

सत्यमेव जयते

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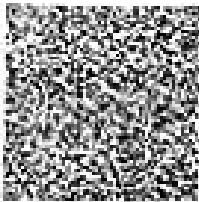
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e-Stamp



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Certificate No. : IN-UP21613830952039U
 Certificate Issued Date : 20-Jun-2022 02:56 PM
 Account Reference : NEWIMPACC (SV)/ up14006504/ GREATER NOIDA/ UP-GBN
 Unique Doc. Reference : SUBIN-UPUP1400650434993643132759U
 Purchased by : NEELAM DHAKA AND OTHER
 Description of Document : Article 5 Agreement or Memorandum of an agreement
 Property Description : AS ANNEXED
 Consideration Price (Rs.) :
 First Party : PRABHAT RANJAN DEO
 Second Party : NEELAM DHAKA AND OTHER
 Stamp Duty Paid By : NEELAM DHAKA AND OTHER
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line

I Prashu

Neelam
Dhaka

Statutory Alert:

1. The authenticity of the Stamp certificate should be verified at www.indiastamp.com/ or using e-Stamp Mobile App of Stock Holding Company in the details on this Certificate and as available on the website / Mobile App (where it is available).
2. The duty of checking the legitimacy is on the user of the certificate.
3. In case of any dispute, please inform the Competent Authority.

AGREEMENT TO SELL

This AGREEMENT TO SELL is made and executed at Gautam Budh Nagar U.P. on this 20 Day of JUNE 2022, between PRABHAT RANJAM DEO (UID NO. 9526 8230 9930 PAN ABZPD5913F) S/O SHRI R. K. P. VERMA R/O H.NO.61 SECTOR-23 GURGAON, HARYANA hereinafter called the VENDOR.

AND

SMT. NEELAM DHAKA (UID NO. 6734 2452 1655) D/O DHARAMVEER SINGH DHAKA AND VIVEK CHAUDHARY (PAN ADIPC1468K) S/O SHRI SEVA RAM AND BOTH R/O HOUSE NO 1402 TOWER A/8 OLIVE COUNTRY SECTOR-5 VASUNDHRA GHAZIABAD UTTAR PARDESH 201012 hereinafter called the VENDEE.

(The expression and word of the VENDOR and VENDEE shall mean and include their heirs, successions, assignees, nominees, executors, administrators and legal representatives respectively).

WHEREAS the VENDOR is the lawful owner of a Residential Plot/House /Flat No 89 GREENWOODS GOVT. OFFICERS WELFARE SOCIETY SEC OMEGA-1 GREATER NOIDA GAUTAM BUDH NAGAR UTTAR PARDESH hereinafter referred as the PROPERTY.

AND WHEREAS THE VENDOR aforesaid is desirous to sell said property in favour of the VENDEE and VENDEE has also agreed to acquire the same.

NOW THIS AGREEMENT TO SELL WITNESSETH AS UNDER:-

1. That the total sale consideration of said property has been settled to as Rs1,10,00,000/-Rupees ONE CRORE TEN LAKH only) in between both the parties.



2. That the **VENDOR** has received a sum of Rs. **12,00,000/-** (Rupees **TWELVE LAKH ONLY** Earnest Money (bayana) only) from the **VENDEE** as the receipt of which, the **VENDOR** hereby acknowledges. That payment has been made in the following manner:-

<u>MODE OF PAYMENT</u>	<u>DATE</u>	<u>AMOUNT</u>
Through NEFT 381726091 PNB	14-06-2022	5,00,000/-
Though Rtg Ref No. 383524168	25-06-2022	7,00,000/-

3. That the second amount of Rs **98,00,000/-** (Rupees **NINTY EIGHT LAKH** only) shall be paid by the **VENDEE** to the **VENDOR** within three month from the date of Advance.
4. That the **VENDOR** shell apply and obtain the permission for transfer the sale property from the **NOIDA/ GREATER NOIDA** Authority in favour of the above said **VENDEE** or his/ her nominee(s) & **VENDEE** shall execute the Lease Deed/ Transfer Deed within **THREE** Month after such permission.
5. That the **VENDOR** has assured the **VENDEE** that the above said property is free from all sorts of encumbrances such as mortgage, sales, lien, gift, exchange, dispute, litigation attachment, pledge, and decree.
6. That the expenses to be incurred for the execution of the Transfer Deed on stamp duty, registration fee and other legal expenses will be borne by the **VENDEE**.
7. That the **VENDEE** shall have the rights to get the Transfer Deed of the said property executed in his/ her favour or in favour of his/her nominee(s) for which the **VENDOR** has got no objection.
8. That the **VENDOR** shall be liable to incur all out-standing dues & demands in respect of the said property to the date here of and that all future dues, balance installments and allotment money shall be paid by the **VENDEE** to **GNIDA** directly.
9. That the **VENDOR** aforesaid shall handover the vacant and actual physical possession of the aforesaid property to the **VENDEE** after the full payment received



10. That in this case of breach of any clause by the VENDOR afore said, the VENDEE shall have the right to get the Transfer Deed registered through the court of law after depositing the balance amount of this Agreement to sell and expenses so incurred in the legal proceedings shall be the liability of VENDOR.
11. That if the Vendee dose not executes the Transfer Deed within the given time then his deposited amount will be forfeited.
12. That if the VENDOR dose not executes the Transfer Deed within the given time then he has to pay the double of the deposited amount.
13. If Society does not give a permission to VENDEE then VENDOR has to pay the whole amount of VENDEE without interest within a week.
14. VENDEE has a responsibility to pay 1% of Sale Consideration amount as TDS.
15. VENDOR has to pay society transfer charges and VENDEE has to pay advance maintenance fees and membership fees.

IN WITNESSES WHERE OF: The VENDOR and VENDEE have set their respective hands to execute this Agreement to sell, on the day month and year first above written in presence of the following witnesses.

WITNESSES

1.


VENDOR

2.


VENDEE