



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Lalita Chauhan
L.No. 171, Noida

Certificate No.	: IN-UP18422185833125U
Certificate Issued Date	: 07-Feb-2022 01:36 PM
Account Reference	: NEWIMPACC (SV)/ up14003204/ NOIDA1/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUP1400320427561314766220U
Purchased by	: PRIYAM MEHENDIRATTA AND PUNIT MALHOTRA
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: RAJDEEP SINGH
Second Party	: PRIYAM MEHENDIRATTA AND PUNIT MALHOTRA
Stamp Duty Paid By	: PRIYAM MEHENDIRATTA AND PUNIT MALHOTRA
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line



Rajdeep Singh

Priyam
Punit

(Stamping Point)

1. The e-Stamping Point can be verified as 'www.stampingpoint.com' or using e-Stamp Mobile App or Stamp Holder.
2. The e-Stamping Point is available on the website 'Mobile App' contains it inside.
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4. The e-Stamping Point is on the back of the certificate.

AGREEMENT TO SELL

This AGREEMENT TO SELL is made and executed at Noida on this 5th day of February 2022,

Between

Mr Rajdeep Singh S/o Mr. Paramjeet Singh Aadhaar No. 284210101927 R/o 211, B Block, Gali Roshan Lal Mehta Wali Sirsa, Haryana - 125055

-Hereinafter referred to as the "FIRST PARTY" / SELLER

AND

Mrs. Priyam Mehendiratta W/o Mr. Punit Malhotra Aadhaar 498631575918 And Mr. Punit Malhotra S/o Mr. Vijay Malhotra , Aadhaar No. 888351497291 Both are R/o 2/923, Ram Nagar, Near Sitaram Mandir, Pathanpura, Saharanpur, UP-247001

of the otherpartHereinafter Called as the "SECOND PARTY" / PURCHASER,

(The expression and words of the First Party and the Second Party shall mean and include their legal heirs, administrators, representatives, executors, successors, assigns and nominees respectively).



Rajdeep Singh

Priyam Mehendiratta
Punit Malhotra

(2)

AND WHEREAS the First Party aforesaid is desirous to sell the said Vacated, Raw (No Wooden work) and property on as on basis and in possession of

The Hyde Park, Tower A , Unit No 004 , Ground Floor ,1465 Sqft , SECTOR 78, NOIDA

hereinafter called the property.

AND WHEREAS the First Party aforesaid is desirous to sell the said property to the Second Party for the Total Sale Consideration of Rs.60,00,000/- (Rupees Sixty Lakh only) and the Second Party has also agreed to purchase the same for this very amount . The deal is all inclusive of all associated charges to be paid to the builder (Flat Cost, Lease Rent, IFMS, Water & Sewerage Connection, 1 Covered parking, Club membership, KVA electricity meter, power backup provided by the Hyde Park RWA, Hyde Park RWA NOC Charges) except Noida Authority Transfer Charges, Stamp duty & Registration charges as applicable and Lawyer and any other additional cost related to Registry.

NOW THIS AGREEMENT TO SELL WITNESSETH AS UNDER:

1. That the Total Sale Consideration of the aforesaid property has been settled to as Rs.60,00,000/- (Rupees Sixty Lakh only) between both the parties.
2. That the First Party has received a sum of Rs 1,50,000/- (Rupees One Lakh Fifty Thousand only) from the Second Party the receipt of which, the First Party hereby acknowledge. This payment is being made in the following manner:

MODE OF PAYMENT	DATED	AMOUNT
PAYTM TXN - 203797633360	06/02/2022	Rs.50,000/-
PAYTM TXN - 203797872144	06/02/2022	Rs.49,000/-
PAYTM TXN - 203851466591	07/02/2022	Rs. 30,000/-
PAYTM TXN - 203853201413	07/02/2022	Rs. 21,000/-

RTGS - YESBR52022021388903638 13/02/2022 Rs 4,50,000/-

Rajdeep Singh

Pritya



Rajdeep Singh

Pritya

3. That the balance amount a sum of Rs. 58,50,000 /- (Rupees Fifty Eight Lakh Fifty Thousand only) include 1% TDS shall be Paid by Second Party to First Party within 45 days from the date of Agreement
4. That the FIRST PARTY Shall Apply and obtain the Permission for Transfer of the said Property from the Hyde Park RWA in Favour of the above said Second Party & the charges for the same would be borne by the First Party. The SECOND Party would apply for TRANSFER at Noida Authority and Charges for the Same would be borne by the SECOND PARTY
5. Payment of Rs 4,50,000 /- (Rupees Four Lakh Fifty Thousand Only) would be given at the time of Agreement to Sale .
6. Payment of Rs. 5,40,000/- (Rupees Five Lakh Forty Thousand Only) before or at the time of applying Transfer of Memorandum at Noida Authority
7. Balance Payment Rs.48,00,000/- (Rupees Forty Eight Lakh Only) excluding 1 % TDS in Form DD / RTGS on or before the Transfer Day.
8. 1% TDS Rs. 60000/- would be deducted of total Deal Value by Second Party & deposited in the Income Tax Department & Certificate for the same would be given to First Party
9. After Transferring the Total Deal Value by the Second Party to First Party. That the Second Party shall have right to get the Transfer of the said property executed and registered in his/her favour or in favour of his/her nominee(s) for which the First Party has got no objection.
10. That the First Party shall be liable to pay all outstanding dues and demands dues like Maintenance, IGL, Electricity, Water Charges from concerned Builder or anyone, in respect of the said property until the Transfer date hereof and all future dues shall be paid by the Second Party.
11. That the First Party shall hand over the vacant and actual physical possession of the abovesaid property to the Second Party at the time of Registry After receiving the total deal value.
12. That in case the Second Party fails to pay the balance payment within stipulated period, the Advance/Part Payment money will be forfeited in favour of the First Party and in case the First Party refuses to sell the said property within the stipulated period, due to any reason First Party will be liable to pay double amount of the part payment received from the Second Party.
13. That in case of the breach of any clause by the First Party aforesaid the Second Party shall have the right to get the Transfer Deed registered through court of law after depositing the balance amount of this AGREEMENT TO SELL.
14. That the FIRST PARTY shall be liable to incur any Penalty Charges demanded by the Hyde Park RWA if any.
15. The Second Party would start paying Maintenance from the Transfer date



Rajdeep Singh

Prityam
First

(4)

16. The Deal is applicable subject to Bank giving Bank Loan to the said unit to the Second Party i.e Buyer.

17. If the Bank Is unable to disburse the loan because of any Incomplete Original Property papers Like Builder Buyer Agreement, Allotment Letter , Cost Sheet , Payment Plan, all Receipts and other necessary documents then deal gets cancel and the Whole amount gets refunded.

18. If there is any Delay due to Covid-19 Situation, then that time period will be considered as a Grace Period for Both the Parties for Execution of this Transaction. The delay can be like Ban on Travelling, Lockdown, Builder Office is Closed due to Lockdown, Bank not Operating due to Covid Situation/lockdown etc.

19. On the said property there is No Loan.

Witness :

1.
2.

~~R.K. Chakraborty~~
A-1/50 Jangpura
N.D.

Ramon
Ramon Dhan
O/15-A JANGPURA EXTN
N.D-14
9811547776

FIRST PARTY

SECOND PARTY



ATTESTED
VIRENDRA KUMAR GARG
Advocate, Notary
Reg. No. 2874
GOVT. OF INDIA