

## INDIA NON JUDICIAL

Government of Uttar Pradesh

(1) 1

# e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-UP59827299575816T

03-Apr-2021 06:18 PM

NEWIMPACC (SV)/ up14243404/ LUCKNOW SADAR/ UP-LKN

SUBIN-UPUP1424340407111095570094T

Shashi Bhushan Pandey SO Late Satya Deo Pandey

Article 5 Agreement or Memorandum of an agreement

Agreement

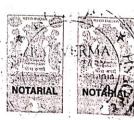
Shashi Bhushan Pandey SO Late Satya Deo Pandey

Not Applicable

Shashi Bhushan Pandey SO Late Satya Deo Pandey

(One Hundred only)





#### AGREEMENT TO SALE

THIS AGREEMENT TO SALE is made on 03/04/2021 at Lucknow between Mrs Reshma Malhi W/O Shri Harvant Singh Malhi and Harvant Singh Malhi S/O Shr Trilochan Singh both R/o # Flat no.P/104, Sargam Apartment Kursh Road,Gudamba Thana, Jankipuram Vistar,Gudamba ,Lucknow -226026 ( here in SIGNAL After referred to as the 'First Party')

Saroj Pandey W/O Shri Shashi Bhushan Pandey and Shashi Bhushar Pandey Sto Late Satya Deo Pandey both R/o # 788, Bhikhampur Road, Nea Kalidas Shiksha Niketan, Deoria -274001(hereinafter referred to as the SECONE

Luch PARTYI) DIA Rega. No . 1/64/2000

Harvard Sigh Mall

WHEREAS the First Party is the owner of Plot No. 1106 Situated at Eldeco City, Village-Mubarakpur & Muttakipur Tabali Balahi Ka Tabali Balahi Balahi Ka Tabali Balahi Ka Tabali Balahi Balahi Ka Tabali Balahi Ka Tabali Balahi Ba Muttakipur, Tehsil-Bakshi Ka Talab, Distr-Lucknow U.P.having plot Area of 167.445 sq.mt, (herein referred as said property) having purchased from Elder Office (1988). said property), having purchased from Eldeco City Pvt Ltd, through a registered sale deed dated 04 August, 2020, regd, in book No.1 lild No.13337 pages 405 to 400 pt Clt. Tools and the control of the c 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

- That in pursuance of this agreement the First Party has received Rs. 11,000/- (Rupees Eleven Thousand (1) 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.
- That the balance amount of Rs. 58,99,000/- (Rupees Fifty Eight Lakhs Ninty nine Thousand (2)paid by the second party to the first party on before the date of executing of sale deed.
- That second party agrees to arrange balance amount with in sixty days from the date of execution of this (3)agreement.
- hat the first party shall also perform all other acts and things in favour of the said second party which may be required todo so for transferring the property under this deed.
  - That the expenses on execution of the sale deed such as stamp, registration charges and other expenses borne by the second party exclusively.
- That first party will deliver the physical vacant possession before execution of the sale deed to the second (6)party. " Lugu ,
  - 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.
- That all the taxes, charges, or dues in respect of the said property prior to the execution of the sale deed (8)shall be paid by the first party and after that the same shall be paid by the second party.
- That if the first party fails to transfer the said property within the stipulated time they will return the advance (9)amount paid by the second party.
- That if the Second Party fails to transfer the said property in his favour within the stipulated time decided by (10)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 .
- This agreement is also applicable by the legal heirs and successor of first and second parties both. (11)

SIGNATURE ATTESTED

FOR & NOTARY Consciorate Court Lucknow U. P. India Prys. 31/64/2000

Anals' Songh Mall. Ca. 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 :-

Father's Name BUANN PRATAP Address Halica Crty

\*\*

2 Signature Will Krayay Co

Father's Name All hal Ke

FIRST PARTY

SECOND PARTY

SIGNATURE ATTESTED

F. C. VERMA
Adv. 3 NOTARY
Collectorate Court
Lucknow U. P. India
Regd. 31/64/2000