

WHEREAS the Seller has purchased the free hold plot situated at Khasra No. 1903, Behind SBN Inter College, Para, Lucknow, U.P.-226017 measuring 87.360 sq. meter from. 27.08.2019. vide registered Sale deed dated registered in Book No. I Volume 13889. Pages 29 to 56 at S. No. 6676 on 27.08.2019 in the office of Sub-Registrar- Sadar Vth, Lucknow;

AND WHEREAS the Seller wanted to sell the said plot of land and house (under construction) and the Purchaser being interested in purchasing the same has offered a sum of Rs/- 5500000.00. (Rupees Fifty Five Lakh Only only) which offer the Seller has accepted.

NOW THIS AGREEMENT AND CONSENT TO SELL WITNESSETH AS UNDER

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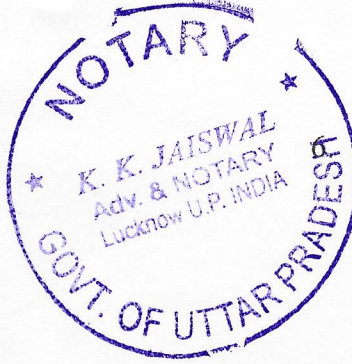
1. That the Seller shall sell the plot of land and house (under construction) situated at Khasra No. 1903, Behind SBN Inter College, Para, Lucknow, U.P.-226017 measuring about 87.360 sq.mtr. in favour of the Purchaser for a total sale consideration of Rs. 5500000.00 (Rupees Fifty five Lakh Rupees only) out of which the Purchaser has paid the sum of Rs/- 4000000.00 (Rupees Four Lakh Rupees only) as advance, the receipt whereof the Seller hereby acknowledges.
2. That the Seller assures that the plot and house (under construction) agreed to be transferred under this agreement is free from all sorts of transfers, liens, court attachment and encumbrances etc., and the Seller has every right and title to transfer the same in favour of the Purchaser.
3. That all the taxes or any other dues, in respect of the said plot and house (under construction) upto the sale shall be borne and paid by the Seller and thereafter by the Purchaser.
4. That all the expenses for execution and registration of the sale deed shall be borne and paid by the Purchaser.
5. That the Purchaser shall get the sale deed executed in their favour after permission of hon'ble Allahabad high court after paying the balance sale consideration to the Seller.

K. K. JAISWAL
Adv. & NOTARY
Lucknow U.P. INDIA

21/09/2019

प्रभा देवी

Vijay Narayan Mishra



That in case of default on the part of the Seller in executing the sale deed in favour of the Purchaser, the Purchaser shall have the right to get the sale deed executed in his favour through Court of law by seeking specific performance of this agreement.

SCHEDULE OF PROPERTY

Plot of Land and house (under construction) Khasra No. 1903 measuring about 87.360 sq. meter and boundaries as under :-

North : Other's Land
South : 20 Feet Wide Road
East : 18 Feet Wide Road
West : House of Mahendra Kumar (Field of co-tenure holder Jagannath at the time of registry of plot)

In Witness Whereof the parties have put their respective signatures on this agreement to sell on the day, month and year first above written in the presence of following witnesses.

WITNESSES :

1. Shubham Pandey
112 B, Ward No.1, Khatra
Bazar - Gonda-271503

2. Kushagra
B-5 upper house, Sindhu Nagar Colony
Lucknow.

प्रमा देवी

Seller

Vijay Nandan Mishra

Purchaser

SIGNATURE ATTESTED

K. K. JAISWAL
Adv. & NOTARY
Lucknow U.P. INDIA
21/01/2023

Identify The deponent who has
Signed out his T.I. before me.
21/01/2023

प्रमा देवी

Vijay Nandan Mishra