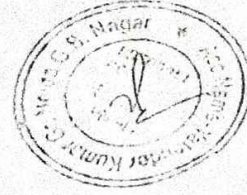
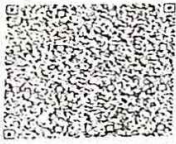




**INDIA NON JUDICIAL**  
**Government of Uttar Pradesh**  
**e-Stamp**



Certificate No.	: IN-UP61709115998603V
Certificate Issued Date	: 18-Mar-2023 12:47 PM
Account Reference	: NEWIMPACC (SV)/ up14006204/ GREATER NOIDA/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUP1400620417484965467510V
Purchased by	: SANJAI VEER SINGH
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: PLOT NO-A-27, VILLAGE/SECTOR-GHORI BACHHARA, DISTT-G.B.NAGAR
Consideration Price (Rs.)	:
First Party	: DARSHAN LAL
Second Party	: SANJAI VEER SINGH
Stamp Duty Paid By	: SANJAI VEER SINGH
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



*Darshan Lal*

*Sanjai Veer Singh*

*Self Attested.*

*[Signature]*

For more information, please visit the website of the Government of Uttar Pradesh at [www.up.gov.in](http://www.up.gov.in) or the e-Stamp Mobile App of the Government of Uttar Pradesh. The e-Stamp Mobile App is available on the Google Play Store and the Apple App Store. The e-Stamp Mobile App is available in Hindi and English. The e-Stamp Mobile App is available for Android and iOS devices. The e-Stamp Mobile App is available for free download. The e-Stamp Mobile App is available for download from the Google Play Store and the Apple App Store. The e-Stamp Mobile App is available for download from the Google Play Store and the Apple App Store. The e-Stamp Mobile App is available for download from the Google Play Store and the Apple App Store.

AGREEMENT TO SELL AND PURCHASE

This Agreement to Sell & Purchase is made at Delhi on  
between:- **SHRI DARSHAN LAL S/O SHRI BAL KISHAN R/O GHORI  
BACHEDA, G.B. NAGAR, U.P. presently at HOUSE NO.297,  
GUJRANWALA TOWN, MUKHERJEE NAGAR, DELHI, HAVING PAN  
NO.AAAPJ1933B, hereinafter called the FIRST PARTY.**

..... AND .....

**SH.SANJAI VEER SINGH S/O SH.SATYA PAL SINGH R/O A-26,  
GANGOTRI COLONY, MEERUT, U.P.-250001, HAVING AADHAR NO.  
971677137761 hereinafter called the SECOND PARTY.**

The expressions first party and second party shall mean and include their  
respective heirs successors and assigns.

WHEREAS the First Party is the lawful owner/lessee of **PLOT NO.27, IN  
POCKET-A, AREA MEASURING 400.00 SQ. METERS, SITUATED AT  
VILLAGE GHORI BACHEDA, UTTAR PRADESH, bounded as under:-**

East : AS PER LEASE PLAN.  
West : AS PER LEASE PLAN.  
North : AS PER LEASE PLAN.  
South : AS PER LEASE PLAN.

With the leasehold rights of the land under the said property, allotted by  
Greater Noida Industrial Development Authority, Plot No.01, Sector-  
Knowledge Park-4, Greater Noida, U.P. vide Allotment No.GHDO1792,  
Dated 28.12.2015.

AND WHEREAS the First Party for his bonafide needs and requirements has  
agreed to sell and transfer the above said plot i.e. **PLOT NO.27, IN POCKET-A,  
AREA MEASURING 400.00 SQ. METERS, SITUATED AT VILLAGE GHORI  
BACHEDA, UTTAR PRADESH.**

*Darshan U*

Contd.....3/p.....

*SG*  
*self Attested.*  
*SG*

With the leasehold rights of the land under the said property, hereinafter called the PROPERTY UNDER SALE, to the Second Party for a total sale consideration amount of Rs.52,00,000/- (Rupees Fifty Two Lakh Only), out of which the FIRST PARTY has already received a sum of Rs.10,00,000/- (Rupees Ten Lakhs Only) on 06.04.2023 Through RTGS No. SBINR52023040642138420, as an earnest money in advance from the Second Party, and the Second Party shall pay the balance sum of Rs.42,00,000/- (Rupees Forty Two Lakhs Only), to the First Party on or before 30.06.2023.

**NOW THIS AGREEMENT TO SELL AND PURCHASE WITNESSETH AS UNDER:-**

1. That the First Party will deliver all the Original connected documents pertaining to the said property under sale along with vacant physical possession of the said property under sale to the Second Party at the time of execution of transfer deed and shall also execute the proper Sale deed/transfer deed/documents of the said property under sale in favour of the Second Party or his nominee.
2. That the First Party have assured the Second Party that the above said property under sale is free from all sorts of encumbrances as, prior sale, mortgage, gift, lien, decree, charges, court injunctions, court litigation, attachments, whatsoever and if it is proved otherwise the First Party shall be liable and responsible to Indemnify the same.
3. That the Second Party shall pay and bear all the cost and demands towards Development Charges, Maintenance Charges, Construction Charges, installation of Sewerage, Electricity charges, Water charges and any other charges regarding the said property, after the signing of this Agreement.
4. That all the expenses for the registration of the sale deed/documents shall be paid and borne by the Second Party at his own cost and expenses.
5. That if the First Party infringes the terms and conditions of this Agreement, then the Second Party shall be entitled to get the completion of the said deal of above mentioned property through the court of law at the

Contd.....4/p.....

*Deedman*

*self Attested.*

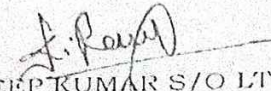
cost and expenses of the First Party or the First Party will pay the double amount of the earnest money to the Second Party.

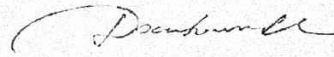
6. That all the legal heirs of both the parties shall be bound with the terms and conditions of this Agreement to Sell.

7. That in case if any dispute arises between the both parties regarding the terms and conditions of this Agreement then the same shall be referred to the Jurisdictions of Uttar Pradesh Courts only.

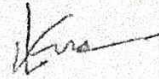
IN WITNESS WHEREOF, this Agreement to Sell and Purchase is made at Delhi on 17<sup>th</sup> day of March 2023, in the presence of the following witnesses.

WITNESSES

  
1. SANDEEP KUMAR S/O LT. CHATARVEER SINGH  
R/O. VILLAGE GHORI BACHHERA  
GREATER NOIDA, G.B.NAGAR (U.P.)



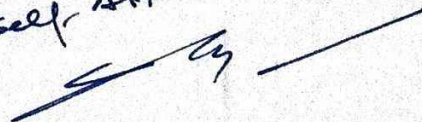
FIRST PARTY

  
2. RAJKUMAR S/O LT. DEVENDRA SINGH  
R/O. VILLAGE GHORI BACHHERA  
GREATER NOIDA, G.B.NAGAR (U.P.)



SECOND PARTY

self attested.



सामान्यतः प्रयोग किए जाने वाले संक्षेपाक्षर / GENERALLY USED ABBREVIATIONS

a/c = Account/खाता  
 adj = Adjustment/समायोजन  
 Amt = Amount/राशि  
 Ar = Arrear/बकायापारशि  
 bal = Balance/बैल  
 Capn = Capitalisation/पूजीकरण  
 Chg/ch = Charge/प्रभार  
 Chq = Cheque/चेक  
 CIF = Customer Information File/ग्राहक सूचना फाइल  
 Clos = Closure/समाप्ती  
 Coll = Collection/समाहरण  
 Comm. = Commission/कमीशन  
 COR/CORR = Correction/संशोधन  
 CR = Credit/जमा

Csh = Cash/नकदी  
 dep = Deposit/जमा  
 Dft = Draft/ड्राफ्ट  
 dish/dsh = Dishonor/अस्वीकृत  
 DR = Debit/गमे  
 DOB = Date of Birth/जन्म तारीख  
 eft = Electronic Fund Transfer/इलेक्ट्रॉनिक फंड ट्रांसफर  
 Inop = Inoperative/निष्क्रिय  
 Ins = Insurance/बीमा  
 Int / In = interest/ब्याज  
 Ion/loan/कल  
 min = Minimum/न्यूनतम  
 os = Outstanding/बकायापारशि  
 P&T = Postal Charges/डाक प्रभार

Pos = Point of Sale/पॉइंट ऑफ सेल  
 Pr = Principal/मूलधन  
 proc = Processing Charge/प्रक्रिया प्रभार  
 rd = Recurring Deposit/आवर्ती जमा  
 ret/rtn = Return/वापसी  
 Rnd = Round off/पूर्णांकित  
 sb = Savings Bank/बचत बैंक  
 SC = Short Credit/शॉर्ट क्रेडिट  
 SI/So/SORD = Standing Instruction  
 S/D/W/H/o = Son/Daughter/Wife/I  
 tr/trf/xfer = Transfer/अंतरण  
 txn = Transaction/लेनदेन  
 Wdl = Withdrawal/आहरण  
 +MOD bal = Total balance (SB+link)



भारतीय स्टेट बैंक Branch: JOYA ROAD BRANCH  
 STATE BANK OF INDIA NEAR DM GUEST HOUSE

Code: 3448

Email: sbi.16760@sbi.co.in  
 Phone No.: 253010  
 IFSC: SBIN0016760

Buss. Hrs: 10:00:00-16:00:00  
 MICR: 244002506

Name: SANJAI VEER SINGH  
 S/D/H/o : SATYA PAL SINGH  
 CIF Number : 88478133862  
 Account No.: 34958009116  
 A/c Type : SB SGSP DIAMOND  
 Address : JUDGES COLONY DISTRICT AMROHA  
 AMROHA  
 AMROHA

MOP: SINGLE  
 A/c Opening Dt: 28/05/2015  
 Nom Reg No: 0000000134471989  
 Customer's PAN: DIJPS2200A  
 Date of Issue: 15/05/2023  
 CONTINUATION


Phone No. :  
 Email :  
 D.O.B.(If Minor):

self Attested




PPO Number :

DATE	PARTICULARS	CHEQUE NO.	DEBIT	CREDIT	BALANCE
01.12.22	NEFT RB13352269401766 RBISOGDUPEP J P NAGAR AMROHA			131443.00	2577507.29Cr
06.12.22	CASH WITHDRAWAL BY CHQ PAID TO NITISH TANDAN AT 16760 JOYA ROAD BRANCH	481838	25000.00		2552507.29Cr
25.12.22	INTEREST CREDIT			16378.00	2568885.29Cr
28.12.22	HDF DAYAWATI MODI ACADEMY	481840	8595.00		2560290.29Cr
28.12.22	HDF DAYAWATI MODI ACADEMY	481839	20595.00		2539695.29Cr
02.01.23	NEFT RB10022321771040 RBISOGDUPEP J P NAGAR AMROHA			130475.00	2670170.29Cr
05.01.23	CASH WITHDRAWAL BY CHQ	481841	20000.00		2650170.29Cr
	PAID TO nitish tandon AT 16760 JOYA ROAD BRANCH				
18.01.23	604 6788238 111591776 PAI 20 LACS		1000.00		2649170.29Cr
27.01.23	NEFT RB10282360160017 RBISOGDUPEP J P NAGAR AMROHA			9698.00	2658868.29Cr
30.01.23	CHEQUE TRANSFER TO 041545859740 OF Mrs. SEEMA SINGH AT 16760 JOYA ROAD BRANCH	481842	20000.00		2638868.29Cr
01.02.23	IDB LIC OF INDIA BO AMROHA	481843	13390.00		2625478.29Cr
01.02.23	NEFT RB10322372231859 RBISOGDUPEP J P NAGAR AMROHA			130475.00	2755953.29Cr
07.02.23	NEFT RB10392387105789 RBISOGDUPEP			15000.00	2770953.29Cr

self attested  


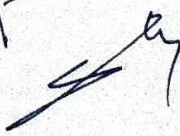
DATE	PARTICULARS	CHEQUE NO.	DEBIT	CREDIT	BALANCE
	J P NAGAR AMROHA				
10.02.23	ATMCard AMC 544670*5082		147.50		2770805.79Cr
21.02.23	CHEQUE TRANSFER TO 030853123382 OF Mr. SANJAI VEER SINGH AT 16760 JOYA ROAD BRANCH	481846	50000.00		2720805.79Cr
21.02.23	CHEQUE TRANSFER TO 041545859740 OF Mrs. SEEMA SINGH AT 16760 JOYA ROAD BRANCH	481845	100000.00		2620805.79Cr
22.02.23	IDB LTC OF INDIA BD AMROHA	481844	2601.00		2618204.79Cr
01.03.23	NEFT RB10602326210446 RBISOGOUPEP J P NAGAR AMROHA			76103.00	2694307.79Cr
15.03.23	CASH WITHDRAWAL BY CUR	481847	20000.00		2674307.79Cr
	PAID TO self AT 16760 JOYA ROAD BRANCH				
24.03.23	HDF DARSHAN LAL JAIN	481848	1000000.00		1674307.79Cr
24.03.23	REVERSAL OF WITHDRAWAL BY CHEQUE REVERSAL DATE :24/03/2023			1000000.00	2674307.79Cr
24.03.23	DISHONOUR CHEQ	481848	177.00		2674130.79Cr
25.03.23	INTEREST CREDIT			17813.00	2691943.79Cr
26.03.23	000000 SBI 00000000060 SBI CREDIT CARD PA		588.82		2691354.97Cr
31.03.23	NEFT RB10912382653795 RBISOGOUPEP J P NAGAR AMROHA			5654.00	2697008.97Cr
05.04.23	RTGS UTR NO: SBINR52023040541875976 HDFC0004074 HDFC BANK LTD. DARSHAN LAL JAIN	375512	1000000.00		1697008.97Cr
05.04.23	CHEQUE TRANSFER TO	375511	150000.00		1547008.97Cr

self Attested  


DATE	PARTICULARS	CHEQUE NO.	DEBIT	CREDIT	BALANCE
	035416147319 OF Mr. SANJAI VEER SINGH AT 16760 JOYA ROAD BRANCH				
05.04.23	RTGS UTR NO: SBINR52023040541875976 DEP TFR			999952.80	2546961.77Cr
06.04.23	//Account Does not exist T-1096/C-1451/				0.00
06.04.23	RTGS UTR NO: SBINR52023040642138420 HDFC0004074 HDFC BANK LTD. DARSHAN LAL NAGAR	375514	1000000.00		1546961.77Cr
06.04.23	NEFT RBI0972396798919 RBISOGDUPEP J P NAGAR AMROHA			160443.00	1707404.77Cr
11.04.23	HDF DAYAWATI MODI ACADEMY	481850	22680.00		1624724.77Cr

11.04.23	HDF DAYAWATI MODI ACADEMY	481849	23730.00		1660994.77Cr
30.04.23	ATM CASH 31201 SADAR BAZAR	ME	5000.00		1655994.77Cr
01.05.23	NEFT RBI1212337708582 RBISOGDUPEP J P NAGAR AMROHA			160443.00	1816437.77Cr
11.05.23	CASH WITHDRAWAL BY CHQ PAID TO nitish tandan AT 16760 JOYA ROAD BRANCH	375515	10000.00		1806437.77Cr

Uncl Bal: 0.00 Clr Bal: 1806437.77 Cr;+MCD BAL: 0.00

self-Attested.  






भारतीय स्टेट बैंक  
STATE BANK OF INDIA

11 MAY 2023

TO WHOM IT MAY CONCERN

It is to advise that Mr Sanjai Veer Singh s/o Shri Satya Pal Singh R/O J-10 Judges compound , Near Vikas Bhawan , Amroha ( Posted as Additional District Judge-I in Distt Amroha) has applied for a Housing Loan of Rs 60.00 lakhs for purchase and construction of a plot , Having Area 400 SQM , situated at Pocket -A ,plot no-27 ,Village- Ghori Bachera Greater Noida -Uttar Pradesh , with our Branch .

The above Housing loan will be sanctioned by our branch on obtention of satisfactory TITLE INVESTIGATION REPORT & VALUATION REPORT of the property and completion of all terms & conditions stipulated by our Bank , under Bank's SBI HOUSING LOAN SCHEME .

The Details are as under :

1. Housing Loan Amount applied : Rs 60.00 Lakhs
2. Propose Rate of Intrest :9.15 % approx , Floating Rate Of Intrest (subject to applicable / changeable as per the latest rate of intrest at the time of sanction of the Housing Loan ,to be prescribed by the Bank )
3. Period of Housing Loan : 180 months
4. Proposed EMI :61321/ (for proposed period of Loan & proposed rate of intrest)
5. Property Address to be purchased by the applicant :  
Pocket -A ,plot no- 27 ,Village- Ghori Bachera Greater Noida -Uttar Pradesh

11 MAY 2023

*A.P. Mishra*



A.P. Mishra  
Branch Manager S.S. No. M-10444  
SBI AMROHA CITY BRANCH (UP)

*Self Attested*