

भारतीय गैर न्यायिक

पचास
रुपये

FIFTY
RUPEES

Rs.50

NOTARIAL

NOTARIAL

INDIA

NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

BM 448979

AGREEMENT

This AGREEMENT is hereby reduced, in writing and executed, at Meerut (Uttar Pradesh), on this 14th day of October of the year 2020 by and in between:-

Smt. Sudha wife of Shri Virendra Kumar, resident of DH 225, Pallav Puram, Meerut, Present Address B-102, Pallav Puram, Phase-1, Meerut hereinafter called the Party of the First Part;

AND

Smt. Parul Suyal wife of Shri Deepak Suyal, daughter of Shri Virendra Kumar, resident of T-17B Pallav Puram, Phase-2, Meerut hereinafter called the Party of Second Part.

The expressions of the terms of the Party of the First Part and the Party of the Second Part, unless repugnant, to the context shall mean and deemed to include their respective legal heirs and representatives, executors, successors, nominees and assignees etc.

भारत पेट्रोलियम कारपोरेशन लि०

22 OCT 2020

प्राप्त किया

हस्ता०

Sudha

Parul

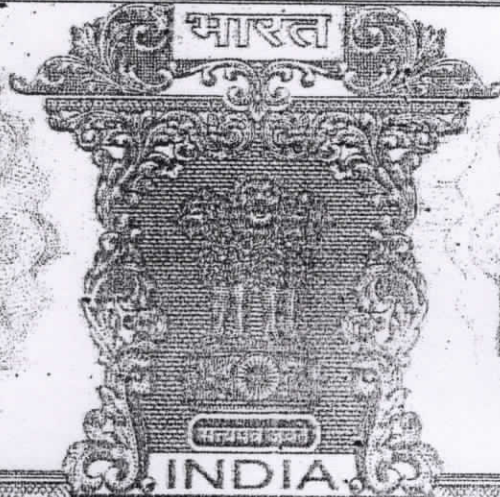
Page 1 of 4

श्री आनन्द
संजय आनन्द
प्रादेशिक प्रबन्धक (रिटेल)
भारत पेट्रोलियम कॉर्पोरेशन लि०
बरेली टेरिटरी

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON-JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

BM 448980

WHEREAS Uttar Pradesh Financial Corporation, a statutory body incorporated under the State Financial Corporation Act, initiated recovery proceedings against M/s Mann Rice Company, having its business at village Roura Kalan, tehsil Milak, district Rampur. Uttar Pradesh Financial Corporation sold the industrial unit set up on khasra plot no. 222 & 154 measuring 4.45 acres & 1.16 acres situated at village Roura Kalan and Mehendi Nagar respectively.

WHEREAS Uttar Pradesh Financial Corporation executed REGISTERED SALE DEED dated 22.09.2004 in respect of above said industrial unit set up at khasra plot no. 222 & 154 measuring 4.45 acres & 1.16 acres situated at village Roura Kalan and Mehendi Nagar respectively in favour of Smt. Sudha W/o Shri Virendra Kumar resident of DH 225, Pallav Puram, Meerut which was registered in bahi no. 1 zild no. 1108 at pages 173/196 at S.no. 4163 on 22.09.2004 in the office of sub registrar, Milak district Rampur.

WHEREAS on the execution of sale deed by Uttar Pradesh Financial Corporation in the favour of Smt. Sudha W/o of Shri Virendra Kumar, said Smt. Sudha W/o Shri Virendra Kumar became owner in possession of khasra plot no. 222 & 154 measuring 4.45 acres & 1.16 acres situated at village Roura Kalan and Mehendi Nagar. Name of party of first part Smt. Sudha W/o Shri Virendra Kumar D/o Shri Mahendra Singh, resident of DH-225, Pallav Puram, Meerut was duly recorded over khasra plot no. 222 & 154 of village Roura Kalan and Mehendi Nagar respectively.

Sudha

Rampur

Page 2 of 4
असंजय लाल
प्रादेशिक प्रबन्धक (रिटेल)
भारत पेट्रोलियम कॉर्पोरेशन लि.
बरेली टेरेटरी

* WHEREAS land purchased by the party of the first part is abutting the road boundary, NH 24 New number NH-530 (Bareilly Rampur Road). The offered land is also not notified for acquisition. Land owner is in possession of the land from the beginning / edge of the ROW line. There is no other land including government land between ROW and offered plot.

WHEREAS party of first part Smt. Sudha W/o Shri Virendra Kumar, D/o Shri Mahendra Singh, mother of party of second part, out of her land of khasra plot no. 222 & 154 of village Roura Kalan and Mehendi Nagar respectively carve out 1 plot measuring 45 metres x 35 metres, numbered by her as 222/1 & 154/1, for her daughter Smt. Parul Suyal party of second part.

WHEREAS the agreement dated 22-12-2018 between party of first part Smt. Sudha W/o Shri Virendra Kumar D/o Shri Mahendra Singh and party of second part Smt Parul Suyal W/o Shri Deepak Suyal wherein party of first part out of her land of Khasra No. 222 and 154 of village Roura Kalan and Mehendi Nagar respectively had privately carved out 1 plot measuring 20 metres X 20 metres for her daughter Smt. Parul Suyal Party of second part stands cancelled/nullified with this agreement.

WHEREAS this private number plot is shown in the attached map is owned by the party of first part Smt. Sudha W/o Shri Virendra Kumar and is out of khasra plot no. 222 & 154 of village Roura Kalan and Mehendi Nagar respectively which was purchased by party of first part through registered sale deed and her name is duly recorded in revenue record. Plot to be given to the party of the second part is shown in red colour in the attached map.

AND WHEREAS the party of the first part further declares and assures that the title of the said plot having private no. as 222/1 & 154/1 within khasra no. 222 & 154 measuring 4.45 acres & 1.16 acres respectively situated at village Roura Kalan and Mehendi Nagar is absolutely clear and she is owner of said private number as 222/1 & 154/1 within khasra number 222 & 154.

The party of the first part also declares and assures that the said property/land is absolutely free from all sorts of encumbrances.

AND WHEREAS the parties to this Agreement have agreed that the party of second part will utilise the said plot having private no. as 222/1 & 154/1 within khasra no. 222 & 154 in the manner and on terms and conditions hereinafter contained:-

NOW THIS AGREEMENT WITNESSETH AS UNDER:

1. That party of the first part understands that as per definition of family members for offer of land under owned category for selection of dealer for Regular and Rural Retail Outlet comprises Mother also.

Sudha

Parul

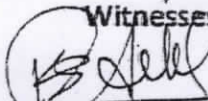
Page 3 of 4
श्री राजीव आनन्द
प्रादेशिक प्रबन्धक (रिटेल)
भारत पेट्रोलियम कॉर्पोरेशन लि०
बरेली टेस्ट्री

2. That party of first part is a member of the family of the party of second part as per definition for selection of dealer for Regular and Rural Retail Outlet.
3. That party of first part will execute registered lease deed/ sale deed/ gift deed in favour of party of second part for setting up Retail Outlet facilities in respect of plot having private no. as 222/1 & 154/1 within khasra no. 222 & 154 situated at village Roura Kalan and Mehendi Nagar respectively.
4. That party of first part has no objection if the above mentioned land is used for setting up Retail Outlet facilities by Smt. Parul Suyal party of second part.

On the North by : National Highway-24, New no. NH-530 (Bareilly Rampur Road)
On the South by : Remaining land of Smt. Sudha of khasra no. 154
On the East by : Remaining land of Smt. Sudha of khasra no. 222 & 154
On the West by : Remaining land of Smt. Sudha of khasra no. 222 & 154

In witness whereof, the parties have signed and executed this agreement at Meerut on the day, month and year herein mentioned above.

Witnesses :-

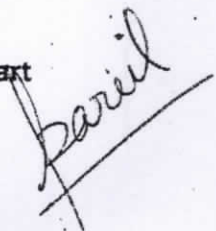
1. 
Kheerobas Singh
Smt. Singh R/P Badliapur
Meerut

Party of the First Part
(Smt. Sudha)

Sudha

2. Kumar
Vishendra Kumar
S/o Late Smt. Nahar Singh
B-102, Pallaipuram, PHASE-I
Meerut.

Party of the Second Part
(Smt. Parul Suyal)



सं. आनन्द
संजय आनन्द
प्रादेशिक प्रबन्धक (रिटेल)
भारत पेट्रोलियम कॉर्पोरेशन लि.
बरेली टेस्टरी

ATTESTED

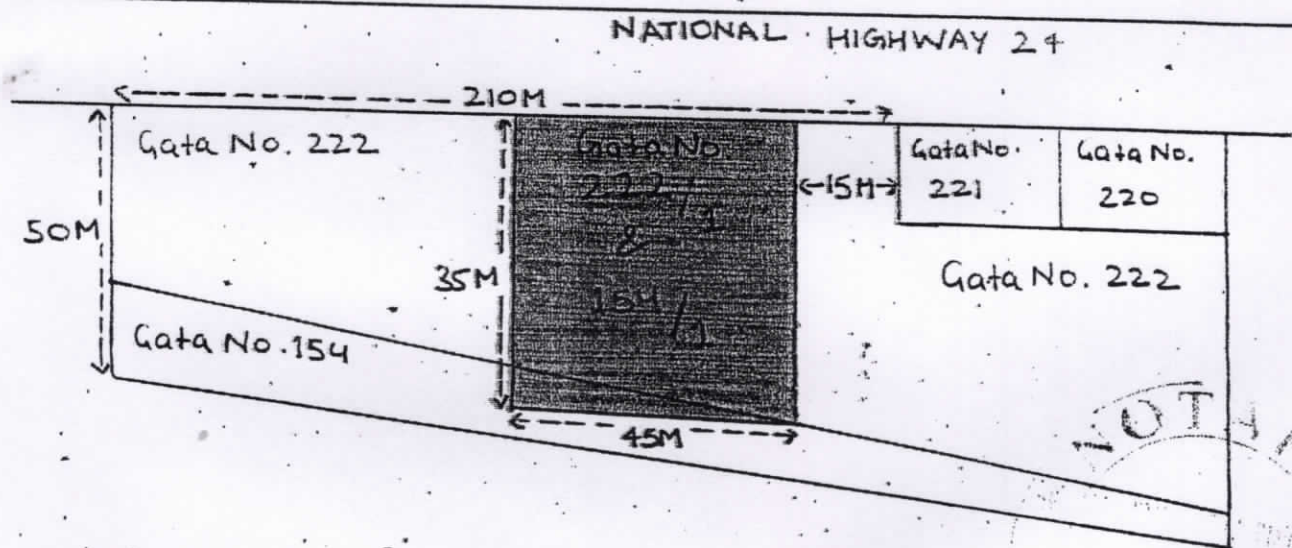
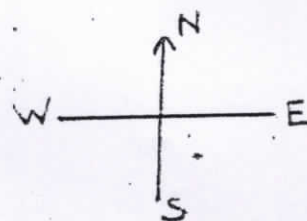
NOTARY PUBLIC MEERUT

14/10/2020

Sketch along with dimensions of the offered land by SMT. PARUL SUYAL

Location No. 2152 within Municipal limit of MILAK DISTT : RAMPUR (U.P.)

offered land - Gata No: 222 / 1 Roura Kalan and Gata No. 154 / 1 Mehndi Nagar Tehsil MILAK (RAMPUR, U.P.)



It indicates the offered land

FRONTAGE 45M and DEPTH 35M

श्री आनन्द
संजय आनन्द
प्रादेशिक प्रबन्धक (रिटेल)
भारत पेट्रोलियम कॉर्पोरेशन लि०
बरेली टेरेटरी

Sachha

Parul

S.P. S. /
14/10/2020