



Certificate No. JCJ2021B245

Stamp Duty Paid : ₹ 101  
(Rs Only)

GRN No. 73183459

Penalty : ₹ 0  
(Rs Zero Only)Seller / First Party Detail

Name: vishal narang

H.No/Floor : X

Sector/Ward : X

LandMark : X

City/Village : Bahadurgarh

District : Jhajjar

State : Haryana

Phone : 90\*\*\*\*\*27

Buyer / Second Party Detail

Name : prikshit and others

H.No/Floor : X

Sector/Ward : X

LandMark : X

City/Village : Bahadurgarh

District : Jhajjar

State : Haryana

Phone : 90\*\*\*\*\*27

Purpose : agreement

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrahry.nic.in>**AGREEMENT TO SELL**THIS AGREEMENT IS MADE AND EXECUTED AT HARYANA on this 10 day  
of 02, 2021 BetweenVISHAL NARANG S/O SUDHIR KUMAR NARANG R/0 308 , ELV.SIGNATURE, AMBEDKAR NAGAR, BANG LORE - 56 0066 ANDSUDHIR KUMAR NARANG S/O JOHINDER NATH NARANG  
R/0 554, SEC-13, SUNGRI BASH APT, DELHI-110085.Hereinafter called 'the first party' of the ONE PART.  
ANDPRIKSHIT AND DIXIT S/O SATISH KUMAR R/O PRESENT ADDRESS  
H.No - 1187/6, VATS COLONY, WARD NO-6, LINE PAAR, BAHADUR  
GARH - 124507.

Vishal Sudhir Kumar Narang



Dixit

Hereinafter called 'the Second Party' of the OTHER PART. THIS AGREEMENT IN FAVOUR OF PRIKSHIT WILL BE VALID, SUB. TO KIND PERMISSION OF HIGH COURT OF JUDICATURE AT ALLAHABAD.  
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 First Party is the absolute owner of the PLOT No- 603, SEC-13, BAHADUR PARK-124507.

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 there under, unto the Second Party for a total consideration of RS 4600000/- AND WHEREAS the Second Party has 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:**

1. That the First Party has agreed to sell and the Second Party has agreed to purchase the 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, liens and titles of the First Party for the said consideration of Rs. 4600000/- The second Party has paid 460,000/- as token money and shall pay the remaining amount of Rs. 41,40,000/- (Rs. FORTY ONE LAKH FORTY THOUSAND) to the first party within 30 days from the date of execution of this agreement, subject to maximum extension by another fifteen days.
2. That the First Party on receipt of the entire consideration amount as aforesaid will 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.
3. That the First Party has assured the Second Party that the said Flat and easements 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 whatsoever 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.
4. That all expenses on the transfer of the said Flat and easements attached thereto i.e., 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

Sudhish Kumar Norey

Veer



Prikshit Dixit

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.

5. That the Second Party shall have full authority and power to deal with the said Flat as 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.
6. That the Second Party shall have full authority to create any encumbrances or 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.
7. That in the event any Society is formed by the Flat owners as prescribed by 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: -

1. 

FIRST PARTY

*Sudhir Kumar Nareg*

*Kestey*

2. 

SECOND PARTY

*Ankush Dixit*



ATTESTED - N  
*10.2.2021*

*Sudhir Kumar Nareg*  
M.A. (L.L.B.) (Associate)  
NOTARY PUBLIC  
Bahadurgarh (Jhajjar)