

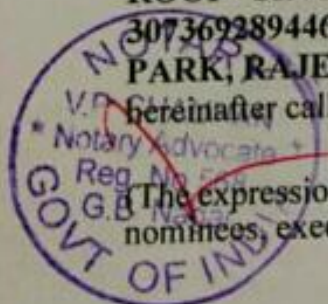
AGREEMENT TO SELL

This AGREEMENT TO SELL is made and executed at Greater Noida on this 12th day of May 2022, between **SMT. PADMA JHA (PAN NO.-AETPJ3918F, AADHAAR NO.-874784946753) W/O SHRI VISHWAJEET KUMAR JHA R/O FLAT NO.-281, JANHITKARI APARTMENT, SECTOR-6, VASUNDHARA, GHAZIABAD, U.P.-201012** of the First party, hereinafter called the **VENDOR**.

AND

MR. DAVENDRA SINGH (PAN NO.-ATQPS6180C, AADHAAR NO.-931998124557) S/O LATE ROOP SINGH & MRS. KAVITA SINGH (PAN NO.-BUPPS4764M, AADHAAR NO.-307369289446) W/O MR. DAVENDRA SINGH (BOTH) R/O A-03, SAKET DHAM, 121, R.S. PARK, RAJENDRA NAGAR, SAHIBABAD, GHAZIABAD, U.P.-201005, of the Second party, hereinafter called the **VENDEE**.

The expression and words to the Vendor and Vendee shall mean and include their legal heirs, successors, nominees, executors, administrators, legal representative respectively).



ASingh

Kavita Singh

Padma

WHEREAS the Vendor aforesaid is the actual owner of Residential Flat No.-204, BLOCK-E ON SECOND FLOOR, SITUATED AT BSNL OFFICERS SAHKARI AWAS SAMITI LTD, PLOT NO.-73, SECTOR-SIGMA-IV, GREATER NOIDA, DISTRICT GAUTAM BUDH, NAGAR, UTTAR PRADESH consisting of 4 Bedrooms, Dining Cum Living Room, 1 Kitchen, 4 Toilets, 1 Servant Room and 5 Balconies having Super Area 203.05 Sqm., Covered/Carpet Area is 187.52 Sqm., alongwith One Covered Car Parking, developed by BSNL OFFICERS SAHKARI AWAS SAMITI LTD, (The Society) hereinafter referred to as the PROPERTY.

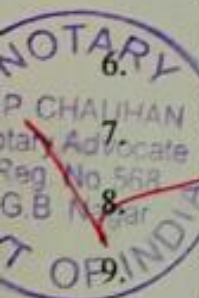
AND WHEREAS the Vendor aforesaid is desirous to Sell the said property to the Vendee for the total sale consideration of Rs. 65,00,000/- (Rupees Sixty Five Lakhs only) and the Vendee has also agreed to purchase the same for this very amount.

NOW THIS AGREEMENT TO SELL WITNESSETH AS UNDER:-

1. That the total sale consideration of the said property has been settled Rs. 65,00,000/- (Rupees Sixty Five Lakhs only) between both the parties.
2. That the Vendor has received the sum of Rs. 5,00,000/- (Rupees Five Lakhs only) from the Vendee the receipt of which the payment has been made in the following manner.

Mode of Payment	Date	Amount
a. By RTGS No.-SBINR52022050281472673 SBI A/c No.-31605072729 Personal Banking Branch, Gorakhpur, U.P.	02-05-2022	5,00,000/-
	Total	5,00,000/-

3. That the balance amount of Rs. 60,00,000/- (Rupees Sixty Lakhs only) shall be paid by the Vendee to the Vendor on or before of Transfer Deed.
4. That the Vendor shall apply and obtain permission for Transfer & NOC of the said property from GREATER NOIDA AUTHORITY/Society in favour of the Vendee/his/her nominee(s) and shall execute the transfer deed within three months after such permission.
5. That the Vendor has assured the Vendee that the above said property is free from all sorts of encumbrances such as mortgage, lien, gift, exchange, dispute, litigation, attachment, pledge and decree of any court of law and if proved otherwise, the Vendor shall be liable and responsible for the same and the Vendee shall have the right to recover the entire amount with costs and expenses from the movable and immovable properties of the Vendor.
6. That the expenses to be incurred for the execution of the Transfer Deed, NOC, Stamp duty for registry, Registration fees and other legal expenses will be borne by the Vendee.
7. That the Vendee shall have the right to get the Transfer Deed of the property executed in his/her favour or in favour of his/her nominee(s) for which the Vendor has got no objection.
8. That the Vendor shall be liable to incur all outstanding dues and demands in respects of the said property to the date hereof and that all future dues shall be paid by the Vendee.
9. That the Vendor shall hand over the vacant and peaceful possession of above said property to the Vendee at the time of execution of Transfer Deed/Sale Deed.



P. Chauhhan

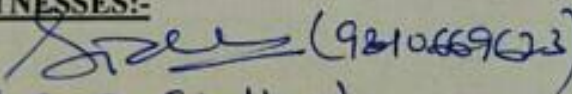
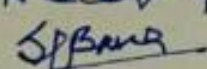
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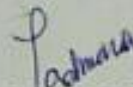
Kavita Singh

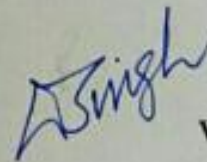
10. That in case of breach of any clause by the Vendor aforesaid, the Vendee shall have the right to get the Transfer Deed registered through Court of Law.
11. That in case, the Second Party fails to arrange the balance amount of the First Party within the stipulated period mentioned above, and then the amount of earnest money of the Second Party shall be forfeited by the First Party.
12. That if the First Party fails to execute the proper transfer documents in the name of the second party or its nominee within the stipulated period mentioned above, the First Party will be liable to pay the double of the amount of earnest money to the Second Party.
13. That if any of the legal heir of the First Party shall raise any objection in future at any time in respect of the said property that will be considered as null and void.
14. The deal is completed within 2 months Start from 12-05-2022 to 11-07-2022.
15. That 1% TDS amount of total Sale Consideration will be deducted from the Seller Payment by Purchaser and he/she will deposit the TDS to the Government exchequer and he/she will hand-over the true and correct TDS Certificate to the Vendor forthwith.

IN WITNESS WHEREOF: The Vendor and the Vendee have got their respective hands executethis Agreement to Sell on 12-05-2022 first above written in the presence of the following witnesses.

WITNESSES:-

1.  (9810669623)
(S.S. Sidhu)
S/o Karan Singh
R/o Oxford/101
Grand forte Society
Golar Nara. G.B Nagar (of
2. 
(Suresh Lal Bana)
A-3, Saket Dham, 121- R.S Park,
Sector-5, Rajendra Nagar,
Gurgaon. 201005


VENDOR



VENDEE Karita Singh



ATTESTED
V.P. CHAUHAN
Advocate
Reg. No 568
G.B. Nagar