



e-Stamp

Signature:
ACC Name: KAUSHLENDRA SINGH
ACC Code: UP14016704
ACC Add: Sector 32, Noida, UP-2013014249
LIC No: 159 (H) 14016704 Dada G.B. Nagar, UP

IN-UP77581071631708U
13-Dec-2022 03:39 PM
NEWIMPACC (SV)/ up14016704/ GAUTAMBUDDH NAGAR 1/ UP-GBN
SUBIN-UPUP1401670448451262608049U
JITENDRA KUMAR JHA AND PRABHA JHA
Article 5 Agreement or Memorandum of an agreement
Flat no-802, BHAGIRATHI APARTMENT , B-9/14, SECTOR-62, NOIDA,
-201301..
HARBHAJAN SINGH MANGAT AND NAVPREET KAUR
JITENDRA KUMAR JHA AND PRABHA JHA
JITENDRA KUMAR JHA AND PRABHA JHA
100
(One Hundred only)

सत्यमेव जयते



IN UP77561071631706U

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उत्तरांचल
Nagpur Kaur



10/10
Pragya D

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 Noida on this 13TH day of DECEMBER 2022 between Mrs.. of the one part, hereinafter called the VENDOR.

MR. HARBHAJAN SINGH MANGAT(ADHAAR NO-4523 0922 2698)(PAN NO-BVEPM8593C) s/o SHRI GURDIAL SINGH MANGAT AND NAVPREET KAUR(ADHAAR NO-9569 4471 8550)(PAN NO-BVEPM8528F) W/O HARBHAJAN SINGH MANGAT R/o 372, PHASE-4, S.A.S NAGAR , MOHALI SECTOR-62, SAS NAGAR MOHALI PUNJAB-160062.of the other part, hereinafter called the VENDEE.

AND

MR. JITENDRA KUMAR JHA (ADHAAR NO-2892 0768 0035)(PAN NO-ADUPJ3419R) S/O SHRI SURYAKANT JHA AND PRABHA JHA(ADHAAR NO-3043 5926 7423)(PAN NO-AIUPJ1784G) W/O JITENDRA KUMAR JHA R/O 44B, SECTOR-5, SHRI RADHA VALLEY GOVINDPUR , MATHURA BANGAR, MATHURA UTTAR PRADESH-281004.

(The expression and words to vendor and vendee shall mean and include their legal heirs, successors, nominees' executors, and administrators, legal respectively).
WHEREAS the vendor aforesaid is the allot tee, sub- lessee and in possession of **Flat no-802, BHAGIRATHI APARTMENT , B-9/14, SECTOR-62, NOIDA, U.P-201301..** herein after referred to as the PROPERTY).

AND

Where as the vender aforesaid is desirous to sell the said property unto the vendee for the total sale consideration of **Rs.71,00,000/-(RUPEES SEVENTY ONE LAKH ONLY)** and the vendee has also agree to purchase the same for this very amount.

NOW THIS AGREEMENT TO SELL WITNESSETH AS UNDER:-

- That the total sale consideration of the said property has been settled to as **Rs. Rs.71,00,000/- (RUPEES SEVENTY ONE LAKH ONLY)** -in between both the parties.
- That the vendor has received sum of **Rs. 7,10,000 /- (Rupees SEVEN LAKH TEN THOUSAND only)** from the vendee the receipt of which, the vendor hereby acknowledges. This payment is being made in the following manners:-
MODE OF PAYMENT DATED AMOUNT

Navpreet Kaur
Navpreet Kaur



Prabha Jha
Prabha Jha

SL NO.	NAME OF BANK	CHEQUE NO.	DATE	AMOUNT
1.	UTR NO-00330308535	NEFT	6-12-2022	Rs.51000/-
2.	UTR NO-PUNB52022121319345166	NEFT	13-12-2022	Rs.659000/-

1. That the balance amount of Rs.63,90,000/- (Rupees SIXTY THREE LAKH NINGHTY THOUSAND only) shall be paid by the vendee to the vendor at the time of execution of transfer of sale deed in favor of the vendee on or before 60 DAYS
2. That the vendor has assured the Vendee that the above said property is free from all sorts of encumbrances such as mortgage, lien, gift, exchange, dispute, litigation, attachment, pledge, 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 double the token amount with cost and expenses from the movable and immovable properties of the vendor.
3. That the expenses to be incurred for the execution of the necessary documents for transfer of the said house in favor of the vendee, on stamp duty, registration fees and other legal expenses will be borne by the vendee.
4. That the vendee shall have the rights to transfer the membership to the said house executed in his/her favor or in favor of his/her nominees for which the vander has got no objections.
5. That the vendor shall be liable to incur all outstanding dues and demands in respect of the said house to the date here of and that all future dues shall be paid the vendee.
6. That in case of breach of any clause by the vendor aforesaid the vendee shall have the right to get the ownership of the said house through court of law after depositing the balance amount of this Agreement to Sell.
7. That in case of breach of any clause by the vendee he shall forfeit his right to the advance bayana amount with regard to the property.
8. That if the vendor is the defaulter to comply with any terms and conditions of this agreement and fail to execute the concerned document for transfer of ownership of the said property to the vendee, than the vendor will be liable to pay double of the advance bayana amount.
9. That the vendor shall clear all the society dues till date and shall get the said property transfer to the vendee.
10. That the vendor shall also handover the original possession letter, allotment letter & other relevant papers to the vendee.
11. This agreement to sell deed is valid for 60 days. Start from 13/12/2022
12. Both the parties will pay 1% as commission to Aman properties.



Naupreet Kaur

Prabha D

13. That the seller will pay Rs.1,15,000/-(one lakh fifteen thousand) AND Rs. 1,00,000/-(ONE LAKH) WILL PAY BUYER NOC charges deduct in this amount.
14. TDS will be deducted as per income tax rule .

IN WITNESSES WHEREOF, the vendor and the vendee have get their respective hands execute this Agreement to Sell on the day, month and the year first above written in the presence of the following witnesses:-

[Signature]
1. VENDOR Navpreet Kaur

[Signature]
2. VENDEE Prabhjy Jha

WITNESSES

1. [Signature]
Gaurav Kreet Singh Brar
2. [Signature] (Ashu)



ATTESTED

[Signature]
Manendra Kumar Shishodia
Advocate
Distt. Court G B N

13 DEC 2022



e-Stamp

Signature _____
ACC Name: KAUSHLENDRA SINGH
ACC Code: UP14016704
ACC Add Sector 32, Noida, U.P. 201301-14249
LIC No. 169 Teh. 4 LIC: Dadi G.B. Nagar U.P.

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[Signature]
2. VENDEE Prabhjy Jha

WITNESSES

1. [Signature]
Gaurav Kreet Singh Brar
2. [Signature] (Ashu)



ATTESTED

[Signature]
Manendra Kumar Shishodia
Advocate
Distt. Court G B N

13 DEC 2022