



उत्तर प्रदेश UTTAR PRADESH

AGREEMENT TO SALE

Date of Execution : 9/10/2020
 Place of Execution : LUCKNOW
 Sale Consideration :/- 25,00,000/-
 Advance :/- 50,000/-
 Stamp Duty Paid : 100/-
 Ward : Jankipuram

THIS AGREEMENT TO SALE IS EXECUTED **Mrs. BABITA AGARWAL W/O BIHARI LAL AGARWAL R/O 27 SITAPUR ROAD ,BHRAMA NAGAR Daliganj Lucknow -226020** (here in after called the 'Seller/Seller's which expression shall mean and include his/her/their heirs, successors, administrators and assigns).

AND

Mr. SATENDRA KUMAR S/O ROOP NARAYAN, PRADHAN NAYADHISH, PARIWAR NAYALYA KANNAUJ, PRESENT R/O JUDGES AWAS NO.-05, NAVEEN NAYALAYA PARISAR, KANNAUJ PERMANENT RESIDENCE OF VILL. GANAURA, POST CHHANOIA, TH. SANDILA, DISTT. HARDOL, U.P. (here in after called the 'Purchaser/Purchasers' which expression shall mean and include his/her/their heirs, successors, administrators and assigns).

WHEREAS the Seller/Sellers has/have purchased **HOUSE NO.-03 BULIT ON PLOT NO.-A-2, KHASRA NO.-127, VASISTHPURAM, 60 FT. ROAD, MADIYAON JANKIPURAM LUCKNOW.**

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. 25,00,000/- (Only) and the same has been accepted by the seller herein.

SURESH KUMAR
 Advocate & Notary Public
 417/175, Ka/14, Near Mirzapur Dew Das Marg,
 Niwaj Ganj Chowk, Lucknow
 16/11/2020

Babita Agarwal

SATENDRA KUMAR

क्रम संख्या 16917
स्टाम्प विक्रय की तिथि 09/10/2020

स्टाम्प क्रय करने का प्रयोजन
स्टाम्प क्रेता का नाम व पूरा पता

श्री. बिबिता अग्रवाल ए. पी. कैंटोनामेंट लखनऊ

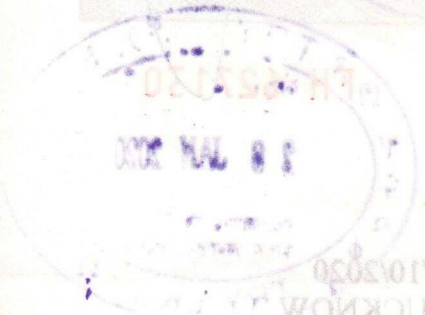
स्टाम्प की धनराशि 100

वारिस अली

लाइसेंस नम्बर 212

लाइसेंस की अवधि 31-3-2024

पी. पी. सिविली, इरादत नगर, लखनऊ



AGREEMENT TO SALE

Ward : Jankipuram
Stamp Duty Paid : 100/-
Advance : 1,50,000/-
Sale Consideration : 1,50,000/-
Place of Execution : LUCKNOW
Date of Execution : 09/10/2020

THIS AGREEMENT TO SALE IS EXECUTED Mr. BABITA AGARWAL
W/O BHARI LAL AGARWAL R/O 27 SITAPUR ROAD, BHARAMA NAGAR
Delliganj, Lucknow - 226020 (here in after called the Seller/Sellers which
expression shall mean and include his/her/their heirs, successors, administrators
and assigns).

AND

Mr. SATENDRA KUMAR S/O ROOP NARAYAN, PRADHAN
NAYADHISH, PARIWAR NAYALAYA KANNALU, PRESENT R/O JUDGES
AWAS NO-05, NAYEN NAYALAYA PARISAR, KANNALU
PERMANENT RESIDENCE OF VILL. GANAUARA, POST CHANOIA,
THE SANDILA, DISTT. HARDOI, U.P. (here in after called the
Purchaser/Purchasers' which expression shall mean and include his/her/their heirs,
successors, administrators and assigns).

WHEREAS the Seller/Sellers has/have purchased HOUSE NO-03 BUILT ON
PLOT NO-A-2, KHASRA NO-127, VASISTHURAM, 60 FT. ROAD,
MADIVAN JANKIPURAM LUCKNOW.

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. 1,50,000/- (Only) and the same has been accepted by the seller herein.

Handwritten signatures and names at the bottom of the document.

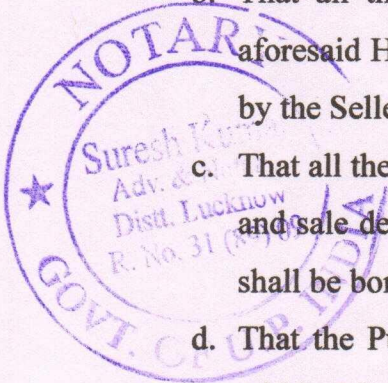
NOW THIS AGREEMENT TO SELL WITNESSETH AS UNDER :

That the Seller/Sellers shall sale the purchased **HOUSE NO.-03 BUILT ON PLOT NO.-A-2, KHASRA NO.-127, VASISTHPURAM, 60 FT. ROAD, MADIYAON JANKIPURAM LUCKNOW.**

Area 1250 sq.Ft. In favour of the Purchaser/Purchasers for a total sale consideration of Rs. 25.2 Lakhs- (Only) out of which the Purchaser/Purchasers has/have paid a sum of Rs. 5,00,000/- (Only) through Cheque, being No -670112 Dated. 10/10/2016 as advance, the receipt where of the Seller/Sellers hereby acknowledges.

- a. 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.
- b. That all the taxes or any other dues of whatsoever nature payable on the aforesaid House till the date execution of the sale deed shall be borne and paid by the Seller/Sellers and thereafter by the Purchaser / Purchasers.
- c. 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.
- d. That the Purchaser/Purchasers shall get the sale deed executed in his favour within 06(six) Months from the date of this agreement after paying the balance sale consideration to the Seller/Sellers.
- e. That in case of default on the part of the Purchaser/Purchasers in getting the sale deed executed in his favor within the time stipulated above the Seller/Sellers is entitled to get interest @ 2% 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.

f. That the actual vacant physical possession of the House has not been delivered to the Purchaser/Purchasers by the Seller/Sellers under this agreement and the same shall be delivered at the time of execution of the sale deed.



[Signature]
SURESH KUMAR
Advocate & Notary Public
417/175, Ka/14, Near Majar Dew Bus Stand
Niwaj Ganj Chowk, Lucknow

16/11/2020

[Signature]
Babita Agarwal

[Signature]
SATENDRA KUMAR

SCHEDULE OF PROPERTY

**HOUSE NO.-03 BULIT ON PLOT NO.-A-2, KHASRA NO.-127,
VASISTHPURAM, 60 FT. ROAD, MADIYAON JANKIPURAM
LUCKNOW**

.....Area 1250 Sq.Ft. and Built up area 946 - Sq.Ft. and bounded as under :-

North : House No.-2, Anju Pal

South : House No. 04, Pramila Singh

East : Yogendra & Babita Agrawal

West : Road 25 Ft.

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

2. WITNESSES :

Babita Agarwal

1. SELLER/SELLERS

2. PURCHASER/PURCHASERS

CSATENDRA KUMAR



*Bhargi Bahi Pal Go
Soni Mahaveer Pal
Kalyan. Bak Shri Kar
Talab. L.K.O.*

I Identify the deponent/executant
who has/have Signed before me

SIGNATURE ATTESTED

16/11/2020
SURESH KUMAR

Advocate & Notary Public
417/175, Ka/14, Near Majar Devi Das Marg
Niwaj Ganj Chowk, Lucknow