



INDIA NON JUDICIAL

Chandigarh Administration

सत्यमेव जयते

₹100

e-Stamp

Certificate No. : IN-CH45032741981282V

Certificate Issued Date : 19-Sep-2023 04:52 PM

Certificate Issued By : choeselfu

Account Reference : SELFPRINT (PU)/ ch-self/ CHANDIGARH/ CH-CH

Unique Doc. Reference : SUBIN-CHCH-SELF88435495622212V

Purchased by : REAL CRAFT TECH PVT LTD GOURAV MANCHANDA

Description of Document : Article 5 Agreement or Memorandum of an agreement

Property Description : FOR WORK CONTRACT BETWEEN PRODUCER AND CINEMATOGRAPHER

Consideration Price (Rs.) : 0
(Zero)

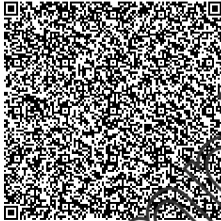
First Party : WADHWA PRODUCTIONS

Second Party : SAMEER SHRIVASTAVA

Stamp Duty Paid By : WADHWA PRODUCTIONS

Stamp Duty Amount(Rs.) : 100
(One Hundred only)

₹100



SELF PRINTED CERTIFICATE TO BE
VERIFIED BY THE RECIPIENT AT
WWW.SHCILESTAMP.COM

IN-CH45032741981282V

Please write or type below this line

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy, please inform the Resident authorities.

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AGREEMENT TO SELL

This agreement to sell ("Agreement") is made on **6th day of October, 2023** at
Chandigarh, Chandigarh

BETWEEN:

SELLER(s)

Ashwini having Aadhaar Number: **3442 6767 4361**, resident of **1300, Sector 6A, New Chandigarh**...(hereinafter referred to as the "SELLER") which expression shall, unless repugnant to the context, mean and include his heirs, executors, and permitted assigns.

AND:

BUYER(s)

Gaurav Malik having Aadhaar Number: **4453 6675 1429**, resident of **House no 1, Sector 11, Chandigarh - 160011**...(hereinafter referred to as the "BUYER") which expression shall, unless repugnant to the context, mean and include his heirs, executors, and permitted assigns.

WHEREAS THE SELLER is the absolute owner in possession and enjoyment of the **Residential** with following address **511, Sector 38, Chandigarh - 160036**... (hereinafter referred to as PROPERTY)

WHEREAS there are no encumbrances, liens, charges, Government dues, attachments, acquisition, or requisition proceedings, and whereas the SELLER has clear and marketable title to the PROPERTY, and he/she has the absolute power to convey the same.

The parties hereby agree as follows:

1. **Sale Price:** The Seller hereby agrees to sell the above-mentioned property to the Buyer for a total sale price of **₹1,00,00,000.00 (One Crore Rupees only)**.
2. **Earnest Money:** The Buyer has deposited an earnest money amount of INR **₹1,00,000.00 (One Lakh Rupees only)** as a token of his/her intention to purchase the property. This earnest money shall be adjusted against the total sale price.

3. **Payment Schedule:** The Buyer shall pay the remaining balance of the sale price in the following installments:

₹20,00,000.00 on or before 13/10/2023
₹20,00,000.00 on or before 20/10/2023
₹20,00,000.00 on or before 27/10/2023
₹20,00,000.00 on or before 03/11/2023
₹10,00,000.00 on or before 05/11/2023

4. **Time of Completion:** The transfer of the property shall be completed by **06/11/2023** after the execution of this Agreement and subject to the Buyer fulfilling all necessary requirements and obtaining relevant approvals.
5. **Title and Ownership:** The Seller represents and warrants that he/she possesses clear, marketable, and unencumbered title to the property. The Seller further undertakes that there are no disputes, claims, or encumbrances that could impede the sale of the property.
6. **Possession:** The Seller agrees to deliver vacant possession of the property to the Buyer upon successful completion of the transaction.
7. **Stamp Duty and Registration:** The Buyer shall bear the responsibility of paying all applicable stamp duty, registration charges, and other associated fees in connection with the execution of this Agreement and subsequent Sale Deed.
8. **Applicable Laws and Regulations:** This Agreement is subject to all applicable laws, regulations, and directives of the state of Jurisdiction of the property and any future amendments in the related laws and regulations.
9. **Indemnification:** The Seller shall indemnify and hold harmless the Buyer from any claims, liabilities, losses, or damages arising from any defect in title or breach of warranty related to the property.
10. **Default and Termination:** In the event of default by either party in fulfilling their respective obligations as per this Agreement, the non-defaulting party shall have the right to terminate this Agreement, retain the earnest money, and seek remedies available under law.
11. **Rights and Obligations:** The Buyer shall have the right to inspect and verify the property's legal status and condition within a stipulated period, failing which this Agreement may be canceled.

12. **Property Condition:** The Buyer acknowledges that they have inspected the property and are satisfied with its physical condition and attributes.
13. **Mutual Representations and Warranties:** Both parties mutually represent and warrant that they have the legal capacity and authority to enter into this Agreement.
14. **Assignment:** Neither party shall assign or transfer their rights and obligations under this Agreement without the prior written consent of the other party.
15. **Notices:** Any notice, demand, or communication under this Agreement shall be made in writing and delivered by registered post, email, or other suitable means.
16. **Entire Agreement:** This Agreement constitutes the entire understanding between the parties, supersedes all prior discussions, and cannot be modified except in writing and signed by both parties.
17. **Dispute Resolution:** Any disputes arising out of or relating to this Agreement shall be subject to the exclusive jurisdiction of the courts in **Chandigarh**.
18. **Execution in Counterparts:** This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

In Witness Whereof, the Parties hereto have set their hands and signatures on the date and year first above mentioned.

Seller(s) Signatures



Ashwini resident of **1300, Sector 6A, New Chandigarh**, having Aadhaar Number:
3442 6767 4361

Buyer(s) Signatures



Gaurav Malik resident of **House no 1, Sector 11, Chandigarh - 160011**, having
Aadhaar Number: **4453 6675 1429**