

AGREEMENT FOR SALE

करल - १		
२७३	१२	११
२०२४		

THIS AGREEMENT FOR SALE ("Agreement") made at Mumbai, on this [7th] day of [February] 2024;

BETWEEN

Rohini Flexo Pack Private Limited (CIN :U74950KL1991PTC006148) a Private Limited Company registered under the provisions of the Companies Act, 1956 having its address at 18/495 savo sadan, M M Ali Road, Kozhikode, Kerala , India – 673002 (as amended from time to time) represented by its Authorized Signatory authorized vide Board Resolution dated 31st January, 2024, hereinafter referred to as the "Transferor" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their past and future directors, successors in office and assigns) of the First Part



AND

Anrisa Estates Private Limited (CIN: U45309MH2021PTC363305) a Private Limited Company registered under the provisions of the Companies Act, 1956 having its address at 301/302, Malhotra Chambers, Plot No. 275/A/1/2, Off Govandi Station Road, Govandi East, Mumbai – 400088 (as amended from time to time) represented by its Authorized Signatory authorized vide Board Resolution dated 31st January, 2024 , hereinafter referred to as the "Transferee" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their past and future directors, successors in office and assigns) of the Other Part

The Transferor and the Transferee shall hereinafter collectively be referred to as the "Parties" and individually referred to as the "Party".

WHEREAS:

- A. By an Agreement for Sale made and entered into at Bombay on 29th September 1969 between Shri. Lalitchandra Jagjivandas Juthani carrying on business of construction of building and industrial units, therein referred to as the party of the First Part and Shri Prfulchandra Jagjivandas Juthani described there as the party of the Second Part, the part of the First Part therein did agree to sell and the part of the Second Part therein did agree to purchase and acquire on ownership basis an Industrial Gala bearing No. 107B admeasuring about 550 sq. ft of built up area on the 1st Floor of the Building known as Satyam Industrial Estate situated at Deonar, Govandi Station Road (Now Bhaktakavi Shivjibhai Devshi Marg), Mumbai 400 088, bearing S No. 24, H. No. 2, CTS No. 331, Village Deonar, Bombay Suburban District, Taluka Kurla ("said property") for price, terms and conditions as more particularly set out therein. The Party of the Second Part paid the entire consideration under the said Agreement for Sale dated 29th September 1969 in the manner and mode specified therein and took vacant and physical possession of the said property from the Party of the First Part therein.

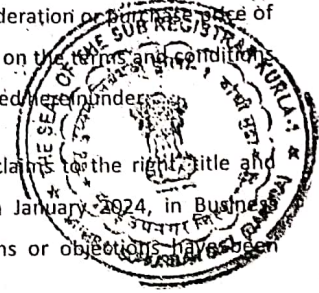
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Marg, Govandi, Mumbai- 400 071 standing in the name of Mrs. Veena Saboo w/o Mr. Alok Saboo. ("Chembur Property 2") [4] Office No. 115, 1st Floor Parking Space No. 27, Persipolis, Plot No. 74, Sector 17, Vashi, Navi Mumbai standing in the name of Mr. Ravi Verma ("Vashi Property 2").

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Certificate issued by the Bank of	19
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- J. AND WHEREAS, on the strength of the Conditional No-Objection Certificate issued by the Bank of India, the Transferor has approached the Transferee and has expressed its intention to sell the said property. Pursuant to negotiations between the Transferor and the Transferee, the Transferor has agreed to sell, transfer and convey to the Transferee and the Transferee has agreed to purchase from the Transferor upon the strength of the representation and declaration made by the Transferor hereunder, free from all encumbrances the said property more particularly described in the Schedule written hereunder, for the lump sum consideration or purchase price of Rs. 74,50,000/- (Rupees Seventy-Four Lakhs Fifty Thousand Only) and on the terms and conditions agreed by the Transferor and the Transferee more particularly described hereunder.
- K. The Transferee has caused to be published public notices inviting claims to the right, title and interest of the Transferor in respect of the said Property on 25th January 2024, in Business Standard English (English) and Pratha Kaal (Marathi) and no claims or objections have been received against the same.
- L. The Parties hereto have now agreed to execute this Agreement recording the terms and conditions of their understanding as follows: -



NOW THIS AGREEMENT WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS

1. The Transferor agree to sell, transfer and assign to the Transferee and the Transferee agrees to purchase and acquire from the Transferor, the said Property on ownership basis bearing Industrial Gala bearing No. 107B admeasuring about 550 sq. ft of built up area on the 1st Floor of the Building known as Satyam Industrial Estate situated at Deonar, Govandi Station Road (Now Bhaktakavi Shivjibhai Devshi Marg), Mumbai 400 088, bearing S No. 24, H. No. 2, CTS No. 331, Village Deonar, Bombay Suburban District, Taluka Kurla and more particularly described in the Schedule hereunder, free from all encumbrances at the lump sum consideration/purchase price of Rs. 74,50,000/- (Rupees Seventy Four Lakh Fifty Thousand Only).
2. It is agreed that the said consideration of 74,50,000/- (Rupees Seventy-Four Lakhs Fifty Thousand Only) shall be paid by the Transferee to the Transferor in the following manner: -
 - A. Rs.73,75,500/- (Rupees Seventy-Three Lakhs Seventy Five Thousand Five Hundred Only) which shall be directly credited to Escrow Account opened with Bank of India and/or Cash Credit Account (as defined hereinbelow) within 45 days from the Execution of this Agreement for Sale on account of Sabve to release the charge of BOI in respect of the said property.

Veena Saboo

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...transferor
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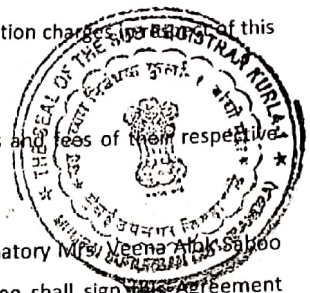
14. Neither Party shall be entitled to terminate this Agreement. Both Parties shall be entitled to enforce specific performance of this Agreement from the other Party.

15. Irrespective of what is stated hereinabove, it is mutually agreed that time to complete the sale of the said property can be extended mutually by the parties hereto in writing.

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16. This Agreement constitutes and contains the entire agreement and understanding between the Parties with respect to the subject matter and consideration hereof and supersedes all previous communications, negotiations, commitments, either oral or written, between the Parties in respect of the subject matter hereof.

17. The Transferee alone shall bear and pay the stamp duty and registration charges of this Agreement as contemplated herein.



18. Each party shall bear and pay their own various professional costs and fees of their respective advocates, solicitors and chartered accountants.

19. The Transferor shall sign this Agreement through its Authorized Signatory Mrs. Veena Atok Saloo authorized vide Resolution dated 31st January, 2024. The Transferee shall sign this Agreement through his Authorized Signatory Mrs. Anjalee Goel authorized vide Resolution dated 31st January, 2024. Both the parties that their respective Resolutions have been validly passed and no dispute in that regard can be raised by either of the parties to this Agreement.

THE SCHEDULE ABOVE REFERRED TO

Industrial Gala bearing No. 107B admeasuring about 550 sq. ft of built up area on the 1st Floor of the Building known as Satyam Industrial Estate situated at Deonar, Govandi Station Road (Now Bhaktakavi Shivjibhai Devshi Marg), Mumbai 400 088, bearing S No. 24, H. No. 2, CTS No. 331, Village Deonar, Bombay Suburban District, Taluka Kurla vide CE/7785/BSI/A/M dated 27/10/1971 of occupation certificate

Veena Saloo

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INSTRUMENT REGISTERED
DATE

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281993 00047
INDIA MAHARASHTRA
G. M. BHUMAL
Proprietor Office
G. S. M. ROAD, D. A.
MUMBAI-400 071.

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AGREEMENT FOR SALE

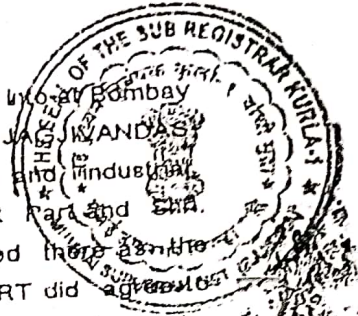
Bharati V. Juthani
[Signature]

THIS AGREEMENT made and entered into at Mumbai
 this 24th DAY OF MARCH 2000 BETWEEN MRS. BHARATI
 VINAYAKANT JUTHANI an Indian Inhabitant of Bombay residing at 9/45
 Gandhi Bhawn, 15th, Road Chembur, Mumbai - 400 071. Here in after
 referred to as the TRANSFEROR [which expression shall unless it be
 repugnant to the context or meaning thereof be deemed to and include
 her heirs, executors administrators and permitted assigns] of the ONE PART
 and M/S ROHINI FLEXPACK PVT. LTD. a private Limited company by
 shares incorporated under the Companies Act, 1956, having its registered
 office at Sayo Sadan, M.M All Road, Calicut -673002, hereinafter referred

Bharati V. Juthani
[Signature]

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to as the TRANSFEREE (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the OTHER PART.



WHEREAS by an agreement for sale made and entered into at Bombay on 20th, September, 1969 between Shri. LALITCHANDRA JAGJIVANDAS JUTHANI carrying on business of construction of building and industrial units, therein referred to as the party of the First Part and SHRI PRAFULCHANDRA JAGJIVANDAS JUTHANI described therein as the party of the SECOND PART, the party of the FIRST PART did sell and the party of the Second Part did agree to purchase and acquire on ownership basis an Industrial Gala bearing No.107, B admeasuring about 550 Sq. feet of built - up area on the 1st Floor of the building known as SATAYAM INDINDUSTRIAL ESTATE situated at Deonar, Govandi Station Road (Now Bhaktakavi Shivjibhai Devshi Marg), Mumabi-400 088, bearing S.No.24 H.No.2, C.T.S No. 331, Village Deonar, Bombay suburban District, Taluka Kuria, more particularly described in the Schedule 'A' at the price and on the terms and conditions mentioned therein. And the party of the Second Part had paid the entire amount of consideration under the said agreement for sale dated 20th, September 1969, in the manner specified in the said agreement and took vacant & peaceful possession of the said Gala from the party of the First part.

AND WHEREAS by an Agreement dated 21st, April, 1971 Shri. PRACULCHANDRA JAGJIVANDAS JUTHANI transferred the benefits and rights of the said Industrial Gala a bearing Gala No.107 - B, to SHRI. CHUNILALRANCHHODDAS SHAH for and on behalf of minors Shri P.C. SHAH and Shri. N.C. SHAH.

AND WHERE AS by a Deed of gift entered into on 30th, March 1993 Shri. P.C.SHAH and Shri. N. C. SHAH has gifted the said tenanted Industrial

[Handwritten Signature]
Blanch V. Juthani

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and all deposits and other sums when called upon to do so by the TRANSFEREE at the cost of TRANSFEREE.

[4] The TRANSFEREE so as to bind the successors have
convenanted with the TRANSFEROR so that the TRANSFEROR
shall be entitled to the benefits thereof not withstanding the
completion of transfer that:-



I] The TRANSFEREE would from and after the date of this
agreement regularly pay their proportionate share of
taxes and rates, maintenance charges and other outgoings in
respect of the said Gala No. 107 B and shall also become a
member/ members of the said society and abide by the by-laws,
rules and regulations of the said society on admission as a member/
members hereof and shall carry out the terms & conditions of the
agreement dated 20th, September 1969

II] The TRANSFEREE agree to and accepts the terms &
conditions contained in the said agreement dated 20th September
1969 of which the benefits, rights and interest are hereby
transferred to the said TRANSFEREE. That the TRANSFEROR and
the TRANSFEREE hereby declare that they are satisfied with the
construction of the building in general and of the Factory Gala in
particular and they have no claim whatsoever in respect of any
items of construction against the builder.

SCHEDULE A

All the piece or parcel of Land with building consisting of Ground floor
R. C.C and 1st floor A.C. sheet roofing Gala No. 107 B admeasuring about
550 Sqft. Bulld up Area, S.No. 24, H.No. 2, C.T.S. No. 331 in the village of
Deonar, Taluka Kuria in the registration sub district of Bandra, CHEMBUR

[Handwritten signature]
Bhuvaneshwar S. Jadhavani

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Bombay suburban District bounded on the south by S.No.25, H.No.3
 C.T.S No. 332 on the North by S.No. 27D, H.No. 6&7, C.T.S. NO. 272 (PT)
 on the East by S.No. 27, D.H. No. 6&7, C.T.S No. 272 (PT), on West by
 S.No. 24, H.No. 1.C.T.S NO. 323.

IN WITNESS whereof the parties hereto have hereunto
 subscribed their respective hands the day and year
 written.



SIGNED, SEALED AND DELIVERED by the] Bharati
 within named TRANSFEROR SMT.]
 BHARATI VINAYKANT JUTHANI]
 in the presence of... MR. SAMIR... VINAYKANT]
 JUTHANI]

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SIGNED, SEALED AND DELIVERED]
 by the within named TRANSFEREE]
 M/S ROHINI FLEXO PACK PVT. LTD.]
 by the hand of Mr. Alok Kumar]
 Saboo]
 in the presence... Gopal Krishna]
 Pillai K.G.]

[Handwritten signature of Alok Kumar Saboo]
[Handwritten signature of Gopal Krishna Pillai K.G.]

07-02-2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 1 (बदर 3)
[BDR3]Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

दस्त क्रमांक : 1656/2000

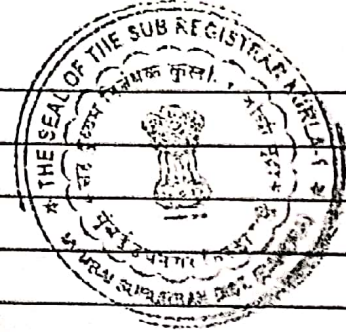
नोंदणी :

Regn:63m

गावाचे नाव : 1) देवनार 2) देवनार 3) देवनार

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(1)वितेखाचा प्रकार	साठेखत	2593	39	43
(2)मोबदला	Rs.400000/-	2028		
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	-			
(4) भू-मापन,पेटहिस्सा व घरकमांक(असल्यास)	1) पालिकेचे नाव:मुंबई म.न.पा.इतर वर्णन :, इतर माहिती: मौजे देवनार सि टी स नं 331 स नं 24 हि नं 2,दुकान नं 107,बी बिल्डींग सत्यम इंडस्ट्री इस्टेट((Survey Number : 24 ;)) 2) पालिकेचे नाव:मुंबई म.न.पा.इतर वर्णन :, इतर माहिती: दुकान, गाला नं.107/बी, सत्यम इंडस्टियल इस्टेट, गोवंडी, मुं.88((C.T.S. Number : 331 ;)) 3) पालिकेचे नाव:मुंबई म.न.पा.इतर वर्णन :, इतर माहिती: दुकान, गाला नं.107/बी सत्यम इंडस्टियल इस्टेट देवनार गोवंडी स्टेशन रोड, मुं.88((C.T.S. Number : 331 ;))			
(5) क्षेत्रफळ	1) 550 चौ.मीटर 2) 560 चौ.फूट 3) 560 चौ.फूट			
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.				
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-भारती व्ही जुठानी -- वय:-; पत्ता:-रोड नं: 9/45, दामजी भवन, 15 वा रोड चेंबुर मुं.71, शहराचे नाव: चेंबुर मुं.71 पिन कोड:- पॅन नं:-			
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अलोक कुमार साबु -- वय:-; पत्ता:-रोड नं: 111बी /सत्यम इंडस्टियल इस्टेट, गोवंडी मुं.88, शहराचे नाव: गोवंडी मुं.88 पिन कोड:- पॅन नं:-			
(9) दस्तऐवज करून दिल्याचा दिनांक	24/03/2000			
(10)दस्त नोंदणी केल्याचा दिनांक	17/09/2004			
(11)अनुक्रमांक,खंड व पृष्ठ	1656/2000			
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क रुपये	Rs.40000/-			
(13)बाजारभावाप्रमाणे नोंदणी शुल्क रुपये	-			
(14)शेरा	-			
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:				
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:				



गवाच नाव: देवनार

(1) विवधका प्रकार	वृत्तानामा
(2) माकरना	7450000
(3) वाचनभाव (गारभरताच्या वाचनभावाचाचर आकारणी देता की पटदेखार व नमुद वराच)	7399859.13
(4) व-मापन, पोट्टिय्या व पत्रप्रमाण (अमल्यान)	1) गालिनेचे नाव: Mumbai Ma.na.pa. इतर वर्णन: इतर माहिती: गाला नं.107 श्री.पहिला मजला, गळम इंडस्ट्रियल इस्टेट, देवनार, गोवंडी स्टेशन रोड (नव भवनवि शिविभाई दिवशी मार्ग), मुंबई-400088, गांजे देवनार, गाला चे पत्रुण क्षेत्रफळ 550 चौ फुट विल्ट अप एगिया. ((C.T.S. Number : 331, Survey No. 24, Hissa No. 2 :))
(5) लक्ष्य	1) 51.11 चौ.मीटर
(6) आकारणी कित्या जुडी देण्यात असेल तेव्हा.	
(7) इन्फोवत वरून घेणा-या/विटून देवणा-या पत्रकारणेचे नाव किंवा दिवाणी न्यायालययाचा वृत्तनामा किंवा आदेश अमल्यान, प्रतिवादिचे नाव व पत्ता.	1): नाव:- गेहिणी फलेकरो पंच प्रायव्हेट लिमिटेड तर्फे ऑथोरिटीयड सिप्रेटरी वीणा आलोका गावू वय:-62; पत्ता:- प्लॉट नं: १८/४१५, माळा नं: -, इमारतीचे नाव: गावो मंदन, इलाक नं: केरळ, भारत, रोड नं: एमएम अली रोड, कोझिकोड, केरला, KOZHIKODE. पिन कोड:-673002 पॅन नं:-AAACR6730R
(8) इन्फोवत वरून घेणा-या पत्रकारणेचे व किंवा दिवाणी न्यायालययाचा वृत्तनामा किंवा आदेश अमल्यान, प्रतिवादिचे नाव व पत्ता	1): नाव:- अॅनरिगा इस्टेट प्रायव्हेट लिमिटेड तर्फे ऑथोरिटीयड सिप्रेटरी प्रणय उव्वर वय:-44; पत्ता:- प्लॉट नं: ऑफिस नं. ३०१/३०२, माळा नं: -, इमारतीचे नाव: गळोवा चेंबर्ग, प्लॉट नं. ३३५/११/३, इलाक नं: गोवंडी पूर्व, मुंबई, रोड नं: ऑफ गोवंडी स्टेशन रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400088 पॅन नं:-AAVCA4294Q
(9) इन्फोवत वरून दिल्याचा दिनांक	07/02/2024
(10) इन्फोवत वरून दिल्याचा दिनांक	07/02/2024
(11) अनुक्रमक, वड व पट	2813/2024
(12) वाचनभावाप्रमाणे मुद्रांक शुल्क	460000
(13) वाचनभावाप्रमाणे नोंदणी शुल्क	30000
(14) उर	

न्यायन्यायी विचारगत घेतलेला तपशील:-

मुद्रांक शुल्क आकारनाता निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

