



INDIA NON JUDICIAL
Government of Uttar Pradesh



IN-UP14873961906235V

e-Stamp



Certificate No. : IN-UP14873961906235V
 Certificate Issued Date : 27-Dec-2023 11:47 AM
 Account Reference : NEWIMPACC (SV)/ up14106404/ LUCKNOW/ UP-LKN
 Unique Doc. Reference : SUBIN-UPUP1410640425680472816556V
 Purchased by : MEGHA AGGARWAL
 Description of Document : Article 5 Agreement or Memorandum of an agreement
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : SYED KHAIYAM AHSAN QUADRI AND SAMINA KHATOON
 Second Party : MEGHA AGGARWAL
 Stamp Duty Paid By : MEGHA AGGARWAL
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line

Samin Khatoon
Ms.

Aggarwal

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.choicestamp.com/ or using e Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

3. That all the taxes or any other dues of whatsoever nature payable on the aforesaid House till the date of execution of the sale deed shall be borne and paid by the Seller/Sellers and thereafter by the Purchaser/Purchasers.

4. 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.

5. That the Purchaser/Purchasers shall get the sale deed executed in his favour within months from the date of this agreement after paying the balance sale consideration to the Seller/Sellers.

6. That in case of default on the part of the Purchaser/Purchasers in getting the sale deed executed in his favour within the time stipulated above the Seller/Sellers is entitled to get interest @% 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.

7. That the actual vacant physical possession of the Flat has not been delivered to the Purchaser/Purchasers by the Seller/Sellers under this agreement the same shall be delivered at the time of execution of the sale deed. Hence, the Stamp duty of Rs. 100.00 has been paid.

SCHEDULE OF PROPERTY - FLAT No. 1203, TWELFTH FLOOR, TOWER
PLACE - E OMAXE HEIGHT - II PHASE - I
Flat No. THE PLACE AHMAMAV LUCKNOW measuring about
sq. meter, covered area measuring about 145.06 sq.mtrs, proportionate land
measuring about sq.mtrs and bounded as under :-

North : OPEN TO SKY
South : CORRIDOR
East : OPEN TO SKY
West : OPEN TO SKY

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

WITNESSES:

1.  SELLER/SELLERS

2.  PURCHASER/PURCHASERS

AGREEMENT TO SELL

Date of Execution : 24/12/2023
Place of Execution : Lucknow
Sale Consideration : Rs. 8000000
Advance : Rs. 800000
Stamp Duty Paid : Rs. 100 R.
Ward :

THIS AGREEMENT TO SELL IS EXECUTED BETWEEN Syed Khairam Ahsan Quashi and Samina Khatun (hereinafter called the 'Seller/Sellers' which expression shall mean and include his/her/their heirs, successors, administrators and assigns) AND MEGHA AGGARWAL (hereinafter called the 'Purchaser/Purchasers' which expression shall mean and include his/her/their heirs, successors, administrators and assigns).

Ahmamam
LUCKNOW
WHEREAS the Seller/Sellers has/have purchased the Flat No. 1203, TWELFTH FLOOR, TOWER, PLACE - E. OMAYE HEIGHT - II PHASE - I THE PALACE measuring about sqft. from vide registered sale deed dated registered in Photostat Book No. I Khand Pages at No. on in the office of Sub-Registrar-..., Lucknow; AND

WHEREAS the Seller/Sellers wanted to sell the said Flat and the Purchaser/Purchasers being interested in purchasing the same has/have offered a sum of Rs 8000000.0 (Rupees EIGHTY LAKH.....)

NOW THIS AGREEMENT TO SELL WITNESSETH AS UNDER :

1. That the Seller/Sellers shall sell the Flat No. 1203, TWELFTH FLOOR, TOWER, PLACE - E. OMAYE HEIGHT - II PHASE - I THE PLACE AHMAMAM LUCKNOW measuring about ... sqft. in favour of the Purchaser/Purchasers for a total sale consideration of Rs. 8000000 (Rupees EIGHTY LAKH..... only) out of which the Purchaser/Purchasers has/have paid a sum of Rs (Rupees 800000.....) as advance via EIGHT LAKH the receipt where of the Seller/Sellers hereby acknowledges.

2. That the Seller/Sellers assures that the Flat 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 favor of the Purchaser/Purchasers.

Samina Khatun


Megha Aggarwal
