

EZ 916213

AGREEMENT TO SELL

Date of Execution : 27/11/2019
 Place of Execution : Lucknow
 Sale Consideration : 60,00,00/-
 Advance : 1,00,000/-
 Stamp Duty Paid : 100
 Ward :

THIS AGREEMENT TO SELL IS EXECUTED BETWEEN

OPRA AND KIRAN GUPTA SANJAY KUMAR

(hereinafter called the 'Seller/Sellers' which expression shall mean and include his/her/their heirs, successors, administrators and assigns) AND

Mrs. SAROJ VERMA AND Mr. SURJAN SINGH

(hereinafter called the 'Purchaser/Purchasers' which expression shall mean and include his/her/their heirs, successors, administrators and assigns).

WHEREAS the Purchaser/Purchasers has/have purchased the House/Flat No. AMBROSIA-D/102
OMAXE RESIDENCY-11, 150 measuring about 1575 sq. meter ft
 from ... OMAXE LTD. vide registered sale deed dated ----- registered
 in Photostat Book No. I Khand on in the office of Sub-Registrar Lucknow; AND

K. K. JAISWAL
 Adv. & NOTARY
 Lucknow U.P. INDIA
 7/12/2019

SELLER

[Handwritten signature of Seller]

PURCHASER

[Handwritten signature of Purchaser]

WHEREAS the Seller/Sellers wanted to sell the said house and the Purchaser/Purchasers being interested in purchasing the same has/have offered a sum of Rs. 6,00,000/- (Rupees Sixty Lakh only) which offer the Seller/Sellers has/have accepted.

NOW THIS AGREEMENT TO SELL WITNESSETH AS UNDER :

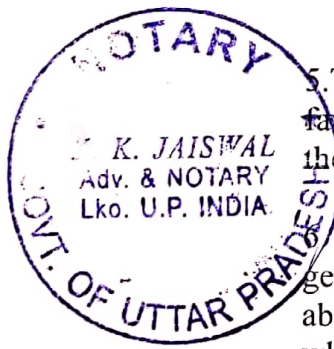
1. That the Seller/Sellers shall sell the House/Flat No. AMBROSIA-D/102,
OMAXE RESIDENCY-II, LUCKNOW measuring about 1575
- sq. ~~meter~~ in favour of the Purchaser/Purchasers for a total sale
consideration of Rs. 6,00,000/- (Rupees Sixty Lakh
Only) out of which the
Purchaser/Purchasers has/have paid a sum of Rs. 4,00,000/- (Rupees Four
Lakh only) Through as advance,
the receipt whereof the Seller/Sellers hereby acknowledges.

2. That the Seller/Sellers assures that the House agreed to be transferred under this agreement is free from all sorts of transfers and encumbrances and the Seller/Sellers has/have every right and title to transfer the same in favour of the Purchaser/Purchasers.

3. That all the taxes or any other dues of whatsoever nature payable on the aforesaid House till the date of execution of the sale deed shall be borne and paid by the Seller/Sellers and thereafter by the Purchaser/Purchasers.

4. That all the expenses for the execution and registration of this agreement to sell and sale deed such as stamp duty, registration charges and misc. expenses etc. shall be borne by the Purchaser/Purchasers.

5. That the Purchaser/Purchasers shall get the sale deed executed in his favour within /.... months from the date of this agreement after paying the balance sale consideration to the Seller/Sellers. If the Purchaser failed to pay balance amount, then advance of Rs. one lac will be forfeited. (Time period within one month).
That in case of default on the part of the Purchaser/Purchasers in getting the sale deed executed in his favour within the time stipulated above the Seller/Sellers is entitled to get interest @ .12 per annum, while in case of default on the part of the Seller/Sellers, the Purchaser/Purchasers shall have the right to get the sale deed executed in his favour through Court of Law by seeking specific performance of this agreement.



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

Sji
Papla

Saraj Kumar
Arayan

ATTESTED

7/12/2019

7 That the actual vacant physical possession of the House has not been delivered to the Purchaser/Purchasers by the Seller/Sellers under this agreement the same shall be delivered at the time of execution of the sale deed. Hence, the Stamp duty of Rs..... has been paid.

SCHEDULE OF PROPERTY

House/Fla No--Amrapur D/102, AMAXE RESIDENCY-11 measuring about--1875.sq. meter, covered area measuring about..... sq.mtrs and bounded as under :-

- North :
- South :
- East :
- West :

IN WITNESS WHEREOF the parties have put their respective signatures on this agreement to sell on the date, month and year first above written in the presence of following witnesses.

WITNESSES:

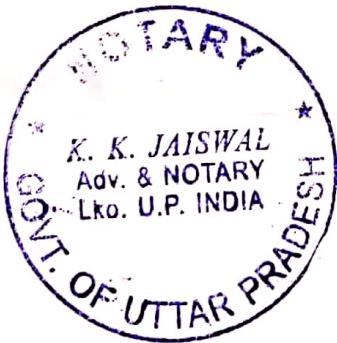
1. Pranav
Er. Pranav Gupta
2. Sudesh Gupta
Sudesh Gupta

SELLER/SELLERS

S J
Pranav

PURCHASER/PURCHASER

Saraj Kumar
Asyan



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

ATTESTED
7/12/2011