

AGREEMENT TO SALE

Details of property:-

Tehsil	:- Mohanlal Ganj
Village	:- Gaura
Detail of Property	:- Saleable Plot which is part of Sai Valley
Unit No	:-
Area Of Property	:- 48 sq mtrs (516 sq ft) approx
Type Of Property	:- Residential House

DETAILS OF SELLER

Samriddhi Infra Estate Pvt ltd Through Its Director Shyam Karan Verma S/O Shiv Prasad Verma Corresponding and permanent address-204 Ashok Marg Behind Shakti Bhawan Hazaratganj Lucknow.

DETAILS OF PURCHASER

Applicant Name :-
Husband Name :-
Address :-

AGREEMENT

This deed of agreement is made on this date..... between Samriddhi Infra Estate Pvt Ltd through Director Mr. Shyam Karan Verma S/O Mr. Shiv Prasad Verma Corresponding and permanent **address- 204 Ashok Marg Behind Shakti Bhawan Hazratganj Lucknow** (hereinafter referred to as the seller”) and

Vandana Sinha W/O Upendra Nath Sinha Corresponding address House no:-115/185 Alopibagh Allahabad-211006 (Hereinafter referred to as the purchaser) of the other part.

And where as the seller is the owner and possession of the house No:- Block- which is part of land, area measuring about 48 sq mtrs **(516 sq.ft)** Situated at “**Sai valley**”at **village- Gaura, Tehsil- Mohanlal ganj Distt- Lucknow,U.P.**

And whereas the seller **Samriddhi Infra Estate Pvt. Ltd.** after purchasing the land started to develop the said land into the house and the seller looked to above scheme and house and to charge the maintenance from the purchaser and all expenses towards the stamp duty, registration charges as applicable shall be borne by the purchaser and rent/taxes/duties/TDS or any other charges payable to concerned authorities from time to time shall borne by the purchaser’s and the rules & bye laws of Government authorities and other statutory bodies in force at present or in future will be binding on the purchaser.

And whereas the seller hereby further declares that the said house hereby sold is free from all encumbrances and lien charges and the said property is in absolute and ownership of the seller.

And whereas the seller has agree to sell and purchaser desirous to purchaser the above mentioned House No:A-61 situated in sai Valley in village- Gaura, Pargana- Mohanlal ganj, Distt- Lucknow,U-P. which is free from all sorts of encumbrances whatsoever agreed

to sell, transfer, assigns absolutely to the purchaser for a total sale consideration of Rs. 10,43,000 (Ten Lakh Forty three thousand only.)

That the seller has received Rs.1,21,000 (One Lakh Twenty one Thousand Only) against the said consideration of Rs. 10,43,000 (Ten Lakh Forty Three Thousand only.)

The purchaser is liable to pay the remaining amount, according to the CLP (Construction linked plan) demanded according by the seller.

Now this sale deed witness as under:-

1. That the seller will hand over the vacant possession of the saleable House mentioned above all rights and privileges so far held and enjoyed by the seller to hold and enjoy the same forever free from all encumbrances whatsoever.
2. That the purchaser shall not be making or allowed to make any addition or alteration in the transferred said property, which may cause damage to the overall beauty of the project campus.
3. The said property is free from all encumbrances and for maintenance charges as may be fixed by the seller after possession from time to time.
4. That the common services and circulation area in and around the campus shall be left unobstructed for free and convenient movement, any encroachment upon these common the circulation shall be unauthorized and liable to be removed at the cost and expenses of the encroacher without any notice.
5. That the purchaser will use the said property hereby transferred for residential purpose only.
6. That the purchaser shall have all service connection at his own cost and expenses without disturbing the overall planning and design of the said project, in case such connections, if installed are found to damage/cause hindrance to the property of the said project the seller shall have right to deny such service connections.
7. That the purchaser, before any subsequent transfer, shall have to obtain prior permission from the seller for such transfer and in an event all the covenants and condition contained in the deed shall be applicable and upon the purchaser as the base to obtain the NOC.
8. That said purchaser is not allowed to sell/transfer the said residential property in sub parts and is not permitted to make any further sub-division for selling/ transferring the said property in sub- parts.
9. That it will be the sole duty of the seller company to deliver the possession of house and deliver possession by executing the registered sale-deed in favour of the purchaser within 30 months from the date of execution of agreement to sell, between them.
10. That the purchaser shall from time to time and at all times, pay and discharges all taxes, rates, charges, and assessments of what so ever nature which are payable now or any time in future may be imposed, assessed or charged by any lawful authority upon the said property demised transferred hereby.

11. That it is obligatory on the part of said company to changes the rule and regulation and plan as and when it is required due to government policy. The company and the purchaser shall have no rights raise any objection.
12. That in case if on the spot the land hereby sold is found less or more than the area mentioned in the sale deed the sale be adjusted with the consent of both the parties the seller purchaser.
13. That the purchaser will pay the OTM charges before or at the time of registry, if levied by authority.
14. Customer is bound to take the possession within 3 months from the offer of the possession for the company opr will stands liable to pay penalty of rs.5000/- month for only delayed periods.
15. That the purchaser & seller by all laws, rules, and other lawful authorities shall attend answer and be responsible for all deviation failures or breach of any of the condition of bye-laws or rules and regulation and keep the seller secured and harmless against all costs, consequences and damage arising due to breach and non compliance of said bye-laws regulations by the purchasers.

In witness where of the above names seller and purchaser put their respective hand on the date and month and year first above mentioned.

Place

Date

Signature.....

Witness-1

Name:

Full Address:

Witness-1

Name:

Full Address: