



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

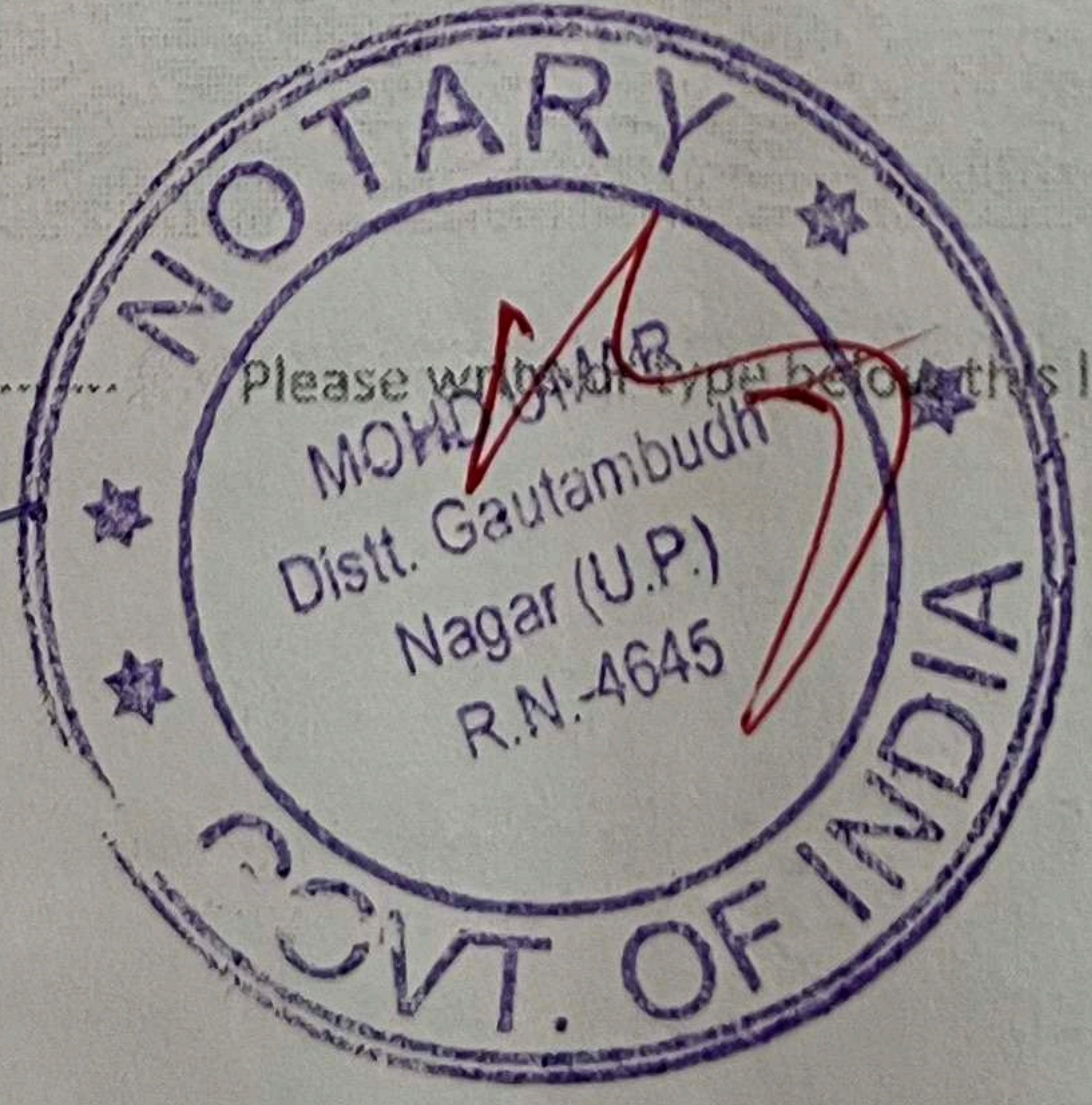
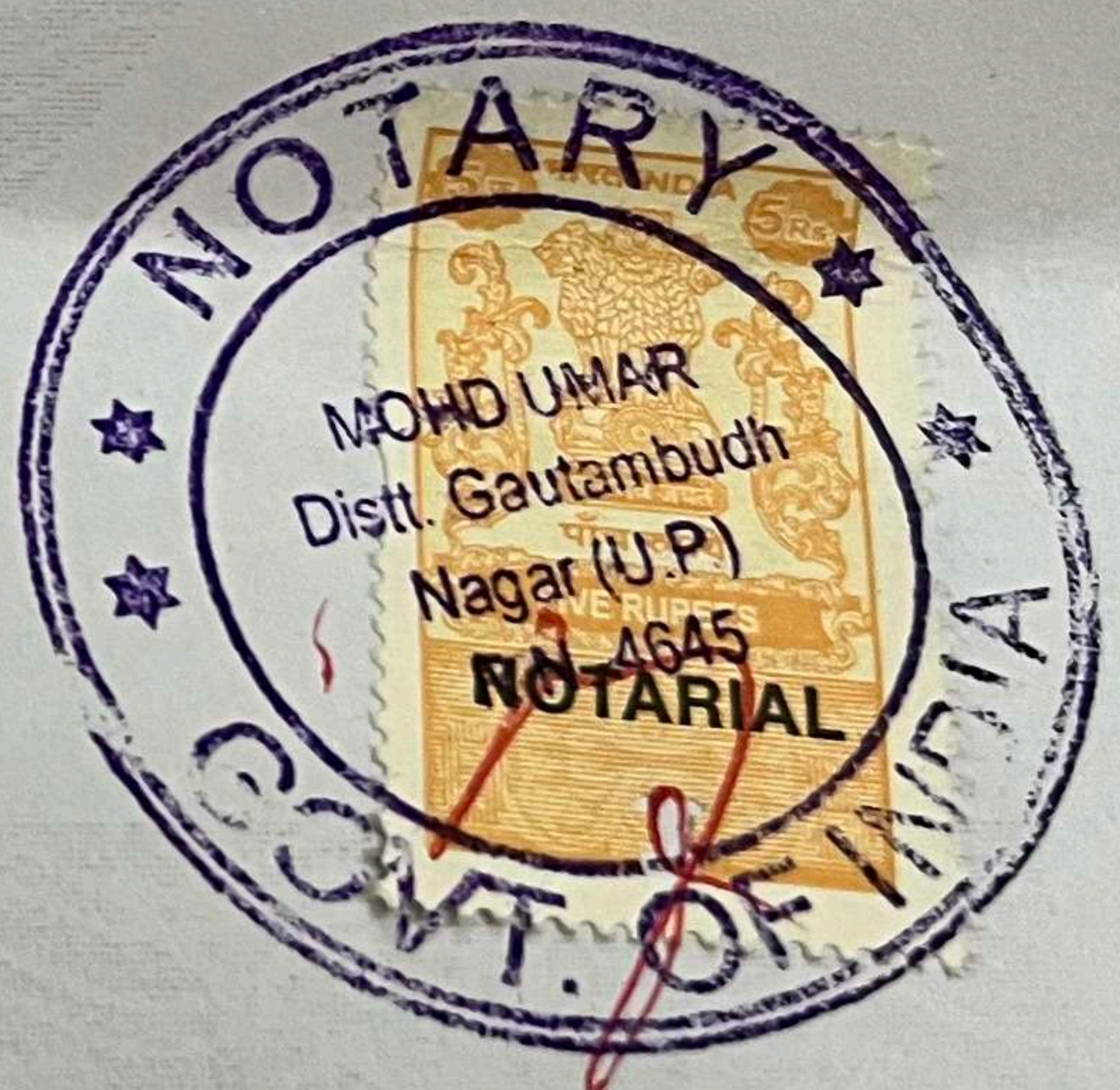
₹100

₹100 ₹100 ₹100

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-UP40313054880240U  
 : 10-Mar-2022 04:46 PM  
 : NEWIMPACC (SV)/ up14009204/ GREATER NOIDA/ UP-GBN  
 : SUBIN-UPUP1400920471493487734208U  
 : RAKESH KUMAR  
 : Article 5 Agreement or Memorandum of an agreement  
 : RESIDENTIAL PLOT NO A-631, SITE-  
 C, HOUSING, UPSIDA, SURAJPUR, GREATER NOIDA, G.B. NAGAR  
 :  
 : AJAI VIR  
 : RAKESH KUMAR  
 : RAKESH KUMAR  
 : 100  
 (One Hundred only)

सत्यमेव जयते



Ajai Vir

Rakesh

IN-UP40313054880240U

₹100

₹100 ₹100 ₹100

## AGREEMENT TO SELL

This AGREEMENT TO SELL is made and executed at .....

on this 10<sup>th</sup> day of MARCH..... 2022, between ..... AJAI VIR.....

..... S/o. .... KEDAR NATH ARYA.....

R/o. Flat. NO:- 601, Tower-7, Parsvnath Panorama, Sector-TAU,  
Kasna, G.B. NAGAR, U.P:- 201310 of the one part, hereinafter called  
the VENDOR.

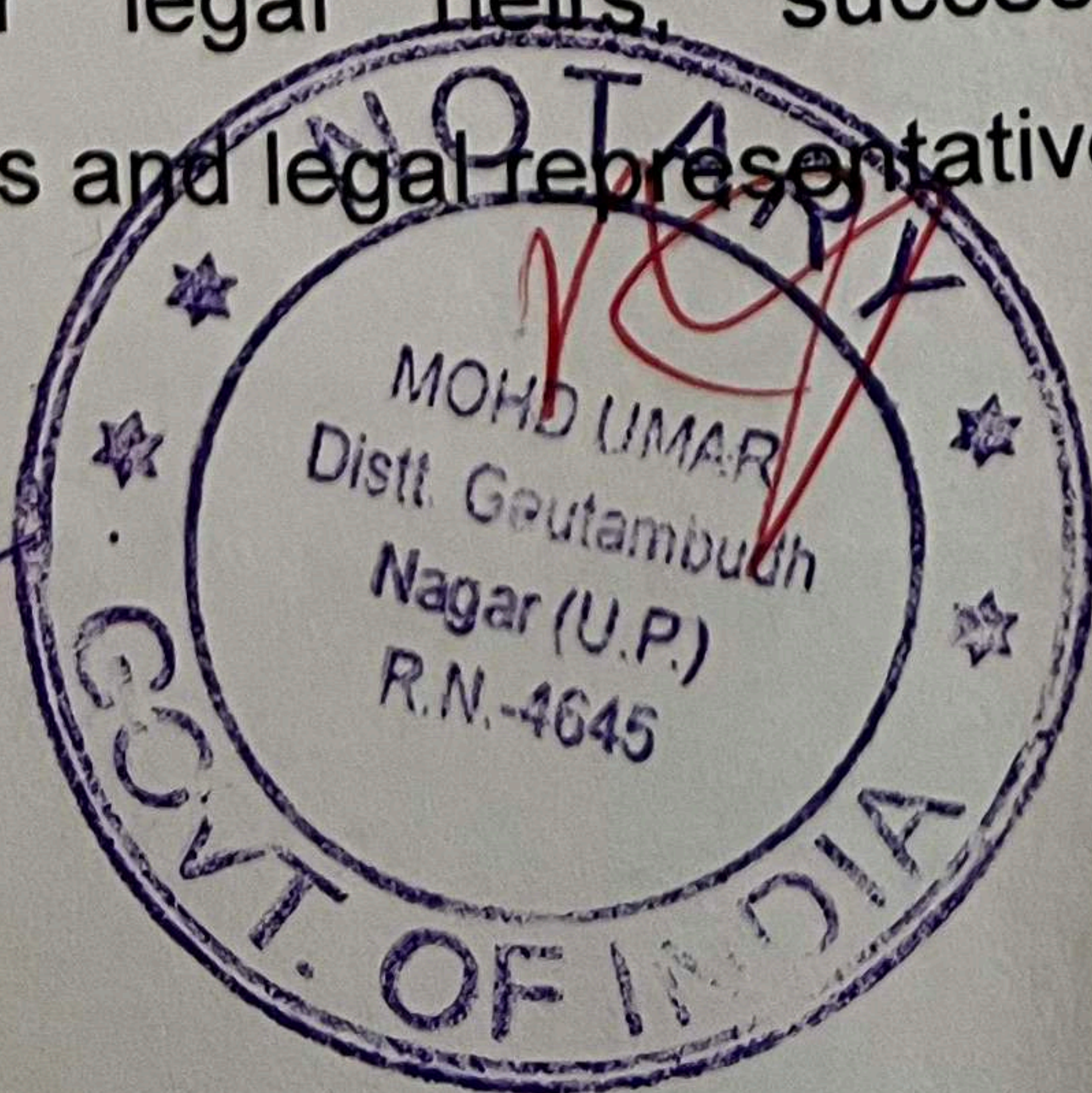
AND

Sh RAKESH KUMAR..... S/o..... RAJESHWARI PRASAD.....

R/o. J-4/15, Judges Compound, NH-2, DABRAI,  
Firozabad, U.P.- 283203 of the second part, hereinafter called the VENDEE.

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

Ajai Vir



Rakesh

WHEREAS the VENDOR aforesaid is the actual and absolute Allottee/Lessee and in possession of Residential Plot No. A-631 situated in Site-C (Res.) Surajpur within Greater Noida Distt. Gautam Budh Nagar, U.P. admeasuring 300 Sq. Mtrs. duly allotted by UPSIDC LTD., Surajpur, Distt. G. B. Nagar vide allotment No..... hereinafter referred to as the PROPERTY .

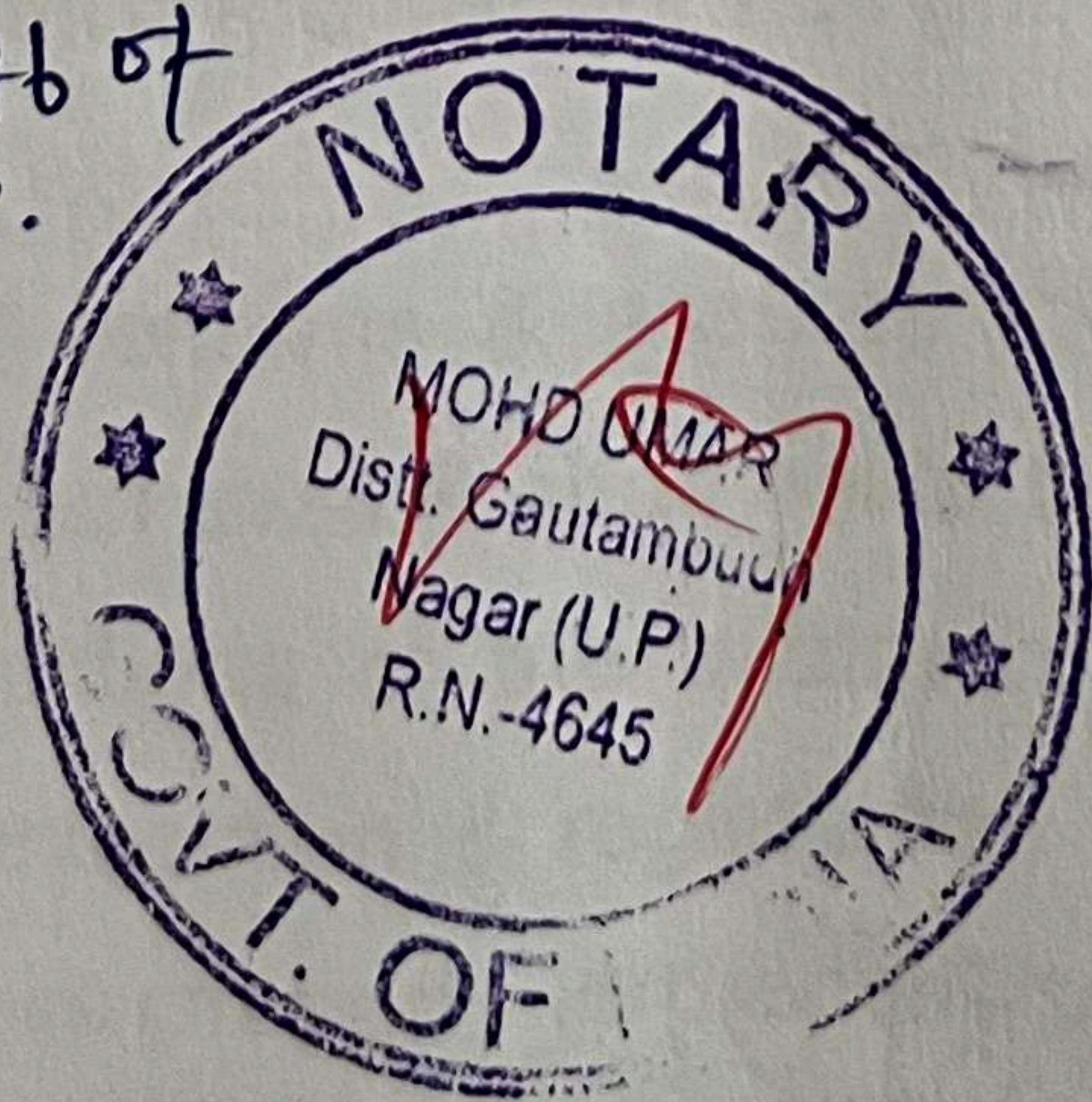
AND WHEREAS THE VENDOR aforesaid is desirous to sell said property in favour of the VENDEE aforesaid for the total Sale consideration amount of Rs. 42,00,000/- (Rupees Forty Two Lacs Only..... only) and the VENDEE has also agreed to purchase/acquire the same for this very amount.

**NOW THIS AGREEMENT TO SELL WITNESSETH AS UNDER:-**

1. That the total sale consideration of the said property has been settled to as Rs. 42,00,000/- (Rupees Forty Two Lacs Only..... only) in between both the parties.
2. That the Vendor aforesaid has received an amount of Rs. 5,00,000/- (Rupees Five Lacs ONLY..... Only) from the Vendee aforesaid, as an advance money, the receipt of which the Vendor hereby acknowledges and the payment is being made in the following manner:-

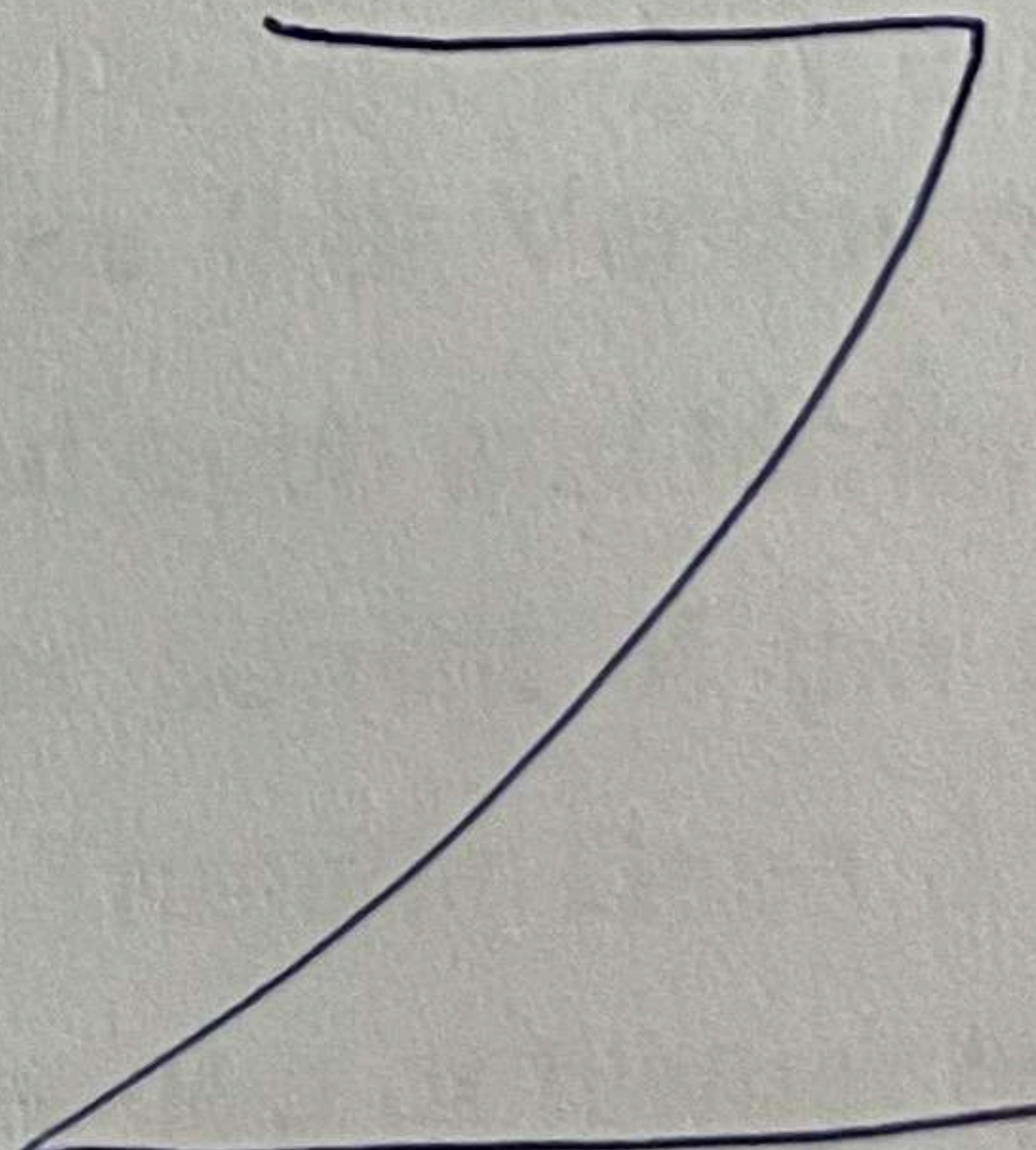
**MODE OF PAYMENT**

1. Cheque NO:- 357976 of SBI, Ballia, U.P. Dt. 05/03/2022.



**AMOUNT**

5,00,000/-



\* Balance Amount of Rs. 37,00,000/- Lacs Only will pay before 25th March 2022.

Handwritten signature

Handwritten signature

*Ajai Dew*

3. ~~That there is no balance due towards the Vendee to be paid to the Vendor in respect of the said property.~~

4. That the Vendor has assures the Vendee that the aforesaid property is free from all sorts of encumbrances such as charges, sale, lien, gift, pledge, loan, dispute, mortgage, litigation attachment, injunction, exchange and decree of any court of law, if it is proved otherwise the Vendor shall be liable and responsible for the same and the Vendee shall have the rights to recover the entire amount with cost and expenses from the movable and immovable properties of the Vendor.

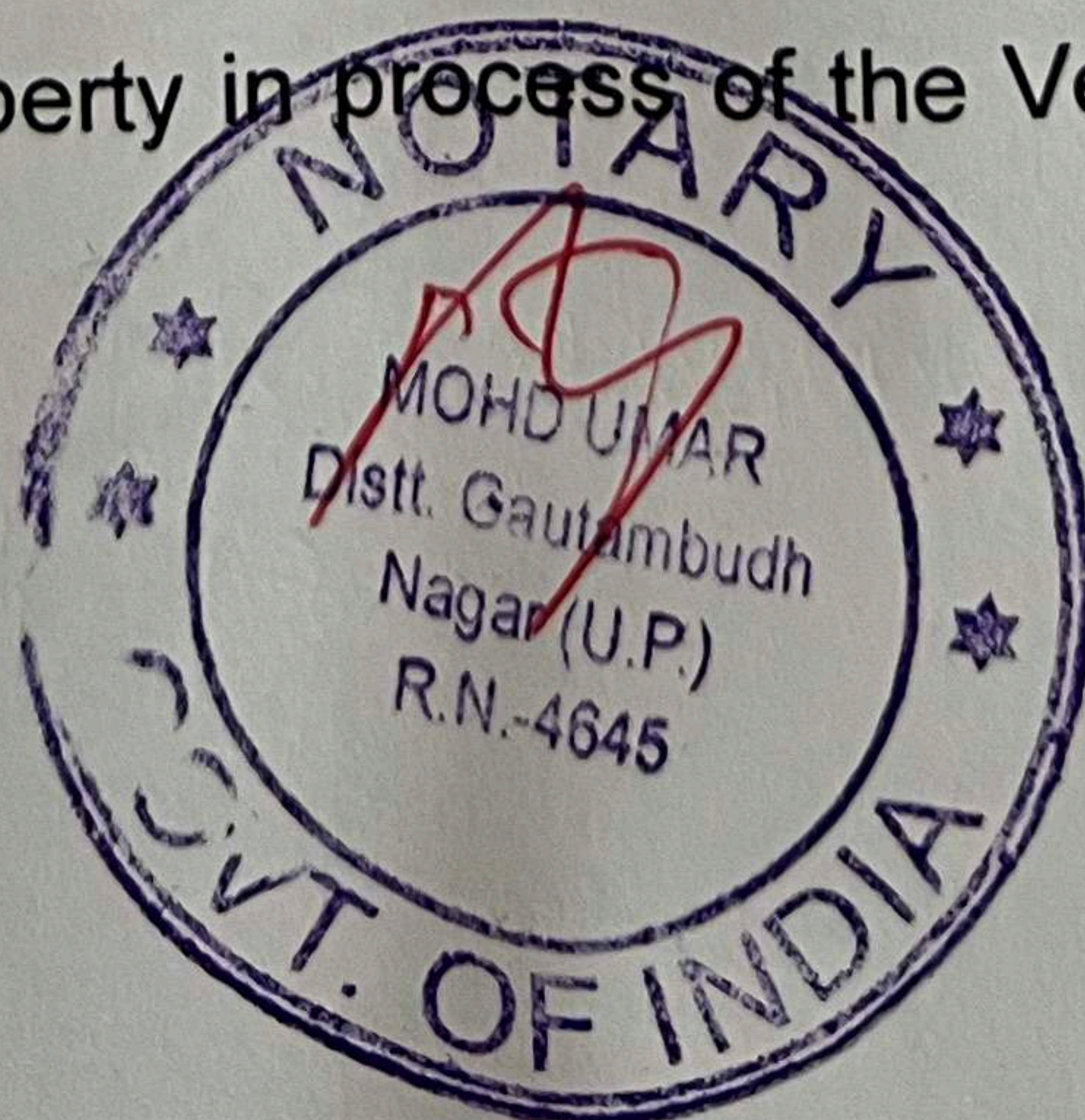
5. That the Vendor shall apply and obtain the permission for transfer the aforesaid property from the concerned authority in favour of the said Vendee or his/her nominee (s) and shall execute the Transfer Deed/Sale Deed within 60 days after such permission.

6. That the expenses to be incurred for the execution of the TRANSFER DEED / SALE DEED on stamp duty, registration fees and other legal expenses will be borne by the Vendee.

7. That the Vendee shall have the rights to get the Transfer Deed / Sale Deed of the said property executed in his/her favour or in favour of his/her nominee (s) for which the Vendor has got no objection.

8. That the Vendor confirms & assures the Vendee that Vendor or his/her spouse living did not avail & shall never be availed such and facility contrary to the terms/conditions of the allotment & other benefit of the aforesaid property till the execution & registration of final Transfer Deed & mutation process of process property in process of the Vendee or his/her legal heirs nominees etc.

*Ajai Dew*



*Ajesh*

9. That the Vendor has received the <sup>part</sup> payment against the above said property and shall ~~not demand any further~~ <sup>receive the balance</sup> payment at the time of execution of lease deed ~~if & when required~~ and also make himself present for further sale in any other name if desired by the Vendee, on receiving of balance amount.

10. That the Vendor shall be liable to incur all out-standing dues and demands in respects of the said property to the date hereof and that all future dues & balance payment shall be paid by the Vendee.

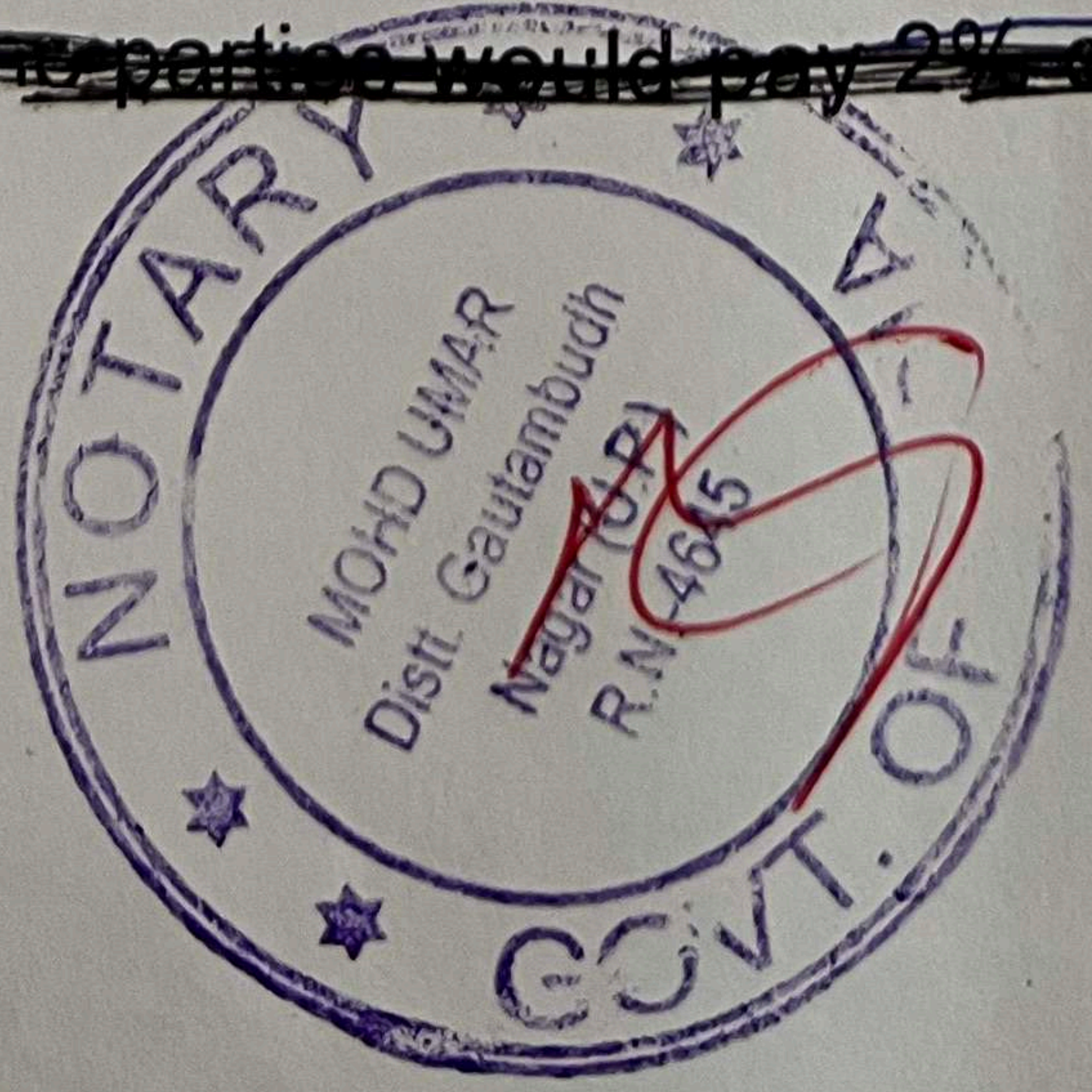
11. That in case of breach of any clause by the Vendor aforesaid, the Vendee shall have the rights to get the Transfer Deed registered through Court of law after depositing the balance amount of this Agreement to sell, and expenses so incurred in the legal proceedings shall be the liability of Vendor.

~~12. That the Vendor has handed over the possession of the above said property in favour of the Vendee at the time of execution of this Agreement to Sell.~~

13. That if the Vendee does not execute the Transfer Deed within the given time then his advance money aforesaid will be forfeited in favour of Vendor, and this Agreement to Sell will be treated as Null and Void.

14. That if the Vendor does not execute the Transfer Deed within the given time then he/she has to pay the double amount of the advance money to the Vendee.

~~15. That both the parties would pay 2% commission each to the broker.~~



Done

*Handwritten signatures and initials on the left margin.*

IN WITNESSES WHEREOF: The Vendor and the Vendee have set their respective hands to execute this Agreement to sell, on the day month and the year first above written in presence of the following witnesses.

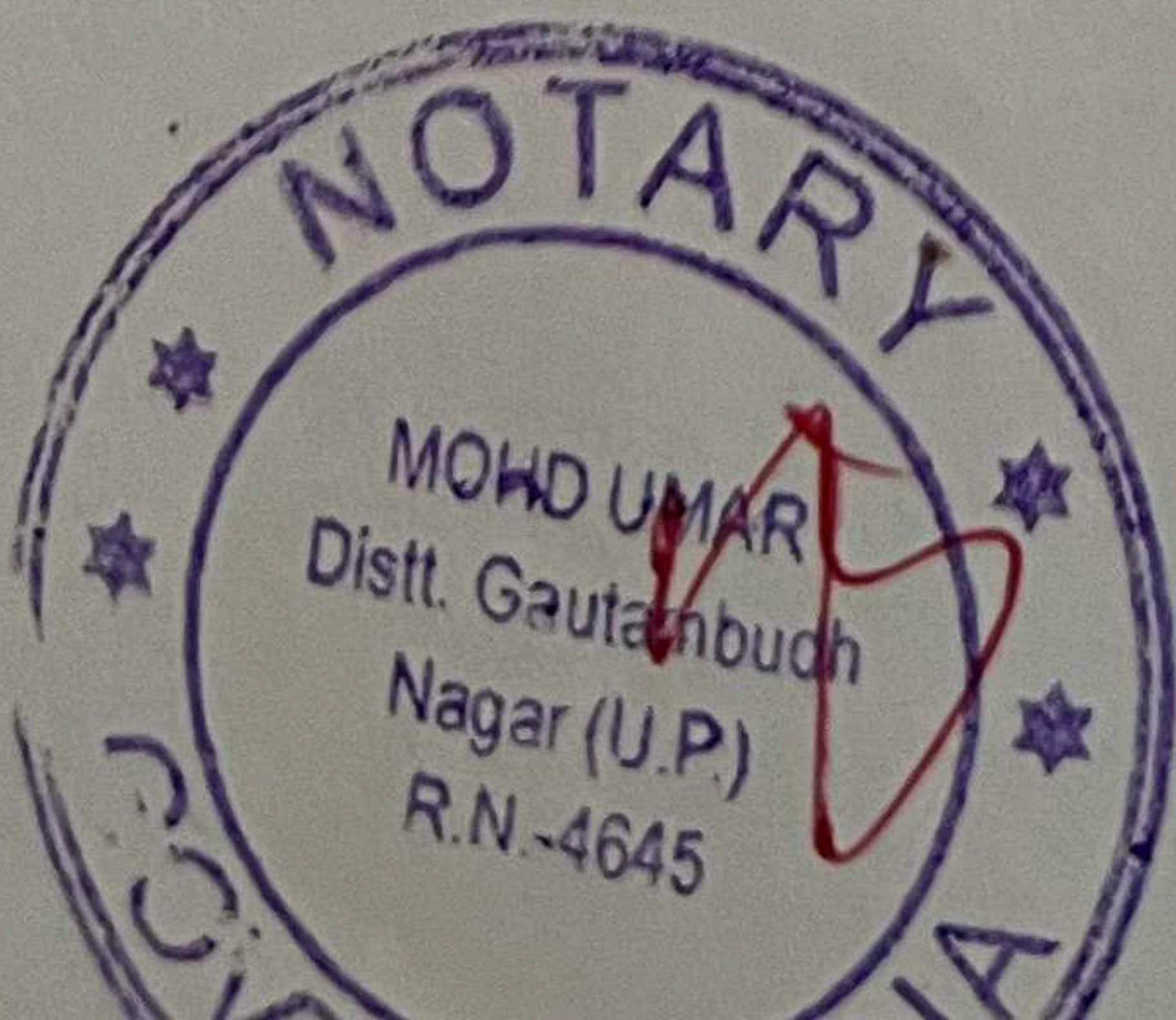
**WITNESSES**

1. *Gaurav*  
GAURAV GEL  
A-355 NR 2 City  
Greater Noida

2. *Sunil*  
SUNIL Dubey  
H-201, Sanjay Nagar  
Sec. 28, Ghaziabad

*Ajay*  
VENDOR

*Rakesh*  
VENDEE 11.03.2022



ATTESTED  
NOTARY  
MOHD. UMAR

**UNDERTAKING**

To,

The Regional Manager,  
U.P. State Industrial Development Authority  
Administrative Building, EPIP, Industrial Area  
Site-V, Kasna, Greater Noida  
Distt.-Gautam Budh Nagar (U.P.)

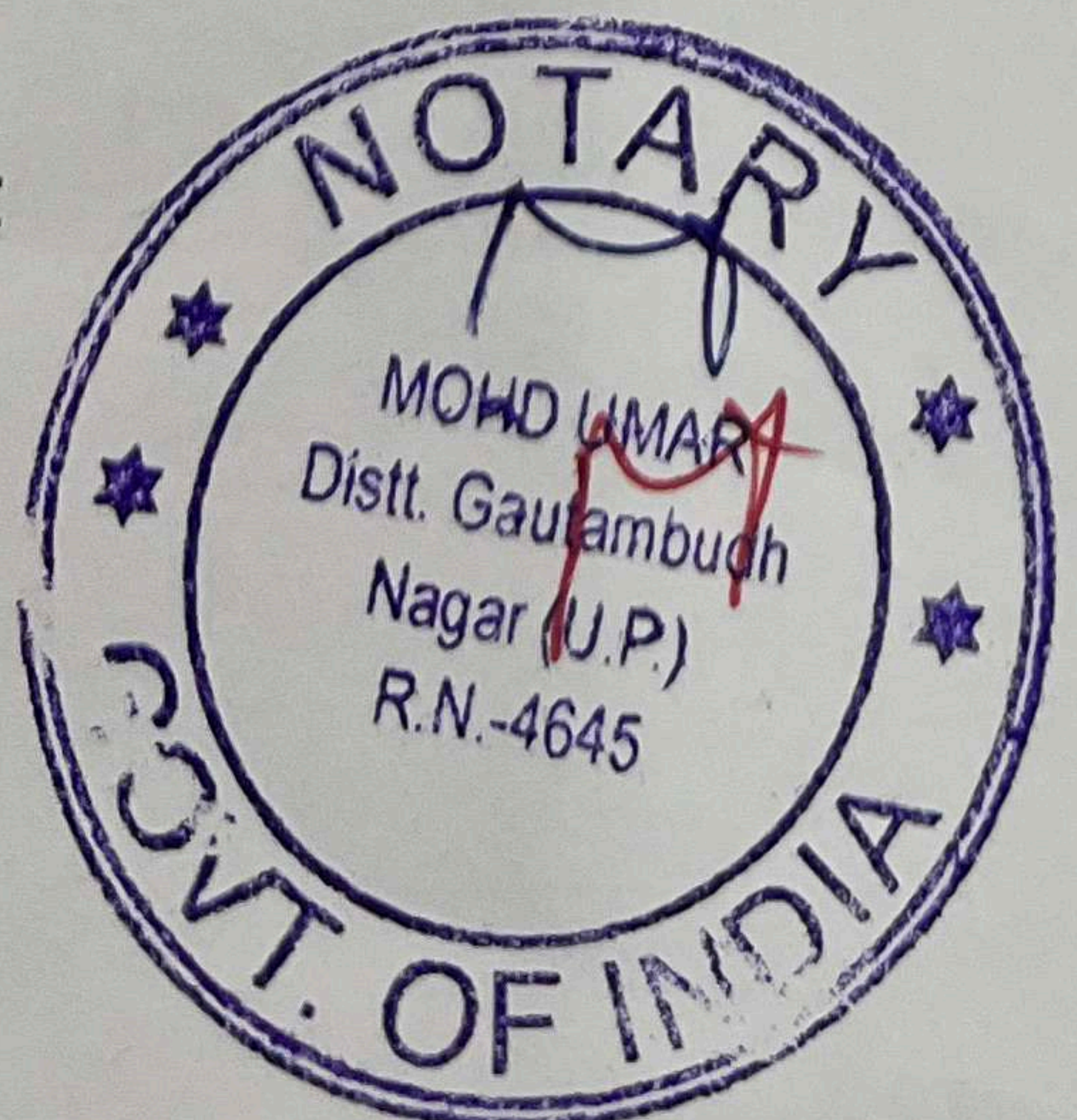
I..... AJAI NIR..... S/o/W/o./D/o. SH. KEDAR NATH ARYA.....  
R/o. FLAT NO. 601, TOWER NO. 07, PARSUNATH LANDRAMA SECTOR: TAU, KASNA do hereby  
G.B. NAGAR (U.P.) - 201310 certify that my signatures as appended on the application form dated..... 2022 for transfer/  
reconstitution of Residential Plot No. A-631..... UPSIDA Housing Sector, Surajpur,  
Site-C in favour of M/s/Sri/Smt. RAKESH KUMAR..... and  
on the dissolution deed dated..... of M/s./Sri/Smt.....  
..... and on all the other documents submitted to UPSIDC Ltd., Surajpur with  
the aforesaid application have been put by me after due consideration and with full knowledge  
of its consequences. I do hereby undertake that I have no objection to the aforesaid transfer and  
shall not raise any claim whatsoever against it in future.

Signature: [Signature]

Full Name: AJAI NIR

Date:

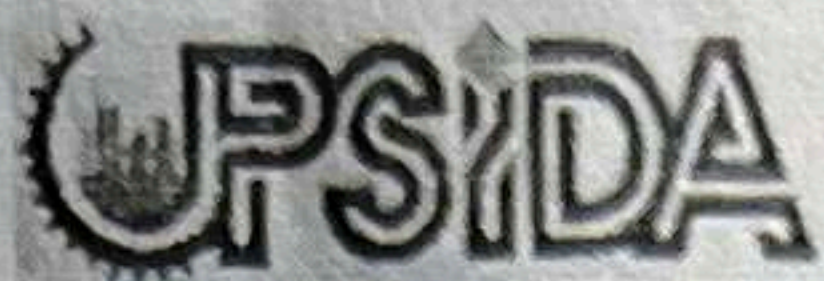
Place:



**ATTESTED** Address: Flat No: 601, Tower No: 07,  
Parsunath Landrama, Kasna, Sec: Tau,

**NOTARY** G.B. Nagar (U.P.) - 201310  
**MOHD. UMAR**  
**R.No.-4645**  
**Distt. G.B. Nagar (U.P.)**

**U.P State Industrial  
Development Authority**



**Regional Office :**

Administrative Building, EPIP,  
Indl. Area Surajpur, Site-V  
Kasna, GR. NOIDA-201 310  
(Distt. – Gautam Budh Nagar)  
Phone : 0120-2341595  
Fax : 0120-2341596

Mr. Ajai Vir S/O Late Kedar Nath  
R/0 1884 Sector-37 Noida  
Distt-G.B. Nagar

Ref. No. 37...../SIDA/RMS/SRJ

Plot no. A-631 (H)SRJ

Dated 02.11.2022

**Sub : Permission for Transfer of Plot No. A-631 UPSIDA Housing Sector, Surajpur Site-C (H) .**

Dear Sir(s) / Madam,

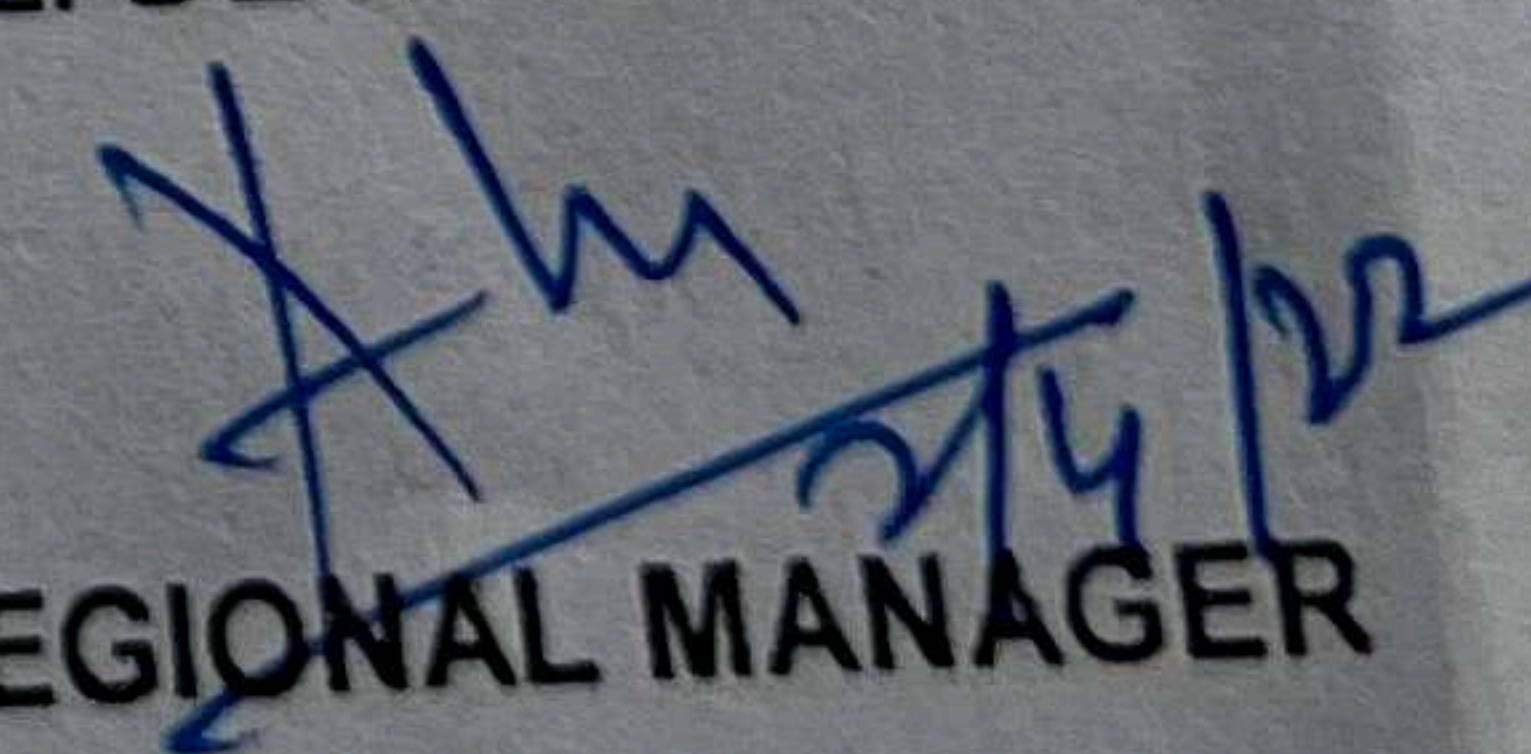
This is in reference to your application dated 01-04-2022 regarding transfer of above noted plot in favour of **Shri Rakesh Kumar S/O Shri Rajeshwari Prasad.**

In this connection, we are pleased to permit the above transfer subject to payment of Transfer Levy @ Rs.1630/- per sq.mtr. for plot measuring 300.00 Sq.mtrs. on the following terms and conditions:-

1. You shall have to clear our dues of outstanding Premium of Rs. Nil/- interest on Premium Rs. Nil, Service Charges amounting to **Rs. Nil**, and interest on Service Charge @ .. p. a. amounting to Rs. Nil and Lease Rent **Rs. Nil**, Mant. Charge **Rs. Nil**, totaling **Rs. Rs. Nil**, within 30 days from the date of this letter.
2. The Transfer Levy amounting to **Rs.4,89,000 /-** and Lease Rent **Rs. 48,900/-** totaling **Rs.5,37,900/-** will be paid by Transferee in lump-sum within 30 days from the date of this letter..
3. The transferee will have to submit Non Judicial Stamp Paper as per Norms (Non Returnable) purchased from District Treasury for execution of lease deed of plot within 30 days from the date of this letter.
4. No Further transfer will be allowed without execution and registration of lease deed of above noted plot.
5. The existing Allotment/Transfer Letter No. **1906-1908** dated **19-06-2010** Agreement dated **Nil**, Lease Deed Dated **04.09.2010** and Possession Memo dated **21.09.2010** will be surrendered by you within 30 days from the date of this letter.
6. Fresh Lease Deed will have to be executed on our new terms and conditions within 60 days and the possession of plot will have to be taken over by the Transferee compulsorily within 03 months from the date of this letter.
7. Any Re-constitution/Transfer without prior approval in writing of this Corporation shall result in automatically cancellation of the allotment.
8. The Lease period shall be allowed to the Transferee for the remaining period from the date of original allotment.
9. Sale deed of existing construction if any on the plot will be submitted before execution of lease deed.
10. Transferee will have to construct the House Building on the plot within a period of one year from the date of this letter by completing all formalities in this regard.
11. The Sale Deed must be executed of existing construction before execution of lease deed.
12. Transferee will have to pay maintenance charge @ 20.00 per sq. mtr, P.A.
13. All other terms and conditions of the original Allotment Letter will remain unchanged and binding upon you/Transferee.
14. **The Lease Deed Shall be executed after the registration of surrender deed within 30 days, Failing which the transfer order shall be with drawn.**

Please confirm in writing within seven days from the date of this letter, if the above terms and conditions are acceptable to you and also comply with the same within stipulated period failing which this offer shall automatically stand withdrawn and action for cancellation of plot shall be taken accordingly.

Yours faithfully,  
For U P STATE INDL. DEV. AUTHORITY

  
REGIONAL MANAGER

No. .... /SIDA/RMS/SRJ

Plot no. A-631 (H) SRJ

Dated : .....

**Copy forwarded to :**

1. **Shri Rakesh Kumar S/O Shri Rajeshwari Prasad R/o 122 ,Natwar , Town/ Vill- Natwar Anchal – Dinara, Distt- Rohtas Bihar -802218** for information and necessary action.
2. **The Incharge (I. A.), UPSIDC Ltd., A-1/4, Lakhanpur, KANPUR -** for information.

REGIONAL MANAGER