NoN Judiglal		indiai Ha	n-Non Judi ryana Gov	cial Stam ernment	Р	Date : 10/02/2021
Certificate N	o. JCJ2021B2	45	ATT OF LOUIS IN A		Stamp Duty	Paid : ₹ 101
GRN No.	73183459				Penalty:	₹ 0
		Selle	er / First Part	y Detail	(P.4. Zara Grdy)	
Name:	vishal narang					
H.No/Floor:	х	Sector/Ward : X		LandMark :	x	
City/Village :	Bahadurgarh	District : Jhaj	jar	State :	Haryana	
Phone:	90*****27					_
Name :	prikshit and othe	Buyer / Second Party		<u>rty Detail</u>		
H.No/Floor :						
City/Village:		Sector/Ward : X		LandMark :	X	
Phone :	Bahadurgarh 90*****27	District : Jhaj	jar	State ;	Haryana	
Purpose :	agreement					

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website https://egrashry.nic.in

AGREEMENT TO SELL

THIS AGREEMENT IS MADE AND EXECUTED AT HARYANA on this / o day of o2, 2021 Between

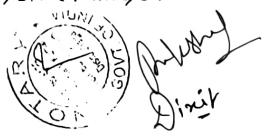
VISHAL NARANG S/O SUDHIR KUMAR NARANG R/O 308, ELV.

SUDHIR KUMAR NARANG S/OJOGINDER NATH NARANG ROSSY, SEC-13, SUNGHRIBAGH APPT, DGLHI-110085.

Hereinafter called 'the first party' of the ONE PART. AND

PRIKSHIT AND DIXIT S/O SATISH FUMAR RIOPRESENT ADRESS H. MO - 1187/6, VATS COLONY, WARD NO-6, LINE PAAR, & AMADUR GARM-124507.

Verte Sudhis Kumar Naerey



Hereinafter called 'the Second Party' of the OTHER PART. THIS AAREEMENT IN FAVOUR OF PRIKSHIT WILL BE VALID, SUB. TUKIND PERMISSION OF HIGH COURT OF SUDICATURE The terms "First Party" and "Second Party" wherever they occur in the body of this agreement shall mean and include their respective heirs, executors, administrators, and assigns WHEREAS the ٥ſ owner absolute Party is the First the 6ARH-124507. RAMADUR 541-13. PLOTNO-603

AND WHEREAS the First Party has agreed to sell, transfer and convey his rights, title, interest and liens in the said flat and easements attached thereto, along with the free-hold rights in the land RS consideration oſ total Second Party for a there under, unto the AND WHEREAS the Second Party has 4600000 agreed to purchase and acquire and possess the said Flat from the First Party free of all encumbrances on the following agreed terms and conditions of this Agreement.

## NOW THIS AGREEMENT WITNESSETH AS UNDER:

- That the First Party has agreed to sell and the Second Party has agreed to purchase the 1. said Flat with all the easements attached thereto, along with proportionate, undivided, indivisible, freehold rights in the land beneath the same, and with all rights, interests, and titles of the First Party for the said consideration of Rs. liens 4600000/paid Party has The second 4 60,000 / \_\_\_\_\_ as token money and shall pay the remaining amount of Rs. 41,40000/-(Rs. FORTYONE LAKE FORTY THOUS ADD the first party within 30 days from the date of execution of this agreement, subject to maximum extension by another fifteen days.
- That the First Party on receipt of the entire consideration amount as aforesaid will 2. simultaneously hand over the vacant physical possession of the said Flat unto the Second Party along with the original documents related thereto, and that the Second Party will thereafter be fully entitled to use the same in any lawful manner he may like and to transfer the same to anyone without any reference to the First Party.
- That the First Party has assured the Second Party that the said Flat and easements 3. and the rights attached thereto are free from all sorts of encumbrances, i.e., mortgages, court injunctions, attachments, etc; nor has he entered into any other agreement/settlement, etc. with respect thereof with any other person whosoever in any manner whatsoever, and that if it is ever found otherwise, the First Party shall be liable and responsible for the same, and shall indemnify the Second Party of the losses which may be suffered, incurred, undergone and/or sustained by the Second Party as a result thereof, directly or indirectly.
- That all expenses on the transfer of the said Flat and easements attached thereto i.e., 4. Municipal/Corporation Taxes, Stamp Duty, Court fee, Registration fee, etc. and proportion of unearned increase in the value of the component of land or conversion charges as may be determined by the Haryana Development Authority shall be borne

Subhier Kumer Nore

and paid by the Second Party, however, all the dues and demand i. e. Society dues. House Tax, Water and Electricity charges, maintenance charges etc. up to the date of execution of this Agreement shall be borne by the First Party and thereafter the same shall be borne by the Second Party.

- That the Second Party shall have full authority and power to deal with the said Flat as 5. absolute owner thereof as the First Party will transferred all his right, title and interest in favour of the Second Party after receiving the full sale consideration and shall not claim any profit or benefit earned by the Second Party.
- That the Second Party shall have full authority to create any encumbrances or 6. charges over the said Flat and in the event of enforcement of such mortgage, it shall only be against the said Flat, and no other flat of the First Party.
- That in the event any Society is formed by the Flat owners as prescribed by 7. HARYANA, the Second Party shall also become a member of such Society and shall abide by all rules and regulations and in the event any document is required to be executed, the Second Party shall have the full authority to execute such document at his risk and cost.

IN WITNESS WHEREOF, the Parties hereto have set their respective hands on these presents in the presence of the following Witnesses.

WITNESSES: -

SECOND PARTY

Suddier Kuneer Money FIRST PARTY Light Anderster it



10. 2. 191

1 Downar Kuma M.A. J. J. (Aurocate) NOTARY PUBLIC Bahadurgarh (Jhajjar)