



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

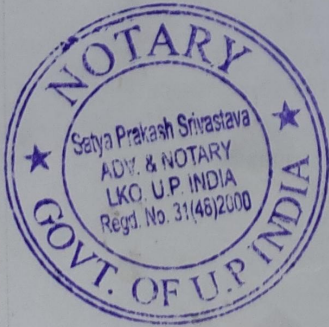
e-Stamp

Signature.....
Name : Upendra Kumar Mishra
ACC Code : UP14351904
Sadar, Lucknow
Mobile No. : 9795635924
Licen : N : 26

Certificate No. : IN-UP45801562444426T
 Certificate Issued Date : 27-Aug-2021 01:08 PM
 Account Reference : NEWIMPACC (SV)/ up14351904/ LUCKNOW SADAR/ UP-LKN
 Unique Doc. Reference : SUBIN-UPUP1435190480295764338644T
 Purchased by : RAM NET
 Description of Document : Article 5 Agreement or Memorandum of an agreement
 Property Description : AGREEMENT
 Consideration Price (Rs.) : 100
 (One Hundred only)
 First Party : ANUJA PRASAD AND RAJENDRA PRASAD
 Second Party : RAM NET
 Stamp Duty Paid By : RAM NET
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



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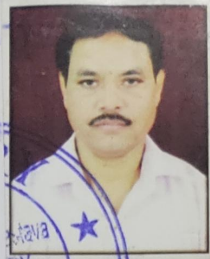


[Handwritten Signatures]
Ram net

Signature T.I. Attested

[Handwritten Signature]
Satya Prakash Srivastava
28/8/21

Statutory Associates & Notary
 1. The authenticity of the Stamp certificate should be verified at 'www.ahileatstamp.com' or using e-Stamp Mobile App of Stock Holding
 Any discrepancy in the Certificate and as available on the website / Mobile App renders it invalid.
 2. The onus of checking the authenticity of the certificate.
 3. In case of any discrepancy please inform the Competent Authority.



AGREEMENT TO SELL

This Agreement to assign rights of ownership is made on the 28/08/2021

MRS. ANUJA PRASAD W/O MR. RAJENDRA PRASAD AND MR. RAJENDRA PRASAD S/O MR. BACHCHAN LAL ,R/O 18/352, INDIRANAGAR , LUCKNOW - 226016, UTTAR PRADESH, INDIA

(hereinafter to be called the assignors (sellers) which expression shall unless repugnant to law or expressly excluded by the context mean and include all their heirs, successors, legal representatives and administrators)

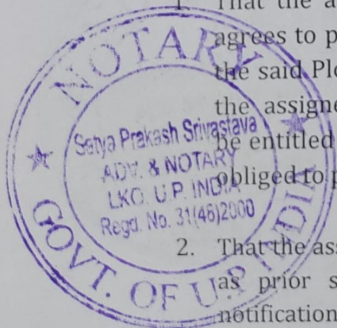
IN FAVOUR OF

MR. RAM NET S/O MR.SURYA BALI R/O VILLAGE- NISHAN, POST- MUFTIGANJ, TEHSIL-KERAKAT, DISTRICT- JAUNPUR, UTTAR PRADESH , INDIA (hereinafter to be called the assignee(buyer) which expression shall unless repugnant to law or expressly excluded by the context mean and include his heirs, successors, legal representatives and assignees and administrators).

WHEREAS the assignors have applied for the allotment of a Plot admeasuring 250 sq Meters (299 yards approx) in the project known as **DLF Garden City, Village Purseni, Raebareli, Road, Lucknow, Uttar Pradesh, INDIA** (hereinafter collectively referred to as "Township") and was allotted the Plot No. **D-16 (hereinafter referred to as "The said Plot")** vide allotment letter dated 04/09/2014, (hereinafter referred to as Allotment letter) from M/s DLF Ltd.

WHEREAS the assignors are desirous of selling all their rights, title and interest in the said plot and the assignee is desirous of purchasing the same on the terms and conditions herein set out. NOW WHEREAS THIS AGREEMENT witnesses that in consideration of the mutual covenants herein the parties have agreed as follows: -

1. That the assignors(sellers) agree to sell to the assignee(buyer) and the assignee(buyer) agrees to purchase from the assignors, the rights, title and interest of the assignors in or to the said Plot pursuant to the Allotment letter. The assignors accordingly agree to nominate the assignee in place of the assignors under the Allotment letter such that the assignee will be entitled to all the rights thereunder and subject to the terms thereof, the assignee will be obliged to perform the obligations under Allotment letter.
2. That the assignors assure assignee that the said plot is free from all sorts of encumbrances such as prior sale, gifts, mortgage, will, lease, litigation, disputes, stay orders, attachments, notifications, acquisitions, charges, liens, sureties, securities, Hindu undivided family, Benamis ownership or any other registered or unregistered encumbrances and if this fact is found otherwise as a result of which the assignors shall indemnify the loss thus suffered by the assignee.

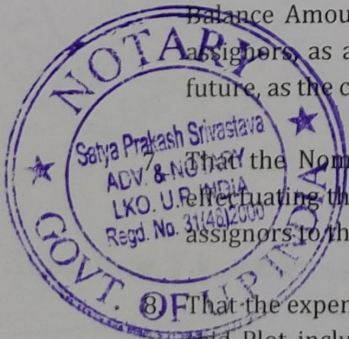


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Satya Prakash Srivastava
28/8/21

Ramnet

3. That the assignors have not also executed a General Power of Attorney and Special Attorneys in respect of the said plot so as to conclude the sale after the registration of Conveyance Deed of the said plot in their favour or in favour of their nominees.
4. That the assignors have agreed to sell their complete rights, title, interest as above in respect of the said Plot to the assignee for a total sale consideration of **Rs. 7850000/- (Seventy eight lakhs and fifty thousand only)**. The sale consideration of **Rs. 7850000/-** includes Rs.5232500/- as Basic Sell Price (BSP), Rs.784750/- as a Preferential location charges (PLC), Rs.638823/- as a Non-Payment plan charges as per "Customer Statement as on date 18/11/2020" issued by M/S DLF Ltd. and Rs.151145/- which includes IBMS and CAM charges etc. as a Garden City Residential Welfare Association charges(Till 30 September 2021 as per information given by the assignors) .
5. That the assignee has paid **Rs.100000/- (One Lakh Rupees only)** to the assignor's joint SBI A/C No. 20190524991, IFSC Code- SBIN0005679 vide Cheque No. **387031** dated **26/08/2021** of his SBI A/C No. 30579497872 , as an earnest money towards the sale of the said Plot which the assignors acknowledge herewith, and remaining balance of **Rs. 7750000 (Seventy seven lakhs and fifty thousand Rupees only)** shall be paid by the assignee(buyer) to the assignors on or before the date of the nomination of the assignee in office of M/s DLF Ltd but only after compliance of rule 24(1) of the U.P Government Servant Conduct Rule 1956 and Letter No. 2244/Establishment: Allahabad: Dated:June 29, 2021 of Hon'ble High court of Judicature at Allahabad because the assignee is a Judicial Officer of U.P.H.J.S. Cadre and he is duty bound for the same compliance.
6. That the assignors declare and undertake that the balance amount payable to M/s DLF Ltd. as per the Application including interest and overdue interest, if any, as per the statement of account issued by M/s DLF Ltd. Payable to M/s DLF Ltd.(hereinafter referred to as the " DLF Balance Amounts") shall be deducted from the balance sale consideration payable to the assignors, as assignors's liabilities. Any additional payment demanded by M/s DLF Ltd. in future, as the case may be, will be payable by the assignee.
7. That the Nomination charges and/or any other charges demanded by M/s DLF Ltd. for effectuating the nomination, shall be to the account of the assignors and shall be paid by the assignors to them.
8. That the expenses for executing and registration of Sale Deed in favour of the assignee for the said Plot including the stamp duty shall be paid by the assignee in addition to the price agreed, as and when due.
9. That time being the essence of the agreement and in case the assignors fail to execute the requisite documents to nominate the assignee in the office of M/s DLF Ltd. , and transfer the



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Satya Prakash Srivastava
Advocate & Notary
Lucknow U.P. India

Ram Net

said rights, title and interest in favour of assignee as stipulated above then the assignee shall have the full right to get this agreement to sell executed through the court of law under Specific Performance at the cost and expenses of the assignors.

10. That if any dispute arises between the parties the same shall be referred to the Civil court having jurisdiction in Lucknow, Uttar Pradesh.

IN WITNESS WHEREOF, BOTH THE PARTIES MENTIONED ABOVE HAVE SIGNED THIS AGREEMENT TO TRANSFER RIGHT OF OWNERSHIP PURSUANT TO TERMS AND CONDITIONS MENTIONED ABOVE, IN THE PRESENCE OF:

Dated-28-08-2021

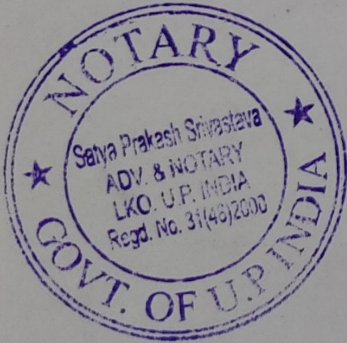
Vendors

1-MRS. ANUJA PRASAD

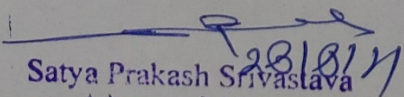
2- MR. RAJENDRA PRASAD

Vendee

1- Mr. Ram Net



Signature T.I. Attested


Satya Prakash Srivastava
Advocate & Notary
Lucknow U.P. India

Identify the deponent/executed/Surety
who has signed/Put T.I. before me.