



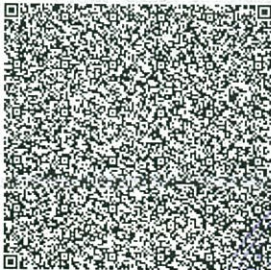
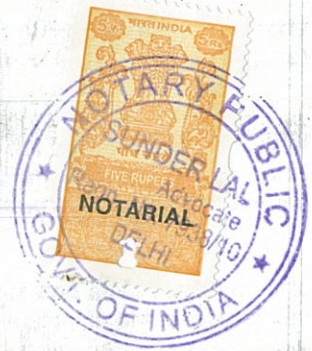
सत्यमेव जयते

# INDIA NON JUDICIAL

## Government of National Capital Territory of Delhi

### e-Stamp

Certificate No. : IN-DL77119418400332M  
 Certificate Issued Date : 09-Jul-2014 06:17 PM  
 Account Reference : IMPACC (IV)/ dl716803/ DELHI/ DL-DLH  
 Unique Doc. Reference : SUBIN-DL71680351133828846703M  
 Purchased by : SATSAHIB SECURITIES PVT LTD  
 Description of Document : Article 23-A Sale Agreement  
 Property Description : Not Applicable  
 Consideration Price (Rs.) : 0  
 (Zero)  
 First Party : SATSAHIB SECURITIES PVT LTD  
 Second Party : Not Applicable  
 Stamp Duty Paid By : SATSAHIB SECURITIES PVT LTD  
 Stamp Duty Amount(Rs.) : 100  
 (One Hundred only)



Please write or type below this line

#### AGREEMENT TO SELL

This agreement to sell is executed on this 10<sup>th</sup> day of July 2014 at New Delhi by and between.

1. M/s. Satsahib Securities Pvt.Ltd through Director Mr. A. P. Agarwal Regd. office 4 I, 4<sup>th</sup> floor, DCM Building, 16, Barakhamba Road, New Delhi-110001, hereafter called the "Seller".

And

2. M/s. Shriram Rayons ( a unit of DCM Shriram Industries Ltd.), a company incorporated under the Companies Act, 1956 and having its registered office at 6<sup>th</sup> Floor, Kanchenjunga Building, 18, Barakhamba Road, New Delhi -110001, hereinafter called the "Purchaser".

For Satsahib Securities Private Limited

*Signature*

Statutory Officer/Authorised Signatory

For DCM Shriram Industries Ltd

*Signature*

Director

1. The authenticity of this Stamp Certificate should be verified at "www.shoestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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 Competent Authority.



11 JUL 2014



The expressions Seller and Purchaser shall mean and include their respective representatives, administrators and assigns.

WHEREAS the Seller is the sole and absolute owner of a commercial flat bearing No. 403 Akash Deep Building, 26A, Barakhamba Road, New Delhi, admeasuring 708 Sq.feet on the basis of flat buyers' agreement dated 04/04/1969 and other flat transfer documents executed by M/s. Ansal Properties & Infrastructure Ltd. in favour of seller herein, hereinafter referred to as the "said flat"

AND WHEREAS the said flat is at present rented out to M/s. DCM Shriram Industries Ltd. (Unit: Shriram Rayons) at monthly rent of Rs.1600/- (Rupees One thousand and six hundred only).

AND WHEREAS the seller has agreed to sell the said flat to the purchaser for a total sale consideration of Rs 1,48,68,000/- (Rupees One crore forty eight lacs sixty eight thousand only) and the Purchaser has agreed to purchase the same on the terms and conditions stipulated hereunder:

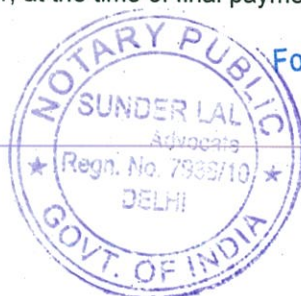
**NOW THIS AGREEMENT TO SELL WITNSSETH AS UNDER:**

1. That the total sale consideration of the said flat is agreed at Rs. 1,48,68,000/- (Rupees One crore forty eight lacs sixty eight thousand only), The Purchaser has agreed to pay to the seller through Cheque(s) simultaneously with the signing of this Agreement.
2. That the seller will facilitate to get all his rights, title and interest in the said flat transferred in favour of the purchaser in the records of M/s. Ansals Properties and Infrastructure Ltd. at the cost & expenses of the Seller. The transfer charges payable to M/s. Ansal Properties and Infrastructure Ltd. for transferring the said flat in favour of the purchaser, shall also be paid by the purchaser.
3. That the proprietary possession of the said flat is already with the purchaser and shall be deemed to have been handed over by the seller to the purchaser, simultaneously with the signing of this agreement and payment of full & final sale consideration.
4. That the seller shall execute all documents that will be required for the completion of any acts, deeds and things regarding the said flat, the seller will cooperate, execute, sign and present the same.
5. That the purchaser has agreed to purchase, acquire and obtain the said flat from seller on the condition that seller undertakes to indemnify and keep harmless the purchaser from the losses which may be suffered by the purchaser due to any act, deed or things done or got done by the seller in respect of the said flat after the completion of the sale or in case the title of the seller of the said flat is found to be defective.
6. That the seller confirms to the purchaser that it has not entered into any agreement with anybody for the sale, transfer of the said flat prior to the execution of this agreement to sell, and if entered into, the same will be treated as cancelled, null and void.
7. That the seller has given clear understanding and guarantee at the time of entering into this agreement that it has the exclusive ownership of the said flat and the flat is free from all encumbrances, mortgage, gift, exchange, court injunction, dispute, court decrees and attachments, if proved otherwise, the seller will be liable and responsible for the same.
8. That dues demands, taxes including municipal taxes, duties, liabilities, or any other outgoing upto the date of this agreement, will be paid by the seller and thereafter the same will be paid by the purchaser.
9. That the seller has assured the purchaser that there is no charge or attachment against the said flat by any Central or State Government or Semi Government department or Authorities.
10. That all the original documents relating to the said flat such as demand notice, allotment letter, possession letter, receipts of payments and other relevant documents in possession of the seller has been handed over to the purchaser, at the time of final payment by the purchaser to the seller.

**For Satsahib Securities Private Limited**

*Signature*

**Director/Authorised Signatory**



**For DCM Shriram Industries Ltd.**

**Director**

Contd..3



11. That the seller and the purchaser have given their consent to the above conditions without any reservations.
12. That this agreement is based on certain assurances given by the seller as described in this agreement and in case any discrepancy/falsification is found then the seller shall indemnify and hereby indemnifies the purchaser for any kind of loss in term of money or otherwise caused to the purchaser.
13. That if the seller infringes upon the terms and conditions of this agreement the purchaser shall be entitled to get the same implemented through court of law by specific performance of this agreement; however if the purchaser fail to fulfill the terms of this agreement within 30 days of this agreement, the agreement shall stand terminated.
14. That in the eventuality of any dispute between the parties on any matter relating to the said flat/this agreement/transaction or any matter incidental thereto, the same shall be referred for arbitration in terms of Arbitration and Reconciliation Act, 1996 whereby one arbitrator will be appointed by each of the two parties and the umpire by the two arbitrators. The decision of the arbitrators shall be final and binding on the parties and will be subject to Delhi jurisdiction only.

IN WITNESS whereof both the parties have signed this agreement to sell on the aforesaid date in the presence of the following witnesses.

WITNESSES:

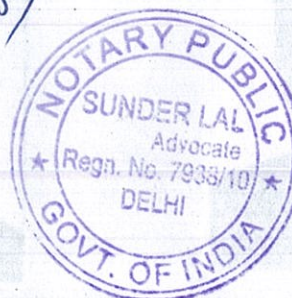
1. R.S. Agarwal  
Shriram Rayons  
Phase 2, P.K. Rd. New Delhi.
2. MADHAVBET AGARWAL  
24/2 Kattan Road, Civil Lines  
SATYAM Apartment Delhi-110059

For Satsahib Securities Private Limited

anagar  
SELLER/Director/Authorised Signatory

For DCM Shriram Industries Ltd.

[Signature]  
PURCHASER Director



11 JUL 2014  
ATTESTED

NOTARY PUBLIC  
(Govt. of India)