

Agreement to Sale cum Assignment deed

This deed of agreement to Sale cum Assignment deed is executed at Lucknow on this 11th day of June 2024 between (1) Avinash Jain S/o- Late Shri Shikhar Chand Jain (2) Sangeeta Jain W/o- Avinash Jain, both R/o- 7, Lawrence Terrace Colony, Lucknow (herein after called the Ist Party)

AND

Brijesh Kumar Singh S/o-Late Shri R.A. Singh R/o- Village- Trilokpur, Post-Utrauli, District- Ghazipur, U.P. herein after called the IInd Party).

Execution admitted before me Whereas the Ist party is the owner in possession of the Lease hold flat//house numbering 7 situated in the Lawrence Terrace Colony, Hazratgang, Lucknow-

NOORUL HASNAIN KHAN  
Advocate & Notary  
Civil Court, Lucknow  
Registration No. 3737/05



226001 having total constructed area of 151.55 square meter under registered deed of sale dated 24.07.2002 registered in Book No.1, Volume No.3184 on pages 341-368 as document No.5092/2002 along with leasehold rights in the plot measuring 104.2 square meter under a registered deed of lease dated 24.07.2002 registered in Book No.1, Volume No.3184 on pages 317 to 340 as document No.5091/2002 registered in the office of Sub-Registrar (2), Lucknow.

Details of Property are as under: -

Constructed House No. 7 Lawrence Terrace Colony, Hazratganj, Lucknow-226001

East- Road  
Land

West- Open

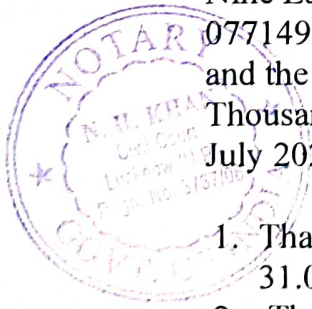
North- Flat No. 5

South- Road

Scheme Name- Lawrence Terrace Colony, Lucknow.

The Ist party has agreed to sell the agreed property to the IInd party for a total amount of Rs.8500000/- (Rupees Eighty Five Lacks only) and the Ist party or the seller has received a sum of Rs 990000/- (Rupees Nine Lacks ninety Thousand only ) in favour of Avinash Jain vide Cheque no 077148 Dated 13.06.2024 Payable at State Bank of India and sum of Rs 990000/- (Rupees Nine Lacks ninety Thousand only ) in favour of Sangeeta Jain vide Cheque no 077149 Dated 13.06.2024 Payable at State Bank of India as token amount and the balance amount of Rs.6520000/- (Rupees Sixty Five Lacks Twenty Thousand only ) will be paid by the IInd party or the buyer on or before 31st July 2024, before execution of sale deed on the following terms and conditions:-

1. That the sale cum assignment deed shall be executed maximum up to 31.07.2024
2. That during that period the IInd party shall make the full payment of the property and get the sale cum assignment deed executed in his favour and there will be no objection to the Ist party in it.



Execution admitted  
before me.

*[Signature]*  
13/6/24

*[Signature]*

*[Signature]*

NOORUL HASNAIN KHAN  
Advocate & Notary  
Civil Court, Lucknow  
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3. That all the expenses of stamp duty fees/Registration fees etc in relation to sale cum assignment deed shall be borne by the IInd party.
3. That the Ist party shall execute the sale cum assignment deed of the house in favour of IInd party during that time limit and it will also be the obligation of IInd party to get the sale cum assignment deed registered in his favour during the agreed time limit.
4. That if there is found any defect in title of the property or if the Ist party has executed any sale cum assignment deed of the property in favour of any other person before today, then the IInd party will have all the rights to recover all the paid advance money with cost and legal interest from the Ist party and there will be no objection to the Ist party and its heirs.
5. That all above conditions are binding on both the parties and their heirs.
6. The Ist party shall deliver the vacant possession and all the original title deeds of the property to the IInd party after payment of balance sale consideration amount and at the time of registration of execution of the sale cum assignment deed.
7. The parties herein shall mutually co-operate in smooth implementation of the terms and conditions of this agreement of sale.

Thus, wrote this agreement to sale cum Assignment deed to be recorded and be useful at the appropriate time.

NOTARY

Date: 13.06.2024

First Party

1. 

2. 

Second Party

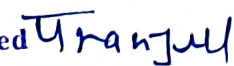
  
13/06/24

Witnesses:

1. 

(ASHISH KUMAR JAIN)

Md: 9415990167

2. 

Execution admitted  
before me.

 Pranjul Trivedi

13/6/24  
NOORUL HASNAIN KHAN  
Advocate & Notary  
Civil Court Lucknow  
Registration no. 3737/06

I know & identify the deponent/executive  
who has Signed/Put his T.I. before me