

INDIA NON JUDICIAL

AL IN-UP49339194066454W

₹100

Government of Uttar Pradesh

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-UP49339194066454W

13-May-2024 01:57 PM

NEWIMPACC (SV)/ up14718404/ MURADABAD SOAR/ UP-MRD

SUBIN-UPUP1471840494917263824409W

MOHD RAZA AND FIROJ

Article 5 Agreement or Memorandum of an agreement

Not Applicable

NAHEED ANJUM WO GULAM MUSTFA

: MOHD RAZA AND FIROJ

MOHD RAZA AND FIROJ

- 100

(One Hundred only)

सत्यमेव जयते



IN-UP49339194066454W

Please write or type below this line

AGREEMENT TO SELL

THIS AGREEMENT TO SELL is made and axecuted at MORADABAD on this 13 day of May 2024. Between NAHEED ANJUM w/o GHULAM MUSTAFA 1181 Mohalla Peeruchah Vill Pipalsana Ahatmali Dist Moradabad. Of the First part hereinafter called the vendor.

AND

MOHD RAZA S/O JAMEEL AHMAD, ADD VILLAGE DHEEMRI ROAD KARULA, KHWAJA NAGAR, MORADABAD UTTAR PRADESH AND FIROJ S/O BHURE ADD VILLAGE MOHAMMADPUR BASTAUR POST NOORPUR TEHSIL BILARI DIST MORADABAD of the second part hereinafter called the Vendies.

Statutory Alert:

- The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Profulling-App 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 certificat

AND WHEEREAS the vendor aforesaid is the actual owner, of this plot these boundries are East – 18 Fit ROAD, West - PLOT JAGAT SINGH PAL etc, North –12 Fit ROAD, SOUTH –18 Fit Road, Total area 491.74 squar meter khasra number 418, at VILLAGE MOHAMMADPUR BASTAUR TEHSIL BILARI DIST. MORADABAD.

AND WHEREAS the vender aforesaid is / are desirous to sell the said property to the vendee for the total sale consideration of Rs. 38,97,000 (Rupees thirty eight lacs ninty seven thousands Only) And the vendee has also agreed to acqure the same for this very amount plus charges involved in executing the transfer.

NOW THIS AGREEMENT TO SELL WITNESS AS UNDER

- 1. That the total sale consideration of the said property has been settled to as Rs. 38,97,000 (Rupees thirty eight lacs ninty seven thousands Only) in between both the parties.
- 2. That the vender has assured the vendee that the aforesaid property is free from all sorts of encumbrance such as charges, sale, lien, gift, pledge, loan, dispute, mortrage, litigation, attachment, injuction, exchange and decree of any court of law, if it is proved otherwise, the vender shall be liable and responsible for the same and the vendee shall have right to recover the entire amount with costs and expenses from the movable and immovable properties of the vender.
 - 3. That the expences to be incurred for the execution of the transfer Deed? Sale Deed i. e. on stamp duty, registration fees and other legal expenses will be borne by the vendee and all previous dues if any, will be the liability of the vender upto the transfer application submission in the concerned authority.

- 4. That the vendee shall have the right to get the transfer and transfer Deed of the said property executed in his/her favour or in favour of his/her nominee(s) for which the vendor shall have no objection.
- 5. That the vender shall be liable to incur all out stnding dues and demands in respect of the said property to the date here of and that all future dues shall be paid by the vendee.
- 6. That the vendor shall hand over the vacant, actual physical possession of the above said property to the vendee at the time of execution of final Transfer Deed.
- 7. Any Liability on this property, Which is liable to be paid by 10 june 2024 will be paid by the vender.
- 8. In witness whereof: The vender and the vendee have set their respective hands on this AGREEMENT TO SELL at MORADABAD on 13 MAY 2024.

WITNESS

Vender Naheeel Anjum

2 yskuf

Vendee

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