

उत्तर प्रदेश UTTAR PRADESH

GL 485390

**AGREEMENT TO SELL**

This AGREEMENT TO SELL is made and executed at on this  
..... between Vijendra Kumar Tripathi S/o  
late Ramdas Tripathi, Ijanahi, Deoria .....

..... the first part herein after called the VENDOR.

AND

Mukesh Kumar Singh S/o Shree Narayan Singh  
Sabia, post: Kushi Nagar, - 274402 .....

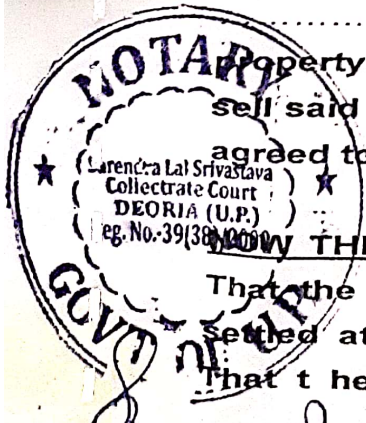
second party, hereinafter called the VENDEE. (The expression and words of the vendor and the vendee shall mean and include legal heirs, successors, nominees, executors, administrators, legal representatives respectively ) AND WHEREAS the vendor aforesaid is actual lawful owner of a Residential Land / Plot / Property खस/पट्टा नं० - 220, इलाहाबाद,  
कच्चा - 2300 sq. foot .....

..... UP here hi after called the said property. And WHEREAS THE VENDOR aforesaid is desirous to sell said property in favour of the VENDEE AND VENDEE has also agreed to acquire the same.

**NOW THIS AGREEMENT TO SELL WITNESSETH AS UNDER:-** 1.

That the total sale consideration of the said property has been settled at Rs ₹ 17,38,000/- between both the parties. )

That the Vendor has received a sum of ₹ 10,00,000/-



1708/24 विजेंद्र कुमार त्रिपाठी

Mukesh Kumar Singh

from the vendee, as part payment, the receipt of which, the vendor hereby acknowledges. This payment is being made in the following manner:—

<u>2- MODE OF PAYMENT</u>	<u>DATE</u>	<u>AMOUNT</u>
Cheque No. 0711224	20.08.24	1000000/- Ten lakh rupees only

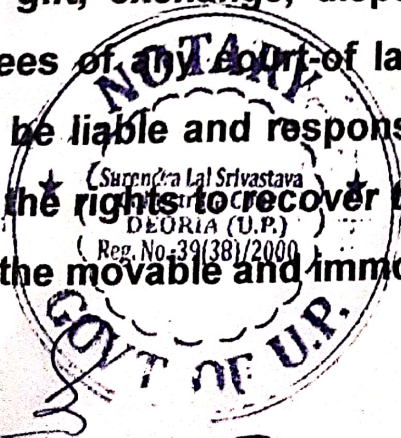
Total --

10,00,000/-

3. That the balance amount of RS. 7,38,000.00  
( ) shall be paid by the  
Vendee pay to Vendor at the time of final Transfer Deed/registry.

4. That the Vendor shall apply and obtain the permission for Transfer the sale Property from in favour of the above said Vendee or his/her nominee(s) & shall execute the transfer deed within 6 months.

5. That the Vendor has assured the Vendee that the above said property is free from all sorts of encumbrances such as mortgage, lien, gift, exchange, disputes, litigation attachment, pledge and decrees of any court of law, and if-proved otherwise the Vendor shall be liable and responsible for the same and the vendee shall have the rights to recover the entire amount with cost of expenses from the movable and immovable properties of the vendor .



7961-3341121018

6. That the expenses to be incurred for the execution of the transfer/sale deed on stamp duty, registration fees and other legal expenses **transfer charges payable** to.....will be borne by the vendee

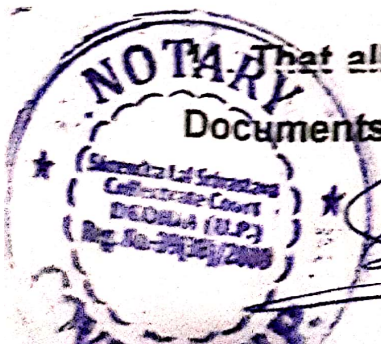
7. vendee shall have the rights to get the transfer /sell deed of the same property executed in his/ her favour of his/her nominee(s) **which the vendor shall have no objection.**

8. That the vendor shall be liable to incur all outstanding dues and demands in respect of the said property to the date of execution **final transfer deed and all future dues shall be paid by the vendee.**

9. That the vendor shall hand over the vacant and actual physical possession of the above said property to the vendee at the time of **execution of Final Transfer Deed.**

10. That in case of breach of any clause by the vendor aforesaid the vendee shall .leave the right to, get the sale Deed registered **through court of law after depositing the balance amount with the court.**

**That all the expenses of the execution and registration of the Documents shall be payable by the second party.**



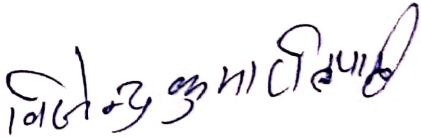
*[Handwritten signature]*  
1708 2024 *[Handwritten signature]*

12. That in case the first party violates the terms and conditions of the agreement then first party shall pay double the amount of the advance money to the second party and if the second party violates the terms and conditions of the agreement, then the first party shall forfeit the advance and then .this agreement shall stand cancelled.

13. That one 1% TDS of the total sale consideration is paid by the Vendor.

14. both the parties are liable to pay 1% of the total consideration of the property agreed herein as brokerage to the broker of the deal

IN WITNESSES WHEREOF: THE VENDOR AND THE VENDEE  
HAVE SET THEIR RESPECTIVE HANDS ON THIS AGREEMENT TO  
SELL AT - ON IN THE PRESENCE OF THE  
FOLLOWING WITNESSES:

  
VENDOR

1 - Varun Ram Tripathi

Mukesh Kumar Singh  
VENDEE

WITNESSES:

