



हरियाणा HARYANA

G 22812

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 Agrovat 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 Agrovat Limited

Rajendra Baheti
Authorized Signatory

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. *Sunder*
H-11971/11
Diwan NGR
SNP-131001
2. *Gurind Maheshwari*
H-11-3157, Gali 2nd Durgam

[Signature]
FIRST PARTY

EXECUTANTS

SECOND PARTY

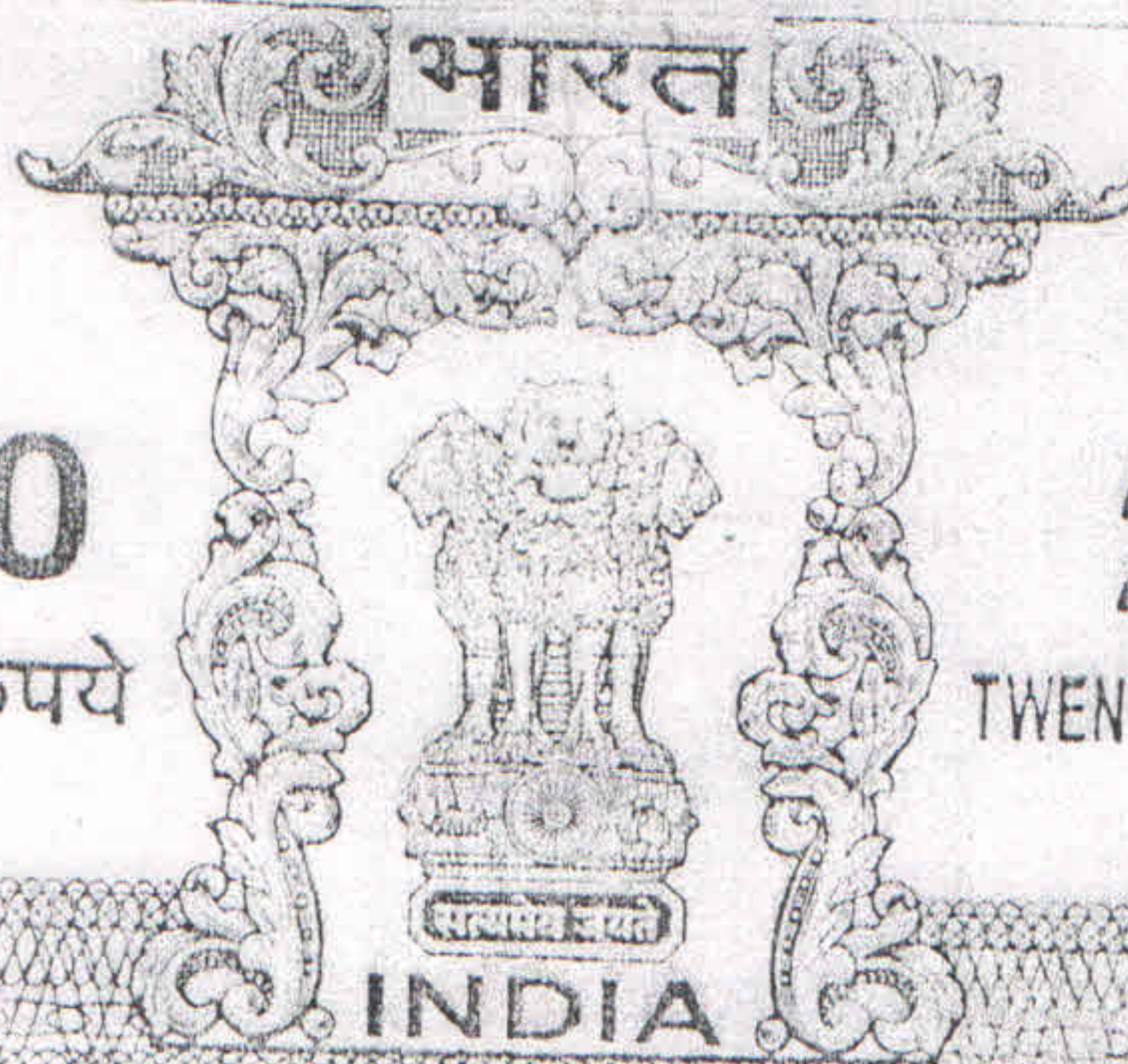
For Future Agrovet Limited

[Signature]
Authorised Signatory

21271

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

रिजिस्ट्रार 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 23rd day of January, 2012 between*

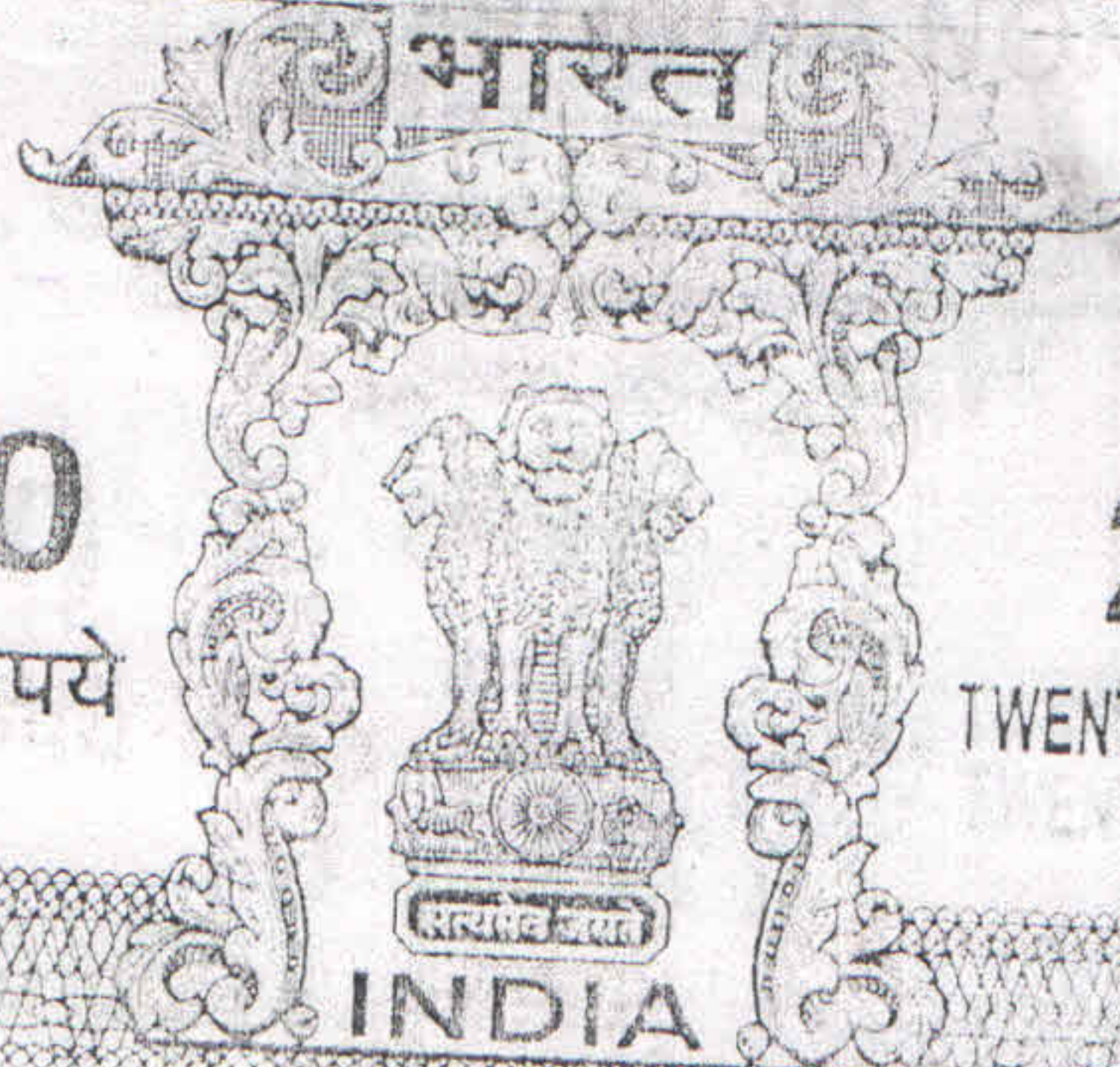
Mr. Amit Gupta s/o Sh. Virender Nath Gupta, Proprietor of M/s Sheetal Furnishers and R/o Uggarsain Bhawan, Railway Road, Karnal;
Hereinafter called the Vendor of the one part;

AND

Amal Gupta

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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 2-01-2012;

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, Raib, Tehsil Sonapat and Distt. Sonapat (Haryana), (hereinafter called the

True Copy

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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.

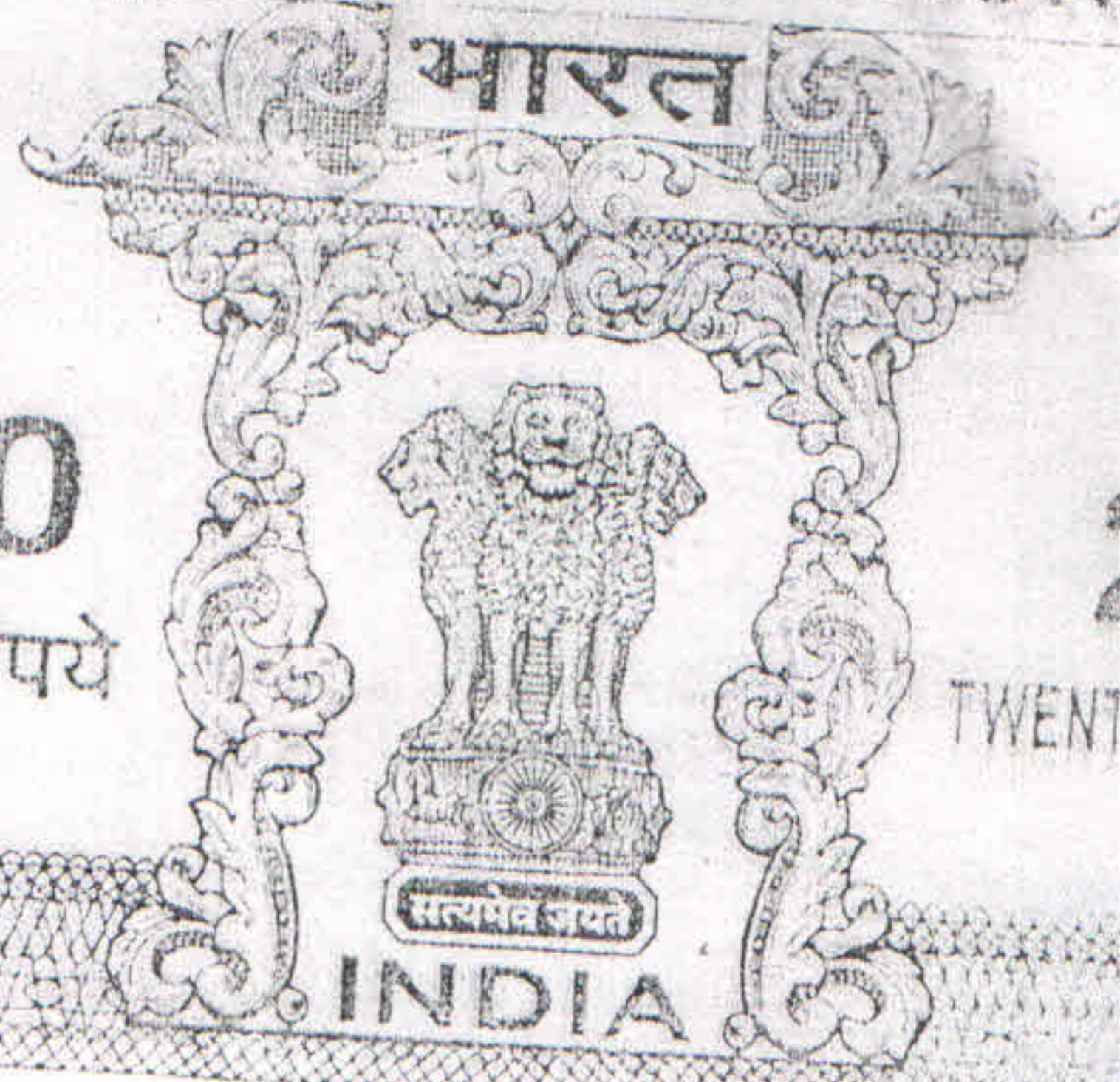
AND WHEREAS the Vendor has full power, authority and unrestricted rights to use, hold, enjoy, utilize, mortgage, gift and/or to sell and transfer the same or any

(Signature)

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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.

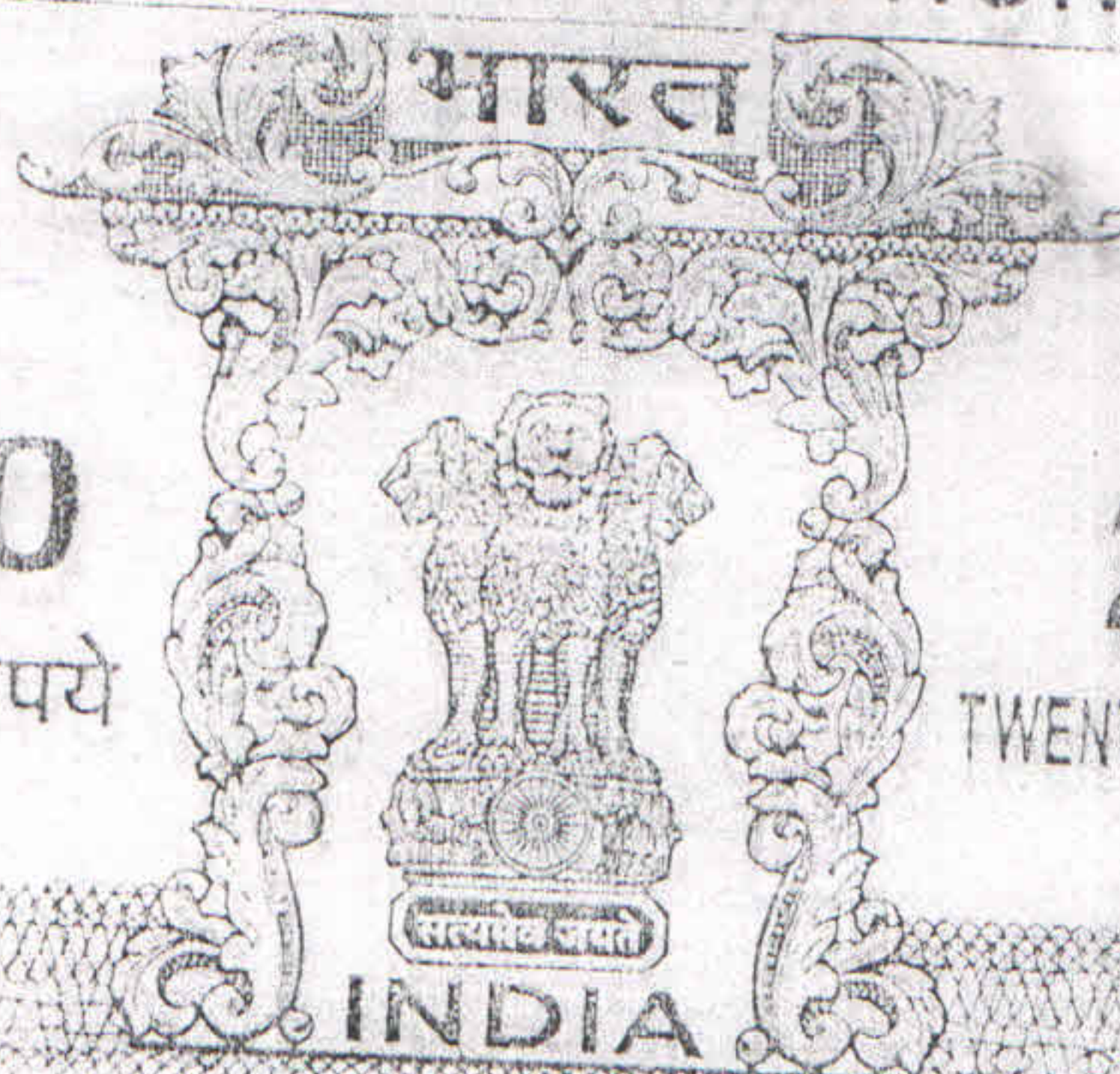
NOW THIS SALE DEED WITNESSETH AS HEREUNDER:

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.

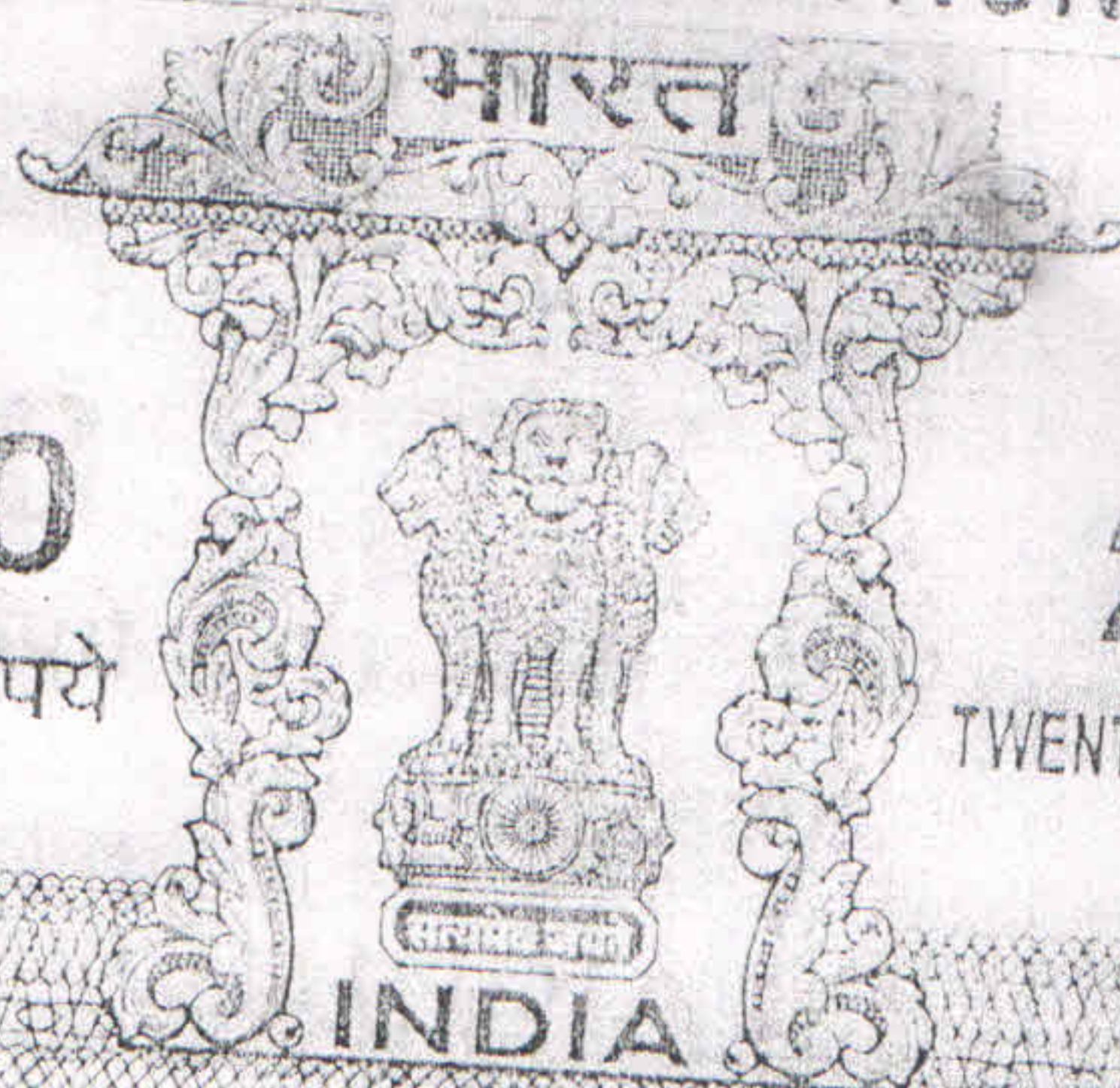
3. That all the expenses of this sale deed such as Stamp duty, execution and registration charges have been paid and borne by the vendee.

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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.

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.

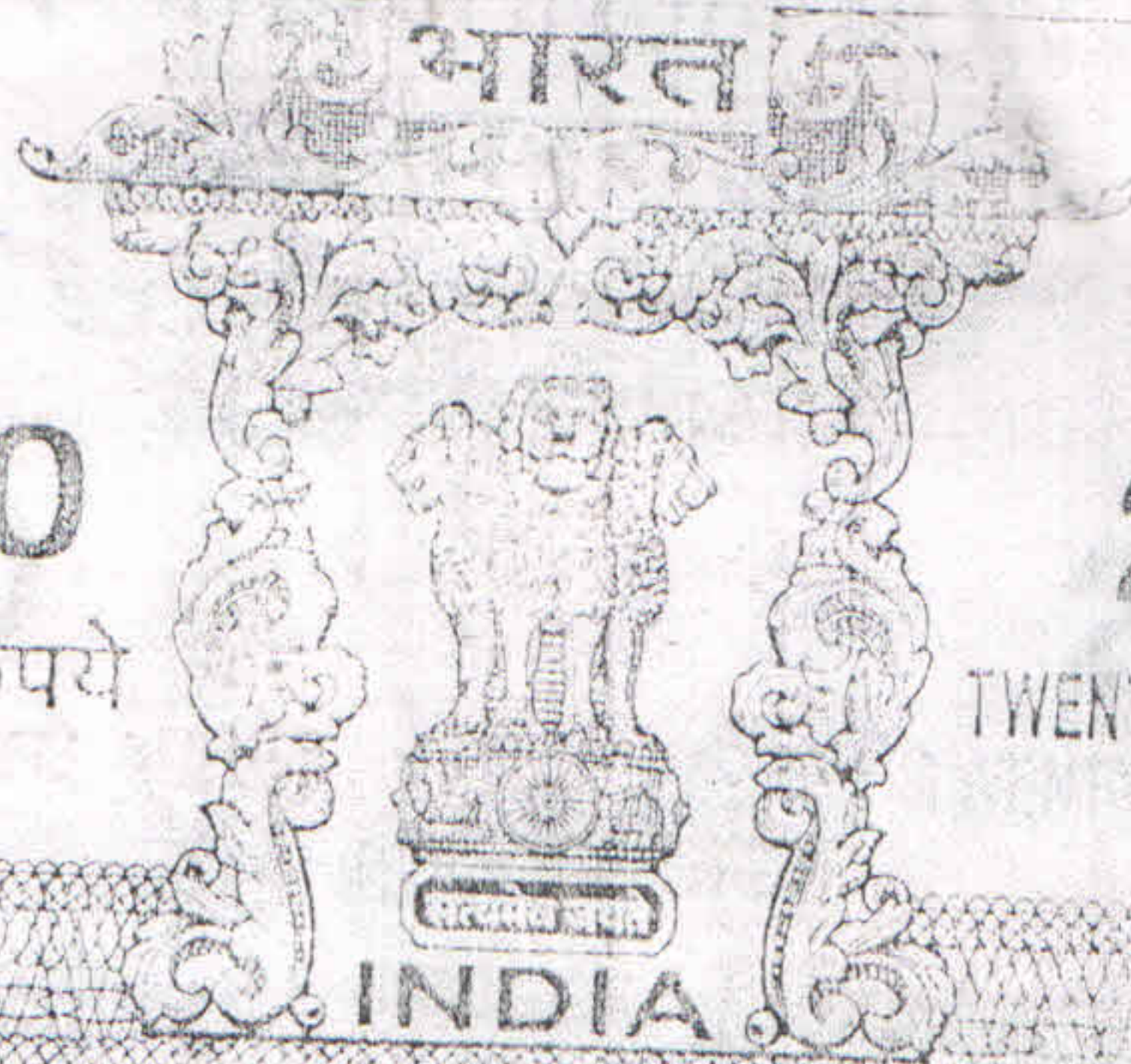
That after execution of this sale deed the Vendor and its legal heirs, successors, legal representatives, executors and assigns, etc. have been left with no right, title, interests and claims in the above said property,

Amal Gupta

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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).

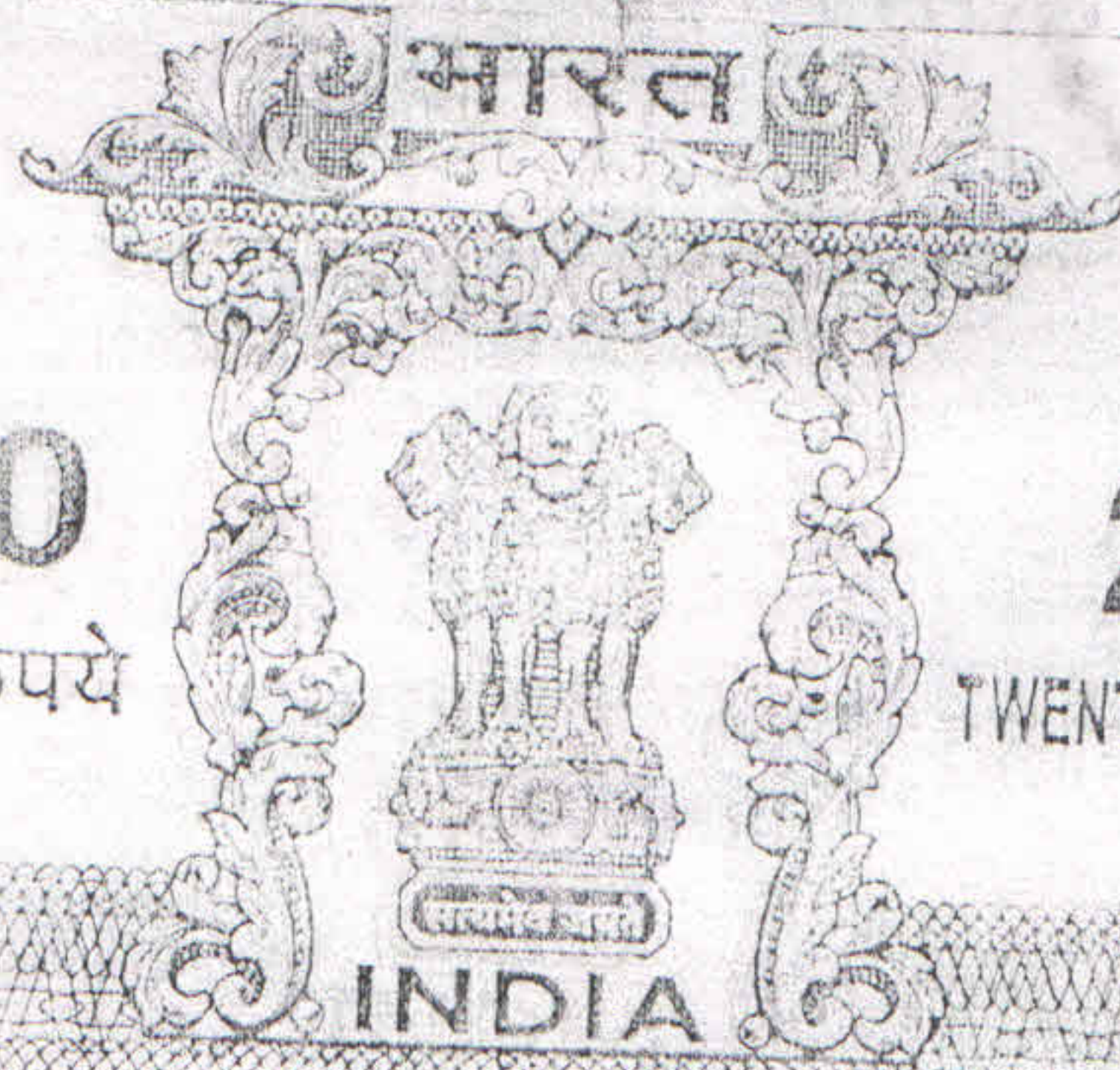
7. That as and when the Vendor will be required for completion of any acts, deeds and things necessary for more perfectly transferring of its title in the above said property in favour of the vendee, the Vendor shall present itself at the required place and will do all acts, deeds and things as required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

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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.

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.

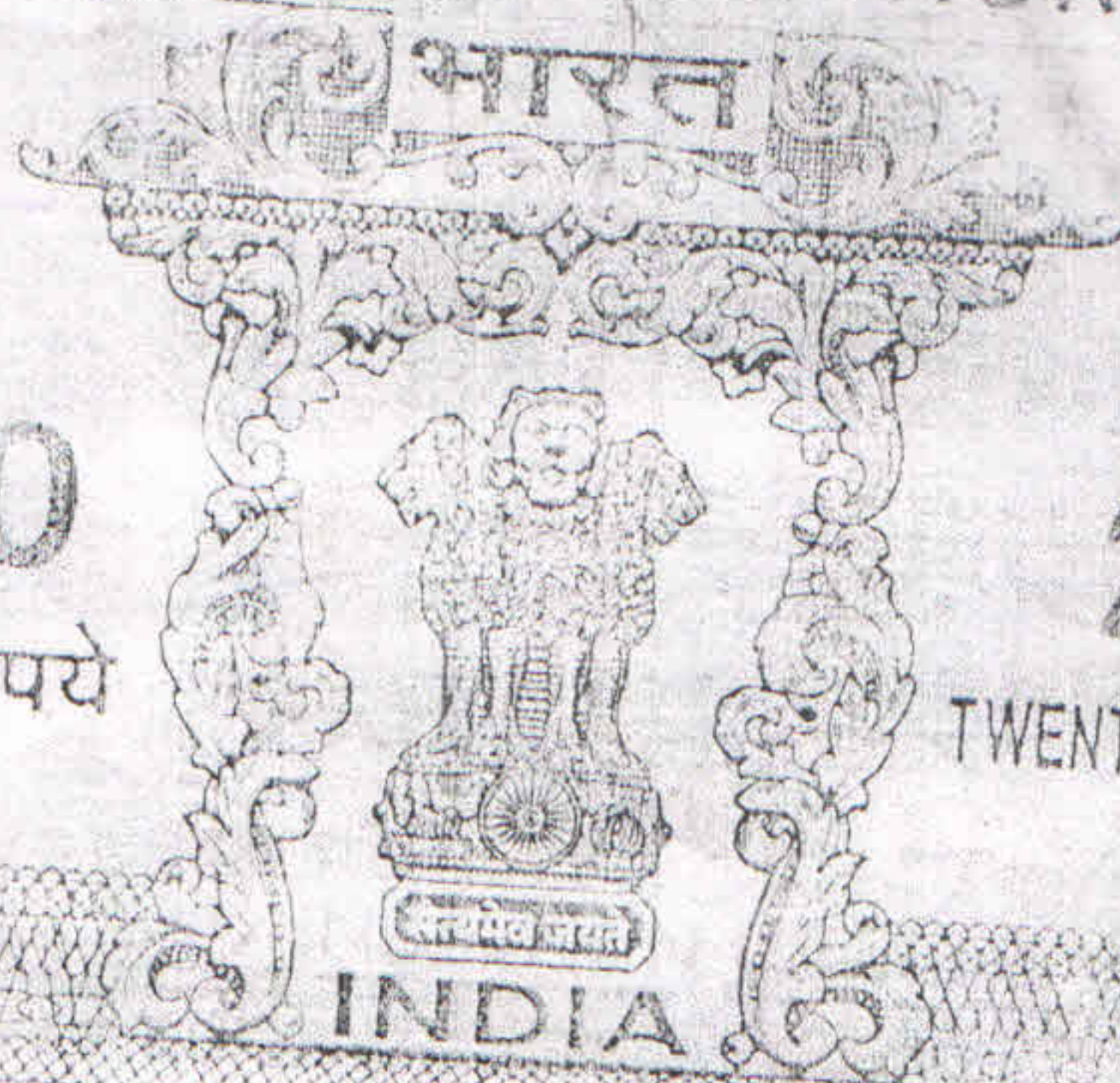
11. That the vendee can get the water & electricity connections transferred/ changed in its name in the records of department/authority concerned on the basis of this sale deed and the vendee may apply and get more water and electricity connections in the above said property.

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: *S. K. S. Malvi AEW Sant 28/7/2011*

Scribe:

Witness:

Mam
Manoj Numberdar
S/o Sh. Jagroop
R/o Rai Distt. 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 Agrovet Limited,
through its Director
Mr. Rajendra Baheti

Shiv Kumar

Rajendra Baheti



हरियाणा HARYANA

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हरियाणा HARYANA

03AA 019791

AGREEMENT FOR TRANSFER OF INDUSTRIAL PLOT

This agreement is made on the 9th day of February in the year 2012 between the Haryana State Industrial & Infrastructure Development Corporation Limited, C-1280 & 14, Sector-6, Panchkula, hereinafter called 'HSIDC' of the one part, which expression shall include its successors, assignees, administrators, executors through its authorized signatory;

And

M/S FUTURE AGROVET LTD. having its registered office at Knowledge House, Shuamnagaroff Jogeshwari Vikkroli Link Road, Jogeshwari (E), Mumbai-400 060, hereinafter called as the allottee of the other part of this agreement, which expression shall include its successors, assignees, administrators, nominees etc. through its authorized signatory namely Rajendra Baheti S/o Sh. Rameshwar Lal Baheti

Certified
For Haryana State Indl. & Infr. Dev. Corp. Ltd.

For Future Agrovet Limited
Rajendra Baheti
Authorised Signatory

Sh
Estate Manager



HSI IDC

WHEREAS INDUSTRIAL PLOT/SHED No. 1280 Phase II
Sector RAI in industrial Estates

RAI was allotted / Re-allotted to
Sh./Ms./M/s Ankit Gupta Prop. M/s Sheetal Furnishers
(hereinafter referred to as the original allottee) vide Regular Letter of Allotment/ Re-
allotment Letter dated 28-12-2004 for the purpose

of setting up of a project for wooden Furniture & Furnishings
and an agreement containing the terms and conditions of allotment was executed between
HSI IDC and the original allottee on 27/01/2005

Whereas the original allottee, who has made full payment towards the price of the
plot/shed to HSI IDC, and being eligible to seek transfer of the plot/shed under the
Transfer Policy, contained in the Estate Management Procedure, 2011 (EMP) as amended
from time to time pursuant to the Industrial policy 2011 (IP) of the State Government, has
made a request to the HSI IDC to allow him/her/them to transfer the said plot/shed in
favour of allottee i.e. Sh./ Ms./M/s FUTURE AGROVET LTD. for setting up the
industrial project of Manufacturing of Spices and the HSI IDC
has acceded to the request of the original allottee and has allowed the transfer of the
aforesaid plot/shed from the name of the original allottee to the allottee.

WHEREAS in consideration of the HSI IDC agreeing to transfer the said plot/shed in favour
of the allottee the HSI IDC and the allottee enter into this agreement on the terms and
conditions set out hereinafter:

NOW THIS AGREEMENT WITNESSES UNDER:

1. That the HSI IDC shall issue a Letter of Re-allotment to the allottee in respect of
plot/shed and the allottee shall step into the shoes of the original allottee/transfer or
and shall be bound to honour and discharge all the contractual liabilities arising out of
the terms and conditions stipulated in the Regular Letter of Allotment (RLA) Re-
allotment letter dated 28/12/2004, issued in favour of the
original allottee, Agreement dated 27-01-2005 entered into between the HSI IDC
and the original allottee and/or the conveyance Deed dated 27/12/2004 executed
by the HSI IDC In favour of the original allottee in respect of the said plot/shed
2. That the allottee shall be liable to pay any amount found to be due and all such arrears
or payments detected later on which could not be earlier detected due to mis-

Certified
For Haryana State Ind. Dev. Corp. Ltd.

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For Future Agrovat Limited

Rajendra Dabot
Authorised Signatory



HSI IDC

Calculation or arithmetical mistake or otherwise and further the allottee shall pay all such dues or payments within 30 days from the date of demand notice, issued by the HSI IDC. failing which, with interest @ 14% p.a. within further extended period of 30 days and failing which, the said plot/shed shall liable to be resumed.

- 3 That any additional price of the aforesaid plot/shed, as a consequence of enhancement in compensation that may be awarded by the Court (s) in the matters/cases arising out of the acquisition proceedings or any incidental or connected matter thereto, shall be payable by the allottee, in lump-sum, within 30 days from the date of issuance of demand notice, failing which penal interest @ 14% p.a. shall be charged on the due amount from the date of notice till the date of payment. In the event of non-payment of such enhanced compensation, within a period of three months from the date of notice, the aforesaid plot/shed shall also be liable to be resumed.
- 4 That the plot/shed shall continue to belong the HSI IDC until & unless the full price of the plot/shed together with interest and other amount, if any, due to HSI IDC is paid by the allottee to HSI IDC. Allottee shall have no right to transfer the land and building standing thereon by way of sale or gift, mortgage, lease or any other way, without specific written approval from HSI IDC.
- 5 That on payment of total price of the plot/shed, the HSI IDC would execute a deed of conveyance, containing the terms and conditions in consonance with those contained in this agreement as well as IP and EMP, in favour of the allottee. The charges on registration & stamp duty will be paid by the allottee.
- 6 That the use of the land and the building erected on the above said plot/shed shall be governed by the Zoning plan of the Estate. The Allottee shall not alter/ change the existing building on the said plot/shed in violation of the zoning plan of the state and shall not erect or re-erect any building on the said plot/shed in violation of rules and regulations of the Department of Town & Country planning, Haryana, as amended from time to time. Zoning violations and the deviation from the approved building plans at any stage shall cause a notice to rectify the breach by the allottee. In the event of noncompliance by the allottee, the aforesaid plot/shed shall liable to be resumed and the allottee shall be required to remove the plant & machinery within a period of two months from the order of the resumption at the cost and peril of the allottee.

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For Haryana State Indl. & Infr. Dev. Corp. Ltd.

For Future Assets Limited
Rajendra Dole
Authorised Signatory



7. That in case allottee decides to reconstruct the building after dismantling the old building or otherwise, he would be required to follow the guidelines /rules and regulations of Department of Town and Country Planning, Haryana as amended from time to time with regard to approval of building plans and obtaining occupation certificate.
8. That the allottee shall be required to implement the project/continue to remain in production, for which the aforesaid plot/shed has been reallocated within a period of 2 year (s) from the date of issuance of Re-allotment letter in his/her/its favour. The implementation of project shall mean commencement of commercial production after coverage of construction in accordance with the norms specified in EMP and installation of plant and machinery. The allottee shall within one month from implementation of the project has been completed, along with documentary proof in this regard. Upon failure of the allottee to comply with this condition, HSI IDC shall be competent to resume the aforesaid plot/shed after giving show cause notice.
9. That the allottee shall use the utilize the aforesaid plot/shed for the purpose for which it has been allotted and shall not change the nature of the project or related activities in any manner whatsoever, except with the prior permission, which may be granted by the HSI IDC, only after considering the ground (s) and such other factors, as contemplated in the EMP, provided that the allottee has paid requisite fee along with written request in this behalf. Violation, if any, shall entail resumption of the Plot/shed.
10. That the allottee shall not bifurcate the aforesaid plot/shed except with the prior permission of the HSI IDC. Bifurcation of the / shall, however, be governed and regulated in the manner as provided in the EMP. Bifurcation of shed shall not be allowed.
11. That the Transfer of the above said plot/shed may be allowed by the HSI IDC only as per norms prescribed in EMP-2011. Such transfer shall, however, be subject to the compliance of provision and payment of transfer fee as prescribed in the EMP, as revised from time to time. However, the prior permission of the Corporation shall be required.

Certified
For Haryana

Dev Corp. Ltd.

Estate Manager: 4:

6/3/13

For Future Agrovet Limited
Rajendra Patel
Authorised Signatory



No transfer fee would be leviable after the project of the allottee has been in commercial production for more than five years and is free from all encumbrances. However, prior permission of HSI IDC, shall be necessary for such transfer of the plot/shed. The fee at the rates prescribed from time to time, in the EMP shall however, be payable by the allottee.

13. That the transfer of the aforesaid plot/shed, due to inheritance, succession upon the death of the allottee/ majority share holders or the project has been taken over by a financial institution, may be allowed without charging transfer fee, but on the payment of fee at the rates as prescribed in the EMP, from time to time. The change of management by transfer of majority share holding shall also be treated as transfer.
14. That for seeking permission for further transfer of the aforesaid plot/shed, the allottee shall apply to HSI IDC alongwith following documents :-
- a) Letter of Re allotment in original.
 - b) Proposed agreement to sell.
 - c) Project report of the proposed transferee, in case of any change of project.
 - d) Statement of means of financing of proposed transferee.

The allottee shall, however, be required to submit his request for the proposed transfer within a period of 30 days from the date of proposed agreement to sell, failing which a penalty equivalent to transfer fee shall be imposed upon the allottee, while allowing the transfer. In case the transfer is allowed, the person, who steps into the shoes of the allottee, shall be required to enter into a fresh Agreement with HSI IDC in respect of the industrial plot/shed.

15. That the change in shareholding may be allowed only if the original allottee or his family members (spouse, son, daughter, wife, parents, brother, sister) retain a minimum of 51% share in the project / company / Firm. In case the original allottee and his family fail to Retain the prescribed share holding of 51%, it shall be deemed to be transfer, for which the transfer fee at the rates prescribed in EMP, from time to time, shall be payable by the allottee.
16. That the allottee, being a private limited company, if becomes a public limited company and is listed with recognized stock exchange, the change in constitution

Certified
For Haryana State Indl. & Infr. Dev. Corp. Ltd.

Estate Manager

For Future Anand Limited
Rajendra Nohet
Authorised Signatory



- may be allowed subject to the condition that the allottee or his associates (family member), retain the largest share holding and having management control, otherwise it shall be treated as a case of transfer and the transfer fee at the rates prescribed in EMP, from time to time, shall be payable by the allottee.
17. That in order to ensure optimum utilization of the industrial areas/industrial estates leasing/renting of the premises of the building may be allowed if the allottee has made construction as per the standard norms and has remained in production for one year. Such permission may be granted by the HSI IDC on payment of leasing fee, as prescribed in the EMP, from time to time. However, prior approval of the HSI IDC for leasing shall be mandatory.
 18. That the number of leases on the aforesaid plot/shed shall be permitted as per the provisions contained in EMP. The permission for leasing shall be valid for the period specified in the permission letter and after having obtained permission for leasing, the allottee shall be at liberty to change the tenants within the period so specified subject to the allottee keeping HSI IDC informed about any change made in the tenancy and getting the project of the lessee/tenant approved from HSI IDC and payment of leasing fee as prescribed in the EMP. from time to time.
 19. That the allottee shall have to take water for the unit set up and other area of the said plot/shed from the water supply system of the HSI IDC on payment in accordance with the rates fixed from time to time. The allottee shall not dig or install any tubewell/bore-well within his plot/shed for meeting his water requirements.
 20. That the HSI IDC shall continue to be the owner of all mines and minerals, whatsoever, including sub-soil water in or underneath the surface of the plot/shed with all such rights and powers as may be necessary or expedient for the purpose of searching, working, obtaining, removing & enjoying the same at all such times and in such manner as HSI IDC may deem fit, with power to carry out any survey of all or any part of the said plot/shed and to sink pits, erect building, construct lines and generally appropriate and use surface of the said plot/shed for the purpose of doing the full enjoyment of the exceptions and reservations herein contained.

Provided that the allottee shall be entitled to receive from HSI IDC such payment for the occupation by HSI IDC of the surface and for the damage done to the surface or

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For Haryana State Indl. & Inf. Dev. Corp. Ltd. :6:

[Signature]
Estate Manager

For Futura Agrovet Limited
Rajendra Dhat
Authorized Signatory



HSI IDC

building on the said land by such works or workings or letting down as may be agreed upon between the authority and the allottee or failing such agreement, shall be ascertained by reference to arbitration.

21. That the Govt. may in near future acquire possession and proprietary right over the land surrounding the industrial estates and the govt. or any other authority on behalf of the Govt. may thereafter, in its discretion, decide to convert this area or a part there of into a green belt or to use it for any other common purpose and the event of such happening, the cost of the acquisition and development of the part of land so utilized payable by HSI IDC to the Govt. or any authority on its behalf will be recoverable by HSI IDC from its allottees proportionately. An amount demanded by HSI IDC on account of such external development charges will be payable by the allottee to HSI IDC in lump-sum or in installments, as may be decided by HSI IDC.
22. That the allottee shall pay to the HSI IDC such proportionate external development charges spent by the HSI IDC or as may be payable to the Government or any other agency by the HSI IDC for external water supply, electricity installation, Roads, Storm Water, drainage, sewerage, CETP etc., in addition to already stated in Clause 21 above, within 30 days from the date of the letter of demand failing which the allottee shall be liable to pay the sum along with interest @ 18% p.a. In event of failure of the allottee to make payment of the amount demanded within three months from the date of issue of the said letter of demand, the plot/sed shall be liable to be resumed.
23. That the HSI IDC may, by its officers & servants, at all reasonable times and in reasonable manner after giving 24 hours notice in writing, enter in and upon any part of the plot and building erected thereon for the purpose of ascertaining that the allottee has duly performed and observed the conditions to be observed under the provisions of this Agreement and the Letter of Re-allotment.
24. That the HSI IDC shall have full right, power and authority at all times, to do through its officers or servants, all acts and things which may be necessary or expedient for the purpose of enforcing compliance of all or any of the terms, conditions and reservation imposed and to recover from allottee, as first charge upon the said land/building, the cost of doing all or any such act the things and all costs incurred in connection therewith or in any way relating thereto.

Certified
For Haryana State Indl. & Infr. Dev. Corp. Ltd.

Estate Manager
18/12

For Future Asset Limited
Rajendra Dabot
Authorized Signatory



25. That the allottee shall comply with all the Estate Management regulations dealing with malba, cleanliness, quantum and the quality of effluent discharge, solid waste disposal, green cover obligations, vehicle parking regulations etc., among other things for proper maintenance of the industrial estate and its surrounding. HSI IDC shall be within its rights to ensure compliance of measures considered necessary for its maintenance and levy charges, fines and penalties, if necessary, towards achievement of its objectives.
26. That the allottee shall have to pay local and general taxes, rates or cesses etc., as imposed on the said plot/shed by the competent authority from time to time.
27. That the allottee shall pay the proportionate maintenance & service charges fixed from time to time as communicated by the HSI IDC. The maintenance & service charges will be payable on per square meter basis.
28. That the allottee agrees and undertake that he/she/it shall, as far as possible, employ 75% of un-skilled workforce and shall give preference for other categories to candidates from among the Haryana domiciles in the unit set up/to be setup on plot/shed.
29. That the HSI IDC transfer this plot/shed for setting up and running an industry and thereby contributing to the overall economic activity in the State. In case the allottee does not continue to remain in production and the production gets held up, HSI IDC shall issue a notice to resume production within a period of three months. In case the allottee fails to resume production activity within the given time, the plot/shed shall be liable to be resumed.
30. That if the allottee appoints ANY ATTORNEY, he/she/they shall submit the certified copy of the Registered Power of Attorney along with photograph and signatures of the allottee duly attested by the Magistrate First Class within a week from the registration of the deed by Regd. A/D post or in person.

Certified
For Haryana State Indl. & Infr. Dev. Corp. Ltd.

[Signature]
Estate Manager : 8 :
28/3/13

For Futuro Agrovet Limited
Rajendra Nath
Authorised Signatory



That so long as the allottee fully performance and complies with and continues to perform and comply with each and all the terms & conditions herein made and provided, but not otherwise, the HSI IDC will ensure to the allottee full and peaceful enjoyment of the rights and privileges herein and here by conveyed in this deed.

32. That the HSI IDC will be competent to resume plots/shed in its Industrial Estate in case an allottee defaults in complying with the terms and conditions of allotment/transfer/leasing etc. The resumption of plot/shed would be done by the HSI IDC after giving show cause notice. Upon resumption, the principal amount towards cost of the plot deposited with HSI IDC will be refunded after deducting 10% of the price of the plot without any interest. The amount of interest and penalty, if any, paid on the installment (s), if any, shall also stand forfeited. The allottee will be free to remove the structure/debris, if any, within a period of two months from the date of resumption order at his own cost, failing which it shall be removed by the HSI IDC at the allottee's cost. The allottee shall not be entitled to any payment/compensation for building constructed by it on the resumed plot.
33. That the plot/shed once resumed shall not be restored by the HSI IDC. However, an appeal shall lie to a committee, comprising of the Financial Commissioner Industries, Haryana, Director of Industries, Haryana & Managing Director, Haryana Financial Corporation against the order of the HSI IDC ordering resumption. The decision of the aforesaid committee shall be final and binding.
34. That the changes made in the IP and/or EMP by the State Govt. or HSI IDC, from time to time, as well as the changes and guidelines issued by the State Government or HSI IDC from time to time regarding extension in time, transfer & leasing or any other issue pertaining to the allotment of industrial plot/shed and any other matter related to Estate Management shall be applicable and binding on the allottee.

IN WITNESS WHEREOF, the parties to this agreement have set their hands/seals on the dates mentioned against their signature.

Certified
For Haryana State Industrial Development Corp Ltd.

21
06/3/12

For Future Agrovet Limited
Signature *Rajendra Dole*
Dated *9/2/12* Authorized Signatory



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Signed by the said Shri RAJENDRA MHEI
RAI on the 7th day of Feb, 2012 at

(Signatures must be got attested from Magistrate 1st Class with his Court seal or a Notary Public)

Witness:

Signature

Name

Residence

Occupation

Sukender Gaur

Sukender Gaur

H.N.-971/19, Jivan Nagar

Business

Signature

Dated

9/2/12

9/2/12

For Haryana State Industrial And Infrastructure Development Corporation Limited

ATTESTED

Signed by the said Shri Sukender Gaur RAI for and behalf of Haryana State Industrial And Infrastructure Development Corporation Limited and acting under the authority at HSIIDC RAI on the _____ day of _____

In the presence of:

Signature

Name

Residence

Occupation

Sukender Gaur

Sukender Gaur

HSIIDC RAI

AM (E)

Certified

For Haryana State Indl. & Infr. Dev. Corp. Ltd.

Estate Manager

9/2/12