



हरियाणा HARYANA

G 228126

AGREEMENT TO SELL

This Deed of Agreement to Sell is executed at Sonapat on 3rd day of January 2012 between Sh. Amit Gupta S/o Sh. Virender Gupta Proprietor of M/s. Sheetal Furnishers R/o Aggarsain House, Railway Road, Karnal and owner of Plot No. 1280, HSIIDC, Rai (hereinafter called the FIRST PARTY) of the one part.

AND

M/s. Future Agroviet Limited through its authorized Director Sh. Rajendra Baheti P. gd. Office Knowledge House, Shyam Nagar, Off-Jogeshwari – Vikhroli Link Road, Jogeshwari (East) Mumbai - 400060 (hereinafter called the SECOND PARTY) of the other part.

The expression First Party and Second Party shall mean and include their respective heirs, successors, representatives and assigns.

Whereas the first party is owner of a Industrial Property bearing Plot No. 1280 situated in HSIIDC, Rai, Sonapat, Haryana, admeasuring area 1012.5 sq. mtrs. acquired by way of Regular Allotment Letter No. 20307 dated 28-11-04 issued by HSIIDC (hereinafter called the property).

And whereas the first party has now agreed to sell the property to the second party for a total consideration of an amount of Rs. 1,60,00,000/- (Rs. One Crore

For Future Agroviet Limited

Rajendra Baheti

Sixty Lacs Only) and the second party has agreed to purchase the same on the following terms and conditions.

1. That the first party has received Rs. 20,00,000/- (Rs. Twenty Lacs Only) as an advance / earnest money from the second party by cheque No. 032514 dated 04-01-2012 drawn on HDFC Bank.
2. The balance price of Rs. 1,40,00,000/- (Rs. One Crore Forty Lacs Only) of the said property shall be paid by the Second Party to the first party at the time of execution / registration of sale deed of the said property.
3. That the time limit for sale deed of the said party has been mutually agreed on or before 31-01-2012 from the date of agreement.
4. The property to be sold under this agreement is free from all encumbrances, sale , mortgage, loan, dispute, litigation, gift, court attachment, etc. and the first party shall give the peaceful vacant physical possession of the said property to the second party at the time of registration of sale deed. All the outstanding dues such as HSIIDC maintenance, water, electricity, sewer etc. installed in the said property have been cleared / paid by the first party till 31-01-2012.
5. That in future if first party presence is required in HSIIDC office then they will be present for signatures and other formalities.
6. Any past liability, whether pending or arising on the date of execution of the present agreement or thereafter, in relation to the said premises, shall be borne by the First Party itself and the Second Party shall in no way, be held liable to discharge the same.

IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE AFFIXED THEIR SIGNATURES ON THIS AGREEMENT TO SELL ON THE DATE MONTH AND YEAR WRITTEN IN THE PRESENCE OF THE WITNESSES GIVEN BELOW :

WITNESSES

1.

Shrander

4-11-97/15

diwan NGR

SUP-131001

2.

Ganesh Maheshwari

[Signature]

FIRST PARTY

EXECUTANTS

SECOND PARTY

For Future Agrovet Limited

Rajendra Sabet
Authorised Signatory

HDFC BANK

G 3-4, SURYAKIRAN BUILDING, 19, KASTURBA GANDHI MARG
NEW DELHI - 110 001, NEW DELHI
RTGS / NEFT IFSC : HDFC0000003

04012012
D D M M Y Y Y

Pay Sheetal Furnishers — 2 —

Or Bearer
या धारक को

Rupees रुपये Twenty Lacs Only —

अदा करें

₹ 2000000/-

A/c No.
खाता क्र.

00030330005274

C/A

Payable at par through clearing/transfer at all branches of HDFC BANK LTD

For FUTURE AGROVET LIMITED

Rajendra Nabet

Authorised Signatories

Please sign above / कृपया यहाँ हस्ताक्षर करें

Rajendra Nabet

Payee's A/c. only

⑈032514⑈ 1102400011: 905660⑈ 30

RECEIPT

Received with thanks a sum of Rs. 20,00,000/- (Rs. Twenty Lacs Only) by Cheque No. 032514 dated 04-01-2012 drawn on HDFC Bank in favour of M/s. Sheetal Furnishers as an advance / earnest money from M/s. Future Agroviet Limited towards the sale consideration of Plot No. 1280, HSIIDC, Rai vide Agreement to Sell dated 03rd January 2012. I have signed this receipt in the presence of following witness.



Amit Gupta

Witness

1. *Sheetal*
H.No-971/19
Jalandhar
SNP-131001.
2. *Gurind Maheshwari*
H.No-3157, Gali Lal Dargaza
Bazar Sita Ram-Delhi-110006.

62499

1000

Amit Gupta S/o Virender Kumar Gupta

S. B.

Rs. 05-12



AGREEMENT TO SELL

This Deed of Agreement to Sell is executed at Sonapat on 3rd day of January 1980 between Sh. Amit Gupta S/o Sh. Virender Gupta Proprietor of M/s. Shree Lal Khimsons R/o Aggarwal House, Railway Road, Karnal and owner of Plot No. 1280, HSIIDC, Raikherainagar called the FIRST PARTY of the one part.

AND

the Future Agriovet Limited through its authorized Director Sh. Rajendra Babbar P.O. Office Knowledge House, Shyam Nagar, Off-Jogeshwar - Vikhroli Link Road, Jogeshwar (East) Mumbai - 400060 (hereinafter called the SECOND PARTY) of the other part.

The expression First Party and Second Party shall mean and include their respective heirs, successors, representatives and assigns. Whereas the first party is owner of a Industrial Property bearing Plot No. 1280 situated in HSIIDC, Raikherainagar, Sonapat, Haryana, measuring area 1012.5 sq. m. acquired by way of Regular Allotment Letter No. 20307 dated 20-11-77 issued by HSIIDC (hereinafter called the property).

And whereas the first party has now agreed to sell the property to the second party for a total consideration of an amount of Rs. 1,60,00,000/- (Rs. One Crore and Sixty Lakhs only).

For Future Agriovet Limited



