

भारतीय गैर न्यायिक

दस
रुपये

रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

दिल्ली DELHI

AGREEMENT FOR SALE & PURCHASE

Notary
Regd. No. 0105/00
43AA 077783
Notary Delhi

THIS AGREEMENT IS MADE AT DELHI ON THIS 28th June 2011 BETWEEN

Sub. (Rt) Pyare Lal Mishra Son of Shri Shiv Nath Mishra R/o VPO: Dhanhrdihuli, Via Ramgarhwa, Distt. East Champaran - 845433 (Bihar), hereinafter called the FIRST PARTY/IES.

AND

Smt. Anila Mishra Wife of Shri Pyare Lal R/o H.No. 38-B, A-Block Shyam Vihar Phase-II, Dindarpur Village, Najafgarh, New Delhi-110043, hereinafter called the SECOND PARTY/IES.

The expressions of both the parties shall mean and include their respective heirs, successors, assigns, etc.

Whereas the First party is the absolute and rightful sole owner and in possession of Builtup Property bearing Plot No.38-B, land measuring area 111 sq. yds., Out of Khasra No. 8/15, Situated in the revenue estate of village Goela Khurd, Delhi State, Delhi area abadi known as, A-Block SHYAM VIHAR Phase-II, Dindarpur, Najafgarh, New Delhi-110043.

Now whereas the First party has agreed to sell and the Second party has agreed to purchase the above said Plot/Land/Property for total consideration Amount Rs. 4,00,000/-, (Rupees Four Lacs only), which amount has been received by the First party from the Second party as full and final settlement thereof.

Contd...p/2



Anila Mishra



[Signature]
28/06/2011

Rs.

25 JUN 2011

S. No. 3374 Rs. 10/- Date

Sold to Pyare Lal Sharma

R.O. Pyare Lal Sharma

In favour of Pyare Lal Sharma

R.O. Pyare Lal Sharma

Purpose Pyare Lal Sharma

Through Pyare Lal Sharma

RAIRANI STAMP AGENT

L.No. 579, Najafgarh, New Delhi-110032

Seet Chandra

NOW THIS AGREEMENT TO SELL WITNESSETH AS UNDER:-

1. That the first party has delivered the vacant physical possession of the said property to the second party on the spot.
2. That the second party shall realise all the profits of the said property from the date of execution of this agreement and the first party shall not demand any amount from the second party.
3. That the first party shall get no claim, title or interest in the said property and the second party has become its sole and absolute owner and is at liberty to utilise the same in any manner.
4. That first party hereby assures the second party that the said property is free from all sorts of encumbrances, such as sale, mortgage, gift, liens, decree, charge, court injunction, attachments, surety, security, litigation, legal flaws, dispute, notification, acquisitions and there is no legal defect in the title of the first party and if it is proved otherwise, the first party and his/her/their property both moveable and immovable shall be liable to indemnify the second party with costs and expenses etc.
5. That the first party has not entered into any sort of agreement with any body for the sale/transfer of the said property.
6. That all the expenses of the sale deed/documents shall be paid and borne by the second party.
7. That whenever and wherever the presentation of the first party will be required for the completion of any acts, deeds and things regarding the said property, the first party will be present for the same.
8. That all the dues & demands such as electric and water charges, House Tax etc. shall be paid by the first party upto the date of this agreement and thereafter the same shall be paid by the second party.
9. That the first party shall not create any charge on the said property from the date of this agreement and the second party has become the undisputed owner of this property.
10. That, as and when permissible, the first party shall execute a proper sale deed of the said property and shall get the same registered in the office of Sub-Registrar concerned if required by the second party at the costs and expenses of the second party.
11. That the first party has received the said entire amount from the second party in full and final settlement and nothing remains due out of the sale price.
12. That if the first party violates and infringes the terms and conditions laid down in this agreement, the second party shall be entitled to get this agreement enforced through Court of Law on the cost and expenses of the first party.

IN WITNESSES WHEREOF, both the parties have signed this agreement at Delhi on the day, month and year first above written in the presence of the following witnesses:-

WITNESSES:-

1. S.G. Chakraverty
64 A-Block Shyam
Vihar Phase - II
Gali No. 8
Najafgarh

2. Sanjay Kumar Jy. 21/5
64-A Shyamvihar II

FIRST PARTY

SECOND PARTY

ATTESTED

NOTARY PUBLIC
DELHI

28 JUN 2011

Anila Mishra