



Indian-Non Judicial Stamp
Haryana Government



Date : 20/12/2022

G012022L266
97369537



Seller / First Party Detail

Stamp Duty Paid : ₹ 101
(in ₹)
Penalty : ₹ 0
(in ₹)

Amit Bhardwaj
Na

Sector/Ward : Na
District : Gurgaon

LandMark : Na
State : Haryana

Gungram
88*****09



Buyer / Second Party Detail

icici bank Ltd

Sector/Ward : Na
District : Gurgaon

LandMark : Na
State : Haryana

Gungram
88*****09

TPA

TRIPARTITE HOUSING LOAN AGREEMENT

Authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://egrahyr.nc.in>

Between

Mr. Amit Bhardwaj

Mrs. Ashima Bhardwaj

And

Olive Realcon Pvt. Ltd.

And

ICICI Bank Limited

P.H.D.

Ashima Bhardwaj



This Tripartite Housing Loan Agreement ("Agreement") is made and entered into on this the ____ day of _____, "Year" ("Effective Date") by and between

Mr. Amit Bhardwaj S/o Mr. Shuk Dev Bhardwaj aged about _____ years, residing at B-401, Pioneer Araya Sector - 62, Gurugram Haryana 122098 India and Mrs. Ashima Bhardwaj W/o Mr. Amit Bhardwaj aged about _____ years, residing at B-401, Pioneer Araya Sector - 62, Gurugram Haryana 122098 India (hereinafter referred to as "Allottee / Borrower" which expression shall unless repugnant to the context, include his/her heirs, executors, administrators and assigns) of the First Party

And

Olive Realcon Pvt. Ltd. a company incorporated under the Indian Companies Act, 1956 and having its registered office at Unit No. Unit No. SB/C/5L/Office/008,M3M Urbana,Sector-67, Gurugram Mansarovar Urban Complex,Gurugram-122102, Haryana. (hereinafter referred to as "Developer" which terms shall include its successors, and assigns) of the Second Part

And

ICICI Bank Limited, a Banking Company within the meaning of the Companies Act, 1956 and having Corporate office at ICICI Bank Tower, Bandra-Kurla Complex, Mumbai - 400 051 and having its Registered Office at Landmark, Race Course Circle, Vadodara 390 007 and branch office at.....(hereinafter called "Bank" which expression shall unless repugnant to the context, include its successors and assigns) of the Third Part.

Mr. Amit Bhardwaj and Mrs. Ashima Bhardwaj, Olive Realcon Pvt. Ltd. and ICICI Bank Ltd. are hereinafter collectively referred to as the "Parties" and individually as a "Party".

WHEREAS

The Developer is seized, and possessed of and otherwise well entitled to develop the Flat in the project Trump Tower Delhi-NCR situated at Sector 65 (hereinafter referred to as "Premises") which is more fully and particularly described in the Schedule-A of this Agreement).



Ashima Bhardwaj



1. INDEMNIFICATION

1. Developer or Allottee/ Borrower(s) (Indemnifying Party) undertake to keep the Bank (Indemnified Party) out of conflict and/ or any legal proceedings or claims arising out of non-fulfilment of terms of Buyer's Agreement and to keep the Indemnified Party harmless from and against any and all damage, loss, liability and expense arising out of this to the extent of direct loss arising out of their respective defaults.

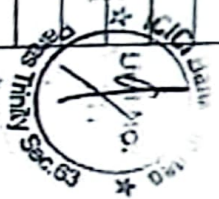
1. NOTICES

1. All communications (including notices) hereunder shall be in writing (including email, facsimile, telecopier or similar writing) and shall be served at the contact details set out below, as may be amended from time to time by the respective Party (which amendment shall be notified promptly to the other Party).
- h. Notices hereunder shall be deemed to have been validly given on (i) the business date immediately after the date of transmission with confirmed answer back, if sent by facsimile transmission provided such transmission is immediately followed by a prepaid registered mail with return receipt and secured e-mail, but failure to send such confirmation shall not affect the validity of the communication; or (ii) 3 (three) days from the date of dispatch, if transmitted by a recognized courier or prepaid registered airmail with return receipt.

| Buyer | Developer |
|---|--|
| Attn: Mr. Amit Bhardwaj and Mrs. Ashima Bhardwaj | Attn: Olive Realcon Pvt. Ltd. |
| Address: B-401, Pioneer Araya, Sector -62, Gurugram, Haryana 122098 India | Address Unit No. SB/C/51/Office/008,M3M Urbana, Sector-67, Gurugram Manesar Urban Complex, Gurugram-122102, Haryana. |
| Fax: | Fax: |
| Tel: +919810045884 | Tel: |
| Email: amitajanta48@gmail.com | Email: |
| With copy to: | With copy to: |
| Attn.: | Attn.: |
| Address: | Address: |
| Fax: | Fax: |



Ashima Bhardwaj



प्रलेख नं:12436

दिनांक:18-01-2023

| डीड संबंधी विवरण | |
|-------------------------------------|----------------------------------|
| डीड का नाम | AGREEMENT |
| तहसील/सब-तहसील | बादशाहपुर |
| गांव/शहर | लाईसेंस कालोनी |
| धन संबंधी विवरण | |
| राशि 2500000 रुपये | स्टाम्प ड्यूटी की राशि 100 रुपये |
| स्टाम्प नं : GJP2023A3928 | स्टाम्प की राशि 101 रुपये |
| रजिस्ट्रेशन फीस की राशि 12500 रुपये | EChallan:98409575 |
| | पेस्टिंग शुल्क 3 रुपये |
| Drafted By: MANISH KUMAR SAINI ADV | |
| Service Charge:200 | |

यह प्रलेख आज दिनांक 18-01-2023 दिन बुधवार समय 12:48:00 PM बजे श्री/श्रीमती /कुमारी
OLIVE REALCON PVT.LTDधनु SAMDARSHI ALAGHOTHEER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया
गया ।

उप/संयुक्त पंजीयन अधिकारी (बादशाहपुर)


हस्ताक्षर प्रस्तुतकर्ता
OLIVE REALCON PVT.LTD

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी AMIT BHARDWAJ पुत्र SHUK DEV BHARDWAJ ASHIMA BHARDWAJ पत्नी
AMIT BHARDWAJ हजिर है । प्रतुत प्रलेख के तथ्यों को दोनों पक्षों
ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारीMANISH KUMAR SAINI ADV पिता ---
निवासी GURUGRAM व श्री/श्रीमती /कुमारी JP SHARMA ADV पिता ---
निवासी GURUGRAM ने की ।
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते है तथा वह साक्षी नं:2 की पहचान करता है ।

उप/संयुक्त पंजीयन अधिकारी(बादशाहपुर)

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is made and executed on this 12th day of Jan (Month), 2023,

BY AND BETWEEN

OLIVE REALCON PRIVATE LIMITED (CIN No. U70100HR2011PTC043561), a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at Unit No-SB/C/5/Office/008,M3M Urbana,Sector-67,Gurgaon, Manesar Urban Complex,Gurgaon-122102,Haryana,India (PAN - AABC05163E), represented by its authorized signatory Mr. Sachin Ahuja (Identification Card no 8315 83552215) son of Sh. O. P. Ahuja (hereinafter referred to as "ORPL" which expressions shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns) of the FIRST PART:

AND

MANGLAM MULTIPLEX PRIVATE LIMITED (CIN No. U55101HR2003PTC044839), a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at _____ and its corporate office at LGF, F-22, Sushant Shopping Arcade, Sushant Lok Phase - 1, Gurugram (Gurgaon) -122002, Haryana, India (PAN - AAECM0481G), represented by its authorized signatory Mr. Sachin Ahuja (Identification Card no. 8315 8355 2215) son of Sh. O. P. Ahuja (hereinafter referred to as "MMPL", which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns):

("MMPL" and "ORPL" are hereinafter collectively referred to as the "Promoters" being part of the First Part)

AND

Mr. Amit Bhardwaj S/o- Mr. Shuk Dev Bhardwaj, permanent resident of 3, Oak Drive, DLF Chhatarpur Farms, New Delhi - 110074, and presently residing at B-401, Pioneer Araya Sector - 62, Gurugram Haryana 122098 India (PAN no. AEBPB3873R, Aadhar/ UID No. 870055303073);

Mrs. Ashima Bhardwaj W/o- Mr. Amit Bhardwaj, permanent resident of 3, Oak Drive, DLF Chhatarpur Farms, New Delhi - 110074, and presently residing at B-401, Pioneer Araya Sector - 62, Gurugram Haryana 122098 India (PAN no. ALSPB0932F, Aadhar/ UID No. 762134048643);

(hereinafter singly/jointly, as the case may be, referred to as the "Allottee", which term or expression shall, unless it be repugnant to the subject, context or meaning thereof, mean and be deemed to mean and include in case of (i) individual/ proprietorship firm - the Allottee's legal heirs, legal representatives, executors, administrators, successors and permitted assigns; (ii) partnership firm/ LLP/ HUF - all the partners of the Firm/ LLP/ Karta and each member of the HUF/ Firm/ LLP along with their respective legal



Ashima Bhardwaj
Applicant(s) Signature

Reg. No.

Reg. Year

Book No.

12436

2022-2023

1



पं.श.क.ता



दा.वे.दा.र



ग.वा.ह

उप/सयुक्त पंजीयन अधिकारी

पं.श.क.ता :- thru SAMDARSH ALAGHOTHER OLIVE REALCON PVT

LTD

दा.वे.दा.र :- AMIT BHARDWAJ/ASHIMA BHARDWAJ

Ashima Bhardwaj

ग.वा.ह 1 :- MANISH KUMAR SAINI ADV

Manish Saini

ग.वा.ह 2 :- JP SHARMA ADV

JP Sharma

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 12436 आज दिनांक 18-01-2023 को बही नं 1 जिल्द नं 578 के पृष्ठ नं 49.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 294 के पृष्ठ संख्या 22 से 24 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा भेरे सामने किये हैं।

दिनांक 18-01-2023

उप/सयुक्त पंजीयन अधिकारी(बादशाहपुर)

“Carpet Area” means the net usable floor area of an apartment, excluding the area covered by the external walls, area under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Upon receipt of Occupation Certificate, the final Carpet Area shall be calculated and communicated to the Allottee, which shall be final and binding upon the Allottee. Carpet Area of the Apartment is shall be used for the purpose of computing the total payable consideration for the Apartment.

The Total Consideration shall be inclusive of the charges annexed herewith as ‘Annexure A’ which shall be applicable and payable for your Unit as per the Payment Plan annexed herewith as ‘Annexure B’.

According to the Schedule of Payments, following payment is due and payable on booking:

| S.No | Particulars | Amount Payable (INR) | Due Date |
|---|---|----------------------|-------------|
| 1 | Within 30 days from the date of Booking | 11,651,801 | 14-Dec-2022 |
| 2 | Add : GST | 1,398,216 | |
| 3 | Less : Amount already received | 2,500,000 | |
| 4 | Total Amount Payable | 10,550,017 | |
| TDS @ 1% to be deposited to the government account via www.in-nsdl.com | | | |

You may remit the payments as per the bank account details mentioned below:

| Component/Account Name | Account Number | Bank Name | Address of Bank | IFSC CODE | SWIFT CODE |
|------------------------|-----------------------------------|-------------------|--|-------------|-------------|
| Installment | ORPL MAFPL Trump Towers Delhi NCR | 777705096425 Bank | ICICI Suncity, Sector 54, Gurgaon, Haryana | ICIC0000399 | BRAJINBBPPT |

Once you have remitted the payment, please send the following information to: customerservice@trumpoworlddelhi.com

| |
|--|
| 1. Your Name |
| 2. Your Apartment Number |
| 3. Amount Remitted |
| 4. Your Bank Name & Branch |
| 5. Unique Transaction Number |
| 6. Copy of SWIFT Transaction Slip (in case of foreign remittances) |

TruStar Limited

Address : Plot No.SB/C/5L/Office/008, N3M Urban, Sector-67, Gurugram Mainstay Urban Complex, Gurugram - 122102

Address : The Oberoi, 443 Udyog Vihar, Phase V, Gurugram - 122016

Website : trumpoworlddelhi.com

The Allottee / Borrower is desirous to purchase and the Developer allotted the said flat/unit no. 37A on the 37th floor tower measuring more or less the total super area of 6050 sq. ft / 562.06 sq. mtr. in the project Trump Tower Delhi-NCR, Sector 65 Gurgaon (details more particularly contained in the Buyer's Agreement entered into between the Borrower and Developer) for a total consideration of Rs. 145,000,187.00/- (Rupees Fourteen Crore Fifty Lakh One Hundred Eighty Seven Only)

The Bank is duly licensed by RBI and is engaged in the business of providing banking facilities in India.

WHEREAS the Bank is ready and willing to offer the said home loan/Facility to the Allottee / Borrower/s, in accordance with the CLP PEMI Developer Scheme detailed in Schedule C herein, for a consideration and on the terms and conditions as are more particularly specified herein below.

NOW THEREFORE in consideration of the foregoing and of the mutual promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, parties hereby covenant and agree as follows:

1. **DEFINITIONS:** In this Agreement the following shall have the respective meanings assigned herein below:-

- a. "Application Form(s)" means, as the context may permit or require, the particular preliminary application form, the credit facility application form submitted by the Borrower/s to Lender, for applying for and availing of the relevant Facility, all its annexures and addenda and all other information, particulars, clarifications and declarations, if any, furnished by the Borrower/s or any other persons from time to time in connection with the Facility.
- b. "Adjustable Interest Rate" means the ICICI Bank Base Rate (1-Base)" which is the percentage rate per annum decided by the Bank from time to time and announced / notified by the Bank from time to time as its Base Rate.
- c. "Business Day" means a day on which the relevant office of the Lender, as specified in the Application Form(s), or such other office as may be notified by the Lender to the Borrower/s, is open for normal business transactions.
- d. "Buyer's Agreement" shall mean an agreement entered between the Developer and the Borrower wherein Developer has agreed to sell the



Adina Bhadani



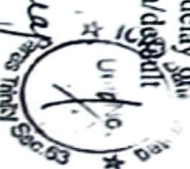
- a. The Allottee / Borrower(s) is not declared to be insolvent and/or incapable to enter into this Agreement by any competent authority or court.
- b. The cost of the flat, in excess of the amount of the Housing Loan sanctioned, will be borne and paid by the Allottee / Borrower(s).
- c. The Allottee / Borrower(s) has already paid a sum of Rs. 21,663,027.00/- (Rupees Two Crore Sixteen Lakh Sixty Three Thousand Twenty Seven Only) in part payment of the consideration amount to the Developer and Developer has provisionally allotted the flat/ unit being no. 37A at 37th floor, more particularly described in the Schedule- A of this Agreement.
- d. The Allottee /Borrower(s) shall deposit the letter of allotment dated and the money receipt dated 26.09.2022 , 04.10.2022 , 03.12.2022 , 10.12.2022 , 16.01.2023 , with the Bank for the part payment made to the Developer before the date of first disbursal from the Bank.
- e. The Allottee/ Borrower shall provide specific written directions regarding the disbursal of the Facility amount and on proper discharge of such instruction by the Bank.
- f. The Flat proposed to be sold is free from all the Encumbrances.

It represents and warrants that:

1. The Bank is duly licensed by RBI and is engaged in the business of providing banking facilities in India.
2. The Bank shall make disbursement of the Facility as per the instructions of the Allottee / Borrower directly to the Developer in terms hereof.
3. The Bank hereby confirms to the Developer that it shall not, in normal course, delay disbursal of any due disbursal amount.
4. The covenants hereunder shall not be construed to mean and fasten any responsibility upon the Bank to observe the payment schedule, if any, between the Developer and the Allottee/ Borrower(s) or to make payments to the Developer, as requested. Bank shall not be held responsible for any delay or omission in disbursement on account of breach/default attributable to the Allottee/ Borrower(s).



Devi Bhardwaj





Indian-Non Judicial Stamp
Haryana Government



Date : 16/01/2023

Application No. G0P2023A3928

PN No. 98330200



Stamp Duty Paid : ₹ 101

Penalty : ₹ 0

(Rs. 2000 Only)

Seller / First Party Detail

Olive Realcon Pvt Ltd

Plot/Floor : Sb/c5/08

Sector/Ward : 67

LandMark : M3m urbana

Village : Gurugram

District : Gurugram

State : Haryana

Pin : 92*****97

Others : Manglam multiplex pvt ltd

Buyer / Second Party Detail



Buyer : Amit Bhardwaj

Plot/Floor : 3

Sector/Ward : 0

LandMark : Oak drive dif chhatarpur farms

Village : New delhi

District : New delhi

State : Delhi

Pin : 92*****97

Others : Ashima bhardwaj

Property : BUILDER BUYER AGREEMENT

12436

18/01/2023

The authenticity of this document can be verified by using the QR code or on the website <https://registrars.nic.in>

AGREEMENT FOR SALE

1. Nature of document
2. Village/Block
3. Tehsil
- 3A. Sub-Tehsil
4. District
5. Carpet Area
6. Sale Consideration
7. Booking Amount
8. Stamp Duty
9. Stamp Certificate No. /Date
10. Stamp GRN
11. Registration fee
12. Registration Fee GRN
13. Commercial or residential
14. Apartment No.
15. Apartment Type
16. Property Address

Agreement for Sale
Village Maldawas, Sector-65
Gurugram (Gurgaon)
Badshapur
Gurugram (Gurgaon)
352.75 Sq. Mtr. (3797.00 Sq. Ft.)
Rs. 12,94,64,453.00/-
Rs. 25,00,000.00/-
Rs. 1611/-
G0P2023A3928 / 16.01.2023
98330200
Rs. 105031/-
98469575
Residential
37A
4 BR
Apartment No. 37A, Floor 37, Tower No. 1 in
Project 'Trump Towers Delhi NCR', Village
Maldawas, Sector 65, Tehsil & District Gurugram
(Gurgaon), Haryana.



Applicant(s) Signature

Ashima Bhardwaj

- a. The said Developer is constructing/developing a multi-storied building/project "Trump Tower Delhi-NCR" at Sector 65 Gurgaon on the land of the said Premises as per the sanctioned building plan which consists of multi storied building comprising of various flats/apartments, units, car parking spaces and other saleable spaces.
- b. Allottee/Borrower/s have already paid a sum of **Rs. 21,663,027.00/- (Rupees Two Crore Sixteen Lakh Sixty Three Thousand Twenty Seven Only)** in part payment of the consideration amount to the Developer and Developer has provisionally allotted the flat/ unit/apartment being no. 37A at 37th floor, (hereinafter referred to as the "Flat") more particularly described in the Schedule -A hereunder.
- c. Subject to the terms and conditions contained herein, the Bank along with its affiliates undertakes to provide the home loan/Facility under this Agreement on a non-exclusive basis.

REPRESENTATION AND WARRANTIES

I. Developer represents and warrants that:

1. The Developer is seized and possessed of and otherwise well entitled to develop the Premises.
2. The Developer is empowered/authorized/entitled under the development agreement executed between the owner of the land and Developer to develop the land and construct the multi-stories building, book flats, accept the advance payment(s) and other subsequent payment(s) and also final payment and execute the conveyance deed under their signature on behalf of the original owner.
3. The said plan has been lawfully and validly sanctioned by the competent authority.
4. The Developer have full power and authority to sell and transfer the said Flat unto and in favor of the Borrower.
5. The Developer undertakes and warrants to complete the construction and handover the possession of the said allotted Flat to the Allottee / Borrower(s) in accordance with the terms of Buyer's Agreement after receipt of the balance payment as per the agreed terms.

II. Allottee / Borrower represents and warrants that:

P. H. D. 1

Adina Bhadury



unit/apartment to the Borrower and the Borrower has agreed to purchase the unit/apartment from the Developer and have executed the same on 16-Jan-2023.

e. "Dues" means and includes the outstanding principal amount of the Facility, interest on the Facility, all other interest, all fees, costs, charges, expenses, and all other sums whatsoever payable by the Allottee / Borrower(s) to the Bank in accordance with this Agreement and the transaction documents.

f. "Encumbrance" includes a mortgage, charge, lien, pledge, hypothecation, security interest or any lien of any description whatsoever;

g. "Facility" means the financial assistance/s / facilities provided / agreed to be provided to the Borrower/s by the Bank, in accordance with the PEMI Scheme (as detailed in Schedule ___), not exceeding in the aggregate the amount/s as have been set out against each of the financial assistance/s / facilities, in this Agreement / Application Form(s), or so much thereof as may be outstanding from time to time. The expression "Facility" shall mean any or each of such Facility.

h. "General Conditions" means the GENERAL CONDITIONS GC-P-08 APPLICABLE TO FACILITIES PROVIDED BY ICICI BANK LIMITED. The Facility hereby agreed to be provided by ICICI Bank shall be subject to the Borrower/s complying with the terms and conditions set out herein and also in the General Conditions, which is annexed hereto. The General Conditions shall be deemed to form part of the Facility Agreement and shall be read as if they are specifically incorporated herein.

i. "Person(s)" includes an individual, body corporate, corporation, partnership, joint venture, association of persons, trust, unincorporated organisation, government (central, state or otherwise), sovereign state, or any agency, department, authority or political subdivision thereof, international organisation, agency or authority (in each case, whether or not having separate legal personality) and shall include their respective successors and assigns and in case of an individual shall include his legal representatives, administrators, executors and heirs and in case of a trust shall include the trustee or the trustees for the time being.

j. "RBI" means Reserve Bank of India. All capitalised terms used but not defined in the Facility Agreement shall have the respective meanings assigned to them under the General Conditions.

SCOPE

Delina Blackway



Annexure B

Payment Plan - Schedule of Payments (SUBVENTION PLAN - OCT'22)

| S.No | Milestones | Description | Amount (INR) |
|-------|--|--|--------------|
| 1 | At the time of Booking | 25 Lakhs | 2,500,000 |
| 2 | Within 30 days from the date of Booking | 9% Of Total consideration Less Booking Amount | 10,550,017 |
| 3 | Within 60 days from the date of Booking | 6% of Total Consideration | 8,700,011 |
| 4 | On Completion of 1st Floor Slab | 25% of Total Consideration | 36,250,047 |
| 5 | On Completion of 3rd Floor Roof Slab | 5% of Total Consideration | 7,250,009 |
| 6 | On Completion of 5th Floor Roof Slab | 5% of Total Consideration | 7,250,009 |
| 7 | On Completion of 8th Floor Roof Slab | 7.5% of Total Consideration | 10,875,014 |
| 8 | On Completion of 12th Floor Roof Slab | 7.5% of Total Consideration | 10,875,014 |
| 9 | On Completion of 18th Floor Slab, block work on 15th floor | 5% of Total Consideration | 7,250,009 |
| 10 | On Completion of 21st Floor Slab, block work on 18th floor | 5% of Total Consideration | 7,250,009 |
| 11 | On Completion of 25th Floor Slab, block work on 21st floor | 2.5% of Total Consideration | 3,625,005 |
| 12 | On Completion of 28th Floor Slab, block work on 25th floor | 2.5% of Total Consideration | 3,625,005 |
| 13 | On Completion of External Facade | 5% of Total Consideration | 7,250,009 |
| 14 | On Offer of Possession | 15% of Total Consideration + JEYS | 23,249,843 |
| TOTAL | | | 146,500,002 |

The Allottee / Borrower is desirous to purchase and the Developer allotted the said flat/unit no. 37A on the 37th floor tower measuring more or less the total super area of 6050 sq. ft / 562.06 sq. mtr. in the project Trump Tower Delhi-NCR, Sector 65 Gurgaon (details more particularly contained in the Buyer's Agreement entered into between the Borrower and Developer) for a total consideration of Rs. 15,000,187.00/- (Rupees Fourteen Crore Fifty Lakh One Hundred Eighty Seven Only)

The Bank is duly licensed by RBI and is engaged in the business of providing banking facilities in India.

WHEREAS the Bank is ready and willing to offer the said home loan/Facility to the Allottee / Borrower/s, in accordance with the CLP PEIM Developer Scheme detailed in Schedule C herein, for a consideration and on the terms and conditions as are more particularly specified herein below.

NOW THEREFORE in consideration of the foregoing and of the mutual promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, parties hereby covenant and agree as follows:

1. **DEFINITIONS:** In this Agreement the following shall have the respective meanings assigned herein below:-

2. **"Application Form(s)"** means, as the context may permit or require, the particular preliminary application form, the credit facility application form submitted by the Borrower/s to Lender, for applying for and availing of the relevant Facility, all its annexures and addenda and all other information, particulars, clarifications and declarations, if any, furnished by the Borrower/s or any other persons from time to time in connection with the Facility.
- b. **"Adjustable Interest Rate"** means the ICICI Bank Base Rate (I-Base)" which is the percentage rate per annum decided by the Bank from time to time and announced / notified by the Bank from time to time as its Base Rate.
- c. **"Business Day"** means a day on which the relevant office of the Lender, as specified in the Application Form(s), or such other office as may be notified by the Lender to the Borrower/s, is open for normal business transactions.
- d. **"Buyer's Agreement"** shall mean an agreement entered between the Developer and the Borrower wherein Developer has agreed to sell the



P.H.D.

Adina Bhadury