



INDIA NON JUDICIAL



IN-UP27710245507056W

Government of Uttar Pradesh

e-Stamp

अमित कुमार
स्टाम्प विक्रेता
लाईसेन्स नं 529
राज नगर एक्सटेंशन

Certificate No. : IN-UP27710245507056W
Certificate Issued Date : 06-Jan-2024 03:43 PM
Account Reference : NEWIMPACC (SV)/ up14095204/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1409520451369447109064W
Purchased by : Saurabh Kumar and Sakshi
Description of Document : Article 5 Agreement or Memorandum of an agreement
Property Description : Officer City 2 measuring 995 square feet, bearing Unit No H-1108, situated at Rajnagar Ext. Gzb U.P.
Consideration Price (Rs.) :
First Party : Pankaj Singhal and Jyoti Singhal
Second Party : Saurabh Kumar and Sakshi
Stamp Duty Paid By : Saurabh Kumar and Sakshi
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line

→ This Stamp paper is part of the
agreement for H-1108

[Signature]
Hole.

Seller

[Signature] Sakshi

Buyer

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.



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AGREEMENT TO SELL

This AGREEMENT TO SELL is executed at Ghaziabad, on ____ day of January 2024 by and between; Sh. Pankaj Singhal S/o Shri Raghunath Prasad & Mrs. Jyoti Singhal W/o Shri. Pankaj Singhal R/o.....hereinafter called "THE FIRST PARTY"(OWNER OF APARTMENT).

IN FAVOUR OF

Shri Saurabh Kumar S/o Niranjana Prasad & Mrs. Sakshi W/o Shri Saurabh Kumar R/o.....hereinafter called "THE SECOND PARTY". (BUYER/PURCHASER OF APARTMENT).

The expression of the terms the 'FIRST PARTY' and the 'SECOND PARTY' wherever they occur in the body of this Agreement to Sell, shall mean and include them, their legal heirs, successors, legal representatives, administrators, executors, transferee(s), beneficiary(ies), legatee(s), probatee(s), nominees and assignee(s).

AND WHEREAS the FIRST PARTY for his bonafide needs and requirements has agreed to sell, convey, transfer and assign to the SECOND PARTY and the SECOND PARTY has agreed to purchase the along with proportionate, undivided, indivisible, and impartible ownership rights of the said apartment in " **Windsor Premium Tower** in Group housing project Officer City 2 " ad measuring 995 square feet, bearing Unit No H-1108, situated at Rajnagar Extension , Ghaziabad, U.P., with all rights, title and interest, easements, privileges and appurtenances electricity thereon, with passages, staircase and other common amenities provided therein, hereinafter referred to as "THE SAID PORTION OF APARTMENT" for a total sale consideration of Rs. Thirty Six Lacs fifty thousand All-Inclusive.

NOW THIS AGREEMENT TO SELL WITNESSETH AS UNDER:-

That the total sale consideration of the said APARTMENT has been settled to a sum of Rs 36.50 Lacs (Thirty Six Lacs fifty thousand), between both the parties out of which a sum of Rs. One Lac as advance money has been received by the FIRST PARTY from the SECOND PARTY, in the following manner;

<u>DATE</u>	<u>MODE OF PAYMENT</u>	<u>AMOUNT(INR)</u>
06/01/2024	Through Bank Mr.Pankaj Singhal	50,000/-
06/01/2024	Through Bank Mrs. Jyoti Singhal	50,000/-
	Total:	1,00,000/-

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Saurabh Kumar Sakshi



The FIRST PARTY hereby admits and acknowledges the remaining balance sum of Rs. 35,50,000/- (Thirty Five Lacs fifty thousand only) will be received by the FIRST PARTY from the SECOND PARTY, at the time of the Final Registry and handover of the Said APARTMENT in favour of the SECOND PARTY by the first party

The FIRST PARTY shall for the transfer of the said APARTMENT get the letter of intent from the Builder/Promoter for the necessary endorsement letter needed for the transfer of the Said APARTMENT.

That the actual physical vacant possession of the said APARTMENT will be delivered by the FIRST PARTY to the SECOND PARTY, immediately after the Registry of the said APARTMENT.

That the FIRST PARTY be liable to incur all outstanding dues, liabilities and demands in respect of the said APARTMENT and shall be liable to give unencumbered, Vacant possession of the said APARTMENT to the SECOND PARTY.

That all the registration charges for the execution of registration with competent authority whatsoever shall be borne by the SECOND PARTY for transferring the legal title of the said APARTMENT.

That the house tax, water and electricity charges, and other dues and demands if any payable in respect of the said portion of the said APARTMENT shall be paid by the FIRST PARTY up to the date of registry and thereafter the SECOND PARTY will be responsible for the payment of the same.

That the proportionate common maintenance charges will be paid by all the occupants/owners of the said APARTMENT in the proportion of the area occupied.

That a separate electric meter have been provided in the said building for the exclusive use of the owner(s)/occupants of the said portion of the said APARTMENT.

That in the event of the building being damaged or not remaining in existence on any account whatsoever then the SECOND PARTY shall have the proportionate rights in the land along with other owners of the building and shall have the right to raise construction in proportion to the one as now being sold conveyed and being transferred under this Agreement to Sell.

That pending completion of the sale, the FIRST PARTY neither shall enter into any agreement of sale in respect of the said APARTMENT or any part thereof nor shall create any charges, mortgage, lien or any arrangement, in respect of the said APARTMENT in any manner whatsoever.

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Samir Kumar

Sakshi

Sakshi

Samir Kumar

That FIRST PARTY shall facilitate all the required documents for availing of loan and will co operate for loan processing .

That the SECOND PARTY shall make balance payment within 45 days from the date of this agreement A maximum of 15 days shall be given in case of any delay in release of payment from bank as Second party is a Bank Employee.

That both parties understand that these are unprecedented times and any delay caused due to the Pandemic at hand shall be navigated swiftly and as quickly as possible.

That all the expenses of the Sale Deed viz. Stamp Duty, Registration charges, etc. shall be borne and paid by the SECOND PARTY.

That this transaction has taken place at Ghaziabad As such, Ghaziabad Courts shall have exclusive jurisdiction to entertain any dispute arising out of or in any way touching or concerning this Deed.

That Two copies of the agreement are to be made and countersigned by both parties.

IN WITNESS WHEREOF, the FIRST PARTY and the SECOND PARTY have signed this AGREEMENT TO SELL at Ghaziabad on the date first mentioned above in the presence of the following witnesses.

WITNESSES:-

1.

FIRST PARTY.

Saundh Kumar

Sakshi

2.

SECOND PARTY.

Happy Holi.