



INDIA NON JUDICIAL  
Government of Uttar Pradesh



e-Stamp

Certificate No. : IN-UP01271233011000W  
Certificate Issued Date : 12-Feb-2024 10:50 AM  
Account Reference : NEWIMPACC (SV)/ up14440504/ LUCKNOW SADAF/ UP-LKN  
Unique Doc. Reference : SUBIN-UPUP1444050418741160373215W  
Purchased by : VAYU NANDAN MISHRA  
Description of Document : Article 5 Agreement or Memorandum of an agreement  
Property Description : Not Applicable  
Consideration Price (Rs.) :  
First Party : PRABHA DEVI  
Second Party : VAYU NANDAN MISHRA  
Stamp Duty Paid By : VAYU NANDAN MISHRA  
Stamp Duty Amount(Rs.) : 100  
(One Hundred only)



Please write or type below this line

प्रभा देवी

**Statutory Alert.**

1. The authenticity of this Stamp certificate should be verified at [www.eholetstamp.com/](http://www.eholetstamp.com/) or using e-Stamp Mobile App of State Treasury. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of this certificate.
3. In case of any discrepancy please inform the Competent Authority.

AGREEMENT TO SELL

Date of Execution :  
 Place of Execution : Lucknow  
 Sale Consideration :  
 Advance :  
 Stamp Duty Paid :  
 Ward :

THIS AGREEMENT TO SELL IS EXECUTED BETWEEN.....  
 .....Prabha.....Dey..... (hereinafter  
 called the 'Seller/Sellers' which expression shall mean and include his/her/their  
 heirs, successors, administrators and assigns)  
 .....VAYU.....NANDAN.....MISHRA..... (hereinafter  
 called the 'Purchaser/Purchasers' which expression shall mean and include  
 his/her/their heirs, successors, administrators and assigns).

WHEREAS the Seller/Sellers has/have purchased the Alamnaga ✓  
 House on Plot Khosra NO-1903, Gaura Paru, LUCKNOW  
 ...measuring about ..... from ..... vide  
 registered sale deed dated ..... registered in Photostat Book No. I Khand  
 ..... Pages ..... at No. .... on .....  
 in the office of Sub-Registrar-..., Lucknow; AND

WHEREAS the Seller/Sellers wanted to sell the said house and the  
 Purchaser/Purchasers being interested in purchasing the same has/have offered a  
 sum of Rs 45,00,000 (Rupees ...Forty...five...lakh...only...  
 .....only) which offer the Seller/Sellers has/have accepted.

NOW THIS AGREEMENT TO SELL WITNESSETH AS UNDER :

1. That the Seller/Sellers shall sell the House No.  
 Plot on Khosra NO-1903, Gaura Paru, Alamnaga LUCKNOW  
 ...measuring about .....SQMT..... in favour of the  
 Purchaser/Purchasers for a total sale consideration of Rs  
 45,00,000 (Rupees ...Forty...five...lakh...only...  
 .....only) out of which the  
 Purchaser/Purchasers has/have paid a sum of Rs 5,00,000 (Rupees  
 ...Five lakh...only...only)  
 Through ..... as advance, the receipt whereof the Seller/Sellers  
 hereby acknowledges.

प्रसा देवी

2. That the Seller/Sellers assures that the House agreed to be transferred under this agreement is free from all sorts of transfers and encumbrances and the Seller/Sellers has/have every right and title to transfer the same in favour of the Purchaser/Purchasers.

3. That all the taxes or any other dues of whatsoever nature payable on the aforesaid House till the date of execution of the sale deed shall be borne and paid by the Seller/Sellers and thereafter by the Purchaser/Purchasers.

4. That all the expenses for the execution and registration of this agreement to sell and sale deed such as stamp duty, registration charges and misc. expenses etc. shall be borne by the Purchaser/Purchasers.

5. That the Purchaser/Purchasers shall get the sale deed executed in his favour within ..... months from the date of this agreement after paying the balance sale consideration to the Seller/Sellers.

6. That in case of default on the part of the Purchaser/Purchasers in getting the sale deed executed in his favour within the time stipulated above the Seller/Sellers is entitled to get interest @ ..... per annum, while in case of default on the part of the Seller/Sellers, the Purchaser/Purchasers shall have the right to get the sale deed executed in his favour through Court of Law by seeking specific performance of this agreement.

7. That the actual vacant physical possession of the House has not been delivered to the Purchaser/Purchasers by the Seller/Sellers under this agreement the same shall be delivered at the time of execution of the sale deed. Hence, the Stamp duty of Rs..... has been paid.

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SCHEDULE OF PROPERT

The house-num. Khawata No-1903, Gam Para, Alamnagar  
LUCKNOW ...measuring about ..... sq. meter  
,covered area .....SQMT measuring about..... sq.mtrs and  
bounded as under :-

East : Road 18ft  
West : Plot other  
North : Plot other  
South : Road 20ft

IN WITNESS WHEREOF the parties have put their respective signatures on this agreement to sell on the date, month and year first above written in the presence of following witnesses.

WITNESSES:

1.

प्रभा श्री

SELLER/SELLERS

2.

PURCHASER/PURCHASERS