Similarly, if the PURCHASER commits any breach of any of the covenants herein, no right of use of facilities shall be permitted until the breach is rectified. In case of any default committed, subsequently the PURCHASER will disentitle himself / herself from availing the said facilities thereafter.

2. (a) THAT the PURCHASER has already paid a sum of ;

Amount	Mode	Date
51,000	CHQ-000003	05-06-2023
2,60,000	CHQ-000005	15-06-2023

The booking amount for the said Floor, the receipt of which the SELLER hereby acknowledges and the PURCHASER agrees to pay the remaining sale price and all other charges as described in Schedule-of payment annexed to this agreement and in the manner indicated herein. PURCHASER has agreed that the SELLER is under no obligation to send demands / reminders for payments. The timely payment the essence of the contract.

b) In exceptional circumstances, the SELLER may at its sole discretion condone the delay in payment by charging interest at the rate of 24% In the event of the SELLER waiving the right of forfeiture and accepting interest on that account, from the PURCHASER, no right whatsoever would accrue to any other defaulting PURCHASER. Further, the payment made by the PURCHASER will first be adjusted towards the interest due, if any, and thereafter the balance will be adjusted towards the installment due.

3. THAT the PURCHASER has the full knowledge of all the laws, notifications and rules applicable to this area in general and housing projects in particular which have also been explained by the SELLER and understood by him / her.



possession for any reason whatsoever, he shall be deemed to have taken possession of the allotted unit for purposes of payment of maintenance charges or any other levies on account of the allotted unit, but the actual physical possession shall be given on payment of all outstanding payments as demanded by the SELLER.

4. THAT if the construction of the Apartment is delayed due to force majeure circumstances, which include delay on account of nonavailability of steel and or cement or other building materials, or water supply or electric power or slow down strike or due to a dispute with the construction agency, civil commotion, or by reason of war or enemy action or earthquake, or any act of God, delay in certain decisions / clearances from statutory body, or if non — delivery of possession is as a result of any notice, order, rules or notification of the Government and / or any other public or competent authority or for any other reason beyond the control of the SELLER and in any of the aforesaid event, the SELLER shall be entitled to a reasonable corresponding extension of the time of delivery of the said premises.

5. THAT the PURCHASER agrees and undertakes that he/she shall after taking possession of the said premises or at any time before or thereafter, have no right to object to the construction of additional Apartments to the site earmarked for "VIHAAN GALAXY" in the said site.

Against rules or bye laws of the Local/municipal Authorities, maintenance agencies or any other authority nor shall the PURCHASER change or make alteration in or to the said premises or the building(s) or any part thereof. The PURCHASER shall be responsible for any loss or damages arising out of breach of any of these conditions.

6. The PURCHASER agrees and consents to the said arrangement and maintenance charges determined by the SELLER or its nominee from time to time depending upon the maintenance cost. Any delay in payments will make the PURCHASER liable for interest @ 24% per annum. Nonpayment of any of the charges within the time specified shall also disentitle the PURCHASER to the enjoyment of common services including lifts, electricity, water, power backup etc.

7. The PURCHASER shall pay total basic sale price and other charges towards the premises as per the payment plan agreed to between the parties. Demand letter, if any, may be sent only as a matter of courtesy.



THAT as already stated, all costs of stamp duty, registration fee, service tax and all other miscellaneous / incidental expenses for registration of the sale deed shall be borne exclusively by the PURCHASER.

9. THAT all payments in terms of this agreement shall be due and payable to the SELLER at Greater noida. You are requested to sign the duplicate copy of this agreement (on each page) in token of your acceptance of the terms & conditions stated herein

10. It is further clarified that the super area mentioned in the Agreement is tentative and for the purpose of computing sale price in respect of said Apartment only and that the inclusion of common areas within the said building, for the purpose of calculating super area does not give any right, title or interest in common areas to SECOND PARTY except the right to use common areas by sharing with other occupants/ PURCHASER in the said building subject to timely payment of maintenance charges.

IN WITNESS WHEREOF the SELLER and the PURCHASER have signed this Agreement of Sale on the date month and year herein above mentioned in the presence of the witnesses:

SIGNED AND DELIVERED BY THE WITHIN NAME

1. For seller Aaradhya Infratech

1. AKSHAY SHARMA

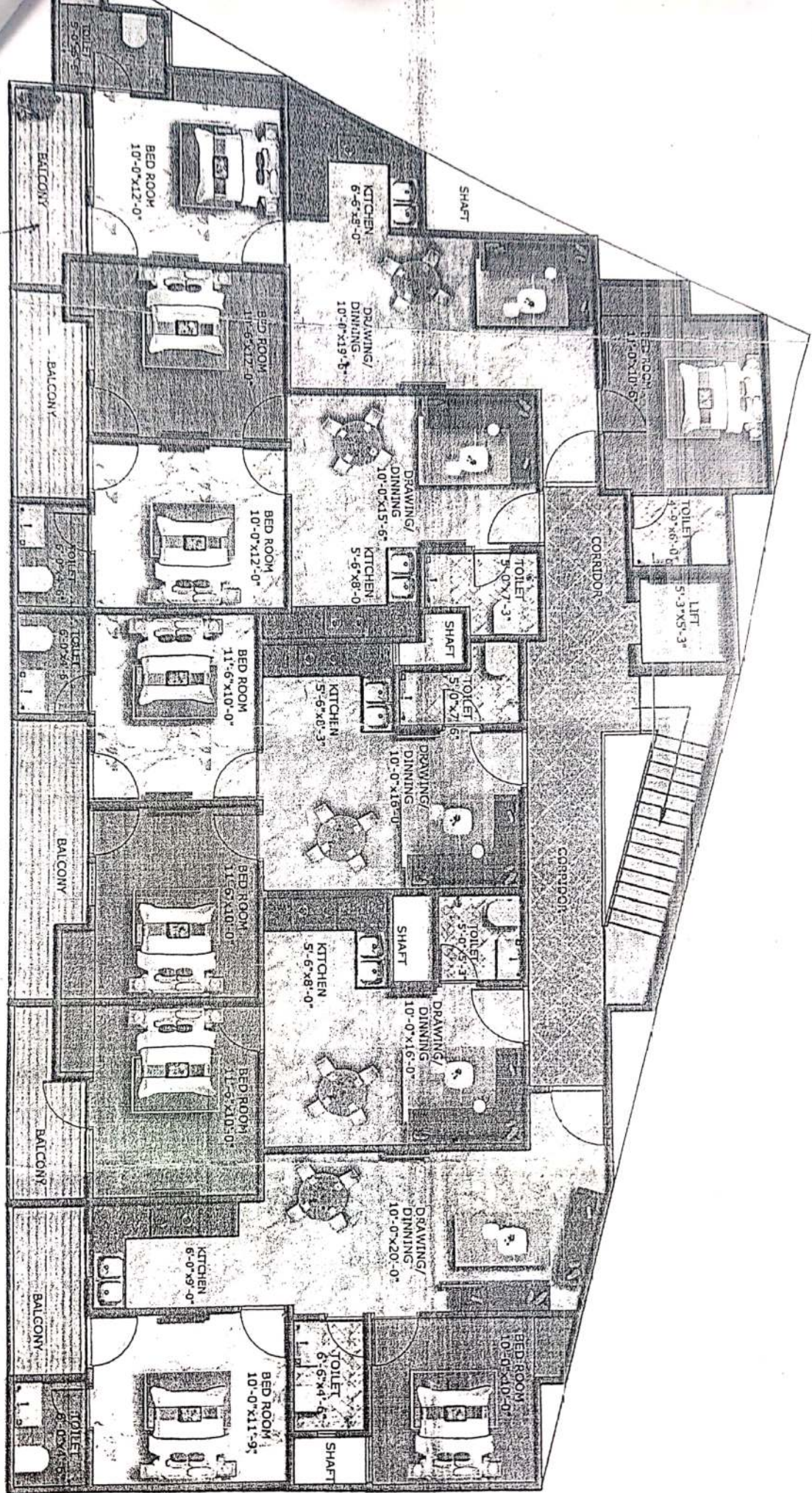
Signature



2. For PURCHASER (s): including joint PURCHASER

(1): _____

(2): _____



[01]
2BHK

[02]
2BHK

[03]
2BHK

[04]
1BHK

[05]
2BHK

XY BLOCK-L / NEW BLOCK

FRONT ROAD 6.25 MT. WIDE

201
201/200