



सत्यमेव जयते

# INDIA NON JUDICIAL

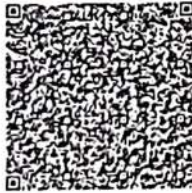
## Government of National Capital Territory of Delhi

₹100

### e-Stamp

Certificate No.	: IN-DL77799335513252V
Certificate Issued Date	: 08-Oct-2023 02:32 PM
Account Reference	: IMPACC (IV)/ dl832003/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL83200321915644648029V
Purchased by	: RAJ SHREE AND RAVINDER KUMAR
Description of Document	: Article 23-A Salo Agroomont
Property Description	: 4/2369, GALI NO.9, BEHARI COLONY, SHAHDARA DELHI-110032
Consideration Price (Rs.)	: 0 (Zero)
First Party	: RAJNI
Second Party	: RAJ SHREE AND RAVINDER KUMAR
Stamp Duty Paid By	: RAJ SHREE AND RAVINDER KUMAR
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)

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Please write or type below this line

IN-DL-7799335513252V

Rajni



Rajshree

Rajni

#### Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shoelstamp.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.



**ADVANCE RECEIPT CUM AGREEMENT TO SELL & PURCHASE (BAYANA)**

**Stamp Duty Rs.100/-**

This Agreement to Sell is hereby executed on 8<sup>th</sup> October 2023, at Delhi, by:-

MISS. RAJNI WIFE OF SHRI VINOD KUMAR RESIDENT OF 4/2369, BEHARI COLONY, SHAHDARA DELHI-110032, (hereinafter called the First Party).

**AND**

(1)MISS RAJ SHREE WIFE OF SHRI RAVINDER KUMAR (2) SHRI RAVINDER KUMAR SON OF SHRI PARMANAND BOTH RESIDENT OF 4/2369, BIHARI COOLONY, SHAHDARA DELHI-110032 ,(hereinafter called the Second Party).

The expression of both the parties shall mean and include their heirs, executors, successors, administrators, representatives and assignees respectively.

WHEREAS the First Party is actual owner and in possession of half undivided share of a Built up free-hold property bearing property No.4/2369, built on plot NO.11, area measuring 100 Sq. Yds., out of Khasra No.660/413 min, alongwith its whole of the structure and rights to construct upto the last storey, fitted with electricity and water tap connections, Situated in the area of Village Uldhanpur in the abadi of Gali No.9, Behari Colony, Shahdara, Delhi-110032, and bounded as under-

East: Property of others.

West: Road 20ft.

North: Property of others.

South: Property of others.

AND WHEREAS the first party has agreed to sell the above said property That is half undivided share to the second party and the second party has also agreed to purchase the same from the first party in consideration of **Rs.80,00,000/- (Rs. Eighty Lacs only)** on the following terms and conditions:-

1. That the first party has received **Rs.9,20,000/- (Rs. Nine Lacs Twenty Thousand Only)**- Out of sum which Rs.5,00,000/- vide Cheque No. 077719 dated 08.10.2023 Drawn On State Bank Of India Branch Personal Banking Branch New Delhi, and 4,20,000/- Vide Cheque No.077720 dated 08.10.2023 Drawn on State Bank Of India Branch Personal Banking Branch New Delhi from the second party as an earnest money against the above said property at the time of execution of this Agreement.

Contd. P/3



*Rajni*

*Rajshree*

*Rajni*

2. That the balance amount of **Rs.70,80,000/- (Rupees Seventy Lacs Eighty Thousand Only)** shall be paid by the second party by two installments to the first party on or before **08.01.2024** from this Agreement.
3. That first party will execute the sale deed in respect of the above said property in favour of the second party or her nominee(s) at the time of receiving the full and final payment and also deliver the vacant physical possession of the said property on the spot.
4. That the first party hereby assure to the Second party that the property under sale is still free from all sorts of encumbrances like prior sale, mortgage, gift, Will, loan, lien, decree, burden, charges, security, surety, family disputes or any other type of dispute, charges, revision, writ, appeal, complications, attachments, notices, legal flaws, stay order, equitable mortgage or any kind of transfer etc. and there is no legal defect in the title of the first party regarding ownership and if found or proved otherwise then the first party shall be responsible for the losses, damages which may be sustained or incurred by the second party in all manner by all her movable and immovable properties and other assets.
5. That the First Party shall be liable and responsible for all prior dues, charges etc. i.e. electricity and water bills, house-tax, maintenance charges and sewerage charges etc. pertaining to the above mentioned property under sale till the date of handing over the possession of said property and in future the Second Party will pay all charges of the above said property to the authority concerned.
6. That if the first party fails to comply terms and conditions of this Agreement then the first party will refund the double amount of the above said amount and if the second party fails to comply terms and conditions of this Agreement then the above said paid up amount shall be forfeited by the first party and the said transaction deemed cancelled.
7. That this is also made clear that **SECOND PARTY** shall deduct @1% of sale deed amount as TDS out of balance payment and Second Party shall remain responsible to deposit the same in tax account of party.

Contd. P/4



*Handwritten signature: T. Chakraborty*

*Handwritten signature: Rajkumar*

*Handwritten signature: P. N. N.*



**IN WITNESS WHEREOF** both the parties have signed on this Agreement to Sell on the day, month and year mentioned above.

**WITNESSES:-**

1. 

Mr. Chandra Prakash Sharma.  
State Bank of India.  
Badli Branch.  
Rishda Road, Delhi - 110042.



**FIRST PARTY**

2. 

Mr. Dinesh Kumar  
State Bank of India, Badli Branch,  
Rishda Road, Delhi - 110042





**SECOND PARTY**



**ATTESTED**

NOTARY PUBLIC, DELHI