


WHEREAS the First Party is the owner of Plot No. 1106 Situated at Eldeco City, Village-Mubarakpur & Muttakipur, Tehsil-Bakshi Ka Talab, Distt-Lucknow U.P. having plot Area of 167.445 sq.mt. (herein referred as said property), having purchased from Eldeco City Pvt Ltd, through a registered sale deed dated 04 August, 2020, regd. in book No-1 Jild No 12337 pages 105 to 136 at Sl.No.7922 in the office of sub-registrar-B.K.T. Lucknow.

AND WHEREAS, the First Party has agreed to sell the said property with all the rights held and enjoyed by her in respect of the said property to the second party for a consideration of Rs. 60,00,000/- (Rupees Sixty Lakhs only) and the First Party has agreed to sell the said property at the same price. The said property is free from all encumbrance, charges, litigation, liens etc. what so ever.

NOW THIS AGREEMENT WITNESSETH AS UNDER

- (1) That in pursuance of this agreement the First Party has received Rs. 11,000/- (Rupees Eleven Thousand only) through RTGS UTR no 108716630686 of State Bank of India dated 28/03/2021 and 90,000/- (Rupees Ninty Thousand only) through RTGS UTR no. 109316077585 of state bank of India dated 03/04/2021 as an advance money from the said Second Party, before execution of this agreement to sell.
- (2) That the balance amount of Rs. 58,99,000/- (Rupees Fifty Eight Lakhs Ninty nine Thousand only), shall be paid by the second party to the first party on before the date of executing of sale deed.
- (3) That second party agrees to arrange balance amount with in sixty days from the date of execution of this agreement.
- (4) That the first party shall also perform all other acts and things in favour of the said second party which may be required to do so for transferring the property under this deed.
- (5) That the expenses on execution of the sale deed such as stamp, registration charges and other expenses borne by the second party exclusively.
- (6) That first party will deliver the physical vacant possession before execution of the sale deed to the second party.
- (7) That the first party declares and assures to the second party that he is an absolute owner of the above mentioned property and have full right power and authority to transfer the same.
- (8) That all the taxes, charges, or dues in respect of the said property prior to the execution of the sale deed shall be paid by the first party and after that the same shall be paid by the second party.
- (9) That if the first party fails to transfer the said property within the stipulated time they will return the advance amount paid by the second party .
- (10) That if the Second Party fails to transfer the said property in his favour within the stipulated time decided by this Agreement to sale then in that case the First Party will have the right to cancel this deal and return the advance amount paid by the second party .
- (11) This agreement is also applicable by the legal heirs and successor of first and second parties both.

SIGNATURE ATTESTED


R. VERMA
NOTARY
Collectorate Court
Lucknow U. P. India
P.Y.No. 31/64/2000

Anand
Harvot Singh Mall.

Surya Pandey
S. B. Pandey

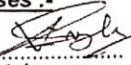
SCHEDULE OF PROPERTY


Plot No. 1106 Type C Situated at Eldeco City, Village-Mubarakpur & Muttakipur, Tehsil-Bakshi Ka Talab, Distt-Lucknow U.P. having plot Area of 167.445 sq.mt, (herein referred as said property having purchased from Eldeco City Pvt Ltd which is bounded as below.

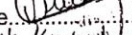
East : Unit no -1111
West : 09 meter wide road
North : Unit no.-1105
South : Unit no. 1107

IN WITNESS WHEREOF the parties have signed this deed without any pressure or any undue influence or coercion with their sound and disposing mind in the presence of the following witnesses on the day month and year mentioned above.

Witnesses :-


1. Signature 
Name... VINAY KUMAR
Father's Name... B. M. M. PRATAP
Address... Eldeco city
Bakshi Talab


Harvont Singh Malhi
FIRST PARTY

2. Signature 
Name... VIVEK KUMAR
Father's Name... B. M. M. PRATAP
Address... Police Station
Muttakipur

SECOND PARTY 

SIGNATURE ATTESTED


R. C. VERMA
Adv. & NOTARY
Collectorate Court
Lucknow U. P. India
Regd. 31/6/2000