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सत्यमेव जयते

P-11290/22

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp



73,600

CERTIFICATE LOCKED

| | |
|----------------------------------|---|
| Certificate No. | : IN-UP98599812500227U |
| Certificate Issued Date | : 24-May-2022 01:27 PM |
| Account Reference | : NEWIMPACC (SV)/ up14005904/ GREATER NOIDA/ UP.GBN |
| Unique Doc. Reference | : SUBIN-UPUP1400590487777648907559U |
| Purchased by | : SANJAY SINGH AND SHRUTEE KANWAR |
| Description of Document | : Article 5 Agreement or Memorandum of an agreement |
| Property Description | : PLOT NO-13,POCKET-H 2,SECTOR-25, YEIDA G.B.NAGAR U.P. |
| Consideration Price (Rs.) | : |
| First Party | : DINU |
| Second Party | : SANJAY SINGH AND SHRUTEE KANWAR |
| Stamp Duty Paid By | : SANJAY SINGH AND SHRUTEE KANWAR |
| Stamp Duty Amount(Rs.) | : 73,600 (Seventy Three Thousand Six Hundred only) |



मि आर दिनु

Handwritten signature of Sanjay Singh

Handwritten signature of Shrutee Kanwar



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Statutory Alert

1. The authenticity of this Stamp certificate should be verified at www.stampstamp.com or using e-Stamp Mobile App of Stock Holding Corporation of India.
2. Any tampering or alteration on this Certificate and use is voided by the website / Mobile App renders it invalid.
3. This is a legal responsibility of the user of this e-Stamp.
4. For more information, please visit the Copyrighted Website.

SANJAY SINGH AND SHRUTEE KANWAR SANJAY SINGH AND SHRUTEE KANWAR SANJAY SINGH AND SHRUTEE KANWAR SANJAY SINGH AND SHRUTEE KANWAR

AGREEMENT TO SELL (WITHOUT POSSESSION)

Sale Consideration: 36,75,000/-
Advance: 36,70,000/-

Stamp Duty: 73,600/-
Balance:-5,000/-

This AGREEMENT TO SELL is made and executed at GAUTAM BUDH NAGAR U.P. on this 24th Day of May 2022 between DINU S/O NOORA URF NOOR MOHAMMED R/O VILLAGE FATEHPUR ATTA, GREATER NOIDA, DISTT. G.B. NAGAR U.P. (AADHAR NO. 9478 3343 7201) hereinafter called the VENDOR.

AND

SANJAY SINGH S/O MR. DESRAJ SINGH (AADHAR NO. 2880 2818 6200, PAN NO. ARFPS4654L) & MRS. SHRUTEE KANWAR W/O MR. SANJAY SINGH (AADHAR NO. 2947 5064 6951, PAN NO. AGAPC0101C) BOTH R/O FLAT NO. 202, N-BLOCK, MANSA DEVI COMPLEX, HARYANA 134109 hereinafter called the VENDEE.

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



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WHEREAS the VENDOR is the lawful owner of a Residential 7% Village Abadi Village FATEHPUR ATTA of Khatta No. 119 , in Residential Plot No. 13, Pocket-H-2, Sector-25, Area 490 Sqm, , duly allotted by Yamuna Expressway Industrial Development Authority situated at Greater Noida, Distt. Gautam Budh Nagar (U.P.) hereinafter referred as the PROPERTY.

AND WHEREAS the VENDOR aforesaid is desirous to sell said property in favour of the VENDEE and VENDOR has also agreed to acquire the same.

NOW THIS AGREEMENT TO SELL WITNESSETH AS UNDER:-

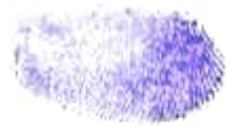
1. That the total sale consideration of the said property has been settled an amount of Rs. 36,75,000/- (Rupees Thirty Six Lakh Seventy Five Thousand Only) between both the parties.
2. That the VENDOR has received a sum of Rs. 36,70,000/- (Rupees Thirty Six Lakh Seventy Thousand Only) from the VENDEE, the Vendee the receipt of which, the Vendor hereby acknowledges. The payment has been made in the following manner.

| MODE OF PAYMENT | DATE | AMOUNT (Rs.) |
|------------------------------------|------------|--------------|
| A/C TO A/C TRANSFER | 29.04.2022 | 500/- |
| BY RTGS NO. HDFCR52022043065113845 | 30.04.2022 | 4,99,500/- |
| BY DD NO. 000081 | 23.05.2022 | 31,70,000/- |
| HDFC BANK, LUCKNOW U.P. | | |





Total: 36,70,000/-



रिजिस्ट्रार
गौतम बुद्ध नगर



3. That the amount of **Rs. 5,000/- (Rupees Five Thousand Only)** shall be paid by the Vendee to the Yamuna Expressway Industrial Development Authority on behalf of Vendor.
4. That **VENDOR** shall apply and obtain the permission for transfer the said property from Yamuna Expressway Industrial Development Authority in favor of the above said **VENDEE** or his/her legal heirs, nominee(s) and the Vendee shall execute the **LEASE DEED/Transfer Deed** after such permission from the Yamuna Expressway Industrial Development Authority.
5. That the **VENDOR** has assure the **VENDEE** that the above said property is free from all source of encumbrances such a mortgage, sales' lien gift, exchange dispute, litigation attachment, pledge and decree of any court of law and if 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.
6. That the expenses to be incurred for the execution of the Transfer 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 of the said property executed in his favor or in favor of his nominees for which the Vendor has got no objection.
8. The Vendor shall be liable to incur all out-standing dues and demands in respects of the said property of the date here of and that all future dues, balance installments and allotment money shall be paid by the Vendee to Yamuna Expressway Industrial Development Authority.
9. That the Vendor aforesaid shall hand over the vacant and actual physical possession of the aforesaid property at the time of execution of final Transfer Deed No. **Possession is given on this Agreement to Sell.** As the Yamuna Expressway Industrial Development Authority has not executed the Lease Deed of the said property in favour of the Vendor. And the Stamp Duty paid on this agreement to sell will be adjusted at the time of Lease / Transfer Deed.
10. That in case of breach of any clause by the Vendor aforesaid the Vendee shall have the right 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.



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IN WITNESSES WHEREOF, the VENDOR and VENDEE aforesaid have set their respective hands on this AGREEMENT TO SELL at place, on the day month & year first above mentioned in the presence of the following witness: -

WITNESSES:-

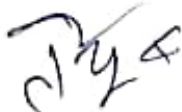

VENDEE


AMIT SINGH S/O SH. RAJVEER SINGH
R/O 390/2, FIRST FLOOR, SHAKTI KHAND-I
INDIRAPURAM, DISTT. GHAZIABAD U.P.




VENDOR

TAYUB S/O SH. DINU
R/O VILL. ATTA FATEHPUR, GR. NOIDA
DISTT. G.B. NAGAR U.P.







DRAFTED BY: ASIT SHARMA ADVOCATE GAUTAM BUDH NAGAR U.P.,



आवेदन सं०: 202200743034067

बही संख्या 1 जिल्द संख्या 41055 के पृष्ठ 113 से 142 तक क्रमांक 11290 पर
दिनांक 24/05/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



रमेश श्रीवास्तव

उप निबंधक : सदर ग्रेटर नोएडा

गोतम बुद्ध नगर

24/05/2022

प्रिंट करें



आवेदन सं०: 202200743034067

बही सं०: 1

रजिस्ट्रेशन सं०: 11290

वर्ष: 2022

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त विक्रेता: 1

श्री दीनू, पुत्र श्री नूरा उर्फ नूर मोहम्मद

निवासी: ग्राम फतेहपुर अटटा ग्रेटर नोएडा जिला गौ०दु० नगर

व्यवसाय: अन्य

क्रेता: 1



श्री संजय सिंह, पुत्र श्री देशराज सिंह

निवासी: फ्लेट नं० 202, एन-ब्लॉक, मन्शा देवी कॉम्प्लेक्स हरियाणा 134109

व्यवसाय: अन्य

क्रेता: 2



श्रीमती श्रुती कँवर, पत्नी श्री संजय सिंह

निवासी: फ्लेट नं० 202, एन-ब्लॉक, मन्शा देवी कॉम्प्लेक्स हरियाणा 134109

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1

श्री अमित सिंह, पुत्र श्री राजवीर सिंह

निवासी: ११/१, प्रथम तल, शक्ति खंड-1, इन्दिरापुरम जिला गाजियाबाद

व्यवसाय: अन्य



परिचयकर्ता : 2

श्री लक्ष्मण, पुत्र श्री दीनू

निवासी: ग्राम फतेहपुर अटटा ग्रेटर नोएडा जिला गौबुं नगर

व्यवसाय: अन्य

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रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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रमेश्वर श्रीवास्तव

उप निबंधक : सदर ग्रेटर नोएडा

गौतम बुद्ध नगर

24/05/2022

अनुपम मेमलिक

निबंधक लिपिक गौतम बुद्ध नगर

24/05/2022

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।
टिप्पणी :

प्रिंट करें



विक्रय अनुबंध विलेख (बिना कब्जा)

बही सं०: 1

रजिस्ट्रेशन सं०: 11290

वर्ष: 2022

प्रतिफल- 3675000 स्टाम्प शुल्क- 73600 अग्रिम राशि- 3670000 पंजीकरण शुल्क - 18380 प्रतिलिपिकरण शुल्क - 80 योग: 18648

श्री संजय सिंह,
पुत्र श्री देशराज सिंह
व्यवसाय: अन्य
निवासी: फ्लैट नं० 202, एन-ब्लाक, मन्शा देवी कॉम्प्लेक्स हरियाणा 134109



ने यह लेखपत्र इस कार्यालय में दिनांक 24/05/2022 एवं 02:29:49 PM बजे निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रमेन्द्र श्रीवास्तव,
उप निबंधक : सदर ग्रेटर नोएडा
गोतम बुद्ध नगर
24/05/2022
अभ्युक्त मांगलिक
निबंधक लिपिक
24/05/2022

प्रिंट करें

