

## **AGREEMENT TO SELL**

THIS AGREEMENT MADE ON this \_\_\_ day of \_\_\_ 2023 BY **Shri Bhupendra Agarwal** son of Shri Ramavtar Agrawal, **Smt. Aparna Agarwal** wife of Late Neeraj Agrawal, **Shri Raghav Agarwal** son of Late Neeraj Agrawal, **Smt. Ananya Agarwal** daughter of Late Neeraj Agrawal & W/o Divian Agarwal, **Shri Ram Autar Agarwal** son of Late Chimman

Lal Agarwal, **Smt. Kamala Agarwal** wife of Ram Autar Agarwal resident of 187, Mohibullapur, Sitapur Road, Near Tadi Khana Crossing, Paltan Chhawni, Diguria, Lucknow, U.P.-226020 through its duly authorized attorney holder Mr. Ajay Gupta son of Mr. P.C. Gupta which is registered in the office of sub registrar IVth Lucknow on dated 08/11/2023 in Bahi no. 4 Jild no. 480 pages 103 to 114, serial no. 661 (hereinafter referred to as **Land Lord**) & **M/S SPRING GARDEN**, a partnership firm, having its registered office at CP-138, Viraj Khand, Gomti Nagar, Lucknow through its duly authorized partners Mr. Jay Ram Jalan son of Late K.N. Jalan permanent and present resident of 4/48, Behind Shipra Apartment, Gomti Nagar Extension, Lucknow through authorisation letter dated 22/10/2023 (hereinafter referred to as **Developer**) which expression shall, unless it be repugnant to the context or meaning thereof, mean and include their respective successors-in-interest and assigns, of the **FIRST PART**;

..... **First Party/Seller**

**And**

**Mr.** \_\_\_\_\_ **S/o** **Mr.** \_\_\_\_\_ resident of  
\_\_\_\_\_ hereinafter  
referred to as **SECOND PART**;

..... **Second Party/Purchaser**

**AND WHEREAS** Spring Garden entered into a Consortium Agreement with the owner of land vide Agreement dated 18/08/2022 registered in Book No. 4 Jild No. 38 on Pages 21 to 74 at Sl. No. 46 in the office of Sub-registrar Sandila, Hardoi and land owner have authorized developer Spring Garden for getting sanction of layout plan from Lucknow Development Authority (LDA) under the name and style of Spring Grace and Spring Garden as lead member of Consortium.

1. That the Land Lord is the absolute owner of Plot No. P-\_\_\_, Spring Grace, Mutakkipur, Tehsil & district Lucknow, part of Khasra No. \_\_\_\_\_ situated at Mutakkipur, Tehsil & district Lucknow, fully described in the schedule of property at the bottom of agreement to sell.
2. That the above-mentioned property is free hold and the same is free from any type of mortgage or loan and **Shri Bhupendra Agarwal, Smt. Aparna Agarwal, Shri Raghav Agarwal, Smt. Ananya Agarwal, Shri Ram Autar Agarwal, Smt. Kamala Agarwal & M/s SPRING GARDEN** the First Party willing to sell the aforesaid property and the Second Party is willing to purchase the same.

3. That the both the parties have agreed to sell/buy the above-mentioned plot for the sum of rupees 00,00,000/- in word (Rupees \_\_\_\_\_ Only) out of which the advance amount of Rs. 0,00,000/- in words (Rs. \_\_\_\_\_ Only) through \_\_\_\_\_ Bank \_\_\_\_\_, dated \_\_\_\_\_ has been received by the First Party and the rest of amount of Rupees 00,00,000/- in words ( \_\_\_\_\_ Only) after receiving the same within One months from today the First Party will execute the sale deed in favor of second party.

**SCHEDULE OF PROPERTY**

Plot No. P-\_\_\_, Spring Grace, Mutakkipur, Tehsil & district Lucknow, having area \_\_\_\_\_ sq. Mtr. ( \_\_\_\_\_ sq. ft.) demarcated and bounded as under: -

**Boundaries**

|               |  |
|---------------|--|
| <b>East:</b>  |  |
| <b>West:</b>  |  |
| <b>North:</b> |  |
| <b>South:</b> |  |

**Wherefore** the aforesaid agreement to sell has been signed before the Witnesses by both the parties with sound and conscious mind without any fear or pressure on 00/00/2023 at Lucknow.

**WITNESSES: -**

**Signed for & on behalf of**

1.

**Land Lord**

2.

**Developer**

3.

**Purchaser**