

2012 2/27/



हरियाणा HARYANA

A 511175

SALE DEED

Worth Rs. 1,60,00,000/-

Stamp No. 9497 Dated 18/1/2012

Treasury Office, Sonapat

Stamps Rs. 12,20,000/-

(25000x40, 20000x11)

Sr. No. 158

Page/Words =

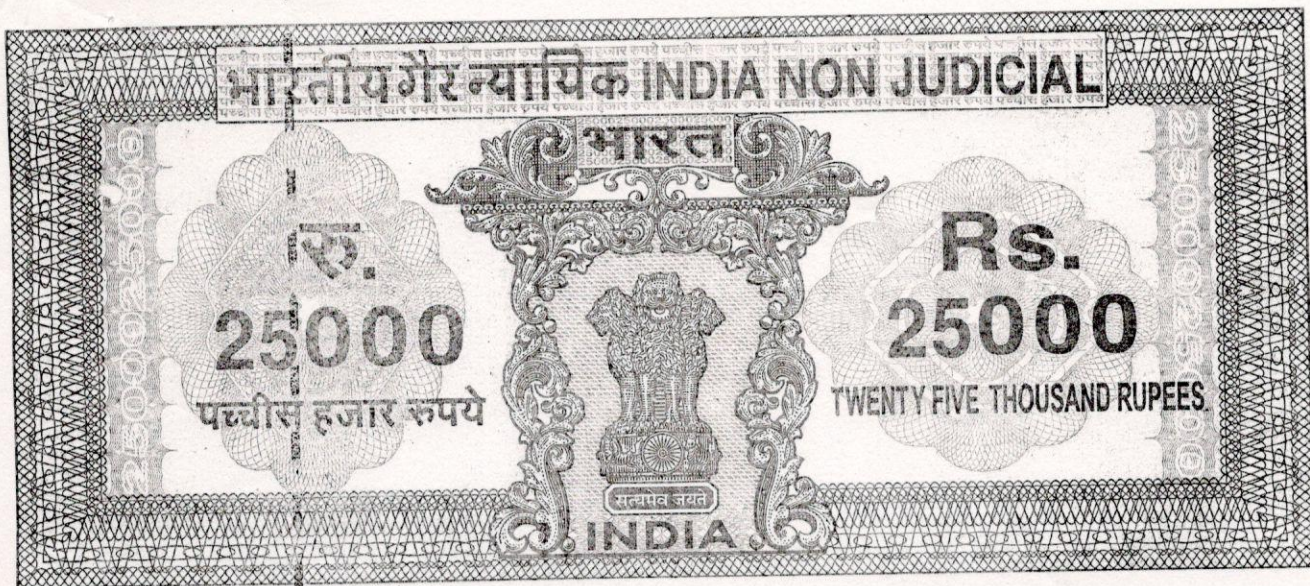
This Sale Deed is made and executed Sonapat on this 23<sup>rd</sup> day of January, 2012 between\*

Mr. Amit Gupta s/o Sh. Virender Nath Gupta. Proprietor of M/s Sheetal Furnishers and R/o Uggarsain Bhawan, Railway Road, Karnal;  
Hereinafter called the Vendor of the one part:

AND

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M/s Future Agrovat Limited having its registered office at Knowledge House, Shyam Nagar, Off-Jogeshwari, Vikroli Link Road, Jogeshwari (East) Mumbai – 400060, through its Authorized Director Mr. Rajendra Baheti s/o Late Sh. Rameshwar Lal Baheti, duly authorized vide Board of Resolution dated \_\_\_\_\_;

Hereinafter called the vendee of the second part;

{The expression Vendor & vendee shall mean and include the parties, their respective heirs, successors, legal representatives, administrators, executors and assigns.}

WHEREAS the Vendor is an absolute, sole and peaceful owner and in possession of BUILT-UP INDUSTRIAL PROPERTY BEARING NO. 1280, measuring 1012.50 Square Meters i.e. 1210.95 Square Yards, duly fitted with water connection therein, situated in Sector – 38, Phase-1, HSIIDC, Industrial Estate, Ra, Tehsil Sonapat and Distt. Sonapat (Haryana), (hereinafter called the

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property) by virtue of Conveyance Deed duly registered vide document No. 19060 dated 27/12/2011, with the office of Sub-Registrar, Sonapat (Haryana).

The said property is bounded as under:-

East: 15 Mtr. Wide Road

West: Property No. 1256

North: Property No. 1281

South: Property No. 1279

AND WHEREAS the above said property was allotted to the vendor vide Letter No. 20307 dated 28/11/2004, by HSIIDC, Rai, Distt. Sonapat;

AND WHEREAS the vendor has got the permission for the transfer of above said property, vide Letter No. HSIIDC: R:E:12: 3336 dated 19/1/2012 from HSIIDC, Rai, Distt. Sonapat.

AND WHEREAS the Vendor has full power, authority and unrestricted rights to use, hold, enjoy, utilize, mortgage, gift and/or to sell and transfer the same or any

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portion thereof, in any manner in favour of any person(s), and to execute this Sale Deed, and no one else except the Vendor, has got any claim, title and interest in the above mentioned property.

AND WHEREAS the Vendor in sound and disposing mind, without undue influence, coercion or fraud and for legal requirement and necessities has agreed to sell and transfer the above said property UNTO the vendee for a total sale consideration of Rs. 1,60,00,000/- (Rupees One Crore Sixty Lac only) and for which the vendee has also agreed to purchase the same at the above said sale consideration.

**NOW THIS SALE DEED WITNESSETH AS HEREUNDER:**

1. That the entire sale consideration amount of the said property of Rs. 1,60,00,000/- (Rupees One Crore Sixty Lac only) has been received by the Vendor from the vendee in full and final settlement of the sale consideration of the above said property with the execution of this sale deed, the receipt of which is hereby admitted and acknowledged by the Vendor. The detail of payment is given as hereunder: -

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Rs. 20,00,000/-	Vide Cheque No. 032514 dated 4/1/2012 HDFC, Kasturba Gandhi Marg, New Delhi;
Rs. 20,00,000/-	Vide Cheque No. 033066 dated 1/2/2012, HDFC Bank Ltd., Delhi;
Rs. 40,00,000/-	Vide D.D. No. 182889 dated 8/2/2012, HDFC Bank, Kailash Building, Delhi;
Rs. 40,00,000/-	Vide D.D. No. 182890 dated 8/2/2012, HDFC Bank, Kailash Building, Delhi;
Rs. 40,00,000/-	Vide D.D. No. 182891 dated 8/2/2012, HDFC Bank, Kailash Building, Delhi;

2. That the Vendor hereby sells, transfers, conveys and assigns all rights, titles and interest in the said property along with eighteen thousand six hundred fourteen square feet approx., covered area unto the vendee forever and the actual vacant physical possession of the said property has been handed over by the Vendor to the vendee.
3. That all the expenses of this sale deed such as Stamp duty, execution and registration charges have been paid and borne by the vendee.

*Amul Gupta*





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4. That the Vendor hereby assures the vendee that the above said property is absolutely free from all sorts of encumbrances, such as sale, mortgage, gift, lease lien, releases, notification, litigation and attachment etc. and there is no legal defect in the title of the Vendor, and if it is proved otherwise the Vendor and its property both movable and immovable, shall indemnify the vendee in full to the extent of loss thus sustained by the vendee.
5. That the Vendor shall pay all charges, taxes, arrears, water charges, penalties etc. in respect of the above said property up to the date of execution and registration of this sale deed in favour of the vendee, and thereafter all such charges and taxes in respect of the above said property shall be paid and borne by the vendee to the Department/ Authority concerned.
6. That after execution of this sale deed the Vendor and its legal heirs, successors, legal representatives, executors and assigns, etc. have been left with no right, title, interests and claims in the above said property,

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and the vendee has become the sole, absolute and peaceful owner of the above said property having full right to use, hold enjoy, utilize, lease, gift, mortgage and/or to sell & transfer the above said property or any portion thereof, in any manner in favour of any person(s).

7. That as and when the Vendor will be required for completion of any acts, deeds and things necessary for more perfectly transferring of its title in the above said property in favour of the vendee, the Vendor shall present itself at the required place and will do all acts, deeds and things as required by the vendee, at the costs and expenses of the vendee.

8. That the Vendor hereby agree and assure the vendee to help and assist the vendee in getting the above said property mutated in all the records of HSIDC/Department/ Authority concerned and shall be ready and willing to do and write any or all documents that may be required in this behalf from time to time and also to present at place where the Vendor is called by the Department/ Authority concerned and to give

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such statement as required by the department/ authority concerned to mutate the said property in favour of the vendee and vendee can get the above said property mutated in its favour on the basis of this sale deed even in the absence of the Vendor.

9. That all the rights, privileges, appurtenances, and easements attached with the above said property have also been conveyed and transferred with the said property by the Vendor unto the vendee.
10. That the said property has not been acquired by the Govt. and there is no injunction or attachment order of any court and/or department.
11. That the vendee can get the water & electricity connections transferred/ changed in its name in the records of department/authority concerned on the basis of this sale deed and the vendee may apply and get more water and electricity connections in the above said property.
12. That the vendee shall have every right to get the refund of the security of electric connection from the concerned authority for which the Vendor will not claim.

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13. That all the previous title documents in respect of the above said property have been handed over by the Vendor unto the vendee.

In witness whereof this Sale Deed is executed and signed by the Vendor & vendee on the day, month & year, first above written, in the presence of the following witnesses: -

*Sikandar Malik Dew Sonepat 28/7/2017*

Scribe:

Witness; *Mamji*  
Mamji Numberdar  
S/o Sh. Jagroop  
R/o Rai Dist. Sonapat

Vendor *Amit Gupta*  
Amit Gupta, Proprietor of  
M/s Sheetal Furnishers

Witness;  
Shiv Kumar s/o  
Late Sh. Ghansham Dass  
R/o House No. 55, Sec-15  
Sonapat

Vendee:  
M/s Future Agrovat Limited,  
through its Director  
Mr. Rajendra Baheti

*Shiv Kumar*  
For Future Agrovat Limited  
*Rajendra Baheti*  
Authorised Signatory





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