



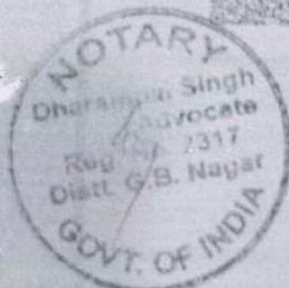
INDIA NON JUDICIAL
Government of Uttar Pradesh



IN-UP89021584699731V

e-Stamp

Certificate No.	: IN-UP89021584699731V
Certificate Issued Date	: 02-Dec-2023 03:16 PM
Account Reference	: NEWIMPACC (SV)/ up14052304/ GAUTAMBUDH NAGAR 2/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUP1405230473748228224784V
Purchased by	: AJAY SINGH
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: ROMA SINGH
Second Party	: AJAY SINGH
Stamp Duty Paid By	: AJAY SINGH
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

AGREEMENT TO SELL

This AGREEMENT TO SELL is made and executed at GAUTAM BUDH NAGAR U.P. on this 02 Day of December, 2023, between Ms. Roma Singh D/o Shri Harinder Paul Singh (PAN NO. IQPPS6231G, AADHAR CARD NO. XXXXXXXX0506) R/O CTD 901 Eldeco Green Meadows sector Pi-1, Greater Noida, GB Nagar 201310 hereinafter called the VENDOR.

AND

Mr. AJAY SINGH S/o Shri AJIT SINGH, (PAN NO ENWPS6450M, AADHAR CARD NO XXXXXX5061 R/o HN,81 Bhanauta 1 Dadri, Greater Noida, Gautam Bhudh Nagar, U.P-203207 hereinafter called the VENDEE (The expression and word of the VENDOR and VENDEE shall mean and include their heirs, successions, assignees, nominees executors, administrators and legal representatives respectively).

Signature Alert:

1. The authenticity of this Stamp Certificate should be verified at www.eStampIndia.gov or using e-Stamp Mobile App at https://www.eStampIndia.gov

2. Any tampering with the details on this Certificate will be considered as the violation of the law. Mobile App removal is advised.

3. The issue of checking the authenticity of the Stamp Certificate is the responsibility of the user.

4. The issue of any discrepancy should be raised with the Government of India.

WHEREAS the VENDOR is the lawful owner of a Residential House/Plot/Flat No.CITADALE 901,Area 1870 Sqft. 173.79 SQR Mtrs., Eldeco Green Meadows, Sector Pi-1, GREATER NOIDA, U.P. hereinafter referred as the PROPERTY

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

NOW THIS AGREEMENT TO SELL WITNESSETH AS UNDER:-

1. That the total sale consideration of the said property has been settled to as Rs.10000000 only/- .(Rupees ONE CRORE only) in between both the parties.

2. That the Vendor has received a sum of Rs. 500000/- (Rupees FIVE Lakh only) from the Vendee the receipt of which, the vendor hereby acknowledges. The payment is being made in the following manner:-

<u>MODE OF PAYMENT</u>	<u>AMOUNT</u>	<u>DATE</u>
1- ICICI BANK Cheque NO- 006672	Rs. 500000/-	02/12/2023
2-	Rs.	
3-	Rs.	
4.	Rs.	

Total Amount paid- Rs-.....

3. That the balance amount of Rs.9500000/-(Rupees NINETY FIVE LAKH only) shall be paid by the Vendee to the Vendor/ NOIDA/GREATER NOIDA Authority at/ up to the time of final Transfer Deed.

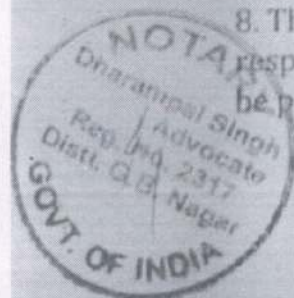
4. That the Vendor shall apply and obtain the permission for Transfer of the said property from the Builder Gr. Noida Authority in favour of the above said Vendee or his/her nominee (s) & shall execute the transfer deed within 60. days i.e. 02/02/2024

5. That the Vendor has assured the Vendee that the above said property is free from all sorts of encumbrances such as mortgage sales, lien, gift, exchange, dispute, litigation attachment, pledge and decree of any court of law and if proved otherwise the Vendor shall be liable and responsible for the Vendee shall have the right to recover the entire amount. With cost and expenses from the movable and immovable properties of the Vendor.

6. That the expenses to be incurred for the execution of the Transfer Deed on stamp duty, registration fees and other legal expenses will be borne by the Vendee.

7. That The Vendee shall have the rights to get the Transfer Deed of the said property executed in his/her favour or in favour of his/her nominee (s) for which the Vendor has got no objection.

8. That the Vendor shall be liable to incur all out-standing dues & demands in respects of the said property to the date hereof and that all future dues shall be paid by the Vendee.



[Signature]

[Signature]

9. That the Vendor aforesaid shall hand over/has handed over the vacant and actual physical possession of the aforesaid property to the vendee at the time of execution of final Transfer Deed/this agreement to sell.

10. That in case of breach of any clause by the Vendor afore said the Vendee shall have the right to get the Transfer Deed registered through Court of law after depositing the balance amount of this Agreement to sell and expenses so incurred in the legal proceedings shall be the liability of Vendor.

11. That if the Vendee does not execute the Transfer Deed within the given time then his deposited amount will be forfeited.

12. That if the Vendor does not execute the Transfer Deed within the given time then he has to pay the double of the deposited amount.

13. That 1% TDS of the total sale consideration is paid by the vendor.

IN WITNESSES WHERE OF : The Vendor and the Vendee have set their respective hands to execute this Agreement to sell, on the day month and the year first above written in presence of the following witnesses.

WITNESSES

Nowca Singh

1. MONICA ALOKA SINGH - w/o Harinder Singh
Chartered A/c., F&M

VENDOR

Darinder Singh

2. DEVEN DERRA AGAR SY - Rampal Singh

CC-302 EE DECO GATE MEDIAN

Sector Pat-3 GATE HOLE

VENDEE



ATTESTED

Dharampal Singh
Notary Advocate
Reg. No. 2317
Dist. Gautam Budh Nagar