



INDIA NON JUDICIAL



Government of Uttar Pradesh

e-Stamp



Certificate No.	IN-UP56327004885715W
Certificate Issued Date	23-Aug-2024 11:08 AM
Account Reference	NEWIMPACC (GVV-up14005884) GAUTAMBLEDH NAGAR 2, UP, GBH
Unique Doc. Reference	SUBIN-UPUP1400580409372304429422W
Purchased by	RICHA UPADHYAY
Description of Document	Article 5 Agreement or Memorandum of an agreement
Property Description	Not Applicable
Consideration Price (Rs.)	
First Party	RAMANDEEP JUNEJA
Second Party	RICHA UPADHYAY
Stamp Duty Paid By	RICHA UPADHYAY
Stamp Duty Amount(Rs.)	100 (One Hundred only)



Please write or type below this line

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and executed on this the 22nd August day August month, 2024 year

BETWEEN

Mr. RAMANDEEP JUNEJA S/o. Dr. JOGINDER SINGH JUNEJA
R/o E-9/4, VASANT VIHAR, NEW DELHI-110057
PAN Number -: AANPJ5128P
AADHAR Number -: 8910 9448 7874

Hereinafter called "The SELLER" (which expression shall mean and include her legal heirs, successors, successors-in-interest, executors, administrators, legal representatives, attorneys and assigns) of ONE PART.


AND

Mrs. RICHA UPADHYAY D/o YOGENDER PAL SINGH
R/o HOUSE No-5 FIRST FLOOR NEAR KARKARDOOMA
COURT, SHARAD VIHAR DELHI, EAST DELHI. 110092
PAN NUMBER -: ABJPW8082C.
AADHAR Number -: 3613 3131 7821

Hereinafter referred as "The PURCHASER" (which expression shall mean and include his heirs, successors, executors, administrators, legal representatives, attorneys and assigns of the OTHER PART.

WHEREAS THE SELLER is the absolute owner in possession and enjoyment of the more fully described in the schedule hereunder and hereafter called the "SCHEDULE PROPERTY.

WHEREAS the SELLER is the absolute owner of the property and he has been enjoying the same with absolute right and he has clear and marketable title to the Schedule Property



The property is located at **THE KING RESERVE GAMMA 2
FLAT NO 3A ON 3RD FLOOR WITH 4199 Sqft SUPER AREA
STORE AREA -: 224Sqft (20.81 Sq.Mtr)
CAR PARKING -: 25 Sq Mtr**

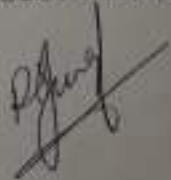
NOW THIS AGREEMENT WITNESS AS FOLLOWS.

The Sale consideration of the Schedule Property is fixed at
Rs.2,00,00,000/-
(Rupees in words TWO CRORE RUPEES only).

The PURCHASER has paid a sum of **Rs. 70,00,000/-**
(Rupees in words **SEVENTY LAKHS only**) by cash/ cheque /D.D.
bearing No _____ drawn on _____ dated _____ as
advance, the receipt of which sum the SELLER hereby
acknowledges.

The balance payment of **Rs 1,30,00,000/-**
(Rupees in words **ONE CRORE THIRTY LAKHS only**) will be paid
by the PURCHASER to the SELLER

<u>S.no.</u>	<u>Mode of Payment</u>	<u>Date</u>	<u>Amount (Rs)</u>
1.	RTGS (SBINR52024081441828978)	(14/08/24)	Rs 50,00,000/-
2.	RTGS (SBINR52024082243302160)	(22/08/24)	Rs 20,00,000/-



The parties herein covenant to complete the Sale transaction and to execute the Absolute Sale Deed by _____

The SELLER confirms with the PURCHASER that he/she has not entered into any agreement for sale, mortgage or exchange whatsoever with any other person relating to the Schedule Property of this Agreement.

The SELLER hereby assures the PURCHASER and he/she has absolute power to convey the same and there are no encumbrances, liens, charges, Government dues, attachments, acquisition, or requisition, proceedings etc.

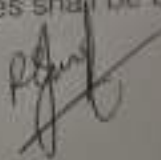
The SELLER agrees to put the PURCHASER in absolute and vacant possession of the schedule property after executing the sale deed and registering the same in the jurisdictional Sub-Registrar's office.

The SELLER covenants with the PURCHASER that he/she shall not do any act, deed or thing creating any charge, lien or encumbrance in respect of the schedule property during the subsistence of this Agreement.

The SELLER has specifically agreed and covenants with the PURCHASER that he/she shall do all acts, deeds and things which are necessary and requisite to convey absolute and marketable title in respect of the schedule property in favour of the PURCHASER or his nominee.

IT IS AGREED between the parties that all expenses towards Stamp Duty and Registration charges shall be borne by the PURCHASER only.

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The PURCHASER shall have the right to nominate or assign his right under this agreement to any person / persons of his choice and the SELLER shall execute the Sale Deed as per terms and conditions of this Agreement in favour of the PURCHASER or his nominee or assignee.

The SELLER has agreed to get consent deed duly executed to this Sale transaction from his wife/her husband, sons and daughters on or before date of registration of Sale Deed and assured that they all join to execute sale deed in favour of the purchaser.

It is hereby expressly provided and agreed by the parties here to that both parties are entitled to enforce specific performance of the agreement against each other in case of breach of any conditions mentioned in this Agreement.

The original of the "AGREEMENT" signed by both the parties shall be with the PURCHASER and copy of the same similarly signed shall be with the SELLER.

SCHEDULE

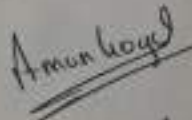
IN WITNESS WHEREOF the SELLER and the PURCHASER have signed this Agreement of Sale on the day month and year herein above mentioned in the presence of the witnesses:

WITNESSES:

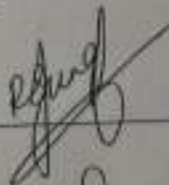
1. Naresh chhabra



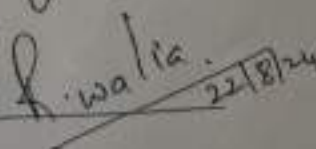
2. Aman Goyal



Signed by SELLER



Signed by PURCHASER



S. walia. 22/8/24

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AANPJ5128P



नाम /NAME

RAMANDEEP S JUNEJA

पिता का नाम /FATHER'S NAME

JOGINDER SINGH JUNEJA

जन्म तिथि /DATE OF BIRTH

09-04-1971

हस्ताक्षर /SIGNATURE



(PRADYOT K. MISRA)

आयकर आगुपत (कंप्यूटर सेंटर)
Commissioner of Income-tax (Computer Operations)

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भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता:
S/O: जे.एस जुनेजा, ई-9/4, बसंत
विहार, कुसुम पुर, बसंत विहार-1,
साउथ वेस्ट दिल्ली, दिल्ली, 110057

Address:
S/O: J.S Juneja, E-9/4, VASANT
VIHAR, Kusum Pur, Vasant
Vihar-1, South West Delhi, Delhi,
110057

8910 9448 7874

1947
1800 300 1947

✉
help@uidai.gov.in

www.
www.uidai.gov.in



भारत सरकार

Government of India



रमंदीप सिंह जुनेजा
Ramandeep Singh Juneja
जन्म तिथि / DOB : 09/04/1971
पुरुष / Male



8910 9448 7874

आधार - आम आदमी का अधिकार



भारत सरकार



ऋचा उपाध्याय

Richa Upadhyay

जन्म तिथि/DOB: 23/01/1980

महिला/ FEMALE

3613 3131 7821

VID : 9146 9157 8239 4415

मेरा आधार, मेरी पहचान



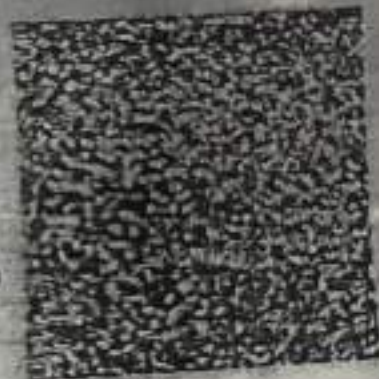
भारतीय विशिष्ट पहचान अधिनियम

भारत सरकार Ministry of India



पता:
D/O वाई पी सिंह, ह.नो- 5 फर्स्ट फ्लोर, सरीप
कड़कडुमा कोर्ट, शरद विहार, दिल्ली, ईस्ट दिल्ली,
दिल्ली - 110092

Address:
D/O Y.P. Singh, H.NO- 5 FIRST FLOOR,
NEAR KARKARDOOMA COURT, SHARAD
VIHAR, DELHI, East Delhi,
Delhi - 110092



3613 3131 7821

VID : 9146 9157 8239 4415

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help@uidai.gov.in

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Handwritten signature: R. K. Walia