



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh

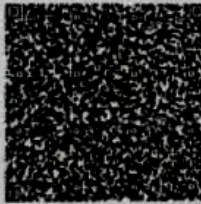


e-Stamp

Certificate No.	: IN-UP12461725025733S
Certificate Issued Date	: 11-Nov-2020 01:10 PM
Account Reference	: NEWIMPACC (SV)/ up14240104/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUP1424010418680916478491S
Purchased by	: COMMERCIAL SHELTER PVT LTD
Description of Document	: Article 19 Certificate or other Document
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: COMMERCIAL SHELTER PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: COMMERCIAL SHELTER PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)

Annexure 2/1

Verified for original



Please write or type below this line
AGREEMENT TO SELL

Date of execution - 28/08/2021
 Place of execution - Lucknow
 Advance - Rs. 2,00,000
 Sale consideration - Rs. 54,00,000
 Stamp duty paid - Rs 100
 Ward - Ismailganj

Commercial Shelter Pvt. Ltd.

[Signature]
Director

[Signature]
Akhtar Hina

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.sholestamp.com' or using e-Stamp Mobile App of Stock Holding. 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 the certificate.
3. In case of any discrepancy please inform the Competent Authority.

THIS AGREEMENT TO SELL IS EXECUTED BETWEEN M/s
Commercial shelter pvt limited a company in corporate under the
companies act 1956, having its registered office at 79-A Chobdari Mohalla,
Chowk , Lucknow through its Director **Shri Nadeem-Ur-Rahman S/o Late**
Shafiq-Ur-Rahman authorized

Vide resolution dated 02-03-2012 (hereinafter called the "Seller" which
expression shall mean and include its successors, administrators and assigns)
AND Mr. Mohammad Rizwan Ahmad Ansari s/o Mr. Allah Rakkha
Ansari, R/O Bheemapar (Korada Road), Bhimapar, Siddharthnagar,
Uttar Pradesh - 272207

&

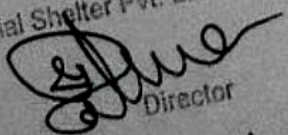
Mrs. Akhtar Hina w/o Mr. Mohammad Rizwan Ahmad Ansari, R/O 98,
Pithani, Bujurg, Naugadh, Siddharthnagar, Pithani Buzurg,
Siddharthnagar, Uttar Pradesh - 272207 (Hereinafter called "Purchaser"
which expression shall mean and include his heirs, successors,
administrators and assigns).

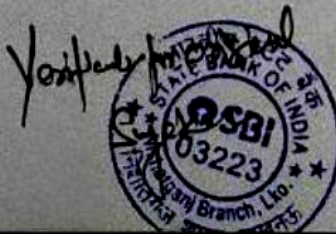
Annexure 2/2

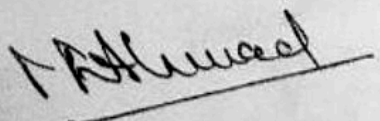
Whereas Shri Nafis Ahmad Siddiqui and others have purchased the plot
khasra no.290, measuring about 1 bigha 15 biswa 19 biswani situated at
village kamta, pargana tehsil and district Lucknow from Smt. Nirmla Gopal
wife of Sri R.C. Gopal vide registered sale deed 04-04-1981 registered in
book no. 1 volume 2700 pages 0/38 at no. 2337 On 06-04-1981 in the office
Chief Sub Registrar, Lucknow; AND

Whereas later on Sri Nafis Ahmad Siddiqui and other have entered into
a registered builder agreement dated 12-12-2006, with the seller registered
in book no. 1 volume 5694 pages 155/232 at No. 7056 on 12-12-2006 in the
office of sub-registrar-3, Lucknow , with respect to khasra no. 290, situated
at village kamta, pargana tehsil ad district Lucknow ; AND

Commercial Shelter Pvt. Ltd.


Director




Akhtar Hina

Whereas later on the seller got constructed a multistoried residential building over the said khasra known as ROLEX ESTATE in pursuance of permit no. 32060 dated 23-09-2011 issued by L.D.A. Lucknow.

Whereas by virtue of the said builder agreement Flat No. 607 on 6th floor in building called ROLEX ESTATE, plot no. 209 Faizabad road measuring 1853 sqft i.e. 172.14 sq. meter super area with covered area 1505 sqft, came in the share of the seller who wanted to sell and the purchaser has offered the sum of (Fifty Four Lakh Rupees only) which offer the seller has accepted.

Annexure 2/3

NOW THIS AGREEMENT TO SELL WITNESSETH AS UNDER :-

That the seller shall sell Flat No. 607 on the 6th floor in building ROLEX ESTATE built over khasra no. 290 situated at village kanta measuring about 1853 sqft i.e. 172.14 sq.mt super area & covered area 1505 sqft For (Fifty Four Lakh Rupees only)

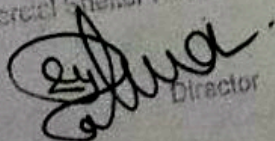
That all the taxes or any dues of whatsoever nature payable on the aforesaid flat till the date of execution of the sale deed shall be borne and paid by the seller and thereafter by purchaser.

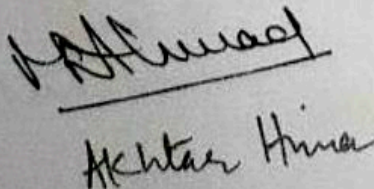
That the purchaser shall get the sale deed executed in her favor within six months from the date of this agreement.

That all the execution for the execution and registration of this agreement to sell and sale deed such as stamp duty and registration charges.

That assure that the flat agreed to be transferred under this agreement is free from all sorts of transfer, encumbrance lines, court attachments and the seller has every right and title to transfer the same in favor of the purchaser.

Commercial Shelter Pvt. Ltd.


Director


Akhtar Hina



That in case of default on the part of the purchaser in getting the sale deed executed in her favor within the time seller shall have the right to get interested @ 1% per month on the balance sale consideration while in case of default on the part of seller in executing the sale deed in favor of the purchase, the purchaser shall have the right to get the sale deed executed in his favor through court of law by seeking specific performance of this agreement at the cost of the seller.

That the seller has not delivered the actual vacant physical position of the flat to the purchase under this agreement, the same shall be delivered at time of execution of the sale deed.

Annexure 2/4

Schedule of property

Flat No. 607 on the 6th floor in building ROLEX ESTATE, built over plot khasra no. 290, situate at village kamta ward Ismailganj, Faizabad road, Lucknow measuring 1853 sqft i.e. 172.14 sq.mt and bounded as under:

North:	Open To Sky
South:	Entrance & Lobby
East:	Flat No. 601
West:	Open To Sky

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:

Muzamil

Commercial Shelter Pvt. Ltd.

SELLER

[Signature]
Director

1. Syed Mohd Muzamil PURCHASER

R/o. 406/23, Chourakn

Road, Lucknow

[Signature]

Akhtar Hina

2. *Mohd. Shareef*
Mohd. Shareef, 601, Rolex estate
Faizabad Road, Kamta, Lucknow.

