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AGREEMENT FOR SALE: Dated. .....

[1] Name and address of the Vendor:-

Sai Shree Balajee Constructions & Developers [P] Ltd. a company incorporated under the Indian Companies Act, 1956, having its registered office at 601 & 602, Balajee Complex, Near Andhra Bank, Exhibition Road, Patna-800001, **Represented by - Mr. Deepak Sagar son of Late Rajendra Prasad**, resident of Hajiganj, Patna City, Patna-800008, P.S. Chowk, District Patna, by Nationality-Indian.

2] **Name and address of the Vendee:-**

3] **Earnest Amount:**

4] **Description of the property:-**

ALL THAT FLAT No.-..... on ..... Floor, measuring Super Built up area ..... in **"AMAZE CITY" at GAYA** with one parking & all the amenities, structure, materials fixed thereon, measuring an area of One Ares Twenty One Decimals of landed property, situated at Mauza Chadauli, Pargana Prahara, P.S. Chanduali, District Gaya within the jurisdiction of Sub Registry office and Sadar Registry office Gaya, bearing Tauzi No. 4100, Thana No. 180, Khata No. 102, Plot No. 468, Which is under Dissolved Gaya Development Authority Gaya.

The said Apartment is Bounded as follows-

NORTH - .....
SOUTH - .....
EAST - .....
WEST - .....

RECITALS

This Deed of Agreement for sale is made on this ...st day of ....., between the aforesaid vendor- **Sai Shree Balajee Construction & Developers [P] Ltd.** as fully detailed and described in Column No.- 1 of this Deed [which expression uniess repugnant to the context shall include its representative executors administrators and assignees] of The **one part** and the aforesaid vendee- ..... as fully detailed and

described column No.- 2 of this deed which expression unless, repugnant to the context shall included their heirs, executors, administrators and assignees] of the **Other part.**

AND WHEREAS the vendor is a Pvt. Ltd. Company, and the working of the company is the construction of multi storied building. As such the vendor is going to construct a Deluxe Residential Apartment in the name and style- **Block ' ' "AMAZE CITY" at Gaya, Pargana Prahara, P.S. Chandauli, District Gaya.**

AND WHEREAS the business of the vendor is to construct apartment and allot it to the needy persons. Hence the representative of the Vendor expressed and announced the matter to sell the flats publicly, the vendee having come to know of it approached the vendor to purchase a residential flat. Thus after much negotiation the matter for sale of Flat No.- ..... has been finalized for a sum of **Rs. ...../-** **[.....]**

AND WHEREAS the vendor company undertakes that within prescribed period, the developer will complete the construction work of the said building **Block ' ' "AMAZE CITY" at Gaya** as Deluxe Residential Apartment as per Plan [Mono] of the building and will hand over the possession of the flat to the Vendee. The vendor company will execute final sale deed in respect of the property/flat in favor of the vendee. The vendor company will not hesitate in this connection.

And whereas Rs. ...../- [..... Rupees Only] has been paid to the vendor by the vendee total amount in cash by way of earnest money at the time of signature on this deed.

AND WHEREAS, after taking the possession of the flat, all other charges as electric charge, maintenance charge and other charges shall be paid by the Vendee. And the charges of the Registration of the flat as stamp duty, service tax & court fee shall be also paid by the vendee themselves.

AND WHEREAS, In case of delay of payment by the Vendee to the Vendor on the schedule time then Vendor will be authorized to cancellation of Booking/Agreement.

AND WHEREAS, the vendor has assured the purchaser that the property/flat under sale is free from defects in right and title of the Vendor as well as all sorts of encumbrances. In case any defect is traced out in respect of the property even after the execution of this deed of agreement for sale the vendor shall be responsible for the same.

AND WHEREAS, the vendee aforesaid also undertakes to pay the balance consideration amount within fortnight from the date of execution of this agreement and the vendor will make endorsement on the back of the said agreement regarding the further payment.

AND WHEREAS, both the parties the vendor & the vendee have a gone through the contents of this deed of agreement for

sale and found the same according to their instruction and to their full satisfaction.

IN WITNESS WHEREOF the vendor company, through **Mr. Deepak Sagar** [The Director] has executed this deed of agreement for sale in respect of the property/flat in favour of the vendee- ..... in sound state of his body and mind without any coercion or influence, having full knowledge of pros and cons of the same and after consulting his legal advisers and well wishers in presence of witnesses on this the **.... day of ..... Month.**

.....

(Mr. Deepak Sagar)

Director

FOR, SAI SHREE BALAJEE CONSTRUCTION & DEVELOPERS [P] LTD

Income Tax PAN: AAMCS0863Q

SIGNATURE OF THE PROPOSED VENDOR

.....

(.....)

Income Tax PAN:

SIGNATURE OF THE PROPOSED VENDEE

.....

(.....)

WITNESSES