

ANNEXURE-G

[See sub rule (1) of rule 9]

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement) executed on this day of _____, 2021

By and Between

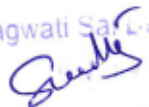
(If the promoter is an Individual)

Mr./Ms **SWEETY BARNWAL** _____, **(Aadhaar**
NUMBER - 306609673952, Wife of : **JUGNU KUMAR** , aged about
_____ residing at
_____.

- **North** :- R.S PLOT NO. 1003
- **South** :- 25 FT WIDE ROAD
- **East** :- R.S PLOT NO. 1009
- **West** :- R.S PLOT NO. 1009

(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]

For Bhagwati Sa. Dorengar

Proprietor

[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 to meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees).

[OR]

[If the Allottee is 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**"

For Bhagwati Sa

Proprietor

(IF THE ALLOTTEE IS A COMPANY)

_____ (CIN NO. _____) a company incorporated under the provisions of the companies ACT 2013, (CENTRAL ACT 18 OF 2013), as the case may be), having its registered office at _____, (PAN) represented by authorized signatory, (ADHAR NO.) duly authorized wide board 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 assigners).

(OR)

(IF THE ALLOTTEE IS A PARTNERSHIP)

_____ a partnership firm registered under the Indian partnership ACT,1932, having its principal place of buissness at _____ (PAN) _____), represented by its authorized partner , _____ (adhar no. referred to as authorized vide _____, herein -after the "**ALLOTTEE**"

WHEREAS:

A. The Promoter is the absolute and lawful owner of [khasra nos./ survey nos] {Please insert land details as per local laws} _____ **1009** _____ totally admeasuring _____ **819.80** _____ square meters situated at _____ **PUNDAG** _____ in KANKE & District _____ **RANCHI** _____ ("Said Land") vide sale deed(s) _____ registered as documents no. _____ **658/611** _____ at the office of the dated _____ **07/12/2018** _____ Sub-Registrar;

_____ **RANCHI** _____

For Bhagwati Sa
[Signature]
Proprietor

[OR]

("Owner") is the absolute and lawful owner of {khasra nos./ survey nos.}
[Please insert land details as per local laws] _____ admeasuring _____
square meters situated at _____ in PUNDAG & 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/join development)
agreement dated _____ registered as document no. _____ at the
office of the Sub-Registrar;

- B. The Said Land is earmarked for the purpose of building a
[commercial/residential/any multistoried apartment buildings and other
purpose] project, comprising (insert any other components of the Projects)
and the said project shall be known as ("Project")

[OR]

The Said Land is earmarked for the purpose of plotted development of a
[commercial/residential/any other purpose] project, comprising plots and
[insert any other components of the Project'] and the said project shall be
known as ("Project")

Provided that where land is earmarked for any institutional development the
same shall be used for those purpose only and no commercial/residential
development shall be permitted unless it is a part of the plan approved by the

competent authority.

For Bhagwati Sa. D...

Proprietor

- C. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Said Land on which Project is to be constructed have been completed;
- D. The_____ [Please insert the name of the concerned competent authority] has granted the commencement certificate to develop the Project vide approval dated bearing no.;
- E. The Promoter has obtained the final layout plan approvals for the Project from [Please insert the name of the concerned competent authority]. 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;
- F. The Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at_____ no.;_____ on_____ under registration.
- G. The Allottee had applied for an apartment in the Project vide application no._____ dated_____ and has been allotted apartment no._____ are having carpet area of _____ square feet, type_____ on _____ floor in [tower/bloc/building] no._____ (Building") along with garage/closed parking no._____ admeasuring_____ square feet in the_____ [Please insert the location of the garage/closed parking], as permissible under the applicable law and of pro rata share in the common areas {"**Common Areas**"} as defined under clause (n) of Section 2 of the Act (hereinafter referred to as the "Apartment" more particularly described in **A** and the floor plan of the apartment is annexed h

Schedule hereto and marked as **Schedule B**);

For Bhagwati Sai Limited,

Proprietor

