

**AGREEMENT TO SELL (IMMOVABLE PROPERTY)** This Agreement is made on 10 January 2024 between: Seller: Mr. Rajesh Verma, residing at Jaipur, Rajasthan. Buyer: Ms. Ananya Sharma, residing at New Delhi.

1. **Property Description** The Seller agrees to sell a residential flat situated at Sector 62, Noida, Uttar Pradesh, measuring 1200 sq. ft., along with all rights, easements, and appurtenances.

2. **Sale Consideration** The total sale consideration shall be INR 85,00,000 (Rupees Eighty-Five Lakhs only). An advance of INR 10,00,000 has been paid by the Buyer.

3. **Possession** Vacant possession of the property shall be handed over to the Buyer within 60 days from the date of this agreement.

4. **Title and Encumbrances** The Seller represents that the property is free from encumbrances, litigation, and third-party claims. Any undisclosed liability shall be the responsibility of the Seller.

5. **Termination** In case the Buyer fails to pay the balance amount within the stipulated time, the Seller may terminate the agreement and forfeit the advance amount.

6. **Governing Law** This Agreement shall be governed by the laws of India and subject to jurisdiction of courts in Noida.

IN WITNESS WHEREOF, the parties have signed this Agreement.