

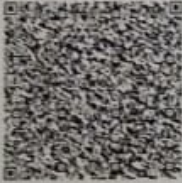


INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP94829770035421U
Certificate Issued Date : 19-May-2022 07:02 PM
Account Reference : NEWIMPACC (SV)/ up14075004/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1407500481087635364277U
Purchased by : INDU PUSHKAR
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : INDU PUSHKAR
Second Party : Not Applicable
Stamp Duty Paid By : INDU PUSHKAR
Stamp Duty Amount(Rs.) : 10
(Ten only)



Indu Pushkar

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.nfdclstamp.com or using e-Stamp Mobile App of State Invoicing and Security in the details on this Certificate and as available on the website / Mobile App unless it would.
2. The user of releasing the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Commission Authority.



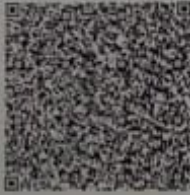
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Government of Uttar Pradesh

₹10

e-Stamp

Certificate No. : IN-UP94829284232062U
Certificate Issued Date : 19-May-2022 07:01 PM
Account Reference : NEWIMPACC (SV)/ up14075004/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1407500481086052176902U
Purchased by : VIMLA BHASKAR
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : VIMLA BHASKAR
Second Party : Not Applicable
Stamp Duty Paid By : VIMLA BHASKAR
Stamp Duty Amount(Rs.) : 10
(Ten only)



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विमला

शपथ पत्र/एन ओ सी

मै कि विमला भास्कर उम्र-67 वर्ष पत्नी स्व0 श्री आर बी भास्कर निवासी- ए-717 इन्द्रानगर लखनउ उ0प0 यह कहना चाहती हूँ कि मेरा एक मकान न0-बी-80 कौशाम्बी गाजियाबाद है जिसकी रजिस्ट्री मेरे व मेरे ज्येष्ठ पुत्र हरीश कुमार के नाम है जिसकी रजिस्ट्री भी दोनो के नाम से है जिसके मालिक व काबिज मै व मेरा पुत्र संयुक्त रूप से है मेरे पति की मृत्यु दिनांक-20/11/2014 को हो चुकी है मै व्यक्तिगत कारणो से अपना उक्त मकान बेचना चाहती हूँ इस लिये मेरे पुत्र ने उच्च न्यायालय इलाहाबाद मे उक्त सम्पत्ति को बेचने की अनुमति हेतु प्रार्थना पत्र प्रस्तुत किया है उक्त सम्पत्ति को खरीदने के लिये खरीदार मिला है जो दो करोड पांच लाख रू0 मे खरीदने को तैयार है जिसमे आधा हिस्सा मेरा व आधा हिस्सा मेरे पुत्र हरीश कुमार का रहेगा।

उक्त सम्पत्ति मेरे व मेरे पुत्र हरीश कुमार के नाम है अतः उसमे मेरे छोटे पुत्र हिमांशु कुमार व पुत्री इन्दु पुष्कर का कोई हक व हिस्सा नही है उक्त सम्पत्ति को मेरी सहमति से ही बेचा जा रहा है ~~मेरे पास कोई हक व हिस्सा नहीं है~~ विमला

दिनांक-19/05/2022

शपथकर्ता

विमला



ATTES
R.K. KAUSHIK
NOTARY PUBLIC/Advo
Ghaziabad (U.P.)
Reg No 9488

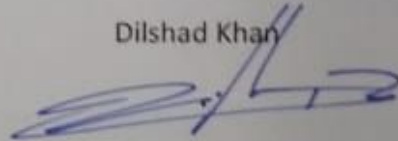
To whoever it may concern

I, Dilshad Khan Age **39** Years S/O R. K. Islamuddin R/o H.No.113 Gyan Khand 1 Indirapuram Ghaziabad certify that I have made an agreement to sale of property B-80 Kaushambi Ghaziabad with Harish Kumar and Vimla Bhaskar.

I have no relation with Harish Kumar and I have no case pending in his court or ever decided by him.

I am purchasing the said property with my own free will.

Dilshad Khan



IN WITNESS WHEREOF, the VENDOR and the VENDEE aforesaid have set their respective hands on this AGREEMENT TO SELL on the day, month and the year above written in the presence of the following

witnesses. -

WITNESS:

1. Ankur Mehta
HNO-179, 3rd-A, Mehru
Nagar, Ghaziabad, UP

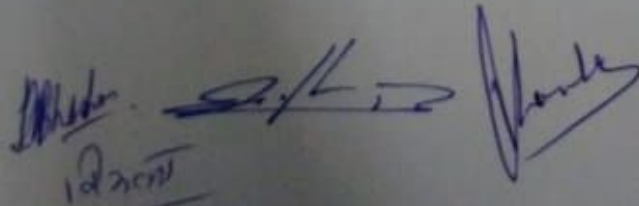
(VENDOR / FIRST PARTY)



2. ~~Signature~~
B. N. SINGH
SHOP NO 5 Kirti Nagar
GZB

(VENDEE / SECOND PARTY)

- 3 That the remaining balance amount of **Rs.18000000(Rupees One Crore Eighty Lakh Only)** will be paid by the VENDEE to the VENDOR within 90 Days from the date of this agreement to sell.
- 4 That the VENDOR aforesaid has assured the VENDEE that the said property hereby agree to sell is free from all kinds of encumbrances such as prior sale, mortgage, hypothecation ,sale, pledge, lien, gift, exchange, attachment, dispute, loan, litigation, injunction, acquisition, lease agreement is regard to the ownership of the property etc. and if it is ever proved otherwise or if the whole or any portion of the VENDEE on accounts of any legal defects in the ownership and title of the VENDOR, then the VENDOR will be liable and responsible to make good of loss suffered by the VENDEE.
- 5 That the expenses to be incurred on the stamp duty, registration free and other legal expenses i.e. transfer/sale deed etc. shall be borne by the VENDEE.
- 6 That the VENDEE shall have the rights to get the transfer deed of the same property executed in his/ her own favour or in favour of his/her nominee(S)/friends for which the VENDOR has got no objection.
- 7 That the VENDOR shall be liable to incur all outstanding dues and demand in respect of the said property to the date of handover and that all future dues/payments shall be paid by the VENDEE. That the VENDOR shall hand over the lawful actual peaceful and vacant physical possession of the said property to the vendee at the time of final payment/execution of the final transfer deed/sale deed.
- 8 That the vendor fails to register the aforesaid property in stipulated period the VENDOR shall be bound to pay the double of the earnest money to the VENDEE.
- 9 That if the VENDEE fails to get documents registered in his/her or in his/her nominee's favour within the stipulated period, in that case the VENDOR will forfeit the earnest money and agreement will stand as cancelled.
- 10 That the deal will depend on loan facility from bank. If the loan can't be sanctioned due to any flaw in the property document provided by the first party in that case the deal will be cancelled immediately and first party will refund the earnest money to the second party.
- 11 That the VENDOR Harish Kumar is a judicial officer who has to apply for grant of permission for sale of immovable property in terms of Rule 24 of UP government servant conduct Rule 1956 the vendor will apply for obtaining such permission and second party will wait for such permission before registration of sale deed.
- 12 That in case the VENDOR violates the terms and conditions of this agreement, then the VENDEE can get the said transaction enforced after depositing the balance amount, if any through court of law by SPECIFIC PERFORMANCE OF THE ACT at the risk, cost and expenses of the VENDOR.


12/2/2021

AGREEMENT TO SELL

This agreement to sell is made and executed at Ghaziabad on 6th March 2022 between Mr Harish Kumar S/o R.B Bhaskar and Vimla Bhaskar R/o B-80 Kaushambi, Ghaziabad UP hereinafter called the VENDOR (which expression shall include his heirs, administrators, executors assigns) of the first part

"AND"

Mr. Dilshad Khan and MR. Vipin Chauhan R/o Plot No.113 Gyan Khand 1 Indirapuram Ghaziabad hereinafter called the VENDEE (which expression shall include his heirs, administrators, executors, assigns) of the second part.

The expression and words of the VENDOR and the VENDEE shall mean and include their respective legal heirs, successors, assigns, nominees, executors, administrators and legal representatives respectively.

Whereas the VENDOR aforesaid is the legal Owner/ allottee and in possession of Plot No.B-80 Kaushambi, Ghaziabad UP hereinafter referred to as the property.

And whereas the VENDOR aforesaid is desirous to sell the said plot/flat/shop in favour of the VENDEE for total sale consideration of Rs.20500000/- only and the VENDEE has agreed to purchase the same for this very amount.

NOW THIS AGREEMENT TO SELL WITNESSETH AS UNDER:

- 1 That the total consideration of the said residential plot/flat/shop has been settled at Rs.20500000/- (Rupees Two Crore Five Lakh Only) between both parties.
- 2 That the VENDOR aforesaid has received a sum of Rs 2500000/- (Rupees Twenty Five Lakh Only) from the VENDEE in advance, the receipt of which the VENDOR hereby acknowledges.

in following manner: -

a) Cheque No.	Date	Bank	Amount
000624	6.3.2022	UCO	1250000/-
000623	6.3.2022	UCO	1250000/-

ABhaskar

14/3/22

[Signature]

[Signature]

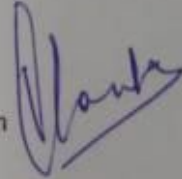
To whoever it may concern

I, Vipin Chauhan Age 35 Years S/O R. K. Chauhan R/o H.No.341 Chauhan Mohalla Madanpur Khadar, Sarita Vihar, South Delhi certify that I have made an agreement to sale of property B-80 Kaushambi Ghaziabad with Harish Kumar and Vimla Bhaskar.

I have no relation with Harish Kumar and I have no case pending in his court or ever decided by him.

I am purchasing the said property with my own free will.

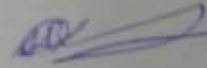
Vipin Chauhan



शपथ पत्र/एन ओ सी

मै कि हिमांशु कुमार उम्र-47 वर्ष पुत्र श्री आर बी भास्कर निवासी- बी-103 ग्राउंड फलौर चन्द्र नगर गाजियाबाद उ0प्र0 प्रमाणित करता हूँ कि मकान न0-बी-80 कौशाम्बी गाजियाबाद मेरे बड़े भाई हरीश कुमार व मेरी माता जी श्रीमती विमला भास्कर के नाम है जिसकी रजिस्ट्री भी दोनो के नाम से है उक्त सम्पत्ति मे मेरा कोई हक व हिस्सा नही है उक्त सम्पत्ति को मेरा भाई व माता जी बेचना चाहे तो मुझे कोई आपत्ति नही है ओर ना ही भविष्य मे होगी।

दिनांक-19/05/2022


शपथकर्ता



ATTESTED

R. K. KAUSHIK
NOTARY PUBLIC, Adv.
Ghaziabad (U.P.)
Reg. No. 1915/2012

सत्या सेवा
सं. नं० 325



सत्यमेव जयते

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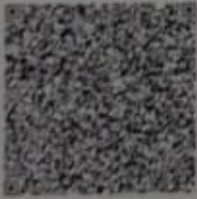
Government of Uttar Pradesh

₹10

e-Stamp

Certificate No. : IN-UP94829816726757U
Certificate Issued Date : 19-May-2022 07:02 PM
Account Reference : NEWIMPACC (SV)/ up14075004/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1407500481086592462576U
Purchased by : HIMANSHU KUMAR
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : HIMANSHU KUMAR
Second Party : Not Applicable
Stamp Duty Paid By : HIMANSHU KUMAR
Stamp Duty Amount(Rs.) : 10
(Ten only)

सत्यमेव जयते



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[Handwritten Signature]

शपथ पत्र/एन ओ सी

मै कि इन्दु पुष्कर उम्र-51 वर्ष पत्नी श्री मुकेश पुष्कर निवासी- फ्लैट न0-520 गौर
रैजीडेन्सी चन्द्र नगर गाजियाबाद उ0प्र0 प्रमाणित करती हूँ कि मकान न0-बी-80
कौशाम्बी गाजियाबाद मेरे ^{माँ} ~~बाई~~ भाई हरीश कुमार व मेरी माता जी श्रीमती विमला भास्कर
की सम्पत्ति है जिसकी रजिस्ट्री भी उन दोनो के नाम से है उक्त सम्पत्ति मे मेरा कोई
हक व हिस्सा नही है उक्त सम्पत्ति को मेरा भाई व माता जी बेचना चाहे तो मुझे कोई
आपत्ति नही है ओर ना ही भविष्य मे होगी।

दिनांक-19/05/2022

Indu Pusker
शपथकर्ता



ATTESTED
R.K. Kaushik
R. K. KAUSHIK
NOTARY PUBLIC (U.P.)
Ghaziabad (U.P.)
Reg. No. 6438
R.K. Kaushik