

## AGREEMENT FOR SALE

(For Land at Clubbed Commercial Site No. 1 & 2, Phase IX, Focal Point, Mohali, Punjab)

This Agreement for Sale is made and executed on this 20<sup>th</sup> day of January, 2024, at Chandigarh,

**by and between:**

- 1. Bhagwan Dass S/o Sh. Sarup Chand**, r/o Ward No. 9, Near Govt. School, Bhucho Mandi, Distt. Bathinda, Punjab – 33.50% share
- 2. Preet Mohinder Singh Sodhi S/o Sh. Aschraj Singh Sodhi**, r/o H. No. 2085, Sector 21-C, Chandigarh – 33.50% share
- 3. Sachin Verma S/o Raj Kumar Verma**, r/o H. No. 1883, Sector 21, Panchkula, Haryana – 33.00% share

All three are partners of M/s Galaxy World, through its authorized Signatory **Sachin Verma S/o Raj Kumar Verma** having its registered office at H. No. 2085, Sector 21-C, Chandigarh, which is the original allottee of Clubbed Commercial Site No. 1 (6534 sq. yards) and Site No. 2 (5566 sq. yards) situated in Phase IX, Focal Point, Mohali, Punjab, allotted by Punjab Small Industries & Export Corporation Ltd., Chandigarh. (Hereinafter referred to as the “**Seller**”)

**AND**

- i) Sh. Angadjeet Singh Dhillon S/o Rakesh Singh, R/o Village Kallar, Khuian Sarwar, Abohar, Fazilka, Punjab
- ii) Gursimran Singh Sidhu S/o Gurvinder Singh Sidhu, R/o Tahliwala Jattan, Fazilka, Punjab

Directors of **M/s CEE DEE Developers Pvt. Ltd.**, through its authorized signatory Mr. Angadjeet Singh Dhillon S/o Rakesh Singh, having its registered office at 1534, Sector 34-D, Chandigarh, through its directors:

(Hereinafter referred to as the “**Purchaser**”)

WHEREAS the Seller is desirous of selling and the Purchaser is desirous of purchasing the aforementioned land comprising Clubbed Commercial Sites No. 1 & 2, total measuring 12,100 sq. yards, along with all rights.

**NOW THIS AGREEMENT WITNESSETH AS UNDER:**

1. That the Seller agrees to sell, and the Purchaser agrees to purchase, the abovementioned sites on “as is where is” basis, including all internal and external rights, easements, and privileges appurtenant thereto.

2. That as of the date of execution of this Agreement for Sale, no advance, booking amount, or any other form of consideration has been received by the Seller or any of its partners from the general

*Sachin Verma*

*Angadjeet Singh Dhillon*

public or any third party towards the sale of any unit or space proposed to be constructed in the project tentatively named 'Cyber Square'.

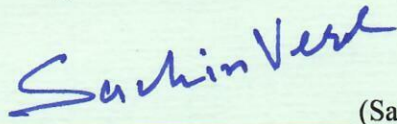
3. That full and final payment has been made by the Purchaser to the Seller towards the total consideration agreed for the transfer of the above-mentioned sites. No dues remain pending between the parties as of the date of execution of this Agreement for Sale.

4. That further detailed terms shall be finalized and incorporated in a comprehensive agreement to be executed separately between the parties.

IN WITNESS WHEREOF, the parties have executed this Agreement for Sale on the date mentioned above in the presence of the following witnesses:

**SELLER – M/s Galaxy World**

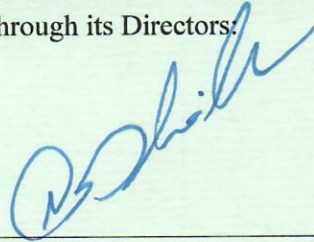
Through its Partners:



\_\_\_\_\_ (Sachin Verma)

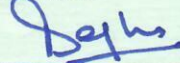
**PURCHASER – M/s CEE DEE Developers Pvt. Ltd.**

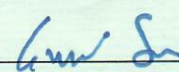
Through its Directors:



\_\_\_\_\_ (Angadjeet Singh Dhillon)

Witnesses:

1.  \_\_\_\_\_

2.  \_\_\_\_\_ 