



INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP55314363237435U
Certificate Issued Date : 19-Nov-2022 02:01 PM
Account Reference : NEWIMPACC (SV)/ up14011004/ GAUTAMBUDDH NAGAR 2/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP1401100403579488433629U
Purchased by : NIRDOSH KUMAR
Description of Document : Article 5 Agreement or Memorandum of an agreement
Property Description : HOUSE NO. 495, BLOCK-C, SECTOR-P3, GREATER NOIDA, G.B. NAGAR, U.P.
Consideration Price (Rs.) :
First Party : SUNITA SIKKA AND DINESH KUMAR
Second Party : NIRDOSH KUMAR
Stamp Duty Paid By : NIRDOSH KUMAR
Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

₹100

सत्यमेव जयते



₹100



Please write or type below this line



Sunita Sikkar

Dinesh Kumar

Nirdosh Kumar

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.ehcilestamp.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.

AGREEMENT TO SELL

This AGREEMENT TO SELL is made and executed at GAUTAM BUDH NAGAR U.P. on this 20th Day of NOV 2022 between SUNITA SIKKA W/O DINESH KUMAR SIKKA & DINESH KUMAR S/O B.R. SIKKA, R/O - DG-2/39-A NIKASPURI, TILAK NAGAR, S.O WEST DELHI - 110018.

_____ hereinafter called the VENDOR.

AND

NIRBOSH KUMAR S/O - DHANPAL SINGH, R/O - VILLAGE - ASRA, P.O. - KHARKHARI, DISTT - HAPUR, UTTAR PRADESH.

_____ hereinafter called the

VENDEE.

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

WHEREAS the VENDOR is the lawful owner of a **Residential HOUSE No - 495, BLOCK - C, AREA - 120 Mt. Sec - P-3, Gr. Noida, GREATER NOIDA, G.B. NAGAR, U.P.** hereinafter referred as the PROPERTY.

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

NOW THIS AGREEMENT TO SELL WITNESSETH AS UNDER:-

1. That the total sale consideration of the said property has been settled an amount of Rs 7500000/- (Rupees SEVENTY FIVE LACS ONLY) Only) between both the parties.
2. That the VENDOR has received a sum of Rs. 1000000/- (Rupees TEN LACS ONLY) Only) from the VENDEE as PART payment the receipt of which the payment has been made in the following manner.



Sunita SIKKA
Dinesh Kumar

Nirbosh

<u>S.No.</u>	<u>MODE OF PAYMENT</u>	<u>DATE</u>	<u>AMOUNT (Rs.)</u>
	RTGS-SBINRS202 -2111815721605	18-11-22	10000000/- (TEN LACS)

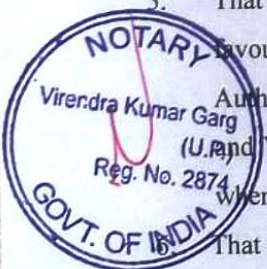
Total : _____
=====

3. That the balance amount of Rs. _____ /-(Rupees _____ Only) shall be payable by
VENDEE to the VENDOR/Greater Noida Authority, on or before 60 day

4. That the VENDOR will hand over the lawful, actual, peaceful and 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 and shall get the transfer deed registered within Sixty days after such permission (U.P.) and VENDOR will also execute the LEASE DEED with the Greater Noida Authority if and when required.

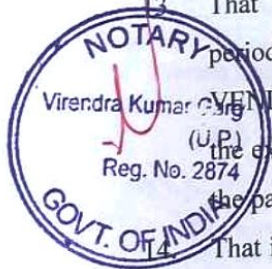
That the VENDOR has assured the VENDEE that the above said property is free from all sorts or encumbrance such as mortgage Sale, pledge, lien, gift etc. and if proved otherwise the VENDOR shall be liable and responsible for the entire compensation. Vendor give peaceful possession as it is condition.



Sunita SIKKA

KESAT KUMAR

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 change in this scheme of canceled VENDEE shall be entitled to all substitute alternatives accommodation & other benefits from the Greater Noida Authority.
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 is case any Document/Transfer Application is changed by the Greater Noida Authority, then the VENDOR well 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 incase the VENDEE fails to pay the balance amount (if any) within the stipulated period 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 an amount to the execution till 10% of the total sale consideration as forfeiture of the earnest money out of the party payment made so for.
14. That in case the VENDOR fails to sale above said property within fix period then he/she will be pay to VENDEE double amount of receive advance money.
15. 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.
16. If the white value is equal or above 50 lack then 1% TDS Deduct purchaser for total amount of deal and give TDS receipt to seller.
17. That both the parties would pay 1% commission each to the broker.



Sun/45/129


BUYER

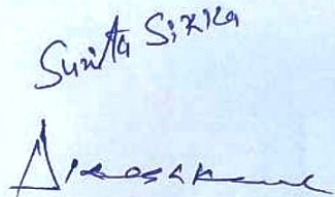
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IN WITNESSES WHEREOF, the VENDOR and VENDEE aforesaid have set their respective hands on this AGREEMENT TO SELL at place, on the day month & year first above mentioned in the presence of the following witnesses:-

WITNESSES:-

1. 
ADESH KUMAR s/o DHAN PAL SINGH
VILLAGE - ASRA, P.O. - KHAR KHARI, HAPUR (UP)


VENDOR

2. 
Ravi Kumar s/o Chandrabal Singh
village - teybur, Po - tusingri Hathara (UP)


VENDEE



ATTESTED
Virendra Kumar Garg
Notary (Advocate)
G B Nagar-2874