

30 AUG 2011

11/10/11

Recd 15/11/11

भारतीय न्यायिक INDIA NON JUDICIAL
रु. 10000
RS. 10000



AGREEMENT FOR SALE OF FACTORY BUILDING SITUATED AT PLOT NO.78,
MANGALAM INDUSTRIAL AREA, DISTT. BHIND (M.P) OF M/S VISHWAS
ARTIFICIAL LIMB CENTRE.

THIS AGREEMENT FOR SALE executed on this 30th day of August, 2011 between.

M/s Vishwas Artificial Limb Centre, a unit of Mangalam Charitable Trust, a Trust registered under Trust Act and having its registered office at 14, Hospital Road, Cwalior hereinafter referred to as the "(VALC)" (which expression shall unless the context otherwise requires, include his heirs, executors, administrators, permitted assigns, successors) party of the First Part;

AND

M/s Yeekay Technocrat (p) Ltd. a Company registered under the Companies Act, 1956 and having its registered office at Plot No.1 & 4, Block "NH-2,NIT Faridabad" hereinafter referred to as the "Yeekay Technocrat " (which expression shall unless the context otherwise requires, include his heirs, executors, administrator's, permitted assigns, successors) party of the second Part.

For Vishwas Artificial Limb Centre
[Signature]
Authorized Signatory

For Yeekay Technocrat (p) Ltd.
[Signature]

(22)

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24-8-11

1000014-140000
500012 {0000

$$\begin{array}{r} 25000 \\ + 2820000 \\ \hline 2845000 \end{array}$$

225000/-

Authorized Signatory

[Handwritten signature]

उप कलेक्टर, जिला न्याय
म. वि. नं. 30/8/2021
म. वि. नं. 30/8/2021
म. वि. नं. 30/8/2021
म. वि. नं. 30/8/2021
म. वि. नं. 30/8/2021

Royal Wiltshire's Artificial Limb Centre

Authorised Signatory

180,000
36000
9000

22500

2



मध्य प्रदेश MADHYA PRADESH

932542

(2)

WHEREAS the party of the First Part has got the leasehold rights over the land measuring 16882 sq.mtrs situated at Plot No.-78, Industrial Area, Malanpur, Distt. Bhind granted by the M.P.Audyogik Kendra Vikas Nigam Limited (Now Industrial Infrastructure Development Corporation -IIDC) through lease deed dt. 13.12.10 (photocopy attached as Annexure-1) for set up an industry.

M/s Viswash Artificial Limb centre has constructed building and run an industrial unit on the said land but due to unavoidable circumstances, they have to discontinue the production activities in the said unit. They therefore, decided to transfer the ownership said land and the building constructed including boundary wall and gate etc. thereon on as is where is basis.

NOW THIS AGREEMENT WITNESSETH AS UNDER:-

In consideration of purchase of said building by M/s Yeekay Technocrat (p) Ltd. from the party on first part along with transfer of ownership of the land, it is hereby agreed amongst the parties here to as under:

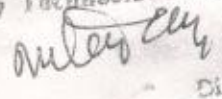
1. The M/s Viswash Artificial Limb centre agree to sale assets situated at at Plot No.-78, Industrial Area, Malanpur, Distt. Bhind and will make request to IIDC to transfer the ownership of land in favour of Yeekay Technocrat (pvt.) Ltd., at the consideration given as under:-

Towards transfer of ownership of factory building Rs 36,00,000/- (Thirty six lacs only)

For Viswash Artificial Limb Centre


Authorized Signatory

For Yee Kay Technocrat Pvt. Ltd.


Director

11877

24 AUG 2011

11878
24-8-11

वाणिज्य कुरैशी
स्टाम्प सेन्टर
हस्ताक्षर प्रमाणित करने वाला

अंगीकरण कोड 5/02 वी. 2 मरकम सिटी
कोड 14 एम्प्लिका 2020 विलियम
For Vishwas Artificial Limb Centre

Authorized Signatory

डी. अ. चायन 5/02 वी. 2 मरकम सिटी
चायन सि 3E/32A वी. पी एन आई वी
विलियम (हिरण)

दिनांक 24/08/2011
रकम 36,00,000/- रु. छह लाख मात्र
केवल

1. डी. अ. चायन 5/02 वी. 2 मरकम सिटी
अंगीकरण सि 25 अंगुली मात्र विलियम 2020
2. अंगुली कोड डी. अ. चायन सि विलियम वी
(हिरण)
30/8/2011



मध्य प्रदेश MADHYA PRADESH

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(3)

2. The cost stamp duty and fee of transfer of ownership of land and building and registration and stamp duty on execution of this agreement of sale will be borne and paid by Yeekay in addition to above consideration.
3. The ^{VACL} ~~VACL~~ assure the Yeekay that the property is free from all encumbrances, attachments, charges and other claims and agree that they shall handover the Title Deeds, Latest lease rent Receipts and all documents necessary for assuring the Yeekay of good title and to enable IIDC to transfer the same in favour of Yeekay.
4. It is clear that all dues till the date of transfer of ownership of building any govt. body whether state or central govt. including Excise deptt., state sales Tax deptt., electricity board, MPAKVN, financial institutions, banks, trade creditors, labour or any other dues whatsoever (if any) accrued on account of carrying on the business or in regards to the said land and building of ^{VACL} ~~VACL~~ (as ~~landowner~~ ^{landowner}) it shall be the sole responsibility of ^{VACL} ~~VACL~~ which shall be cleared by ^{VACL} ~~VACL~~. Subsequent to the date of transfer/registry, all such dues shall be liability of Yeekay Technocrat.

For Yee Kay Technocrat Pvt. Ltd.

Director

For Vishwas Artificial Limb Centre

For Vishwas Artificial Limb Centre

[Signature]
Authorised Signatory

For Yee Kay Technocrat Pvt. Ltd.

[Signature]
Director

11877

11875
24-8-11


वाणिज्य कर्मचारी
संख्या 4-637
मुद्रांक 100/100/100/100

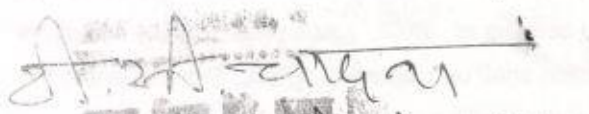

For Witness Artificial Limb Centre


Authorized Signatory


30/8/2011


For Yashraj Technologies Pvt. Ltd.


Director


30/8/2011


KPRV





मध्य प्रदेश MADHYA PRADESH

(4)

5 In default of the terms of this agreement by the Yeekay Technocrat the M/s Viswash Artificial Limb centre have the right to forfeit the advance paid by the Yeekay Technocrat and treat this agreement as cancelled or can claim interest @ 18% per annum for the delayed period on the outstanding amount. In default of the terms of the agreement by the M/s Viswash Artificial Limb centre, the Yeekay Technocrat have the right to claim return of the amount paid by them with interest @ 18% per annum and any other actual expenses incurred by Yeekay for getting the land transferred. In case lease is not transferred by IIDC due to any reason then the advance and sale consideration received by VACL under this agreement will be refunded without interest.

6 The Yeekay shall pay to the VACL, the total consideration as under:-

- a. On signing of this sale agreement – Rs 36,00,000/- (Thirty six lacs only)
Through DD no. 081823, 081824, 081825, 081826 dt.29/08/11 Bank of India, payable at Gwalior M.P of Rs.9,00,000/- (Nine lacs each only).

7 In event of any secured/unsecured claims raised by any party Govt./non govt. agency on VACL on account of their carrying out the business till the date of transfer of premise notified even after the transfer of the ownership of land and building Yeekay shall not be liable for the same and VACL shall pay/sort out the same at its expenses.

For Vishwas Artificial Limb Centre
[Signature]
Authorised Signatory

For Yee Kay Technocrat Pvt. Ltd.
[Signature]
Director

For Yee Kay Technocrat Pvt. Ltd.
[Signature]
Director

For Vishwas Artificial Limb Centre
[Signature]
Authorised Signatory



मध्य प्रदेश MADHYA PRADESH

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(5)

8 All dispute arising between the parties including dispute of interpretation of this agreement shall be referred to arbitration in accordance with provisions of law for the time being in force. All decisions pursuant to such a reference shall be binding on the parties..

In witness whereof the parties here to have signed this agreement in duplicate.
SIGNED AND DELIVERED by the within named:

M/s Viswash Artificial Limb centre (unit of Mangalam Charitable Trust)
through Shri B.P.CHANDAK Director
of the Company

For Viswash Artificial Limb centre
[Signature]
Authorized Signatory

M/s Yeekay Technocrat (p) Ltd.,
through Shri T C Chanddha , Managing Director
of the Company

For Yee Kay Technocrat Pvt. Ltd.
[Signature]
Director

In the presence of :

Witness (1)

[Signature]

Witness (2)

XUNIK CHANDNA
father's Name - Mr. T. C. CHANDNA
Add:- 3E/32 (A) B.P.
N. I. T. FARIDABAD
HARYANA -121001



[Signature]
उक्त पत्रावर
मोहर चिन्ता दिवत (दि. २०. ११. २००१)

K. P. Arjun
25-Sanjay Nagar
Gwalior (M.P.)



[Signature]



मध्य प्रदेश MADHYA PRADESH

932546



For Vishwas Artificial Limb Centre

[Signature]
Authorised Signatory

For Yee Kay Technocrat Pvt. Ltd.

[Signature]

Director



मध्य प्रदेश MADHYA PRADESH

932547



For Vishwas Artificial Limb Centre

[Signature]
Authorised Signatory

For Yee Kay Technocrat Pvt. Ltd.,
[Signature]

Director



मध्य प्रदेश MADHYA PRADESH

932548



For Vishwas Artificial Limb Centre

[Signature]
Authorised Signatory

For Yee Kay Technocrat Pvt. Ltd.
[Signature]
Director



मध्य प्रदेश MADHYA PRADESH

932549



For Vishwas Artificial Limb Centre

[Signature]
Authorised Signatory

For Yee Kay Technocrat Pvt. Ltd.
[Signature]
Director



मध्य प्रदेश MADHYA PRADESH

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For Vishwas Artificial Umb Ceno

Authorised Signatory

For Yee Kay Technocrat Pvt. Ltd.

Director

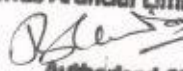


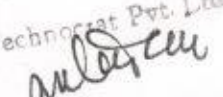
मध्य प्रदेश MADHYA PRADESH

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For Vishwas Artificial Limb Centre


Authorized Signatory

For Yee Kay Technocrat Pvt. Ltd.


Director



मध्य प्रदेश MADHYA PRADESH

932552



For Vishwas Artificial Limb Centre

[Signature]
Authorised Signatory

For Yee Kay Technocrat Pvt. Ltd.
[Signature]
Director




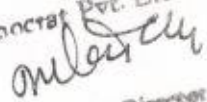
मध्य प्रदेश MADHYA PRADESH

932553



For Vishwas Artificial Limb Centre


Authorised Signatory

Box Yee Kay Technocrat Pvt. Ltd.,

Director




मध्य प्रदेश MADHYA PRADESH

932554



For Vishwas Artificial Limb Centre


Authorized Signatory

For Yee Kay Technocrat Pvt. Ltd.

Director



मध्य प्रदेश MADHYA PRADESH

C 216150



For Vishwas Artificial Limb Centre
[Signature]
Authorised Signatory

Ben Yee Kay Technocrat Pvt. Ltd.
[Signature]
Director




मध्य प्रदेश MADHYA PRADESH

C 216151



For Vishwas Artificial Limb Centre


Authorised Signatory

For Yee Kay Technocrat Pvt. Ltd.


Director

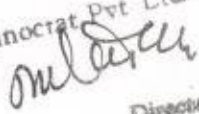


मध्य प्रदेश MADHYA PRADESH

C 216152

For Vishwas Artificial Limb Centre


Authorized Signatory

Hot Yee Kay Technocrat Pvt Ltd

Director



मध्य प्रदेश MADHYA PRADESH

C 216153

For Vishwas Arun

[Signature]
Authorized Signatory

Boi Yee Kay Technocrat Pvt. Ltd.
[Signature]

Director



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES



सत्यमेव जयते

INDIA

मध्य प्रदेश MADHYA PRADESH

C 216154

For Vishwas Artificial Limb Co.

[Signature]

Authorised Signatory

For Yee Kay Technocrat Pvt. Ltd.
[Signature]

Director

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

मध्य प्रदेश MADHYA PRADESH

C 216155



For Vishwas Artificial Limb Centre

[Signature]
Authorized Signatory

For Yee Kay Technocrat Pvt. Ltd.
[Signature]



मध्य प्रदेश MADHYA PRADESH

C 216156



For Vishwas Artificial Limb Centre

[Signature]
Authorized Signatory

For Yee Kay Technocrat Pvt. Ltd.
[Signature]
Director



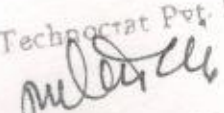
मध्य प्रदेश MADHYA PRADESH

C 21615



For Vishwas Artificial Limb Centre


Authorized Signatory

Box Yee Kay Technocrat Pvt. Ltd.

Director

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

मध्य प्रदेश MADHYA PRADESH

C 216158



For Vishwas Artificial Limb Centre

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Authorised Signatory

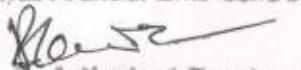
Box Yee Kay Technocrat Pvt. Ltd.
[Signature]

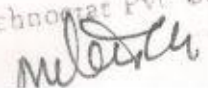


मध्य प्रदेश MADHYA PRADESH

C 216159

For Vishwas Artificial Limb Centre


Authorized Signatory

Box Yee Kay Technologies Pvt. Ltd.


भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

मध्य प्रदेश MADHYA PRADESH

C 216160

For Vishwas Artificial Limb Centre

[Signature]
Authorized Signatory

For Yee Kay Technocrat Pvt. Ltd.
[Signature]
Director



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये



Rs.5000

FIVE THOUSAND RUPEES

INDIA

मध्य प्रदेश MADHYA PRADESH

C 21616

For Vishwas Artificial Limb Centre

Handwritten signature of the authorized signatory.

Authorised Signatory

For Yee Kay Technocrat Pvt. Ltd.

Handwritten signature of the authorized signatory for Yee Kay Technocrat Pvt. Ltd.



मध्य प्रदेश MADHYA PRADESH

512181

51218



For Vishwas Artificial Limb Centre

Authorized Signatory

General Post. Ltd.

10/8/2011
25000/-

25000/-

25000/-

11598
25000-11598
13402

30/8/2011
3410
21-25

30/8/2011
3410
21-25



28950

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30/8/2011