



Agreement To Sale

Pearlree Builders Private Limited a company having its registered office at 123, P.B. Road, Neta Ji Sadak, Kolkata Through its authorized Person Abhay Tiwari S/o Shri Tarkeshwar Nath Tiwari resident of Village-Sonai, Post-Aunta, Thana-Meja, District-Allahabad, Uttar PradeshFirst Party

Welspun Energy UP Private Limited having its registered office at Welspun House, 7th Floor, Kamala Mills, Senapati Bapat Marg, Lower Parel, Mumbai, Through Authorized Person Mr. Anurag Chokhani S/o Shri Anil Chokhani, resident of Ward No.15, Lohiya Nagar, Nautanwa, Distt. Mahrajganj, Uttar PradeshSecond Party

That second party has requirement of land measuring 18.45 bigha at village Kushiara, Tehsil- Laganj, District Mirzapur as a part of Project development work of their proposed 1320 MW Thermal Power Plant at Village-Dadri Khurd, Tehsil-Sadar, District-Mirzapur.

Abhay


Anurag Chokhani
9/12/19


6202

22 नव ०१४

कैलाश एनी मूवी प्रोडिक्ट प्रिवेट लिमिटेड के द्वारा चोखली के अगिदी को फोन
०९१०-१५ लोडि आ नए नीमि के मरामोप

काम की हकदार

१०४

२२ नव ०१४

दुरवध नमिका
वाइसे वाइसे-20
नव की मरामि ०१ नव २०१४
विपरीत कपड़ों, वीरमपुर

१०४

२२ नव ०१४

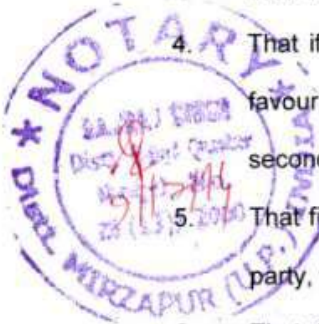
११/१२/१४

२१/१२/१४
कैलाश एनी मूवी प्रोडिक्ट प्रिवेट लिमिटेड
अनुवाग नोवादी (दिलीपिपडा)
होप वीरमपुर (दिलीपिपडा)
मरामि ०१ नव २०१४
११/१२/१४
१०४

NOTARY
9/11/14

Regarding to sell this land to Second party, this agreement between the both party is as following:-

1. That the first party owns land measuring 18.45 bigha of khasra number 44च-9.334 Hect, 69त-0.354 Hect., 72त-0.063 Hect, 74त-0.253 Hect., 75त-0.354 Hect., 77त-0.923 Hect., 80त-1.518 Hect. at village Kushiya, Tehsil Lalganj of District Mirzapur is at one place and is contiguous.
2. That the first party declares that they have carried out title search in revenue records and forest records and the said land title is clear and free from encumbrances.
3. That the First Party shall receive advance against the total consideration amount from the second party at the time of Agreement to sale between both the parties.
4. That if first party will be unable to sell the said land measuring 18.45 bigha in favour of second party then first party will bound to pay back all the amount to second party with due interest.
5. That first party will give receipt of the amount which he will receive from second party, to pay earnest money to sharer holder.
6. That first party will responsible for demarcation of land and to deliver the possession of land to second party after the execution of sale deed in the favour of second party.
7. That cost of land is fixed Rs.45,00,000 /- per bigha which will be purchased by first by second party and total amount is equal to Rs.18.45 x Rs.45,00,000.00=Rs.8,30,25,000.
8. That the First party has received all the payment by executing this agreement to sale from second party and no payment is due from second party.



Abbey



9/12/14
Anurag Cholehani



9. That the Title Deeds and Khatoni of the land will be provided to second party by first party.
10. That if there is fault in any Title than second party can cancel the agreement to sale and first party is responsible for this fault.
11. That if any dispute will raise between both parties regarding any matter related with land situated at within revenue limits of Village Kushiya, Tehsil Lalganj District Mirzapur than Jurisdiction to decide the disputed matter is fixed Court of Civil Court District Mirzapur means both parties will go to Mirzapur Civil Court for solve the dispute.
12. Details Of Property :

Khasra Numbers : 44च-9.334 Hect, 69च-0.354 Hect., 72च-0.063 Hect., 74च-0.253 Hect., 75च-0.354 Hect., 77च-0.923 Hect., 80च-1.518 Hect. Total land measuring 12.799 Hectare Out of which land measuring 4.667 Hectare Agreement to sale done vide this agreement.



Boundaries

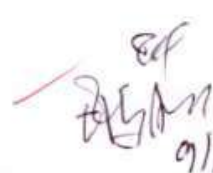
East -

West -

North -

South -

 Abhay



 Anurag Chakraborty
9/12/14

Thus agreement between both parties has been executed with the consent of both parties. The agreement is executed on dated 09.12.2014

First Party.....




Second Party.....



9/12/14

Witness: नाम हेमस पाठेय पुत्र श्री राकेश पाठेय
गाँव कलाबुलसी पोस्ट चनबुलसी जिला सहरनग (भदोही)

Witness: Mahendrakumar S/o. Hechalal - Mo. Tonkpur, Post. Sadan,
Ther Sadan, District - Mirzapur (U.P.) - 231001

