

हरियाणा HARYANA

G 228126

## AGREEMENT TO SELL

This Deed of Agreement to Sell is executed at Sonepat 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 Agrovet Limited through its authorized Director Sh. Rajendra Baheti Figd. Office Knowledge House, Shyam Nagar, Off-Jogeshwari - Vikhroli Link F ad, Jogeshwari (East) Mumbai - 400060 (hereinafter called the SECOND F \RTY) of the other part.

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

Mereas the first party is owner of a Industrial Property bearing Plot No. 1280 s uated in HSIIDC, Rai, Sonepat, Haryana, admeasuring area 1012.5 sq. mars.acquired by way of Regular Allotment Letter No. 2030 7 dated 28-11-04 issued by 'HSIIDC (hereinafter called the property).

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

For Future Agrovet Limited

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Rajende Nabet

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

- 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.
- The balance price of Rs. 1,40,00,000/- (Rs. One Crore Forty Lacs Only) of 2. 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.
- That the time limit for sale deed of the said party has been mutually agreed 3. on or before 31-01-2012 from the date of agreement.
- The property to be sold under this agreement is free from all 4. 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.
- That in future if first party presence is required in HSIIDC office then they 5. will be present for signatures and other formalities.
- Any past liability, whether pending or arising on the date of execution of 6. 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

FIRST PARTY

**EXECUTANTS** 

SECOND PARTY

For Future Agrovet Limited

Rojende sobet
Authorised Signatory

1. Surender FIRST

HINIATI/IS

SUP 131001

2. Control of Maharhwani

G.3-4, SURYAKIRAN BUILDING, 19, KASTURBA GANDHI MARG NEW DELHI - 110 001 , NEW DELHI RTGS / NEFT IFSC : HDFC0000003 Sheetal Furnishers Pay SBF(C) / CTS-2010 120911 Or Bearer या धारक को 200000 अदा करें A/c No. 00030330005274 खाता क्र For FUTURE AGROVET LIMITED Payable at par through clearing/transfer at all branches of HDFC BANK LTD Payeo's Alc. only **Authorised Signatories** Please sign above / कृपया यहाँ हस्ताक्षर करें AND THE PARTY OF T

THE PLANTA

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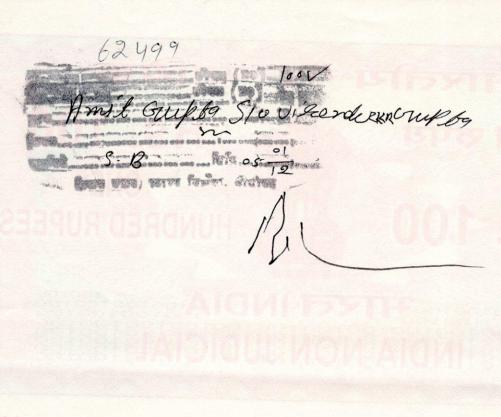
## **RECEIPT**

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 Agrovet Limited towards the sale consideration of Plot No. 1280, HSIIDC, Rai vide Agreement to Sell dated 03<sup>rd</sup> January 2012. I have signed this receipt in the presence of following witness.



Witness
1. Surender
Hinli-971/9
Hiwen Alex
SNP-13/00/

2. Gravind Maharhwari H.Ma-3157, Cali 2d Darriga Eazar Gita Ram-Delvi -110006.



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