

AGREEMENT TO SELL

This AGREEMENT TO SELL is made and executed at Noida on this 13TH day of DECEMBER 2022 by SELL is made and executed at Noida on this 13TH day of DECEMBER 2022 TO SELL is made and executed at Noida on this 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 PUNIAR 140062, School her perpendier called the VENDEE. NAGAR MOHALI PUNJAB-160062.of the other part, hereinafter called the VENDEE.

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 GOVINDRID. VALLEY GOVINDPUR, MATHURA BANGAR, MATHURA UTTAR PRADESH-281004.

(The expression and words to vendor and vendee shall mean and include their legal heirs, successors nomineed 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 ADAMAGE AT HEREAS THE ADAMAGE AT HER ADAMAGE AT HEREAS THE ADAMAGE AT HE BHAGIRATHI APARTMENT, B-9/14, SECTOR-62, NOIDA, U.P-201301. herein after

referred to as the PROPERTY).

Where as the vender aforesaid is desirous to sell the said property unto the vendee for the total sale consideration of

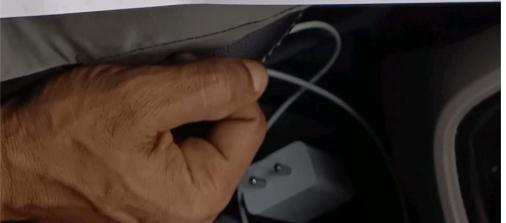
Rs.71,00,000/-(RUPEES SEVENTY ONE LAKH ONLY) and the vendee has also agree to purchase the same for this very amount.

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







1. That the balance amount of Rs.63,90,000/- (Rupees SIXTY THREE LAKH NINGHTY THOUSAND only) shall be 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

of sale deed in favor of the vendee on or before 60 DAYS

That the vender has 2. That the vendor has assured the Vendee that the above said property is free from all sorts of encumbrances such as assured the Vendee that the above said property is free from all sorts of encumbrances such as assured the Vendee that the above said property is free from all sorts of encumbrances. encumbrances such as mortgage, lien, gift, exchange, dispute, litigation, attachment, pledge, decree of any court of least of the light and responsible for decree of any court of law, and if proved otherwise the vendor shall be liable and responsible for the same and the vendor. the same and the vendee shall have the rights to recover the double the token amount with cost and expenses from the

and expenses from the movable and immovable properties of the vendor.

That the expenses to be a supposed to be a supposed to the processary documents. 3. That the expenses to be incurred for the execution of the necessary documents for transfer of the said house in favor of the execution of the necessary documents for transfer of the said house in favor of the execution of the necessary documents for transfer of the said house in favor of the execution favor of the ex said house in favor of the vendee, on stamp duty, registration fees and other legal expenses will be borne by the yender. 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 6.

his/her favor or in favor of his/her nominees for which the vender has got no objections. 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.

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

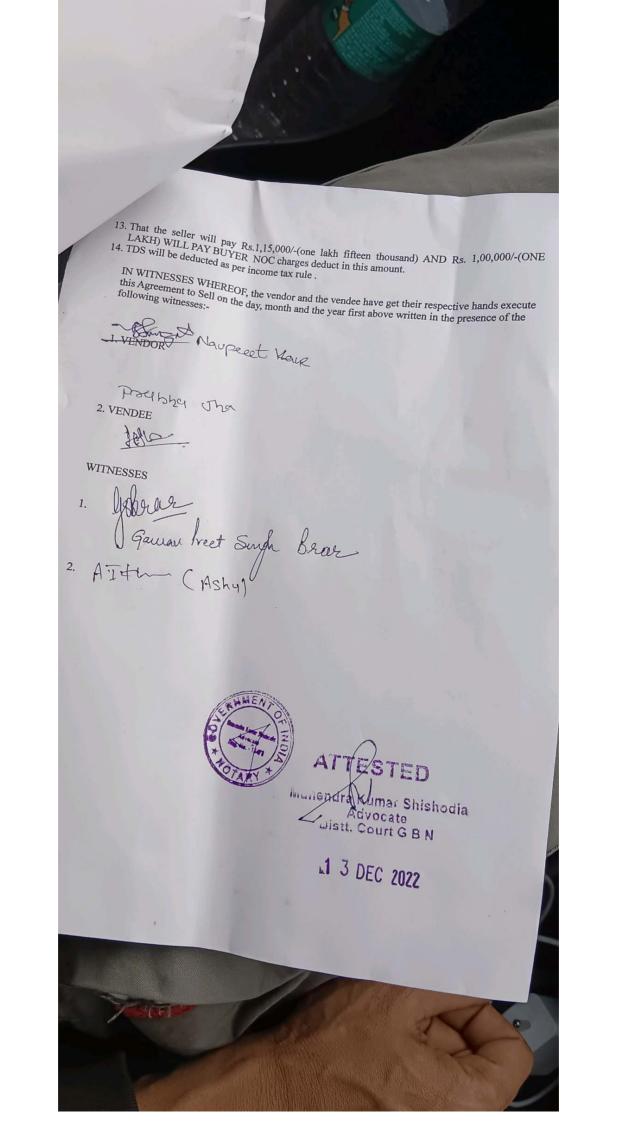
10. That the vendor shall also handover the original possession letter, allotment letter & other relevant papers to the vendee.

11. This agreement to sell deed is valid for .f. days. Start from . 13 112 2012

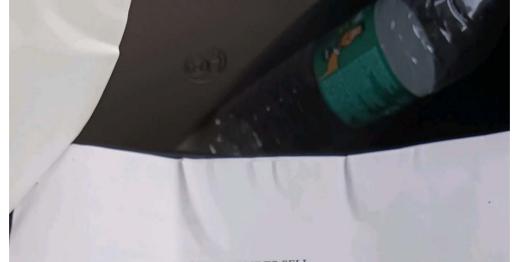
12. Both the parties will pay 1% as commission to Aman properties.

Naupeet Kaye









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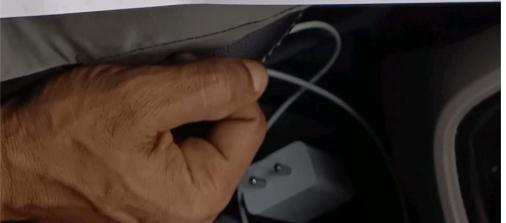
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