

ANNEXURE

[See rule 8]

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") executed on this ___ day of _____, 20___,

By and Between

[If the promoter is a company]

DEEP SHEETAL ENGINEERS PRIVATE LIMITED (CIN no.: U45200BR2008PTC013914), a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at **H.No. 33, Rajendra Path, North S.K. Puri, Patna-800013** and its corporate office at **R.K.Puram, Saguna, Khagaul Road, Danapur, Patna-801503** (PAN – **AADCD0580G**), represented by its authorized signatory **Sri NEERAJ KUMAR** (Aadhar no.: **330574483238**) authorized vide board resolution dated **2008-09** hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assigns).

Deep Sheetal Engineers Pvt. Ltd.

Neeraj Kumar
Managing Director

[OR]

[If the promoter is a Partnership firm]

_____, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at _____, (PAN _____), represented by its authorized Partner _____ (Aadhar no. _____) authorized vide _____, hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners).

[OR]

[If the promoter is an Individual]

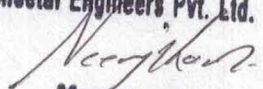
Mr. / Ms. _____, (Aadhar No. _____) son / daughter of _____, aged _____ about _____, residing at _____, (PAN _____), hereinafter called the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees).

AND

[If the Allottee is a company]

_____, (CIN no. _____) a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at _____, (PAN _____), represented by its authorized signatory, _____, (Aadhar no. _____) duly authorized vide board resolution dated _____, hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees).

[OR]

Deep Sheetal Engineers Pvt. Ltd.

Managing Director

[If the Allottee is a Partnership]

_____, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at _____, (PAN _____), represented by its authorized partner, _____, (Aadhar no. _____) authorized vide _____, hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners).

[OR]

[If the Allottee is an Individual]

Mr. / Ms. _____, (Aadhar no. _____) son / daughter of _____, aged about _____, residing at _____, (PAN _____), hereinafter called the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees).

[OR]

[If the Allottee is a HUF]

Mr. _____, (Aadhar No. _____) son of _____ aged about _____ for self and as the Karta of the Hindu Joint Mitakshara Family known as _____ HUF, having its place of business / residence at _____, (PAN _____), hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, representatives, executors, administrators, successors-in-interest and permitted assigns as well as the members of the said HUF, their heirs, executors, administrators, successors-in-interest and permitted assignees). [Please insert details of other allottee(s), in case of more than one allottee].

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

Deep Sheetal Engineers Pvt. Ltd.
Neeraj Kumar
Managing Director

DEFINITIONS:

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

- (a) "Act" means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016);
- (b) "Appropriate Government" means the State Government;
- (c) "Rules" means the Bihar State Real Estate (Regulation and Development) (General) Rules, 2017 made under the Real Estate (Regulation and Development) Act, 2017;
- (d) "Regulations" means the Regulations made under the Real Estate (Regulation and Development) Act 2017;
- (e) "section" means a section of the Act.

WHEREAS:

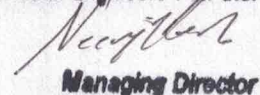
- A. The Promoter is the absolute and lawful owner of [khasra nos.: 2193, 2232(P); Khata No.: 19, 33; Tauzi No.: 5171; Thana: 30] totally admeasuring 5574.67 square meters situated at **Danapur, Patna** in Tehsil & District: **Danapur, Patna** ("Said Land") vide sale deed(s) dated _____ registered as documents no. _____ at the office of the Sub-Registrar;

DATE	DEED NO.	BOOK NO.	VOLUME NO.	PAGES	C.D No.	YEAR
19.05.2018	6757	1	126	126-142	20	2018
06.08.2018	11057	1	204	510-530	32	2018
06.08.2018	11058	1	204	531-551	32	2018
30.05.2019	6815	1	138	29-52	21	2019
30.05.2019	6816	1	138	52-75	21	2019
15.07.2019	9569	1	194	244-265	30	2019

[OR]

_____ ("Owner") is the absolute and lawful owner of [khasra nos. / survey nos.] [Please insert land details as per local laws] _____ totally admeasuring _____ square meters situated at _____ in Tehsil & District _____ ("Said Land") vide sale deed(s) dated _____ registered as documents no. _____ at the office of the Sub-Registrar. The Owner and the Promoter have entered into a [collaboration/development/joint development] agreement dated _____ registered as document no. _____ at the office of the Sub-Registrar;

Deep Sheetal Engineers Pvt. Ltd.


Managing Director