

उत्तर प्रदेश UTTAR PRADESH

BS 300769

AGREEMENT TO SELL

This AGREEMENT TO SELL is made and executed at Noida on this 3-2-2014 day of Feb 2014, Between Harit Kumar Singh & Sh. S.P. Singh R.D. A-22 Noida Mohren Chowk Street No - 1, Chandni Chowk, Delhi 32

.....of the first part, hereinafter called the VENDOR.

AND

Smt. Kumud Singh wif. Sonjev. Tewari R.D.V. / 100. A-22-24
Enc. Lomti Nagar Lucknow (U.P.)

.....of the second part, hereinafter called the VENDEE.

(The expression and words of the vendor and the vendee shall mean and include their legal heirs, successors, nominees, executors, administrators, legal representatives respectively).



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[Signature]

(2)

AND WHEREAS the vendor aforesaid is actual owner/allottee, lessee and in possession of a
.....Flat No. T/C 1002 At Amer Pali Eden Park, Sector 50
.....Noida..... hereinafter called the
property.

AND WHEREAS the vendor aforesaid is desirous to sell the said property to the vendee for
the total sale consideration of Rs. ~~50,0000~~ ^{fifty} ~~lacs rupees~~ ^{only} (Rupees ~~50,0000~~ ^{fifty} ~~lacs rupees~~ ^{only})
and Vendee has also agreed to purchase the same
for this very amount and transfer charges of the builders as applicable at the time of transfer.

NOW THIS AGREEMENT TO SELL WITNESSES AS UNDER :-

1. That the total sale consideration of the said property has been settled to as
Rs. ~~50,0000~~ ^{fifty} ~~lacs rupees only~~ ^{only} (Rupees ~~50,0000~~ ^{fifty} ~~lacs rupees only~~ ^{only}) between both the parties.
2. That the vendor has received a sum of Rs. ~~15,00000~~ ^{15,00000} ^{lacs rupees only} (Rupees
~~fifteen lacs rupees only~~ ^{only}) from the vendee, by cash on dated

MODE OF PAYMENT

Cheque No. 000001
000002

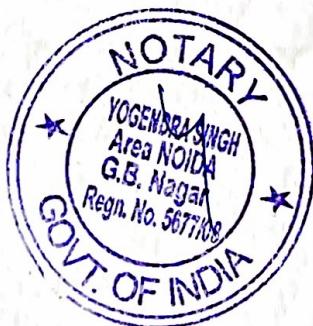
DATED

~~TUESDAY~~

AMOUNT

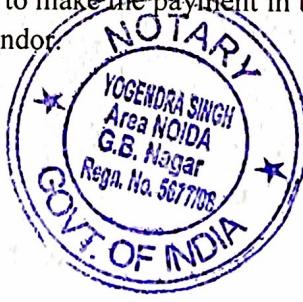
220000/-
(Twenty two lacs)
852743
3052743
1957257

Total Rs. 500000/-



[Signature]

3. That the balance amount of Rs. N.A./- (Rupees.....
..... only) shall be paid by the vendee to the vendor at the time of final transfer deed/Sale Deed.
4. That the vendor shall apply and obtain the permission for Transfer the said property from the CONCERN AUTHORITY in favor of the above said vendee his/her nominee(s) and shall execute the TRANSFER DEED / SALE DEED by Vendee, execution of this agreement to sell and grace period will be 30 days otherwise first party will back all amount of the above said flat to the second party.
5. the Vendor has assured the Vendee that the above said property is free from all sorts of encumbrances such as mortgage, lien, gift, exchange, disputes, litigation, attachment, pledge and decrees of any court of law, and if proved otherwise the Vendor shall be liable and responsible for the same and the vendee shall have the rights to recover the entire amount with cost and expenses from the movable and immovable properties of the vendor.
6. That the expenses to be incurred for the execution of the transfer/sale Deed on stamp duty, registration fees and other legal expenses will be borne by the vendee.
7. That the vendee shall have the rights to get the transfer/sale Deed of the same property executed in his/her favor or in favor of his/her nominee(s) for which the vendor has got no objection.
8. That the vendor shall be liable to incur all outstanding dues and demands due from the concerned Authority, in respect of the said property to the date hereof and all future dues shall be paid by the vendee.
9. That the vendor shall hand over the vacant and actual physical possession of the above said property to the vendee at the time of execution of Final Transfer Deed.
10. That in case of breach of any clause by the vendor aforesaid the vendee shall have the right to get the sale Deed registered through court of law after depositing the balance amount of this AGREEMENT TO SELL.
11. If the vendor fails to right the property than he should pay the double of the agreement amount to the vendee and if the vendee fails to make the payment in time given than the agreement amount will be for fitted by the vendor.



Harit

[Signature]

IN WITNESSES WHEREOF : THE VENDOR AND THE VENDEE HAVE SET THEIR RESPECTIVE HANDS ON THIS AGREEMENT TO SELL AT NOIDA, ON THIS 3-2-2014 DAY OF Monday.... IN THE PRESENCE OF THE FOLLOWING WITNESSES.

WITNESSES:-

Ramchandra

Mavit

1.

(Panmeet Chandhary C/o S. B. P. Singh
A10 D-65 Sector 41 Noida

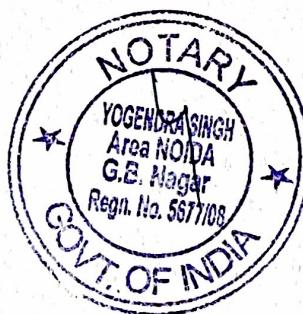
VENDOR

SJ

2. (Ch. BRAS MR 811830
Advocet
D-65 Sector 41 Noida

K. J. Singh

VENDEE



ATTESTED

Yogendra Singh
YOGENDRA SINGH
NOTARY NOIDA
G.B. NAGAR (U.P.) INDIA

-3 FEB 2014