

S.No.

MODE OF PAYMENT

DATE

AMOUNT (Rs.)

A large diagonal line is drawn across the table area, indicating no entries.

Total: _____

3. That the balance amount of Rs. 67 Lakhs
(Rupees Sixty Seven Lakhs Only)
Shall be payable by VENDEE to the VENDOR/Greater Noida Authority, at the time of the execution of TRANSFER DEED/ LEASE DEED.
4. That the VENDOR will hand over the lawful, actual, peaceful an vacant physical possession of the said property to the VENDEE at the time of execution of Transfer Deed/Lease Deed.
5. That VENDOR shall apply and obtain the permission for transfer/sale of the said property in favour of the VENDEE aforesaid or his/her legal heirs, nominee(s) from the Greater Noida Authority an shall get the transfer deed registered within Sixty days after such permission and VENDOR will also execute the LEASE DEED with the Greater Noida Authority if and when required.
6. That the VENDOR has assured the VENDEE that the above said property is free from all sorts or encumbrance such as mortgage Sale, pledge, lien, gift etc. and if proved otherwise the VENDOR shall be liable and responsible for the entire compensation.
7. 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.
8. That if due to miss- statement of the VENDOR the above property/ other benefits relating to the property canceled/ withdrawn by the Greater Noida Authority, all the damages will be claimed by the VENDEE from the VENDOR. And in case whereas due to changes in this scheme of canceled VENDEE shall be entitled to all substitute alternatives accommodation & other benefits from the Greater Noida Authority.

[Handwritten signature]

Nirbhawar

9. That the VENDOR has received the payment against the above said property and shall not demand any further 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, if any.
10. That in case any Document/Transfer Application is changed by the Greater Noida Authority, then the VENDOR will execute and sign the relevant documents etc.
11. That the expenses to be incurred on Stamp Duty, registration fee and other legal expenses i.e. Transfer Deed/Sale Deed/Lease Deed shall be paid by the VENDEE aforesaid.
12. That the Transfer charges to the above said property shall be payable by the VENDEE to Greater Noida Authority.
13. That in case the VENDEE fails to pay the balance amount (if any) within Three months. Means till dated Three Monthly from today. Then this agreement to sell shall be deemed as cancelled on the part & fault of VENDEE and avoidable on the part of VENDOR. The VENDOR may forfeit and amount to the execution till 10% of the total sale consideration as forfeiture of the earnest money out of the party payment made so far.
14. That in case of breach of any clause by the VENDOR aforesaid, the VENDEE shall have the right to get the Transfer Deed/Sale Deed registered through Court of law after depositing the balance amount of this agreement to sell in the court.

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

WITNESSES:-

1- Apurva Raj
J-45, Judge Compound
Agra

Anuj Khandeewal

2- Anuj Khandeewal
C-7, Pushp Vihar Colony,
Transport Nagar, Agra-282002.

[Signature]

VENDOR

Niranjan Singh

VENDEE

16.5.2022