

AGREEMENT FOR SALE

This agreement for sale is executed at Patna on
this 14-08 2025 of the Christian Era.

Assets 99 Homes Pvt. Ltd, a company incorporated under the Companies Act. 2013, CIN – U68200BR2023PTC062617, Pan No. – AAYCA5428K, and having its Corporate Office at 702, 7th Floor, Gharounda Complex, Jagdeo Path, Baiely Road, Patna – 800014, Contact No. - +91-9835248918 through its Director Mr. Sunny kumar, Age - 31 Years hereinafter called “the **“First Party”**”, which expression shall unless repugnant to the context or meaning thereof,

include his heirs, executors, administrators and assigns, party of the **FIRST PARTY**.

AND

Manish kumar sinha S/O late Monaj Kumar Sinha Permanent Address – 236 sidheshwar nagar mainpura, phulwari patna P.O-Gpo, P.S phulwari patna bihar 800001- Pan No. –BYRPS3410G, Adhar No 9328 5906 2366 hereinafter called “**the Second Party Buyer**”, which expression shall unless repugnant to the context or meaning thereof, include his heirs, executors, administrators and assigns, party of the **SECOND PARTY**.

RECITALS

WHEREAS, All that piece and parcel of homestead vacant land Raiyeti, Nagdi, self purchased property, total measuring an area of **1200 Sq. ft** situated at Bodhgawa, (Shivala) Project :- Sub **Plot No – C92@ 2275 per Sqft** IN the project known as **“EMBASSY CAPITAL”** and the same is **bounded** as follows:-

BOUNDARY

East	-	20 feet road
West -		Plot No. C109
North -		Plot No. C91
South -		Plot No. C93

WHEREAS, the property as more fully described in the column NO. 5 of this deed is the purchased property of the proposed vendor by virtue of various Deed of Absolute Sale and from the date of purchase the proposed vendor company A foresaid through its representatives separately and exclusively owned and possessed the same as absolute owner.

AND WHEREAS, the vendor is used to develop residential / commercial colony and in due course of business and his expansion and in the end of this view the Vendor and the vendee had agreed upon the final consideration amount for an area which is just and proper amount according to the prevailing market val.

AND WHEREAS, the First Party has admitted that they have received approximately 40 % of the total amount of the land i.e. Rs. **1092000/- (TEN LAKH NINTY TWO THOUSAND RUPEES ONLY)** through Chq./ Neft / Rtgs/ Imps which was decided before the execution of this agreement for sale between the both parties.

NOW, THEREFORE, THESE PRESENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. This Agreement will be considered valid for 36 Months from the date of execution because as it has been decided between the first party or second party that they will get final Sale registration done within one Months by paying the entire outstanding amount. If the second party does not pay the entire outstanding amount within the stipulated time, then the first party will have the right to cancel the booking and get their money back within **120 days** after deducting **07 % (Seven**

Percent) of the amount paid by them as per the provisions of the company.

2. That if the second party cancels the said plot then the Second Party will only be entitled to get the amount after deduction of **07 % (Seven Percent)** of paid amount in account of second party after 120 days from the date of cancellation the plot. Along with this, there is also a condition that this emi will be 11 months. If the second party cancel his plot before 36 months, then in such a situation, the interest rate which is
3. 18 % (Eighteen Percent) instead of 07 % (Seven Percent) will be applicable.
4. That if the second party does not pay their E.M.I on time, then whatever amount remains of their E.M.I, interest at the rate of **3 % (Three Percent)** will be charged on E.M.I bounce amount.
5. That if the Company does not deliver the project to the second party on time, then it will pay interest at the rate of **07 % (Seven Percent)** per annum on the amount paid by them. But this condition will be applicable only when all the payment amount has been made on time by the second party.
6. That the consideration amount for the sale to the said property is fixed and agreed by both party the Rs.**27,30,000/- (TWENTY SEVEN LAKH THIRTY THOUSAND Only)** for **1200 SQ. FT. of land**, which is just reasonable and present market rate of the said property here under agreement.
7. That the Second Party has been paid about 40% Amount a sum of Rs. **1092000 /-(TEN LAKH NINTY TWO THOUSAND RUPEES**

ONLY) by Chq./ Rtgs/ Neft / imps to the first party as performance of this contract out of the total agreed consideration amount of the said property and the first party has received the received amount.

8. That the Second party has agreed that the balance consideration amount shall be paid to the First party before **the Agreement**
9. That court of Patna will alone have this jurisdiction in all legal matters arising out of or concerning this transaction.
10. Company will also provide Water Pipe Line, Drainage, Electricity Pole, Road, Water, and Temple within 36 Months.
 1. The particular road of the plot has been developed at January 2027. However, in case of delay beyond a period of additional Six (6) months such delay is attributable to the Company, the Company shall be liable to pay a compensation @ Rs. 8.00 per sq. ft. Per month the Area of the Plot till the period of further delay.

(Mode of payment of consideration amount)

Total Consideration amount of Rs.27,30,000/- (**TWENTY SEVEN LAKH THIRTY THOUSAND Only**) including of all amenities shall be paid by Second Party to the First Party.
At the time of Booking 11,000/- (Eleven thousand only)
Dated 19–11-2025 Throug UTR NO. 529293622251 SBI

First Payment /- s. 10,92,000 /-(TEN LAKH NINTY TWO THOUSAND RUPEES ONLY)

Second Payment- 16,38,000/- (SIXTEEN LAKH THIRTY EIGHT THOUSAND RUPEES ONLY)

Total Received Amount) Rs.27,30,000/- (TWENTY SEVEN LAKH THIRTY THOUSAND Only)

It was also decided by the second party that the remaining **outstanding amount Rs.16,38,000/- SIXTEEN LAKH THIRTY EIGHT THOUSAND** will be paid before REGISTRY with Registry fees.

IN WITNESSES WHEREOF, the vendor and the vendee had executed this deed of agreement for sale by putting his respective signature of the days of – 2025 at Patna in presence of the witnesses who have also attested the same.

WITNESSES

SIGNATURE OF FIRST PARTY

1.

SIGNATURE OF THE SECOND PARTY

2.