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Certificate No. : IN-UP37420398695662V
Certificate Issued Date : 17-Jun-2023 02:05 PM
Account Reference : NEWIMPACC (SV)/ up14006104/ GREATER NOIDA/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP1400610469799882944233V
Purchased by : AJAY SINGH
Description of Document : Article 5 Agreement or Memorandum of an agreement
Property Description : HOUSE NO-334,BLOCK-B SECTOR-OMICRON-3,GREATER NOIDA DISTT-G.B.NAGAR,U.P.
Consideration Price (Rs.) :
First Party : AJIT SINGH
Second Party : AJAY SINGH
Stamp Duty Paid By : AJAY SINGH
Stamp Duty Amount(Rs.) : 300
 (Three Hundred only)

सत्यमेव जयते



₹300

Please write or type below this line

IN-UP37420398695662V



II
Ajay Singh

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.

(1)
AGREEMENT TO SELL

This AGREEMENT TO SELL is made and executed at GAUTAM BUDH NAGAR U.P. on this 20th day of JUNE 2023 between

AJIT SINGH S/O SH. DHARAMVEER R/O H NO. B.
335 SECTOR - OMICRON-III GREATER NOIDA
DISTT. S.B. NAGAR U.P.

hereinafter called the VENDOR.

AND

AJAY SINGH S/O SH. AJIT SINGH
R/O H. NO. 81 VILLAGE - BHANAUTA. I DADRI
DISTT. S.B. NAGAR U.P.

hereinafter called the VENDEE.

(The expression and word of the VENDOR and VENDEE shall mean and include their heirs, successors, assignees, nominees, executors, administrators and legal representatives respectively).

WHEREAS the VENDOR is the lawful owner of a Residential Plot/Flat/House No. 334, Block- B Sector- OMICRON III Area- 200 Sq. Mtrs. Vide allotment No. situated in Greater Noida, Distt. Gautam Budh Nagar U.P. hereinafter referred as the PROPERTY.

AND WHEREAS the VENDOR aforesaid is desirous to sell said property in favour of the VENDEE and VENDOR has also agreed to acquire the same.

NOW THIS AGREEMENT TO SELL WITNESSETH AS UNDER:-



That the total sale consideration of the said property has been settled an amount of Rs. 10000000/- (Rupees ONE CRORE ONLY) between both the parties.

2. That the VENDOR has received a sum of Rs. 1000000/- (Rupees TEN LAKH ONLY) from the VENDEE as FULL AND FINAL / PART payment the receipt of which the payment has been made in the following manner.

I Ajit Singh

II Ajay Singh

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S.No.	MODE OF PAYMENT	DATE	AMOUNT (Rs.)
1.	RTGS (Ref. No. ICICR- -12023062200354613)	22/06/2023	10,00,000/- (Rupees Ten Lakh Only)

Total: 10,00,000/-

3. That the balance amount of Rs. 9000000/-
(Rupees NINETY LAKH ONLY)
Shall be payable by VENDEE to the VENDOR/Greater Noida Authority, at the time of the execution of TRANSFER DEED/ LEASE DEED.
4. That the VENDOR will hand over the lawful, actual, peaceful and vacant physical possession of the said property to the VENDEE at the time of execution of Transfer Deed/Lease Deed.
5. That VENDOR shall apply and obtain the permission for transfer/sale of the said property in favour of the VENDEE aforesaid or his/her legal heirs, nominee(s) from the Greater Noida Authority and shall get the transfer deed registered within Sixty days after such permission and VENDOR will also execute the LEASE DEED with the Greater Noida Authority if and when required.
6. That the VENDOR has assured the VENDEE that the above said property is free from all sorts or encumbrance such as mortgage Sale, pledge, lien, gift etc. and if proved otherwise the VENDOR shall be liable and responsible for the entire compensation.
7. That the VENDOR confirms & assures the VENDEE that VENDOR or his/her spouse living did not avail & shall never be availed such and facility contrary to the terms/ conditions of the allotment & other benefit of the aforesaid property till the execution & registration of final TRANSFER DEED & mutation process of process property in process of the VENDEE or his/ her legal heirs nominees etc.
8. That if due to mis-statement of the VENDOR the above property/ other benefits relating to the property canceled/ withdrawn by the Greater Noida Authority, all the damages will be claimed by the VENDEE from the VENDOR. And in case whereas due to changes in this scheme of canceled VENDEE shall be entitled to all substitute alternatives accommodation & other benefits from the Greater Noida Authority.



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9. That the VENDOR has received the payment against the above said property and shall not demand any further payment at the time of execution of lease deed if & when required and also make himself present for further sale in any other name if desired by the VENDEE, on receiving of balance amount, if any.
10. That in case any Document/Transfer Application is changed by the Greater Noida Authority, then the VENDOR will execute and sign the relevant documents etc.
11. That the expenses to be incurred on Stamp Duty, registration fee and other legal expenses i.e. Transfer Deed/Sale Deed/Lease Deed shall be paid by the VENDEE aforesaid.
12. That the Transfer charges to the above said property shall be payable by the VENDEE to Greater Noida Authority.
13. That in case the VENDEE fails to pay the balance amount (if any) within 02 months months. Means till dated 20/8/23 from today. Then this agreement to sell shall be deemed as cancelled on the part & fault of VENDEE and avoidable on the part of VENDOR. The VENDOR may forfeit and amount to the execution till 10% of the total sale consideration as forfeiture of the earnest money out of the party payment made so far.
14. That in case of breach of any clause by the VENDOR aforesaid, the VENDEE shall have the right to get the Transfer Deed/Sale Deed registered through Court of law after depositing the balance amount of this agreement to sell in the court.

IN WITNESSES WHERE OF, the VENDOR and VENDEE aforesaid have set their respective hands on this AGREEMENT TO SELL at palace, on the day month & year first above mentioned in the presence of the following witness:-

WITNESSES:-

1-


VENDOR


VENDEE

2-



ATTESTED

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