



INDIA NON JUDICIAL



IN-UP38212908789582W

Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP38212908789582W
 Certificate Issued Date : 01-May-2024 12:00 PM
 Account Reference : NEWIMPACQ (SV) / up14801104 / LUCKNOW SADAR / UP-LKN
 Unique Doc. Reference : SUBIN-UP/P1480110472660135514655W
 Purchased by : MRS ANKITA SINGH AND MR ANSHUL SINGH CHAUHAN
 Description of Document : Article 5 Agreement or Memorandum of an agreement
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : NR SERAJ ASAD KHAN AND MRS MOHSINA KHAN
 Second Party : MRS ANKITA SINGH AND MR ANSHUL SINGH CHAUHAN
 Stamp Duty Paid By : MRS ANKITA SINGH AND MR ANSHUL SINGH CHAUHAN
 Stamp Duty Amount (Rs.) : 100
 (One Hundred only)

Signature:
 ACC Name-Deepak Kumar Singh
 ACC Code - UP14801104
 Mobile No.-7355029355
 User No. 000, Tehsil Sadar, District Lucknow

₹100

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Please Print or type below this line

I Indentify the deponent/ executant/sig who has signed opt. T. I. below name

Signature Attested

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

Statutory Alert:
 1. The authenticity of this Stamp certificate should be verified at 'www.sholestamp.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.

SALE & PURCHASE AGREEMENT

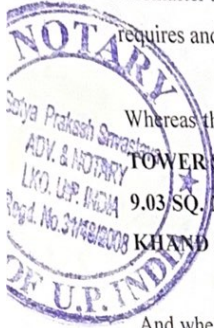
THIS AGREEMENT TO SALES & PURCHASE is made and executed at Lucknow on this 01st day of May 2024

BETWEEN

Mr. SERAJ ASAD KHAN S/o ASADULLAH KHAN , R/o 7 A CIVIL LINES FAIZABAD U.P 224001 AND MRS. MOHSINA KHAN W/o Mr. SERAJ ASAD KHAN, R/o 7 A CIVIL LINES FAIZABAD U.P 224001 hererinafter referred to as the FIRST PARTY (which expression shall unless the context otherwise required and includes their legal heirs, successors, assigns and representatives of the one part

AND

MRS. ANKITA SINGH D/o PARASURAM SINGH W/O ANSHUL SINGH CHAUHAN R/o-108, KESHAVPUR PAJAVA EKAUNA, SHRAWASTI, UP 271845 AND ANSHUL SINGH CHAUHAN S/o NARENDRA SINGH, R/o Gram Post Lalhaua Tehsil Mitauli Lakhimpur Kheri -262727. hereinafter Jointly referred to as SECOND PARTY(which expression shall unless the context otherwise requires and includes legal heirs, successors, assigns and representatives of the other party)



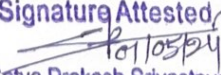
Whereas the First Party is the owner of FLAT NO. 202, ON SECOUND FLOOR IN PETRONAS TOWER SUPER AREA 168.15 SQ. MTRS APPROX (HAVEING COVERD ARER 13 9.03 SQ. MTRS AND SHARE OF COMMON ARERS29.12 SQ. MTRS. SITUATED at VIBHUTI KHAND GOMTI NAGAR LUCKNOW UP (hereinafter referred to as the said property)

And whereas, the first under this agreement the first party has agreed to sell the aforesaid property for a sale consideration of Rs. 70,00,000 (RUPEES SEVENTY LAKH), and the second party has agreed to purchase the said property on the terms and conditions agreed upon between the First party and second party.

NOW THIS DEED OF AGREEMENT TO SALE AND PURCHASE WITNESSETH AS UNDER

1. That the first party has agreed to sell the aforesaid Property to the Second Party for a total sale consideration of Rs 70,00,000 (RUPEES SEVENTY LAKH),. At present this property is FREE from any mortgage and 1% TDS will be deducted from the source.
2. That the Second party has paid a sum of Rs 2,00,000/- (RUPEES TWO LAKH RUPEES ONLY) towards the earnest money/advance to the First party in the manner detailed in the Schedule of payment given at the end of this deed. This agreement will come into effect from the time the First party receives the same and the balance sale consideration amount shall be paid by the Second party to the First party at the time of execution of the sale deed on or before 28th day of May 2024 .

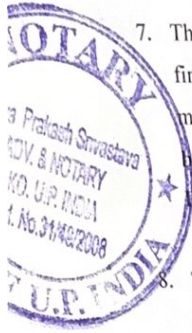
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Signature Attested

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






3. That the first party shall execute the sale deed by ON or BEFORE 28th day of May 2024 in respect of the above said property in favor of second party.
4. That the first party has not given possession of the aforesaid property through this agreement to the second party. The possession of the same shall be given at the time of execution and registration of the Sale Deed.
5. That the first party assures that he will clear all the dues as house tax, water tax, society maintenance charges, electricity, bill or any other dues till the execution and registration of the sale deed and handover the original bills to the second party.
6. That the first party assures and undertakes to the Second Party that the aforesaid property is free from all sorts of encumbrances i.e. sale, mortgage, gift etc.
7. That if the second party fails to execute or register the sale deed or fails to make the full and final payment to the first party by on or before 28th day of May 2024, the earnest money/token money of Rs. 2,00,000/- (Rupees Two Lacs Rupees Only) will be forfeited (the 30 days will be counted from the day when second party received the signed sale deed from the First Party) and will not be refunded by the first party.
8. The aforesaid date 28th day of May 2024 for registration and execution of Sale Deed may be extended with the consent of both the parties of this agreement up to a maximum of 30 days from 28th day of May 2024 if for some reasons, beyond the control of the parties, the registration of sale deed is not completed by 28th day of May 2024.
9. The second party will bear all the costs of transfer including but not limited to stamp duty/paper, court fee, Transfer fee and any present of future leavy, imposed by the Government/Government agencies, related to the process of registration



SCHEDULE OF PROPERTY

FLAT NO. 202, ON SECOUND FLOOR IN PETRONAS TOWER. VIBHUTI KHAND GOMTI NAGAR LUCKNOW UP

Measuring super area 168.15 SQ. MTRS bounded as below:-

EAST: Open to Sky

WEST: Corridor

NORTH: Open to Sky

SOUTH: Open to Sky

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Signature Attested
20/05/24
Satya Prakash Srivastava
Advocate & Notary
Lucknow U.P. India

Anush sign

Prakash

Money for

SCHEDULE OF PAYMENT

The second party to pay Rs. 2,00,000/- (RUPEES TWO LAKH RUPEES ONLY) to the credit of below Bank Account of the First Party:

Name SERAJ ASAD KHAN & MOHSINA KHAN

Bank: AXIS BANK

Branch:- MG MARG BRANCH, LUCKNOW

Account No 91101 0056549687

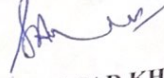
IFSC Code- UTIB 0000840.

In witness whereof First Party and the Second party have signed this agreement to sale in the presence of the following witnesses:-

WITNESSES:

1.


FIRST PARTY



Mr. SERAJ ASAD KHAN
AND

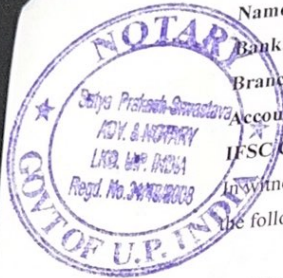

MOHSINA KHAN

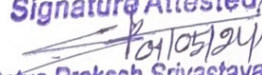
2.

SECOND PARTY


Miss. ANKITA SINGH
AND


ANSHUL SINGH



Signature Attested

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