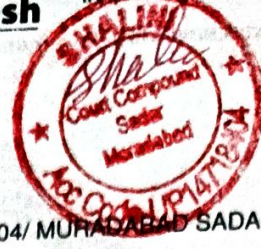


INDIA NON JUDICIAL

Government of Uttar Pradesh

IN-UP49398862227523W

e-Stamp



₹100

₹100 ₹100 ₹100

Certificate No. : IN-UP49398862227523W

Certificate Issued Date : 13-May-2024 02:18 PM

Account Reference : NEWIMPACC (SV)/ up14718404/ MORADABAD SADAR/ UP-MRD

Unique Doc. Reference : SUBIN-UPUP1471840495033345305255W

Purchased by : NAHEED ANJUM WO GHULAM MUSTAFA

Description of Document : Article 5 Agreement or Memorandum of an agreement

Property Description : Not Applicable

Consideration Price (Rs.) :

First Party : SHANE RAB AND SHEHROZ ALAM

Second Party : NAHEED ANJUM WO GHULAM MUSTAFA

Stamp Duty Paid By : NAHEED ANJUM WO GHULAM MUSTAFA

Stamp Duty Amount(Rs.) : 100
(One Hundred only)

सत्यमेव जयते



₹100

Please write or type below this line

IN-UP49398862227523W

AGREEMENT TO PURCHASE

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

AND

MOHAMMAD SHANERAB S/O MOHAMMAD HUSAIN HOUSE NUMBER 126, KABURSTAN, HISAMPUR, TEHSIL BILARI MORADABAD AND SHAHROJ ALAM S/O TAHIR HUSAIN VILLAGE TAHARPUR ABBAL TEHSIL BILARI MORADABAD The second part hereinafter called the Vendee.

AND WHEREAS the vender aforesaid is the actual owner, of
AGRICULTURE LAND KHASRA NUMBER 45, IN AREA
0.1581 HECTARE. SITUATED ADD VILLAGE NANPUR
TEHSIL BILARI DIST. MORADABAD U.P.

And whereas the vender aforesaid is/are desirous to purchase the
said property to the vendee for the total sale consideration of Rs.
11,50,000 (Rupees eleven lacs Fifty thousands only)

And the vendee has also agreed to acquire the same for this very
amount plus charges involved in executing the transfer.

NOW THIS AGREEMENT TO SELL WITNESS AS VENDER

1. That the total sale consideration of the said property has been
settled to as Rs. 11,50,000 (Rupees eleven lacs fifty thousands
only)
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, mortgage, litigation,
attachment, injunction, 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 expenses 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 hereof 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 PURCHASE at MORADABAD on 13 MAY 2024.

WITNESS

21/5/24

1

VENDER

M. Shaneral

S. Alam

VENDEE

Nabeed Anjum

2

Amal