



INDIA NON JUDICIAL



IN-UP22171813567728W

Government of Uttar Pradesh

e-Stamp



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Certificate No. : IN-UP22171813567728W
 Certificate Issued Date : 24-Jul-2024 12:05 PM
 Account Reference : NEWIMPACO (SV)/ up14002404/ GREATER NOIDA/ UP-GBN
 Unique Doc. Reference : SUBIN-UPUP1400240441007590684367W
 Purchased by : BRAJESH KUMAR TIWARI AND OTHERS
 Description of Document : Article 5 Agreement or Memorandum of an agreement
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : CHANDRA SHEKHAR TRIPATHI
 Second Party : BRAJESH KUMAR TIWARI AND OTHERS
 Stamp Duty Paid By : BRAJESH KUMAR TIWARI AND OTHERS
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

सत्यमेव जयते



₹100

IN-UP22171813567728W

Please write or type below this line

S Chandra Shekhar Tripathy

B

Bratish

Suman Tiwari



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.
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.

AGREEMENT TO SELL

This AGREEMENT TO SELL is made and executed at GAUTAM BUDH NAGAR U.P. on this
..... Day of 2024, between MR. CHANDR SHEKHAR

TRIPATHI S/O RAM KUMAR TRIPATHI R/O-G-2/96 2ND FLOOR
G-BLOCK PKT-2 SECTOR-15 NORTH WEST DELHI-110089

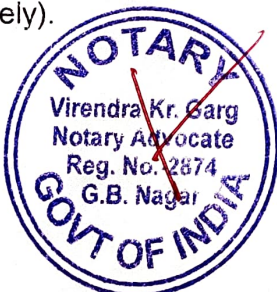
..... hereinafter called the VENDOR.

AND

MIR. BRAJESH KUMAR TIWARI S/O JAGDISH NARAIN TIWARI
AND MRS. SUMAN TIWARI G/O. KAMLA KANT TIWARI R/O-25/1
KABIR NAGAR DURGAKUND VARANASI UP-221005.

..... 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).



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Suman Tiwari

Chandra Shekhar Tripathy

WHEREAS the VENDOR is the lawful owner of a Residential House/Plot/Flat No. 315....., Tower/Block C....., Sector SIGMA-02....., Area 200..... Sq. Mtrs. Vide allotment No. SRS0261183 in NOIDA/GREATER NOIDA, U.P. hereinafter referred as the PROPERTY. AND WHEREAS THE VENDOR aforesaid is desirous to sell said property in favour of the VENDEE and VENDEE has also agreed to acquire the same.

NOW THIS AGREEMENT TO SELL WITNESSETH AS UNDER:-

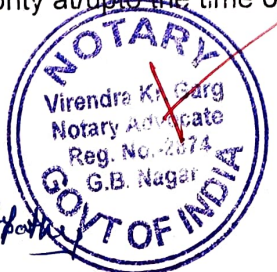
1. That the total sale consideration of the said property has been settled to as Rs 20000000/= (Rupees TWO CRORE ONLY/= ~~→ X~~.....only) in between both the parties.
2. That the Vendor has received a sum of Rs 20,00,000/ (Rupees TWENTY LAC ONLY/= ~~→ X~~ ~~→ X~~..... Only) from the Vendee the receipt of which, the Vendor hereby acknowledges. The payment is being made in the following manner:-

<u>MODE OF PAYMENT</u>		<u>AMOUNT</u>
SBI NEFT	05-07-24	10,00,000/=
SBI NEFT	05-07-24	10,00,000/=
TDS (AL08846445)	06-08-2024	1,00,000
TDS (AL08844500)	06-08-2024	1,00,000

3. That the balance amount of Rs 180,00,000 (Rupees ONE CRORE EIGHTY LAC ~~→ X~~.....only) shall be paid by the Vendee to the Vendor/ NOIDA/ GREATER NOIDA Authority at/upto the time of final Transfer Deed.

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That the Vendor shall apply and obtain the permission for Transfer of the said property from the Builder/Noida/Gr. Noida Authority in favour of the above said Vendee or his/her nominee(s) & shall execute the transfer deed within days i.e.....

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 if 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 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 out-standing dues & demands in respects of the said property to the date here of 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/this agreement to sell.
10. That in case of breach of any clause by the Vendor afore said, 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.

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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 1% TDS of the total sale consideration is paid by the Vendor.

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. Amenda Singh
.....
Delta
.....
G. Noida
.....

2. Rahul Kumar
.....
Noida, (U.P.)
.....
.....

Chandera Shekhar Tripathi

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VENDOR

Brajesh
VENDEE

Suman Tiwari



ATTESTED
Virendra Kr. Garg
Notary Advocate
Reg. No.-2874
G.B. Nagar