



दिल्ली DELHI PC 4/E/2014/RSPR/141

U 056815

MR. 36295/16

AGREEMENT TO SELLThis deed of Agreement to Sell is made and executed on this 23rd day of August 2010**BETWEEN**

PGF Limited, having its head office at Second Floor, Vaishali Building, Paschim Vihar, New Delhi, through **Mr. Vinay Kumar - Sr. Manager**, authorized by the company (which expression shall unless and otherwise repugnant to the context or meaning thereof, mean and include heirs, successors, assigns, legal representative, attorneys etc.) Hereinafter referred to as the **First Party** on the **FIRST PART**

AND

M/S PACL INDIA LTD. A Company registered under the Companies Act 1956, having its registered office at 22, 3rd floor, Amber Tower, Sansar Chand Road, Jaipur and its Corporate office at 7th floor, Gopal Das Bhawan, 28 Barakhamba Road, New Delhi - 110001, through **Mr. Beant Singh - Sr. Manager** authorized by the company (which expression shall unless and otherwise repugnant to the context or meaning thereof shall, mean and include its successors, assigns, legal representatives, attorneys etc.) Hereinafter referred to as **Second Party** on the **SECOND PART**.



For PGF LIMITED

Authorised Signatory

23 AUG 2010



CB-63-5/27

PACL INDIA LIMITED 1274
Corporate Office, 7th Floor,
Gopal Das Bhawan, 28, Barakhamba Road
New Delhi-110009
Through

H.P. SINGH
c/o. Babbar House Court No.

116 JUN 2010

NOT FOR SALE



WHEREAS the first party is the exclusive owner and in possession of property admeasuring 740 Sq.feet, situated at Office No.3&4, First Floor, Kashinjali Commercial Complex, Virar, Distt. Thane (Maharashtra) vide AGR/02 dated 30/09/2002, (hereinafter referred to as the "Said Property")

AND WHEREAS AS the first party has agreed to sell and transfer the said property to the second party for a total sum **Rs.48, 00,000/- (Rupees Forty eight lac only)** and the second party has agreed to purchase the same at the above stated price, which the first party has received from the second party in full and final settlement.

NOW THIS AGREEMENT TO SELL WITNESSETH AS UNDER:

1. That the First Party is absolute owner of the Said Property and the First party has agreed to sell the said property to the Second Party and has received the entire sale consideration amount from the second party on this behalf.
2. That First party are agree and undertake to execute the necessary Sale deed/GPA of said property in favour of the second party or any associate company or any other company. However, expenses of sale deed/GPA shall be borne by the second party.
3. The above said transferee shall be having full right to use, hold, enjoy, sell and mortgage the said property in any nature or manner whatever and the Second Party shall become the absolute owner of the said property, with full right to use and enjoy the same as absolute owner without any hindrance which may be caused or objection made by the First Party.
4. That all the dues, taxes, till date of this Agreement, will be paid by the first party and thereafter the same shall be paid by the second party.
5. That the second party can get the same property mutated in their name in any Govt. or revenue records on the basis of this irrevocable agreement or on the basis of other deed as required by law after execution of the same.
6. That the first party assures to second party that the above said property under sale is free from all sorts of encumbrances such as sale, mortgage, lien, gift, decree etc. and there is no any legal defect in the title of ownership of the first party and if it is proved otherwise then the first party shall be liable and responsible in full or part unto the extend of loss sustained by the second party.
7. That if the first party infringes any terms and conditions of this agreement, then the second party shall be entitled to get the said property transferred



For PGF LIMITED

Authorised Signatory

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in his/her/their through court of law by specific performance of the contract entirely at the cost, risk & consequences of first party.

8. That the first party shall not create any charges of the said property after date of execution of this agreement.
9. That the first party has handed over the all its necessary documents, including title documents proving its valid title therein and certified copies of the revenue records to the Second Party and the First Party shall have no concern or connection with the said property in any nature or manner whatsoever after the execution of the sale deed.
10. That the First Party agrees and undertakes to execute and complete all necessary documents and formalities required as per law in force to effect transfer of the said property in favour of the Second party, or its customers or Associate companies or individuals or any other entity as the company may notify at the time of execution of the sale deed.
11. That this agreement will remain irrevocable and binding on both the parties and their respective heirs and successors.
12. That if any disputes arise between the parties matter shall be referred to arbitrator duly appointed by second party.

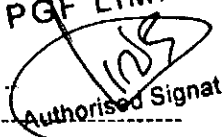
IN WITNESS WHEREOF, the first party and the second party have set their respective hand, on these presents on the day, month and year first above mentioned, in presence of the following witnesses.

WITNESSES:

1. Signature : 
Name : Naresh

Father's Name: Sh. K.V. Singh

Address: E-85 West Vinod Nagar Delhi 92

For PGF LIMITED

Authorized Signatory
FIRST PARTY

2. Signature : 
Name : Keshav Gaur

Father's Name: Sh. K. N Gaur

Address: B1/44 Sec 16
Rohtak N. Delhi 85


SECOND PARTY

ATTESTED

NOTARY PUBLIC
Govt. of India

120 111 2010

