

## Agreement to Sell

This deed of agreement to sell is made on this \_\_\_th day of \_\_\_\_\_, 2022 between:  
M/s Siya Ram Kasturi Devi Educational Society having its office at DS-1, Lohia Nagar,  
Hapur Road, Meerut through its Chairman Mr. Sudhir Sharma s/o Late Shri Gajendra  
Sharma (hereinafter called "the party of the **First Party**") which expression include  
their heir, successors, administrators executors and assigns and thereof . AND

1. Shri/Smt. \_\_\_\_\_  
S/W/D/ of \_\_\_\_\_  
Resident of \_\_\_\_\_  
\_\_\_\_\_  
PAN & Aadhaar \_\_\_\_\_

2. Shri/Smt. \_\_\_\_\_  
S/W/D/ of \_\_\_\_\_  
Resident of \_\_\_\_\_  
\_\_\_\_\_  
PAN & Aadhaar \_\_\_\_\_

hereinafter referred to as the '**SECOND PARTY**', which expression shall unless  
repugnant to law or expressly excluded by the context, means and includes their legal  
heirs, successors, legal representatives, assigns and administrators etc.

### NOW THIS AGREEMENT WITNESSETH AS UNDER:

1. That the First Party is developing being a residential colony named as "**KANHA ENCLAVE**", situated at Khasra No. 6317, Near Jagriti Vihar Extension Scheme No. 11, Meerut which is approved by Layout Plan no. 389 dated 28.02.2022 from U.P Awas Evam Vikas Parishad, Lucknow.
2. That the Second Party has approached the First Party and requested to sell Plot No. \_\_\_\_\_ having land measuring \_\_\_\_\_ sq. yards (approx) in "**KANHA ENCLAVE**", situated at Khasra No. 6317, Near Jagriti Vihar Extension Scheme No. 11, Meerut

3. That the First Party have agreed to sell the said Plot No \_\_\_\_\_ to the Second Party in “**KANHA ENCLAVE**”, situated at Khasra No. 6317, Near Jagriti Vihar Extension Scheme No. 11, Meerut [for a total consideration of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only),  
\_\_\_\_\_ only),
4. That in consideration of selling the above “said Plot” the first party has already received payment of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only) as an advance & registration money from the Second Party
5. That the Second Party shall pay the balance amount Rs. \_\_\_\_\_ to the First Party within \_\_\_\_\_ days and the First Party shall handover the physical possession and execute the relevant papers in the office of Sub-Registrar, Meerut within \_\_\_\_\_ days, after receiving the total dues.
6. That all the taxes and levies whether levied or leviable now or in future on the land and building as the case may be from the date of this agreement, shall be paid/ borne by the Second Party only.
7. That the Second Party has undertaken to abide by all prevailing laws, rules and regulations or any other laws, as may be made applicable to “the said Plot”.
8. That the Second Party may cancel the agreement due to any reason, in that case 10% money shall be forfeited by the First Party and transaction shall be treated as cancelled.
9. That all expenses towards Stamp duty, registration charges, legal charges, GST, service tax, cess, etc. and all other incidental charges shall be borne solely by the Second Party.

**Details of Property**

Plot No. \_\_\_\_\_ Area \_\_\_\_\_ Sq. Yards (approx.) or \_\_\_\_\_ Sq. mts. Or there about situated at residential colony known as "**KANHA ENCLAVE**", situated at Khasra No. 6317, Near Jagriti Vihar Extension Scheme No. 11, Meerut.

**Measured and bounded as follows**

East :

West :

North :

South :

IN WITNESS WHEREOF the parties, hereto have set their respective hands on these presents on the date, month and year here in above First mentioned in the presence of the following witnesses.

**WITNESS :**

M/s Siya Ram Kasturi Devi Educational Society through its Chairman Mr. Sudhir Sharma s/o Late Shri Gajendra Sharma  
**(First Party)**

1.

2.

**(Second Party)**