

## INDIA NON JUDICIAL

Name : JAI PRAKASH SINGH License Humber: 359

73, Niti Khand-I, Indirapuram.

Government of Uttar Pradesh (U.P.)

## e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

**Description of Document** 

**Property Description** 

Consideration Price (Rs.)

First Party

0637 PM 23 Jun-2022 0637 PM 23-Jun-2022 0637 PM 23-Jun-2022 10:37 PM 23-Jun-2022 06:37 PM 23-Jun-2022 06:37 PM 23-Jun

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-UP25005162031019U

23-Jun-2022-06:37 PM

NEWIMPACC (SV)/ up14075304/ GHAZIABAD SADAR/ UP-GZB

SUBIN-UPUP1407530441802252249625U

NEELAM CHOUDHARY AND DAKSH CHOUDHARY

Article 5 Agreement or Memorandum of an agreement

Not Applicable

NEELAM CHOUDHARY AND DAKSH CHOUDHARY

**DEV GUPTA** 

NEELAM CHOUDHARY AND DAKSH CHOUDHARY

(One Hundred only)



Please write or type below this line

23 JUN 2022



- The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.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.
- The onus of checking the legitimacy is on the users of the certificate
- 3. In case of any discrepancy please inform the Competent Authority.

E-Stamp Certificate No.
AGREEMENT TO SELL
This agreement to sell is made and executed at Ghaziabad on between Neelam Shaka & Shakam Vin Small Wrek shaudhary of Sewa Raki Chaudhary of Sewa Raki hereinafter called the VENDOR (which expression shall include his theirs, administrators, executors, assigns) of the first part
"AND"
Mo Der Gupta & Mrs Megha Gupta
hereinafter called the VENDEE (which expression shall include his heirs, administrators, executors, assigns) of the second part.  The expression and words of the VENDOR and the VENDEE shall mean and include their respective legal heirs, successors, assigns, nominees, executors, administrators and legal representatives respectively.
Whereas the VENDOR aforesaid is the legal Owner/allottee and in possession of Residential/Commercial premises/House/Flat/Plot/Shop Arguing hereinafter referred to as the Property.  And whereas the VENDOR aforesaid is desirous to sell the said plot/ flat/ house in favour of the VENDEE for total sale consideration of Rs. 27 00 000 conty and the VENDEE has agreed to purchase the same for this very amount.
NOW THIS AGREEMENT TO SELL WITNESSETH AS UNDER:
1 That the total consideration of the said residential/commercial house/flat/shop/plot property has been settled at Rs. 27,0000//- (Rupees only) between both parties.  (VENDOR/FIRST/PARTY)  (VENDEE/SECOND PARTY)

GOVI

2 from HOPE Bank
13/06/22 from HDFC Box
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from the date of
EE that the said
ces such as prior gift, exchange,
equisition, lease and if it is ever
I property hereby the VENDEE on
of the VENDOR,
1 good of loss

	-2-
2	That the VENDOR aforesaid has received a sum of Rs. Mine lake Rufees (Rupees 9,00,000)
2	(Punees Q (1) (2))
	(Rupees
	the VENDOR hereby acknowledges.
	11 tollowing mainter:
	a) S, 01,000 chequet 0000) & dates 27/01/2- 6
	a) 5,01,000 cheque# 000054 dates 22/05/22 from HOFE Boule b) 4,00,000 cheque# 000055 dates 13/06/22 from HOFE Boule
	That the remaining balance amount of Rs. 78,00,000//- (Rupees Seventy bush lake Ruyes) only will be paid by the
3	That the remaining balance amount of Rs. 75,000,000
	(Rupees Seventy Eight lakh Rufel) be paid by the only) will be paid by the
	VENDEE to the VENDOR within 40 Days from the date of
	VENDER to the VENDOR Walling
	this agreement to sell.  That the VENDOR aforesaid has assured the VENDEE that the said  That the VENDOR aforesaid has assured the VENDEE that the said  That the VENDOR aforesaid has assured the VENDEE that the said
4	That the VENDOR aforesaid has assured the VENDED that the VENDOR aforesaid has assured the VENDED that the property hereby sold is free from all kinds of encumbrances such as prior property hereby sold is free from all kinds of encumbrances such as prior property hereby sold is free from all kinds of encumbrances such as prior property hereby sold is free from all kinds of encumbrances such as prior property hereby sold is free from all kinds of encumbrances such as prior property hereby sold is free from all kinds of encumbrances such as prior property hereby sold is free from all kinds of encumbrances such as prior property hereby sold is free from all kinds of encumbrances such as prior property hereby sold is free from all kinds of encumbrances such as prior property hereby sold is free from all kinds of encumbrances such as prior property hereby sold is free from all kinds of encumbrances such as prior property hereby sold is free from all kinds of encumbrances and the property hereby sold is free from all kinds of encumbrances and the property hereby sold is free from all kinds of encumbrances and the property hereby sold is free from all kinds of encumbrances and the property hereby sold is free from all kinds of encumbrances and the property hereby sold is free from all kinds of encumbrances and the property hereby sold is free from all kinds of encumbrances and the property hereby sold is free from the property hereby sold is free from all kinds of encumbrances and the property hereby sold is free from all kinds of encumbrances and the property hereby sold is free from all kinds of encumbrances and the property hereby sold is free from all kinds of encumbrances and the property hereby sold is free from all kinds of encumbrances and the property hereby sold is free from all kinds of encumbrances and the property hereby sold is free from all kinds of encumbrances and the property hereby sold is free from all kinds of encumbrances and the property hereby sold is free from all kinds of encumbrances and the
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	sale, mortgage, hypothecation, sale, programming acquisition, lease
	attachment, dispute, loan, intigation, and it it is ever
	agreement is regard to the ownership of the gold property nelecty
	proved otherwise or if the whole or any portion of the sald property on sold is taken away or goes out free from the possession of the VENDOR,
	sold is taken away or goes out free from the possession of the VENDOR, accounts of any legal defects in the ownership and title of the VENDOR, accounts of any legal defects in the ownership and title of the VENDOR, will be liable and responsible to make good of loss
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	suffered by the VENDEE.
_	suffered by the VENDEE.  That the expenses to be incurred on the stamp duty, registration fee and that the expenses is transfer/sale deed etc. shall be borne by the
5	That the expenses to be incurred on the stamp duty, legistrated other legal expenses i.e. transfer/sale deed etc. shall be borne by the
	VENDEE.
	VENDEE.  WENDEE shall have the rights to get the transfer deed of the same

property executed in his/her own favour or in favour of That the VENDE nominee(s)/friends for which the VENDOR has got no objection.

That the VENDOR shall be liable to incur all outstanding dues and demand in respect of the said property to the date of dues/payments shall be paid by the VENDEE. That the VENDOR shall hand over the lawful actual peaceful and vacant physical possession of the said residential property flat to the VENDEE at the time of final payment/execution of the final transfer deed/sale deed.

(PARTY)

23 JUN 2022

D PARTY)

Signature Attested
This Sale Agreement Should Be
Register in the Office of Registerar

That the VENDOR fails to register the aforesaid property in stipulated period then the VENDOR shall be bound to pay the double of the earnest money to the VENDEE.

That if the VENDEE fails to get documents registered in his/her nominees favour within the stipulated period, in that case the VENDOR will forfeit the earnest

money and agreement will stand as cancelled.

10 That the deal will depend on loan facility if the loan can't be sectioned the aforesaid property in that case the deal will be cancelled immediately and first

party will refund the earnest money to the second party.

11 That in case the VENDOR violates the terms and conditions of this agreement, then the VENDEE can get the said transaction enforced after depositing the balance amount, if any through court of law by SPECIFIC PERFORMANCE OF THE ACT at the risk, cost and expenses of the VENDOR.

IN WITNESS WHEREOF, The VENDOR and the VENDEE aforesaid have set their respective hands on this AGREEMENT TO SELL on the day, month and the year above written in the presence of the following witnesses.

WITNESSES:-

Witness no. 1 Saryos Rose S/o VP Rac VENDOR (VENDOR

Sicks 5 Vasinghia

Witness no. 2 Grow Shyam Dans Ruple 1326 F Achiana Gazia barof

23 JUN 2027

(VENDEE / SECOND PARTY)

Notary Ghaziabad

