

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 01/12/2021

Certificate No. W0A2021L36
GRN No. 84705835



Stamp Duty Paid : ₹ 101
Penalty : ₹ 0

Seller / First Party Detail

Name: Ashwani kumar Nagpal
H.No/Floor : X Sector/Ward : X LandMark : X
City/Village : Palwal District : Palwal State : Haryana
Phone: 80*****22



Buyer / Second Party Detail

Name : Mahendra Singh
H.No/Floor : X Sector/Ward : X LandMark : X
City/Village: Faridabad District : Faridabad State : Haryana
Phone : 80*****22

Purpose : AGREEMENT

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

AGREEMENT TO SELL

This agreement to sell is made at Palwal on this 27 day of November 2021.

BETWEEN

Ashwani Kumar Nagpal S/o Sh. Harbans Lal Nagpal R/o Near Tagore Public School, H. No. 1750, Sector, 2 Huda, Palwal, Hr. 121102. Aadhar No. 736337598115. (hereinafter referred to as the seller) which terms shall where the context so admits include his heirs, assignee, executors, legal representatives and administrators of the one part

AND

Mahendra Singh S/o Sh. Hukam Singh R/o Flat No. H -313, Third Floor, Piyush Heights, Sector 89, Faridabad, (Kheri Kalan 113) Faridabad Hr. 121002. Aadhar No. 980710878672. (hereinafter referred as a Purchaser) which terms shall where the context so admits include his heirs, assignee, executors, successors, legal representatives and administrators of the other part.



Ashwani Kumar Nagpal

Mahendra Singh
27-11-2021

Whereas the above said seller is the absolute owner of **Villa No. 238** having area **199.13 Sq. Yards** situated at **Omaxe City, Palwal** and the said seller has assured the purchaser that the said unit is free from all sorts of encumbrances i.e. sale, gift, mortgage, claim, will, demands charges, and litigation etc.

And whereas the said seller is interested in the sale of the said unit to the Purchaser and the Purchaser is also interested to purchase the same and both the parties have agreed with each other on the following terms and conditions.

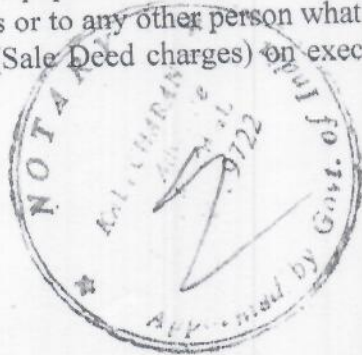
That the total sale consideration of the said unit has been fixed at **Rs . 40,00000/- Total**

1. That out of total amount the purchaser should pay **Rs./- Rs. Only.** to the Seller and balance amount to Omaxe Limited.
2. That the seller has already paid Rs.....
(Rupees. to the company.
3. That the seller will clear all the **dues, interest or any other charges of the company** at the time of execution of Registry papers and the said buyer will pay Sale Deed fees of the said unit direct to the concerned department/company.

That the purchaser has paid to the seller a sum of **Rs. Two Lakh Twelve Thousand Eight Hundred Only** as an Advance Payment details are given bellows:

Sr. No.	Dated	Cheque No./ UTR No.	Bank	Amount
1	27/11/2021	000009	HDFC Bank- Jogipura UP	2,12,800/-

4. That the last date for execution of sale deed paper has been fixed on or before **15 /02 / 2022.**
5. That the purchaser will pay the balance payment of sale consideration to the seller at the time of execution of sale deed paper. That the purchaser can get the registered of the said unit executed in his name or his nominees or to any other person what so ever and the seller shall have no objection for the same. All expenses (Sale Deed charges) on execution of sale deed papers will be borne by the said purchaser.



Anil Chandra Singh
 27/11/2021
[Signature]

at the said seller will handover all the relevant documents / papers in original pertaining to said unit to the said purchaser at the time of execution of Sell Deed.

That if any dispute arises out of this bargain then the same shall be tribal by the Palwal Court only.

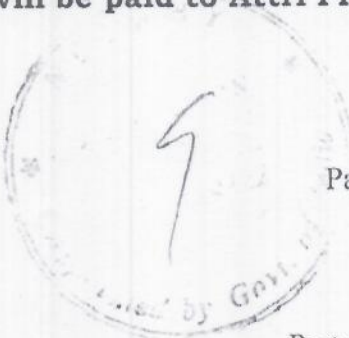
8. Interest on delay payment shall be paid by the Purchaser (if any) till date.

In witness where of both the parties set their hands on this deed at Palwal on the day, month and year first mentioned above in the presence of marginal witness.

9. If Seller Disagree this deal, Seller will be charged with double payment.

10. **Note: - 1% commission will be paid to Attri Properties from each Parties.**

Witness:



Party of the first Part / Seller

Party of the second part /Purchaser

ATTESTED
[Signature]
NOTARY PUBLIC
PALWAL (Haryana)
1-12-2021

[Signature]
87-11-2021

Self Attested
[Signature]
06-12-2021
A.D.J. / Special Judge
Sc/St (P.A.) Act