

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.