

उत्तर प्रदेश UTTAR PRADESH

AGREEMENT TO SELL

GE 094272

This AGREEMENT TO SELL is made and executed at GAUTAM BUDH NAGAR

UPON THIS 05-01-2024 Day of 2024 Between PRATAP  
S/o PREM SINGH, B/o VILLAGE - Imalyaka  
Greater Noida

----- hereinafter called the VENDOR



AND

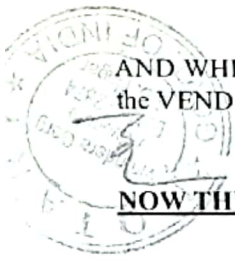
SARVOTTAMA NAGESH SHARMA & NEERAJ SHARMA S/o  
Dr. Chandra Pal Sharma, Near Dewani Chauha R-1  
Officers Colony, SULTANPUR, Dist SULTANPUR

--hereinafter called the VENDEE

(The expression and word of the VENDOR and VENDEE shall mean and include their heirs, successions, assignees, nominees, executors, administrators and legal representatives respectively)

WHEREAS the VENDOR is the lawful owner of a Residential Flat/Plot/House No-131  
Block-N, Sector LUKSAR, and Area 140 sq. Mtrs. Vide allotment  
No LUK01293 in UPSIDC/NOIDA/GREATER NOIDA/YEIDA, U.P hereinafter  
referred as the Property.



AND WHEREAS THE VENDOR aforesaid is desirous to sell said property in favour of the VENDEE and VENDOR has also agree to acquire the same.

**NOW THIS AGREEMENT TO SELL WITNESSES UNDER:-**

1. That the total sale consideration of the said property has been settled to as R/s 4990000/- (Rupees Forty nine Lakh ninety thousand only) in between both the parties.
2. That the vendor has received a sum of R/s 500000/- (Rupees Five Lakh only) form the Vendee the receipt of which the Vendor hereby acknowledges. The payment is being made in the following manner:-

MODE OF PAYMENT	DATE	AMOUNT
1. online payment Ref no. (400118052066)	01/01/2024	RS- 50000/-
2. online payment Ref no. (400416434727)	04/01/2024-	RS- 450000/-

3. That the balance amount of R/s 4490000/- (Rupees Forty four lakh ninety thousand only) shall be paid by the Vendee to Vendor at the time of final Transfer Deed.

  
Shree...

  
Sanjesh

4. That the Vendor shall apply and obtain the permission for Transfer of the sale property from the GR NOIDA/YEIDA Authority in favour of the above said Vendee or his/her nominee (s) & shall execute the Transfer Deed within 10/2/24 from \_\_\_\_\_.

5. That the Vendor has assured the Vendee that the above said property is free from all sorts of encumbrances such as mortgage sales, lien, gift, exchange, dispute, litigation attachment, pledge and decree of any court of law and of proved otherwise the Vendor shall be liable and responsible for the same and the Vendee shall have the rights to recover the entire amount. With cost 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 on stamp Duty, registration fees and other legal expenses will be borne by the Vendee.

7. That the Vendee shall have the rights to get the Transfer Deed of the said property executed in his/her favor or in favor of his/her nominee(s) for which the Vendor has got no objection.

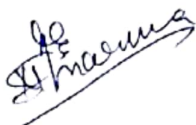
8. That the Vendor shall be liable to incur all out-standing dues & demands in respect of the said property to the date hereof and that all future dues shall be paid by the Vendee.

9. That the Vendor aforesaid shall hand over/has handed over the vacant and actual physical possession of the aforesaid property to the Vendee at the time of execution of final Transfer Deed/Lease Deed.

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 after depositing the balance amount of this agreement to sell and expenses so incurred in the legal proceedings shall be the liability of Vendor.

11. That if the Vendee does not execute the Transfer Deed within the given time then his deposited amount will be forfeited.

12. That if the Vendor does not execute the Transfer Deed within the given time then he has to pay the double of the deposited amount.







13. That all the necessary NOCs will be provided by the vendor to the vendee for transfer and other legal works at the expenses of the vendee.
14. That both the parties would pay 1% commission each to the broker.

IN WITNESSES WHERE OF:-The Vendor and the Vendee have set their respective hands to execute this Agreement to sell, on the day month and the year first above written in presence of the following witnesses.

WITNESSES

1. Subhash Chand.  
Sl. Nathu Singh.  
Village Po.

2. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

VENDOR

VENDEE

Virendra Kumar Garg  
(Notary) Advocate  
Regd. No. 2874  
G.B. Nagar