**AGREEMENT OF SALE**

This Agreement is made and executed at Sector 137 Noida on …… Apr 2016, between

1. Ranjeet Kumar S/O Ramashray Prasad Singh, DOB – 21 Mar 1977, Profession- Govt (IAF), Designation- Officer, PAN- AHYPK8079Q, Permanent resident of Suhrid Nagar Begusarai- 851218 (Bihar), Local resident of SP-344/2 Subroto Park New Delhi -110010

&

Shweta Kumari W/O Ranjeet Kumar (Particulars same as mentioned above), DOB- 01 Mar 1985, Profession- Housewife, PAN- BBLPK4907K

Herein after called 1st Party (First Party - Jointly) which expression include all his Legal heir, Successors, Executants and Nominee etc.

2 Abhishek Tripathi S/O Sudhakar Dutt Tripathi Local resident of Flat No F-002 Ajnara Daffodil Sector 137 Noida (UP).

Herein after called 2nd Party (Second Party) which expression include all his Legal heir, Successors, Executants and Nominee etc.

**WHERE AS**:-

1. First Party was allotted with MPG Realty Pvt Ltd (A subsidiary of Ajnara India Ltd) for ownership of Flat No 105 Tower ‘O’ Ajnara Daffodil located at Plot No GH-07B Sector 137 Expressway Noida. The Stated Super Area for the Flat is 1248 SqFt. First Party has made timely paymentto the builder as per scheduled Payment Plan. The Flat is under stage of final possession on payment of Final Demand by the Builder.

2. The Second Party has approached the First Party for purchase of the Flat in the residential complex mentioned above and the first party has agreed to sale.

**IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERE TO AS**:-

1. That the Second Party shall pay to the First Party a sum of Rs 6,240,000/- (Rs Sixty Two Lakh forty thousand only) @ Rs 5000 per Sqft as consideration of the said Flat. Out of which on behalf of Second Party Mr Anjani Kumar Shukla has paid to the First Party Rs 11000/- (Rs Eleven Thousand only) as initial advance by ICICI Bank Cheque No 058119 dated 14 Apr 2016.

2. That the Second Party will further disburse the payment to the First Party as per agreed SALE AGREEMENT and PAYMENT PLAN before 24 Apr 2016.

3. PAYMENT PLAN: -

(a) Booking Amount: Rs 11,000/- (14 Apr 2016- Date of Booking)

(b) 20% of Consideration: Rs 1,248,000/- (24 Apr 2016- 10 Days from date of Booking)

(c) 80% of Consideration: Rs 4,981,000/-(Before Registration - $)

$ :- Payment can be made by the Second Party to the First Party either in Part installments or in lump sum amount as convenient and mutually agreed by both parties.Maximum time delay limit for total payment will be 30 days from the date of registration with Noida Authority in the name of First Party.

4. That the Flat will be handed over by the First Party to the Second Party immediately on receipt of possession from the MPG Realty Pvt Ltd provided at least 20% Payment agreed between both the parties has been met.

5. That the Flat will remain under physical possession under Second Party since beginning. Therefore, the Second Party will be responsible for physical liaison and required maintenance charges with LOTUS MAINTENANCE SERVICES PVT LTD.

6. That the Transfer of the Registration will take place with Noida Authority. The First Party will undergo the process of Registration of the said flat through Noida Authority in a laid down manner as agreed with MPG Realty Pvt Ltd. Thereafter, the First Party will transfer the Flat immediately to the Second Party upon the receipt of full and final consideration.

Signature of Seller Signature of Borrower