

AGREEMENT TO SELL AND PURCHASE

This Agreement to Sell and Purchase is made and executed at New Delhi on 15th May 2024 by and between:-

1. **Mrs. Shilpa Marwah W/o Mr. Rahul Marwah R/o Cottage 21, 3rd Floor, West Patel Nagar, New Delhi-110008, UID: 2715 1466 2433.**
2. **Mrs. Ritu Marwah W/o Mr. Rajit Marwah R/o Cottage 21, 3rd Floor, West Patel Nagar, New Delhi-110008, UID: 8522 0908 9445 (hereinafter called the First Party/Seller).**

AND

Mr. Hemant Malhotra S/o Mr. Gopal Krishan Malhotra R/o 22/117, Second Floor, West Patel Nagar, New Delhi-110008, UID: 3118 4701 7957 (hereinafter called the second party/Purchaser).

The expression first party and second party shall mean and include all their legal heirs, legal representatives, nominees, successors, administrators, executors and assigns of the respective parties.

Whereas the first party/ Seller is the true, lawful, exclusive owner and absolute owner of built up Second floor, Back Side, without terrace roof rights measuring 162 sq.yds. 4 unit from ground level, out of freehold property bearing no. Cottage-21, with proportionate, undivided, indivisible and impartible ownership rights in the underneath land, with super structure, situated at West Patel Nagar, New Delhi-110008 (hereinafter called the said property).

And whereas now the First Party for his/her own legal/bonafide needs and requirements has agreed to sell built up Second floor, Back Side, without terrace roof rights measuring 162 sq.yds. 4 unit from ground level, out of freehold property bearing no. Cottage-21, with proportionate, undivided, indivisible and impartible ownership rights in the underneath land, with super structure, situated at West Patel Nagar, New Delhi-110008, duly fitted with separate electricity and water connections in working order with separate meters, and separate water overhead tank, together with all other common facilities and amenities of the entire building viz. common passage, common stair case, lift and with all rights, titles for a total sale consideration amount of Rs.1,22,00,000/- (Rupees One Crore Twenty Two Lakhs only).

That in consideration of the above said amount out of which Rs.20,00,000/- (Rupees Twenty Lakhs Only) by 1000000/- (Rupees Ten Lakhs Only) CASH and Cheque of Rupees 1000000/- (Rupees Ten Lakhs Only) Cheque no.000066 of icici bank Janpath, Delhi Branch Dated 26 may 2024 In favour of Mrs.SHILPA MARWAH AND Mrs.RITU MARWAH has been received by the first party from the second party as an earnest money.

And the Second Party shall make the another part payment to the First Party with mutual understanding.

And the Second Party will pay the balance amount of Rs.1,02,00,000/- (Rupees One Crore Two Lakhs only) which will be receive by the first party from the second party on or before 15-07-2024. On handing over the vacant and peaceful possession of the above mentioned built up Second Floor, Back Side, without terrace roof rights measuring 162 sq.yds. 4 unit from ground level, under sale by the first party to the second party. And the first party shall execute the proper sale documents in favour of the second party or her nominee etc before the Sub Registrar, Basai Darapur, New Delhi.

FIRST PARTY

SECOND PARTY