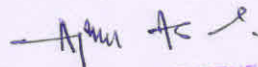


AGREEMENT

This Agreement for Sale ("Agreement") executed on this _____ day of _____.

By and Between

GETWELL RETAILS LLP

DESIGNATED PARTNER

1. M/s Purulia Bottling Pvt. Ltd., PAN - AAFCP7490M, a company incorporated under The Companies Act 1956 or 2013, as the case may be, having its regd. office at Shree Krishna Chamber, 2nd Floor, Room No. 13B, 78 Bentinck Street, Kolkata - 700 001, and its local office at Vill. & P.O. Lagda, P.S. Purulia (Muff.), Dist. Purulia, West Bengal, represented by its Director Sri Sanjay Kumar Agarwal, PAN - ACTPA5078K, son of Late Gopal Prasad Agarwal, residing at Balarampur, P.O. Rangadih, P.S. Balarampur, Dist. Purulia, West Bengal, PIN - 723143, by faith Hindu (Indian), by occupation Business etc., here in after referred to as OWNER, which expression shall include its successors, executors, administrators, legal representative and assignees of the ONE PART;

(Owner, includes its successor-in-interest and permitted assignees)

AND

2. M/s Getwell Retails LLP, PAN - AAQFG9003R, a Limited Liability Partnership within the meaning of Limited Liability Partnership Act, 2008 having its regd. office at 78 Bentinck Street, 2nd Floor, Block - B, Room No. - 13B, Kolkata - 700001, represented by its Designated Partner Sri Ajay Kumar Agarwal, PAN - ACTPA5079J, son of Gopal Prasad Agarwal, residing at Flat No.-7], Narkeladanga Main Road , Kadapara , Kankurgachi , Kolkata , West Bengal-700054, by faith Hindu (Indian), by occupation Business etc., here in after referred to as PROMOTER, which expression shall include its successors, executors, administrators, legal representative and assignees of the OTHER PART.

(Promoter, includes its successors-in-interest and permitted assignees)

AND

[If the Allottee is a company]

3. _____, [CIN no. _____] a company incorporated under the provisions of the Companies Act, 1956, and governed by the provisions of the Companies Act, 2013, having its registered office at _____, PIN _____, Post Office _____, Police Station _____, District _____, [PAN _____], represented by its authorized _____, son/ daughter/ wife of _____, by faith _____, by nationality _____, by occupation _____, working for gain at _____, PIN _____, Post Office _____, Police Station _____, District _____, [PAN _____] [Aadhar No. _____] duly authorized vide board resolution date _____.

(Allottee, includes its successor-in-interest, executors, administrators and permitted assignees).

[OR]

[If the Allottee is a Partnership]

_____, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at _____, PIN _____, Post Office _____, Police Station _____, District _____, [PAN _____], represented by its authorized _____, son/ daughter/ wife of _____, by faith _____, by nationality _____, by occupation _____, working for gain at _____, PIN _____, Post Office _____, Police Station _____, District _____, [PAN _____] [Aadhar No. _____] authorized vide _____.

(Allottee, includes its successor-in-interest, executors, administrators and permitted assignees).

[OR]

[If the Allottee is an Individual]

_____, son/daughter/ wife of _____, by faith _____, by nationality _____, by occupation _____, aged _____ about _____, residing at _____, PIN _____, Post Office _____, Police Station _____, District _____, [PAN _____] [Aadhar No. _____]

(Allottee, includes its successor-in-interest, executors, administrators and permitted assignees).

[OR]

[If the Allottee is a HUF]

_____, a Hindu Undivided Family, having its place of business at _____, PIN _____, Post Office _____, Police Station _____, District _____, [PAN _____], represented by its Karta _____, son of _____, by faith _____, by nationality _____, by occupation _____, working for gain at _____, PIN _____, Post Office _____, Police Station _____, District _____, [PAN _____] [Aadhar No. _____]

(Allottee, includes its successor-in-interest, executors, administrators and permitted assignees).

The Owner, Promoter and Allottee shall hereinafter collectively be referred to as the Parties and individually as a Party.

DEFINITIONS - For the purpose of this Agreement for Sale, unless the context otherwise requires: -

- a) "Act" means the means the Real Estate (Regulation and Development) Act, 2016;
- b) "Rules" means the West Bengal Real Estate (Regulation and Development) Rules, 2021;
- c) "Regulations" means the Regulations made under the Real Estate (Regulation and Development) Act, 2016;
- d) "Section" means a section of the Act.

WHEREAS:

- A. The landed property in Mouza Raghampur within the Purulia Municipality, Ward No. 21 being Holding No. 415, recorded under R.S. Khatian No. 1147 and 1148 being the portion of R.S./L.R. Plot No. 3859, measuring an area of 1279.27 Sq. Meter or 19 Cottahs 2 Chhataks alongwith two storied pucca old building, which was acquired by vendor i.e. Sri Deepak Kejriwal by seven several Deed of Sales on 08/04/1999 registered at A.D.S.R. Office, Purulia, out of which 1/7th share purchased by Deed No. 2410 from the rightful owner Smt. Saroj Singhania, wife of Sri Sushil Singhania and 1/7th share purchased by Deed No. 2411 from the rightful owner Sri Pravin Kejriwal, son of Late Saligram Kejriwal and 1/7th share purchased by Deed No. 2412 from the rightful owner Smt. Sarika Jeloka, wife of Sri Shambhunath Jeloka and 1/7th share purchased by Deed No. 2413 from the rightful owner Smt. Sunita Kedia, wife of Sri Ashok Kedia and 1/7th share purchased by Deed No. 2414 from the rightful

owner Sushila Bajaj, wife of Ashok Bajaj and 1/7th share purchased by Deed No. 2415 from the rightful owner Smt. Aruna Dharnidharka, wife of Sri Bijoy Dharnidharka and 1/7th share purchased by Deed No. 2416 from the rightful owner Smt. Kiran Chaucharia, wife of Sri Suresh Chaucahria.

- B. Whereas some part of land measuring 23 Cottahs 8 Chhataks was acquired by vendor i.e. Sri Deepak Kejriwal by a registered Deed of Sale No. 3950 dated 24/08/2005, registered at A.D.S.R. Office, Purulia, from the rightful owner Sri Arjun Prasad Kejriwal, son of Late Hanuman Prasad Kejriwal.
- C. By virtue of aforesaid Deed of Sale the vendor i.e. Sri Deepak Kejriwal came in ownership and possession of the same during last L.R. Operation said property recorded in the name of vendor i.e. Sri Deepak Kejriwal under L.R. Khatian No. 1616 within R.S. /L.R. Plot No. 3859.
- D. The vendor i.e. Sri Deepak Kejriwal within the ownership and possession of the property mentioned under **Schedule A** measuring 22 Cottahs 12 Chhataks alongwith two storied old building, out of which 1/2 share he gifted in favour of vendor Smt. Tara Kejriwal by a registered Deed of Gift being No. 5139 on 27/10/2021, Registered at A.D.S.R. Office Purulia.
- E. The vendors i.e. Sri Deepak Kejriwal and Smt. Tara Kejriwal have absolute good and marketable title with exclusive possession in her purchased property more fully described in the **Schedule A** annexed hereto free from all encumbrances.
- F. Due to Urgent need of money the vendors declare to sell the schedule below property measuring 22 Cottahs 12 Chhataks alongwith two storied old building more fully described in the **Schedule A**. The Purchaser i.e. M/s Purulia Bottling Pvt. Ltd. having come to know the intention of vendor, approached the vendors and offered to purchase the said property.
- G. By a virtue of a Deed of Conveyance dated 29th October, 2021, made between the said Sri Deepak Kejriwal and Smt. Tara Kejriwal, the vendors therein of one part, and M/s Purulia Bottling Pvt. Ltd, the purchaser therein of second part, the vendors therein sold the Said Land to the Owner, free from encumbrances, which was registered in the Office of the Additional District Sub - Registrar Of Purulia and recorded in Book No. 1, Volume No.1402-2021, Page from 103534 to 103559, Being Deed No. 140205308 for the year 2021.
- H. In the above circumstances the Owner herein became the sole, absolute and lawful owner of *Bastu* land measuring 22 (twenty two) cottah, 12 (twelve) chhataks, more or less, with structures thereon, comprised in R.S. Khatian No. 1147 & 1148, L.R. Khatian No. 1616, R.S./L.R. Plot No. 3859, in Mouza Raghampur, J.L. No. 260 at present 66, under Purulia Municipality Ward No. 21, Holding No. 418 (old), at Present Holding No. 23 & 25 situated at Deshbandhu Road North Bye Lane within the then District - Purulia, P.S. - Purulia (Town) & Sub-Registry office Purulia, Pargana Chharrah (**Said Land**) described in **Schedule A**.
- I. The Promoter, is entitled to carry out construction upon the Said Land on the terms and conditions mentioned in the Development Agreement dated _____, 2024 registered at the office of the _____ and recorded in Book No. _____, Volume No. _____, Pages from _____ to _____, being Deed No. _____ For the year _____ (**Development Agreement**).
- J. The Said Land is earmarked for the purpose of building a residential project, comprising of G+ 4 floor (Ground plus Four) multistoried apartment buildings and the said Project shall be known as "Towerville"(Project);

- K. The development of the said Project known as 'Towervilla' inter alia consisting of G+4 (Ground +Four) floors multistoried apartment buildings which shall be developed by the Promoter and proposed as a "real estate project" and is under registration as a 'real estate project' (**Real Estate Project or Project**) with the West Bengal Real Estate Regulatory Authority (**Authority**), under the provisions of the Act, Rules and Regulations and other rules, regulations, circulars and rulings issued thereunder from time to time.
- L. The Owners and the Promoter are fully competent to enter into this Agreement and all the legal formalities with respect to the right of the Promoter regarding construction of the Project on the Said Land have been completed.
- M. The Purulia Municipality has granted the commencement certificate to develop the Project vide approval dated bearing no. _____.
- N. The Promoter has obtained the final layout plan approvals for the Project from the Purulia Municipality vide Building Permit No. 1265/3 dated 22.08.2023 for the purpose of raising multistoried buildings on the Said Land. The Promoter agrees and undertakes that it shall not make any changes to these layout plans except in strict compliance with section 14 of the Act and other laws as applicable. The Said payout plan has been transferred to the landowner as per declaration made on 02nd January 2024, by Shri Deepak Kejriwal (PAN - AQNPK7167K) & Smt. Tara Kejriwal (PAN -AQNPK7165M) registered with D.S.R Purulia in Book-IV, Volume No. 1401-2024 , Page no.1 to 10 being no. 140100001 for the year 2024.
- O. The Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Kolkata on _____ under registration no. _____.
- P. The Allottee had applied for an apartment in the Project vide application no. _____ dated _____ and has been allotted apartment no. _____ having carpet area of _____ square feet, type _____, on _____ floor in the Block No. _____, (**Block/Building**) along with covered parking no. _____ admeasuring _____ square feet in the _____, as permissible under the applicable law and pro rata share in the common areas of the Real Estate Project (**Share In Common Areas**), as defined under clause (n) of Section 2 of the Act (**Said Apartment and Appurtenances**) more particularly described in **Schedule B** and the floor plan of the apartment is annexed hereto and marked as **Annexure II**;
- Q. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein.
- R. 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.
- S. 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.
- T. 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 Apartment and the covered parking (if applicable) as specified in paragraph P;

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

1. TERMS:

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 Apartment as specified in paragraph Q.

The Total Price (excluding Goods & Service Tax) for the Designated Apartment based on carpet area of the Unit is Rs. _____/- (Rupees _____ Only) and Car Parking is Rs. _____/- (Rupees _____ Only) the Other Costs and Deposits Amount is Rs. _____/- (Rupees _____ Only) and Taxes of Rs. _____/- (Rupees _____ Only) aggregating to Rs. _____/- (Rupees _____ Only) ("**Total Price**"):

| | | |
|-----|---|---|
| | Block No. _____ Unit No. _____ Floor _____ | Rate of Apartment per square feet (to be derived from amounts as per carpet area). |
| | Carpet Area Maintenance Chargeable Area | |
| | Exclusive balcony or verandah | No Separate Charges |
| | Parking -1 | Rs. _____/- |
| A) | Total Price (in rupees) without Taxes | Rs. _____/- (Rupees _____ only) |
| A1) | Taxes (The Goods and Service Tax and any other applicable tax on the Total Price shall be payable by the Allottee as per prevalent rates) | As per prescribed rates, currently being _____%, amounting to Rs. _____/- (Rupees _____ only) |
| B) | Other Costs | |
| | B1) Generator Charges | Rs.50000/- (Rupees fifty thousand only) + Applicable GST @18% |
| | B3) Association Formation | Rs.5000/- (Rupees Five thousand |

| | | |
|----|--|--|
| | | only) + Applicable GST @18% |
| | B4) Legal and Documentation Charges | Rs.20000/- (Rupees twenty thousand only) + Applicable GST @18% |
| c) | Deposits | |
| | C1) Advance Maintenance Charges | Rs.40/-Per Sq. Feet (Rupees forty only) + Applicable GST @18% |
| | C2) Interest Free Sinking Fund Deposit | Rs.65/-Per Sq. Feet (Rupees sixty five only) + Applicable GST @18% |
| | Total C = C1+C2 | |
| | Total Price in Rupees (A+A1+B+C) | Rs. _____/- (Rupees _____ only) |

Explanation:

- (i) The Total Price above includes the booking amount paid by the Allottee to the Promoter towards the Apartment;
- (ii) The Total Price above includes Taxes (consisting of tax paid or payable by the Promoter by way of GST and other taxes, if any as per law, and cess or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Promoter) up to the date of handing over the possession of the Apartment.
Provided that in case there is any change/modification in the taxes, the subsequent amount payable by the Allottee to the Promoter shall be increased/reduced based on such change / modification;
- (iii) The Promoter shall periodically intimate to the Allottee, the amount payable as stated in sub clause (i) above and the Allottee shall make payment within 30 (thirty) days from the date of such written intimation. In addition, the Promoter shall provide to the Allottee the details of the taxes paid or demanded along with the acts/rules/ notifications together with dates from which such taxes/levies etc. have been imposed or become effective;
- (iv) The Total Price of Apartment includes: 1) pro rata share in the Common Areas; and 2) covered parking (if any) as provided in the Agreement.
- (v) The Total Price is escalation-free, save and except increases which the Allottee hereby agrees to pay, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost/charges imposed by the competent authorities, the Promoter shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.
- (vi) The Allottee shall make the payment as per the payment plan set out in Schedule C ("Payment Plan").
- (vii) The Promoter shall not allow, any rebate for early payments of installments payable by the Allottee.
- (viii) It is agreed that the Promoter shall not make any additions and alterations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities described therein in respect of the apartment, plot or building, as the case may be, without the previous written consent of the Allottee. Provided

that the Promoter may make such minor additions or alterations as may be required by the Allottee, or such minor changes or alterations as per the provisions of the Act.

- (ix) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Block building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. 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 (5%), then Promoter shall refund the excess money paid by Allottee within forty-five days as specified in the Rules. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand that 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 feet as agreed in Clause 1.2 of this Agreement.

Subject to Clause 9.3 the Promoter agrees and acknowledges, the Allottee shall have the right to the Apartment as mentioned below:

- (i) The Allottee shall have exclusive ownership of the Apartment;
- (ii) The Allottee shall also have undivided proportionate share in the Common Areas. Since the share / interest of Allottee in the Common Areas is undivided and cannot be divided or separated, the Allottee shall use the Common Areas along with other occupants, maintenance staff etc., without causing any inconvenience or hindrance to them. Further, the right of the Allottee to use the Common Areas shall always be subject to the timely payment of maintenance charges and other charges as applicable. It is clarified that the Promoter shall convey undivided proportionate title in the common areas to the association of Allottees as provided in the Act;
- (iii) That the computation of the price of the Apartment includes recovery of price of land, construction of not only the Apartment but also the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, fire detection and firefighting equipment in the common areas etc. and includes cost for providing all other facilities as provided within the Project.
- (iv) It is made clear by the Promoter and the Allottee agrees that the Apartment along with covered parking (if any) shall be treated as a single indivisible unit for all purposes. It is agreed that the Project is an independent, self-contained Project covering the said Land and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other project in its vicinity or otherwise except for the purpose of integration of infrastructure for the benefit of the Allottee. It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the Allottees of the Project.
- (v) It is understood by the Allottee that no other areas and i.e. areas and facilities falling outside the Project, shall form a part of the declaration to be filed with the Competent Authority in accordance with the West Bengal Apartment Ownership Act, 1972.
- (vi) The Promoter agrees to pay all outgoings before transferring the physical possession of the Apartment to the Allottee, which it has collected from the Allottee, for the payment of outgoings (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the project). If the Promoter fails to pay all or any of the outgoings collected by it from the Allottee or any liability, mortgage loan and interest thereon before transferring the Apartment to the Allottee, the Promoter agrees to be liable, even after the transfer of the property, to pay such outgoings and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefor by such authority or person.

(vii) The Allottee has paid the booking amount being part payment towards the Total Price of the Apartment at the time of application the receipt of which the Promoter hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the Apartment as prescribed in the Payment Plan (Schedule C) as may be demanded by the Promoter within the time and in the manner specified therein: Provided that if the Allottee delays in payment towards any amount for which is payable, he shall be liable to pay interest at the rate specified in the Rules.

2. MODE OF PAYMENT

Subject to the terms of the Agreement and the Promoter abiding by the construction milestones, the Allottee shall make all payments, on demand by the Promoter, within the stipulated time as mentioned in the Payment Plan.

3. COMPLIANCE OF LAWS RELATING TO REMITTANCES

The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules and Regulations made thereunder or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

The Promoter accepts no responsibility in this regard. The Allottee shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any under the applicable laws. The Promoter shall not be responsible towards any third party making payment/remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the said apartment applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee only.

4. ADJUSTMENT/APPROPRIATION OF PAYMENTS

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.

5. TIME IS ESSENCE

Time is of 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 Apartment 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. Similarly, the Allottee shall make timely payments of the installment 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 Schedule C (Payment Plan).

6. CONSTRUCTION OF THE PROJECT/ APARTMENT

The Allottee has seen the specifications of the Apartment and accepted the Payment Plan, floor plans, layout plans [annexed along with this Agreement] which has been approved by the competent authority, as represented by the Promoter. The Promoter shall develop the Project in accordance with the said layout plans, floor plans and specifications. Subject to the terms in this Agreement, the Promoter undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions prescribed by the statutory authority concerned and shall not have an option to make any variation /alteration /modification in such plans, other than in the manner provided under the Act, and breach of this term by the Promoter shall constitute a material breach of the Agreement.

7. POSSESSION OF THE APARTMENT

- (i) **Schedule for possession of the said Apartment:** The Promoter agrees and understands that timely delivery of possession of the Apartment is the essence of the Agreement. The Promoter, based on the approved plans and specifications, assures to hand over possession of the Apartment on or before _____, unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project ("**Force Majeure**"). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the Apartment, provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee the entire amount received by the Promoter from the allotment within 45 days from that date. After refund of the money paid by the Allottee, Allottee agrees that he/ she shall not have any rights, claims etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.
- (ii) **Procedure for taking possession:** The Promoter, upon obtaining the occupancy certificate from the competent authority shall offer in writing the possession of the Apartment, to the Allottee in terms of this Agreement to be taken within 3(three) month from the date of issue of such notice and the Promoter shall give possession of the Apartment to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agrees to pay the maintenance charges as determined by the Promoter/association of Allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 21 days of receiving the occupancy certificate of the Project.
- (iii) **Failure of Allottee to take Possession of Apartment:** Upon receiving a written intimation from the Promoter as per clause 7 (ii), the Allottee shall take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Apartment to the Allottee. In case the Allottee fails to take possession within the time provided in clause 7(ii), such Allottee shall continue to be liable to pay maintenance charges as applicable.
- (iv) **Possession by the Allottee:** After obtaining the occupancy certificate and handing over physical possession of the Apartment to the Allottees, it shall be the responsibility of the Promoter to hand over the necessary

documents and plans, including common areas, to the association of the Allottees or the competent authority, as the case may be, as per the local laws.

- (v) **Cancellation by Allottee:** The Allottee shall have the right to cancel/withdraw his allotment in the Project as provided in the Act: Provided that where the Allottee proposes to cancel/withdraw from the project without any fault of the promoter, the promoter herein is entitled to forfeit the booking amount paid for the allotment. The balance amount of money paid by the Allottee shall be returned by the promoter to the Allottee within 45 days of such cancellation.
- (vi) **Compensation:** The Promoter shall compensate the Allottee in case of any loss caused to him due to defective title of the land, on which the project is being developed or has been developed, in the manner as provided under the Act and the claim for compensation under this section shall not be barred by limitation provided under any law for the time being in force.

Except for occurrence of a Force Majeure event, if the Promoter fails to complete or is unable to give possession of the Apartment (i) in accordance with the terms of this Agreement, duly completed by the date specified herein; or (ii) due to discontinuance of his business as a developer on account of suspension or revocation of the registration under the Act; or for any other reason; the Promoter shall be liable, on demand to the Allottees, in case the Allottee wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the Apartment, with interest at the rate specified in the Rules within 45 days including compensation in the manner as provided under the Act. Provided that where if the Allottee does not intend to withdraw from the Project, the Promoter shall pay the Allottee interest at the rate specified in the Rules for every month of delay, till the handing over of the possession of the Apartment.

8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrants to the Allottee as follows:

- (i) The Owners have absolute, clear and marketable title with respect to the Said Land; the requisite rights to carry out development upon the Said Land and absolute, actual, physical and legal possession of the Said Land for the Said Project;
- (ii) The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Said Project/ Said Land;
- (iii) There are no encumbrances upon the Said Land or the Said Project;
- (iv) There are no litigation pending before any Court of law with respect to the Said Land, Said Project or the Said Apartment;
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, Said Land and Apartment are valid and subsisting and have been obtained by following due process of law. Further, the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, Said Land, Block building and Apartment 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 Said Land, including the Said Project and the Said Apartment 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 Apartment to the Allottee in the manner contemplated in this Agreement;
- (ix) At the time of execution of the conveyance deed the Promoter shall handover lawful, vacant, peaceful, physical possession of the Apartment to the Allottee and the common areas to the Association of the Allottees;

- (x) The Said Land is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the Schedule Property;
- (xi) The Promoter has duly paid and shall continue to pay and discharge all 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;
- (xii) 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 Land) has been received by or served upon the Promoter in respect of the said Land and/or the Project;
- (xiii) That the Said Land is not *Waqf* property.

9. EVENTS OF DEFAULTS AND CONSEQUENCES

9.1 Subject to the Force Majeure clause, the Promoter shall be considered under a condition of Default, in the following events:

- (i) Promoter fails to provide ready to move in possession of the Apartment to the Allottee within the time period specified. For the purpose of this clause, 'ready to move in possession' shall mean that the Apartment shall be in a habitable condition which is complete in all respects;
- (ii) Discontinuance of the Promoter's business as a developer on account of suspension or revocation of his registration under the provisions of the Act or the rules or regulations made thereunder.

9.2 In case of Default by Promoter under the conditions listed above, Allottee is entitled to the following:

- (i) Stop making further payments to Promoter as demanded by the Promoter. If the Allottee stops making payments, the Promoter shall correct the situation by completing the construction milestones and only thereafter the Allottee be required to make the next payment without any penal interest; or
- (ii) The Allottee shall have the option of terminating the Agreement in which case the Promoter shall be liable to refund the entire money paid by the Allottee under any head whatsoever towards the purchase of the apartment, along with interest at the rate specified in the Rules within forty-five days of receiving the termination notice:

Provided that where an Allottee does not intend to withdraw from the project or terminate the Agreement, he shall be paid, by the promoter, interest at the rate specified in the Rules, for every month of delay till the handing over of the possession of the Apartment.

9.3 The Allottee shall be considered under a condition of Default, on the occurrence of the following events:

- (i) In case the Allottee fails to make payments for 2 (two) consecutive demands made by the Promoter as per the Payment Plan annexed hereto, despite having been issued notice in that regard the Allottee shall be liable to pay interest to the promoter on the unpaid amount at the rate specified in the Rules.
- (ii) In case of Default by Allottee under the condition listed above continues for a period beyond 2 (two) consecutive months after notice from the Promoter in this regard, the Promoter shall cancel the allotment of the Said Apartment in favour of the Allottee and refund the amount money paid to him by the Allottee by deducting the booking amount and the interest liabilities and this Agreement shall thereupon stand terminated (provided that the Promoter shall intimate the Allottee about such termination at least 30 (thirty) days prior to such termination).

10. CONVEYANCE OF THE SAID APARTMENT

The Promoter and the Owners, as the case may be, on receipt of complete amount of the Price of the Apartment under the Agreement from the Allottee, shall execute a conveyance deed and convey the title of the Apartment together with proportionate indivisible share in the Common Areas within 3 (three) months from the issuance of the occupancy certificate/ completion certificate, as the case may be, to the Allottee.

However, in case the Allottee fails to deposit the stamp duty, registration charges and all other incidental and legal expenses etc. so demanded within the period mentioned in the demand letter, the Allottee authorizes the Promoter to withhold registration of the conveyance deed in his/her favour till full and final settlement of all dues and stamp duty and registration charges to the Promoter is made by the Allottee. The Allottee shall be solely responsible and liable for compliance of the provisions of Indian Stamp Act, 1899 including any actions taken or deficiencies/ penalties imposed by the competent authority(ies).

11. MAINTENANCE OF THE SAID APARTMENT / SAID PROJECT

The Promoter shall be responsible to provide and maintain essential services in the Said Project till the taking over of the maintenance of the project by the association of the Allottees. The cost of such maintenance has been included in the Total Price of the Apartment.

12. DEFECT LIABILITY

It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the Promoter as per the agreement for sale relating to such development is brought to the notice of the Promoter within a period of 5 (five) years by the Allottee from the date of handing over possession, it shall be the duty of the Promoter to rectify such defects without further charge, within 30 (thirty) days, and in the event of Promoter's failure to rectify such defects within such time, the aggrieved Allottees shall be entitled to receive appropriate compensation in the manner as provided under the Act.

13. RIGHT OF ALLOTTEE TO USE COMMON AREAS AND FACILITIES SUBJECT TO PAYMENT OF TOTAL MAINTENANCE CHARGES

The Allottee hereby agrees to purchase the Said Apartment on the specific understanding that is/her right to the use of Common Areas shall be subject to timely payment of total maintenance charges, as determined and thereafter billed by the maintenance agency appointed or the association of Allottees (or the maintenance agency appointed by it) and performance by the Allottee of all his/her obligations in respect of the terms and conditions specified by the maintenance agency or the association of Allottees from time to time.

14. RIGHT TO ENTER THE APARTMENT FOR REPAIRS

The Promoter / maintenance agency /association of Allottees shall have rights of unrestricted access of all Common Areas, garages/closed parking's and parking spaces for providing necessary maintenance services and the Allottee agrees to permit the association of Allottees and/or maintenance agency to enter into the Apartment or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

15. USAGE

Use of Basement and Service Areas: The Allottee shall not be permitted to use the services areas in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the association of Allottees formed by the Allottees for rendering maintenance services.

16. GENERAL COMPLIANCE WITH RESPECT TO THE APARTMENT:

Subject to Clause 12 above, the Allottee shall, after taking possession, be solely responsible to maintain the Apartment at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Building, or the Apartment, or the staircases, lifts, common passages, corridors, circulation areas,

atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the Apartment and keep the Apartment, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized.

The Allottee further undertakes, assures and guarantees that he/she would not put any sign-board / name-plate, neon light, publicity material or advertisement material etc. on the face / facade of the Building or anywhere on the exterior of the Project, buildings therein or Common Areas.

The Allottees shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the Allottee shall not store any hazardous or combustible goods in the Apartment or place any heavy material in the common passages or staircase of the Building. The Allottee shall also not remove any wall, including the outer and load bearing wall of the Apartment.

The Allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter and thereafter the association of Allottees and/or maintenance agency appointed by association of Allottees. The Allottee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

17. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY ALLOTTEE

The Allottee is entering into this Agreement for the allotment of a Apartment with the full knowledge of all laws, rules, regulations, notifications applicable to the Project in general and this project in particular. That the Allottee hereby undertakes that he/she shall comply with and carry out, from time to time after he/she has taken over for occupation and use the said Apartment, all the requirements, requisitions, demands and repairs which are required by any competent Authority in respect of the Apartment/ at his/ her own cost.

18. ADDITIONAL CONSTRUCTIONS

The Promoter undertakes that it has no right to make additions or to put up additional structure(s) anywhere in the Project after the building plan has been approved by the competent authority (ies) except for as provided in the Act.

19. PROMOTER SHALL NOT MORTGAGE OR CREATE CHARGE

After the Promoter executes this Agreement he shall not mortgage or create a charge on the [Apartment/Plot/Building] 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 [Apartment/Plot/Building].

20. APARTMENT OWNERSHIP ACT

The Promoter has assured the Allottees that the project in its entirety is in accordance with the provisions of the West Bengal Apartment Ownership Act,1972. The Promoter showing compliance of various laws/regulations as applicable in the State of West Bengal.

21. BINDING EFFECT

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 Sub- Registrar as and when intimated by the Promoter. If the Allottee 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 Registrar/Sub-Registrar/ registrar of Assurance 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 30(thirty) 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.

22. ENTIRE AGREEMENT

This Agreement, along with its schedules, 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 apartment/ plot/building, as the case may be.

23. RIGHT TO AMEND

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

24. PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE / SUBSEQUENT ALLOTTEES

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 Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

25. WAIVER NOT A LIMITATION TO ENFORCE

The Promoter may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the 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 Allottee that exercise of discretion by the Promoter in the case of one Allottee shall not be construed to be a precedent and /or binding on the Promoter to exercise such discretion in the case of other Allottees.

Failure on the part of the Promoter to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

26. SEVERABILITY

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.

27. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottees in Project, the same shall be the proportion which the carpet area of the Apartment bears to the total carpet area of all the Apartments in the Project.

28. FURTHER ASSURANCES

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.

29. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoter for self and on behalf of the Owners, 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, in Kolkata 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. Hence this Agreement shall be deemed to have been executed at Kolkata.

30. NOTICES

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 at their respective addresses specified below:

_____ Name of Allottee

_____ (Allottee Address)

Getwell Retails LLP,

78 Bentinck Street, 2nd Floor, Block - B, Room No. - 13B, Kolkata - 700 001.

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.

31. JOINT ALLOTTEES

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.

32. GOVERNING LAW

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.

33. DISPUTE RESOLUTION

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.

34. COMMON AREAS AND SPECIFICATIONS

The Parties have agreed that the Promoter shall provide the Project with Common Areas as mentioned in Schedule D below and Specifications as mentioned in Schedule E below.

35. NOMINATION/TRANSFER BY THE PURCHASER

The Purchaser herein may, with the prior consent in writing of the Developer herein and against payment of a sum of Rs. 100/- (Rupees One Hundred) plus applicable Taxes per Square Foot of the carpet area in respect of the Designated Unit in advance to the Developer herein, get the name of his nominee substituted in his place

and stand in the records of the Developer as the Purchaser of the Designated Unit. Any such nomination or transfer shall be at the sole risk and costs of the Purchaser herein and shall be subject to the terms conditions agreements and covenants contained hereunder which shall thenceforth be observed fulfilled and performed by the nominee. All stamp duty and registration charges, legal fees and charges and other outgoings as may be occasioned due to aforesaid nomination or transfer shall be payable by the Purchaser herein or his/her/their nominee/s.

The Purchaser herein shall not be entitled to let out, sell, transfer or part with possession of the Designated Unit until all the charges outgoings dues payable by the Purchaser herein to the Developer herein in respect of the Designated Unit are fully paid up and a No Dues certificate is obtained by the Purchaser herein from the Developer herein.

Schedule A
(Said Land)

Bastu land measuring 22 (twenty two) cottah, 12 (twelve) chhataks, more or less, with structures thereon, comprised in R.S. Khatian No. 1147 & 1148, L.R. Khatian No. 1616, R.S./L.R. Plot No. 3859, in Mouza Raghampur, J.L. No. 260 at present 66, under Purulia Municipality Ward No. 21, Holding No. 418 (old), at Present Holding No. 23 & 25 situated at Deshbandhu Road North Bye Lane within the then District - Purulia, P.S. - Purulia (Town) & Sub-Registry office Purulia, Pargana Chharrah, delineated in Red colour on the Plan annexed hereto and marked as Annexure I, duly butted and bounded as follows:

- | | |
|--------------|--|
| On the North | : R.S. Plot No. 3868 |
| On the South | : Land of Santosh Kumar Jaiswal, P.C.C.J. Krishna Singhanian & Krishna Villa |
| On the East | : Land of Tara & Associate and 20'0" wide road |
| On the West | : Land of Sanctosh Jain and 13'0" wide road & Land of Rounak Kejriwal |

Schedule B
(Said Apartment and Appurtenances)

Part I

Floor Plan attached separately

Part II

- i. Apartment no. _____ having carpet area of _____ square

feet, type _____, on _____ floor in the Block No. _____, along with covered parking no. _____ admeasuring _____ square feet in the _____. The layout of the Said Apartment is delineated in Red colour on the Plan annexed hereto and marked as Annexure II;

- ii. The Land Share, being undivided, impartible, proportionate and variable share in the land underneath the Said Block/Building, as be attributable and appurtenant to the Said Apartment;
- iii. The Said Parking Space, being ____ (____) medium sized car in covered space, admeasuring ____ (____) square feet, in the said Project; and
- iv. The Share In Common Areas, being the undivided, impartible, proportionate and variable share and/or interest in the Common Areas of the Real Estate Project described in Schedule D below, as be attributable and appurtenant to the Said Apartment, subject to the terms and conditions of this agreement.

Schedule C
(Payment Plan)

Part 1

| | | |
|-------------------------------|---|--------------------|
| Price for the Apartment | : | Rs. _____/- |
| Price for 1 (one) Car Parking | : | Rs. _____/- |
| Total Price | : | Rs. _____/- |
| GST | : | Rs. _____/- |
| Total | : | Rs. _____/- |

Part 2

| Particulars | Amount |
|---|----------------------------|
| On Booking | 10% of Total Consideration |
| On execution of Agreement for Sale | 10% of Total Consideration |
| On completion of Casting of 1st floor | 10% of Total Consideration |
| On completion of Casting of 2nd floor | 10% of Total Consideration |
| On completion of Casting of 3rd floor | 10% of Total Consideration |
| On completion of Casting of 4th floor | 10% of Total Consideration |
| On completion of brickwork | 10% of Total Consideration |
| On completion of flooring | 10% of Total Consideration |
| On Possession / Conveyance whichever is earlier | 20% of Total Consideration |

Extras

| Particulars | Amount |
|-------------------------------|--|
| Generator Charges | Rs.50000/- + GST (as applicable). |
| Sinking Fund | Rs.65 Per Sq. feet + GST (as applicable) |
| Association Formation Charges | Rs.5000/- + GST (as applicable) |
| Legal Charges | Rs.20000/- + GST (as applicable) |
| Advance Maintenance Deposit | Rs.40 Per Sq. feet + GST (as applicable) |

Schedule D
(Common Areas and Facilities)

- Land underneath the building and statutory open spaces with the land
- Lobbies and staircases
- Underground and over-head reservoir, water tanks, all supply/drain water pipes (save those inside any flat), Deep Tube Well, boundary walls, main gate, meter room and roof of the building.
- Electric Meter Room, wiring and accessories for lighting of common areas, Pump and Motor,
- Electrical installations relating to meter for receiving electricity from WBSEDCL/CESC Ltd.
- Lift with all its installations
- Common Toilet on the ground floor
- 24Hours Generator Backup
- 24 Hours Security
- 24 Hours Water Supply from Deep Tube well.
- Other common area and installations and/or equipment as provided in the new building for common use and enjoyment.

Schedule E
(Specifications, Amenities, Facilities)
(Which Are Part of the Said Apartment)

| | |
|----------------------------|--|
| Structure | Earthquake resistant RCC framed construction with infill brick walls. |
| Inside Wall | Wall putty of reputed make. |
| Outside Walls | Weathercoat / Texture paint Finish of reputed make. |
| Doors | Main Door |
| Windows | Aluminum sliding / UPVC windows with Glass along with Front Gills. |
| Floors | Bedroom, Living & Dining: Vitrified floor tiles. |
| Kitchen | Ceramic tiles floor with black stone counter & sink. Dado of ceramic tiles up to 2.5ft above the counter. |
| Toilet & Sanitary Fittings | Ceramic tile floor. Dado of ceramic tiles on the wall up to door height. |

| | |
|--------------|--|
| | White sanitary ware of a reputed make. C.P. fitting of a reputed make. |
| Stair Case | Stones/ tiles/ marble. |
| Lift | Passenger lift of reputed make. |
| Water Supply | 24 hours water supply. |
| Electrical | Modular switches of Reputed make. Necessary electrical point with switches in all bedroom, living/dining, kitchen, and toilet. Concealed electrical wiring with PVC insulated copper wire of a reputed make. |

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

Purulia Bottling Private Limited

Represented by its Authorized Signatory
Sanjay Kumar Agarwal
[Owners]

Getwell Retails LLP

Represented by its Authorized Signatory
Ajay Kumar Agarwal
[Promoter]

[Allottee]

Drafted by:

F/
Advocate, _____ at _____

Witnesses:

Signature _____

Signature _____

Name: _____

Name: _____

Father's Name: _____

Father's Name: _____

Address: _____

Address: _____

Receipt and Memo of Consideration

Received from the within named Allottee the within mentioned sum of Rs. _____/- (Rupees _____ only) towards part of the consideration for sale of the Said Apartment, described in Schedule B above, in the following manner:

| Sl No. | Mode | Dated | Bank | Amount (Rs.) |
|--------|------|-------|------------|---------------|
| 1. | | _____ | _____ Bank | Rs. _____ .00 |
| 2. | | _____ | _____ Bank | Rs. _____ .00 |
| TOTAL | | | | Rs. _____ .00 |

Getwell Retails LLP

GETWELL RETAILS LLP
Ajay *As*
DESIGNATED PARTNER

Represented by its Director
Ajay Kumar Agarwal
[Promoter]

Witnesses:

Signature _____

Signature _____

Name: _____

Name: _____

GETWELL RETAILS LLP

Allen AS

DESIGNATED PARTNER