

DEED OF ABSOLUTE SALE

Date of Execution: 20th day of June, 2025

This Deed of Absolute Sale is made and executed on this 20th day of June, 2025 at Noida, Uttar Pradesh.

BETWEEN:

Sri. Sunder Lal, son of Sri. Mohan Lal, aged about 55 years, residing at 55, Garden Estate, Sector 100, Noida, Uttar Pradesh, hereinafter referred to as the **"SELLER"** (which expression shall mean and include his legal heirs, successors, successor-in-interest, executors, administrators, legal representatives, and assigns) of the **ONE PART**.

AND:

Sri. Rahul Sharma, son of Sri. Suresh Sharma, aged about 34 years, holding PAN: ABCDE1234F and Aadhaar No: 1234 5678 9012, residing at H.No. 123, ABC Apartments, Sector 10, Dwarka, New Delhi, Delhi - 110075, hereinafter referred to as the **"PURCHASER"** (which expression shall mean and include his legal heirs, successors, successor-in-interest, executors, administrators, legal representatives, and assigns) of the **OTHER PART**.

The terms "SELLER" and "PURCHASER" wherever used in the body of this agreement shall mean and include their respective heirs, executors, administrators, and assigns unless and until it is repugnant to the context or meaning thereof.

WHEREAS, the SELLER is the absolute owner, in possession of and enjoying all the rights, title, and interest in the property described in the schedule below, having acquired the same through a sale deed dated [Date of Seller's Purchase], registered as Document No. [Seller's Document No.] in the office of the Sub-Registrar, Gautam Budh Nagar.

AND WHEREAS, the SELLER is the absolute owner of the property and has a clear and marketable title to the same, free from all encumbrances, liens, charges, and mortgages.

AND WHEREAS, the SELLER has agreed to sell the property more fully described in the Schedule hereunder and the PURCHASER has agreed to purchase the same for a total sale consideration as mentioned below, free from all encumbrances.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. SCHEDULE OF PROPERTY:

All that piece and parcel of **Flat No. A-404, on the 4th Floor of the building known as "Sunshine Apartments", located at Sector 75, Noida, District Gautam Budh Nagar, Uttar Pradesh, PIN - 201301**, having a super built-up area of approximately 1500 Sq. Ft., together with an undivided share in the land beneath, and all fittings, fixtures, and amenities, more particularly described in the schedule of the original title deed.

2. SALE CONSIDERATION:

That in pursuance of this agreement and in consideration of a sum of **Rs. 2,00,00,000/- (Rupees Two Crore only)**, the SELLER has agreed to sell, convey, and transfer the scheduled property to the PURCHASER.

3. PAYMENT OF CONSIDERATION:

The PURCHASER has paid the total sale consideration of Rs. 2,00,00,000/- to the SELLER. The SELLER doth hereby admit and acknowledge the receipt of the said consideration as follows:

- An advance payment of **Rs. 50,00,000/- (Rupees Fifty Lakh only)** received via [Mode of Payment, e.g., Bank Transfer, Cheque No. XXXXXX] on [Date of Advance Payment].
- The remaining balance of **Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakh only)** has been paid by the PURCHASER to the SELLER at the time of execution and registration of this Sale Deed by way of [Mode of Final Payment, e.g., Demand Draft No. YYYYYY drawn on ZZZZ Bank].

The SELLER doth hereby grant, convey, sell, and transfer unto the PURCHASER all rights, title, and interest in the scheduled property absolutely and forever.

4. POSSESSION:

The SELLER has this day delivered the vacant, peaceful, and physical possession of the Schedule Property to the PURCHASER, free from all encumbrances.

5. DECLARATION OF THE SELLER:

The SELLER doth hereby declare and covenant with the PURCHASER that:

- a) The SELLER is the sole and absolute owner of the property and has a perfect right to sell

the same.

b) The property is free from all attachments, liens, charges, mortgages, and other encumbrances.

c) The SELLER shall pay all taxes, charges, and other outgoings payable in respect of the property up to the date of execution of this deed.

d) The SELLER shall indemnify and keep the PURCHASER harmless from and against any loss, cost, or damage that the PURCHASER may suffer due to any defect in the title of the SELLER.

IN WITNESS WHEREOF, the parties have signed this Deed of Sale on the date first above written.

WITNESSES:

1.

(Signature, Name, and Address)

2.

(Signature, Name, and Address)

(SELLER - Sunder Lal)

(PURCHASER - Rahul Sharma)