



INDIA NON JUDICIAL



IN-UP29093300727348W

Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP29093300727348W
 Certificate Issued Date : 08-Jan-2024 03:22 PM
 Account Reference : NEWIMPACC (SV)/ up14057004/ DADRI/ UP-GBN
 Unique Doc. Reference : SUBIN-UPUP1405700453860891502842W
 Purchased by : RAJENDRA KUKSHAL
 Description of Document : Article 5 Agreement or Memorandum of an agreement
 Property Description : A4-1004, SUPERTECH ECOVILLAGE-1, SECTOR-1, GREATER NOIDA WEST G B NAGAR U P
 Consideration Price (Rs.) :
 First Party : RAJENDRA KUKSHAL
 Second Party : RAKHI SINGH
 Stamp Duty Paid By : RAJENDRA KUKSHAL
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Rakhi Singh

Signature

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.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

THIS AGREEMENT TO SELL is made and executed at NOIDA on this 08th Day of January 2024

BETWEEN

MR. RAJENDRA KUKSHAL S/O MR. NARDA NAND KUKSHAL R/O B BLOCK LANE NO 03 AMAN VIHAR SAHASTRADHARA ROAD DEHRADUN G.P CHAKRATA DEHRADUN UTTARAKHAND 248001 having PAN No: AELPK7779K & AADHAR No: 8682 5564 0419 hereinafter referred to as the SELLER/S which term wherever the context permits shall mean and include them, their legal heirs, legal representatives, executors, administrators, successors-in-interest and assigns or any claiming through or under them of the First Part.

AND

Mrs. RAKHI SINGH W/O MR. NITESH KUMAR SINGH R/O 3/287 VASTU KHAND GOMTINAGAR LUCKNOW UTTAR PRADESH 226010 having PAN No: DNPPS4369F & AADHAR No: 5024 5577 7898 hereinafter referred to as the BUYER/S which term wherever the context permits shall mean and include them, their legal heirs, legal representatives, executors, administrators, successors-in-interest and assigns or anyone claiming through or under of the Other Part.

AND WHEREAS the SELLER has been allotted Property UNIT No-1004, Tower A4 Admeasuring 598 Sq. Ft. in Supertech Ecovillage1. Plot -08, Sector-1 Greater Noida-201306. on freehold / Leasehold basis.

NOW, the aforesaid SELLER is desirous to transfer the said PROPERTY to the BUYER and the BUYER has also agreed to get the same transferred in his name for the Total Sale Consideration of Rs.31,00,000/- (Rupees THIRTY ONE LAKH ONLY).

NOW THIS AGREEMENT IS WITNESSETH AS UNDER: -

That the total sale consideration of the PROPERTY HAS BEEN SETTLED AS Rs.31,00,000/- (Rupees THIRTY ONE LAKH ONLY) Between both the Parties.


SELLER/(S)





BUYER/(S)


1. That the **SELLER** has received a sum of Rs. **3,00,000/-** (Rupees. **THREE LAKH TEN THOUSAND ONLY**) from **BUYER**, the receipt of which, the vendor hereby acknowledges. This payment is being made in the following manner:-

S.NO	Mode of Payment	Dated	Amount (Rs)
1	REF ID-400813075743	08/01/2024	RS.1,00,000/-
2	REF ID-400813084334	08/01/2024	RS.1,00,000/-
3	REF ID-400814094210	08/01/2024	RS.1,00,000/-
4			RS.
5			RS.
	TOTAL		RS.

2. That the balance of **Rs.28,00,000/-** (Rupees. **TWENTY EIGHT LAKH ONLY**) shall be paid by the **BUYER** on or before till transfer as per below payment Schedule.
3. That the **BUYER** shall have the right to get the transfer of the said **PROPERTY** either in his favour or in favour of his nominee or nominee(s) to which the **SELLER** shall not have any objection.
4. That all expenses to be incurred in respect of execution of the Sale Deed, which inter alias include, stamp duty, registration fees, sale charges & all other legal expenses shall be borne by the **BUYER**.
5. That the **SELLER** shall be liable to incur all out-standing dues and demands in respect of the **PROPERTY** till the date of transfer and that all future dues shall be paid by the **BUYER**.
6. That the **SELLER** shall hand over all the original title documents in respects to the **PROPERTY** to the **BUYER** at the time of execution and registration of Sale Deed or at the time of handing over of the possession of the **PROPERTY**.


SELLER/(S)





BUYER/(S)

7. That he will clear all dues to Supertech and any other concerned Authority like maintenance, electricity bill and any other charges till the date of ownership transfer.
8. That if the seller fails to sell the said property on the above said consideration, then the seller shall be liable to pay double of the advance amount of which has been paid by the buyer to the seller and if the buyer fails to pay the balance amount within stipulated period (as mentioned in clause 2) then the advance amount shall be forfeited and retained by the seller. However, if there are circumstances beyond control of either party, it may be extended by 2 weeks, or any by other period at mutually agreed.
9. Builder NOC Charge and Brokerage Charges to be paid by SELLER.

IN WITNESS WHEREOF, THE PARTIES HAVE HEREUNTO SET THEIR RESPECTIVE HANDS ON THE DAY, THE MONTH AND THE YEAR FIRST HEREIN ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESSES: -

S 
SELLER(S)




BUYER(S)

WITNESSES:

ATTESTED

1. Pankaj Moryan
S1-103 Supertech
Eco village - 9
G/Noida west UP

VED PRAKASH UPPAL
ADVOCATE (NOTARY)
GAUTAM BUDH NAGAR

08 JAN 2024

2. Ranisuddin
Shop no 81 supertech main
Eco villey - 1 G/Noida
west UP