



सत्यमेव जयते

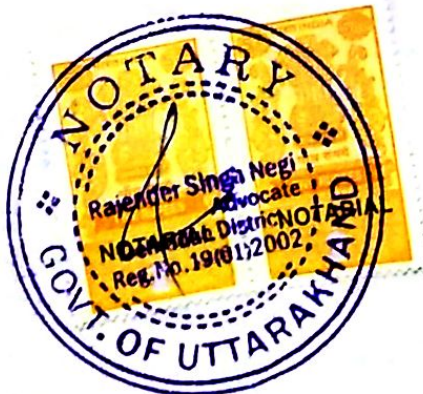
INDIA NON JUDICIAL Government of Uttarakhand

e-Stamp

Certificate No.	: IN-UK72426527383109U
Certificate Issued Date	: 07-Mar-2022 10:54 AM
Account Reference	: NONACC (SV)/ uk1233804/ DEHRADUN/ UK-DH
Unique Doc. Reference	: SUBIN-UKUK123380449481498637069U
Purchased by	: SMT ASHA BAHUGUNA
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: NA
Consideration Price (Rs.)	: 0 (Zero)
First Party	: YASHPAL WASON
Second Party	: SMT ASHA BAHUGUNA
Stamp Duty Paid By	: SMT ASHA BAHUGUNA
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



.....Please write or type below this line.....



AGREEMENT TO SELL

This Agreement to Sale is made on this 07 March, 2022 at
Dehradun Shri Yashpal Wason S/o Late Kishan Lal Wason, R/o Panditwari,
Naman Agotwal S/o A.K. Gupta R/o 131, Shivaji Marg, Kanwali road,
Dehradun (U.K.)

(hereinafter called the first party) of the one part.

.....**First Party**

AND

Smt. Asha Bahuguna w/o Manoj Kishore Bhaguna, R/o
Ranichauri Tehri Garhwal Uttarakhand (9412946636)

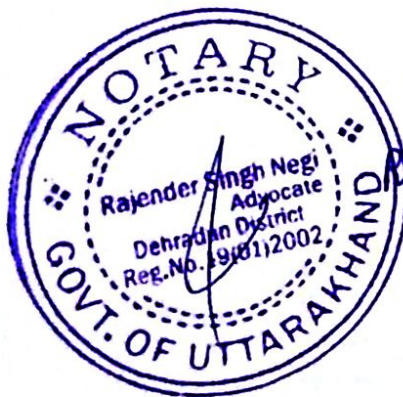
s (hereinafter called the second party) of the one part.

.....**Second Party**

WHEREAS the First Party are the absolute owner in possession of Property mentioned in the scheduled of this Agreement and as such the first party is having absolute legal right into an Agreement to sell the Property to the second party.

AND WHEREAS the Second Party has approached the First Party to purchase the said PROPERTY (more fully described in the schedule of the deed) and the First Party has agreed to sell the same for a total sale consideration of Rs. 4950000=00 (Rupees Forty Nine Lakh Fifty Thousand only).
And the said property is free from all type of liens, charges and encumbrances etc.

AND WHEREAS the terms agreed between the parties are liable to be reduced to writing.



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- A) Rs. 50000

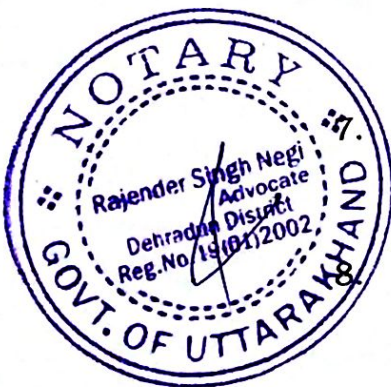
Fifty Thousand Only, thru SBI
Cheque Chamba thru Cheq. No 274739
Datt. Tensi.

B) Rs.

2. That the time for the execution and registration of the sale deed has been agreed upon by the parties herein till on or before 05 June, 2022 which shall be extended only by mutual consent of both the parties.

3. That the said PROPERTY is free from all type of liens, charges and encumbrance etc. and the said PROPERTY is not subject to any kind of court attachment.
4. That all the expenses, regarding the registration of sale-deed shall be borne by the Second party.
5. That the possession of the Property will be delivered at the time of registration of sale deed.
6. That the First Party are liable to pay/clear all the dues/tax etc. if any pending over the said PROPERTY till the date of execution of this Agreement and thereafter the same shall be the liability of the Second Party or the nominee of the Second Party in whose name the sale deed shall be executed.

That the Second Party shall be entitled to nominate any person of the purpose of execution of the Sale deed.



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9. That on account of defect in title of the First Party the Second Party has the right to recover all losses etc from the first party.
10. If all the documents are in line with Agreement and irrespective of that second party fails to honor this Agreement for any reason, in such eventuality, First Party has all the rights to recover all the expenses from second party

SCHEDULE OF PROPERTY

ALL THAT PROPERTY Residential Floor having 3 BHK on 1st floor
Unit No-A1 having Super Area 133.10 Sq.mtrs & Construction area
120 Sq. mtrs. With common roof rights and common stairs with all easements right in common area in the entire building, existing to ground floor to roof and proportionate share of undivided land with on common car parking space in parking area situated at _____ and to the said entire residential building is bounded as under:-

North	<u>Property of Other</u>
South	<u>Property of Seller</u>
East	<u>Property of seller</u>
West	<u>17'ft. wide Road.</u>

In Witness Whereof the parties, have signed and attested this document on the day, date and year aforementioned in presence of witnesses.



First Party

Second Party

Witnessess:

1. Shri Ashish Bahuguna
Mob.No-9634948040

ATTESTED

2. [Signature]
(RAJENDER SINGH NEGI)
Advocate & NOTARY
Chamber No. 92, 1st Floor
Opposite Bar Office
Collectorate Court Compound
Dehradun (Uttarakhand)