

AGREEMENT FOR SALE

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

BETWEEN

Mrs. Veena Saboo, Wife of Mr. Alok Saboo, Having AADHAR Number- 242432918522, PAN Number- ANEPS8118C and having her address at Saboo Flats, Veterinary Hospital Cross Road, Calicut- 673 002 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 mean and include her heirs, executors, administrators and assigns) of the First Part

AND

Anrisa Estates Private Limited (CIN 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 15th 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 mean and include their heirs and future directors, successors in office and assigns) of the Other Part

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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 8th September 1969 between Shri. Lalitchandra Juthani carrying on business of constructions of building and industrial units, referred to as the First Part therein and Shri. Manilalkhimji HUF (through its Karta Shri. Manilalkhimji) described as the Party of the Second Part therein, the Party of the First Part therein agreed to sell to the party of the Second Part on ownership basis Industrial Gala No. 111A & B admeasuring about 62.30 sq. metres each totally to about 124.60 sq. metres of the building built up area on the 1st Floor of the building known as Satyam Industrial Estate situated at Deonar, Govandi Station Road (Now BhaktakaviShivjibhaiDevshi Marg), Bombay 400 088 bearing Survey 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 8th 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.
- B. And thereafter, vide Agreement for Sale dated 14th July 1993 executed between Shri. Manilalkhimji HUF (through its Karta Shri. Pravinchandra M Shah) referred to as the Transferors therein and Mrs. Veena Saboo, wife of Alok Saboo referred to as the Transferees therein, Shri. Manilalkhimji HUF (through its Karta Shri. Pravinchandra M Shah) decided to sell the said property to the Transferor herein for a total consideration of Rs. 4,50,000/- (Rupees Four Lakhs Fifty Thousand) for terms and conditions more particularly set out therein. The Transferor herein paid the entire consideration

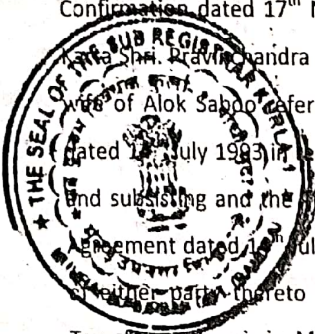
Veena Saboo

[Signature]

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under the said Agreement for Sale dated 14th July 1993 in the manner and mode specified therein
and took vacant and physical possession of the said property from Shri. ManilalKhimji HUF (through
श्री. प्रविचंद्रा म. शाह) and the Transferor herein became absolute owner having
100% right, title and interest in the said property. However, the said Agreement dated 14th

July 1993 executed between Shri. ManilalKhimji HUF (through its Karta श्री. प्रविचंद्रा म. शाह) referred to as the Transferors therein and Mrs. Veena Saboo, wife of Alok Saboo referred to as the Transferees therein was not presented before the concerned Sub-Registrar as required under the Registration Act 1908 due to necessary adjudication of Stamp Duty. Thereafter, the Transferors therein paid the stamp duty as required under the Amnesty Scheme Document No. 30889/D 28363 of Bombay Stamp Act, 1989 on the said Agreement for Sale for Rs. 83,150/- (Rupees Eighty-Three Thousand One Hundred and Fifty) vide Payment Receipt No. 59 dated 17.01.1996.

C. AND Whereas, to confirm the aforesaid Agreement for Sale dated 14th July 1993, Deed of Confirmation dated 17th March 2007 was executed between Shri. ManilalKhimji HUF (through its Karta श्री. प्रविचंद्रा म. शाह) thereafter referred to as the Transferor and Mrs. Veena Saboo, wife of Alok Saboo referred to as the Transferees therein whereby the said Agreement for Sale dated 14th July 1993 in respect of the said Property in between the parties was declared to be valid and subsisting and the transferor therein confirmed that all respective obligations under the said Agreement dated 14th July 1993 have been carried out and nothing remains to be done on the part of either party thereto and the Transferors therein have transferred the said property to the Transferees therein i.e Mrs. Veena Saboo.



D. The Transferor has represented that vide the aforesaid deeds and documents, the Transferor became the absolute owner of and otherwise well and sufficiently entitled to the said property and are competent in law, equity and otherwise to deal and contract in respect of the said property

E. AND WHEREAS, Pursuant to the Sanction Letter dated 6th June 2020 issued by Bank of India ("BOI") to one M/s. Sabve Rohini Contractors Pvt Ltd ("Sabve"), the said property has been presently mortgaged by the Transferor in favor of BOI by way of Equitable Mortgage in favor of BOI. Further, by way of another Sanction letter dated 12th November 2021 issued by Bank of India to Sabve, the Equitable Mortgage created by the Transferor herein was extended to secure the Credit Facilities sanctioned in favor of Sabve

F. AND WHEREAS, Sabve was desirous of closing the credit facilities availed by it and therefore approached BOI for issuance of Conditional No-Objection Certificate for Sale of Mortgaged Collateral Properties mortgaged in favor of BOI, the proceeds of which would be repay BOI and obtain No-Dues Certificate for Credit facilities availed by Sabve from BOI.

G. AND WHEREAS, Bank of India has vide its Letter dated 22nd December 2023 issued Conditional No-Objection Certificate for Sale of the following properties which are mortgaged in favor of the BOI for credit facilities sanctioned to above – [1] Said Property [2] Office No. 109, Persopolis Premises CHS, 617/B, Plot No. 74, Sector 17, Navi Mumbai 400705 standing in the name of Mr. Ravi Verma ("Vashi Property 1") [3] Gala No. 107-B, Satyam Industrial Estate, Govandi Station Road, Deonar, Mumbai-400 088 standing in the name of M/s. Rohini Flexo Pack Pvt. Ltd ("Chembur Property 2") [4] Office

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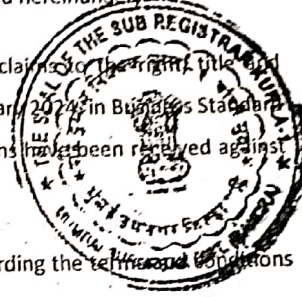
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No. 115, 1st Floor Parking Space No. 27, Persipolis, Plot No. 74, Sector 17, Vashi, Navi Mumbai standing in the name of Mr. Ravi Verma ("Vashi Property 2").

H. **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. 1,80,50,000/- (Rupees One Crore Eighty Lakhs Fifty Thousand only) and on the terms and conditions agreed by the Transferor and the Transferee more particularly described hereinunder:

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28/1/2023
2023

- I. The Transferee has caused to be published public notices inviting claims to the right title interest of the Transferor in respect of the said Property on 25th January, 2023 in Business Standard English (English) and Pratha Kaal (Marathi) and no claims or objections have been received against the same.
- J. 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 No. 111A & B admeasuring about 62.30 sq. metres each totally to about 124.60 sq. metres of the building built up area on the 1st Floor of the building known as Satyam Industrial Estate situated at Deonar, Govandi Station Road (Now BhaktakaviShivjibhaiDevshi Marg), Bombay 400 088 bearing Survey 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. Rs. 1,80,50,000/- (Rupees One Crore Eighty Lakhs Fifty Thousand only)
2. It is agreed that the said consideration of Rs. 1,80,50,000/- (Rupees One Crore Eighty Lakhs Fifty Thousand only) shall be paid by the Transferee to the Transferor in the following manner: -
 - A. Rs.1,78,69,500/- 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.
 - B. Rs. 1,80,500 /- TDS

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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 the time to complete the sale of the said property can be extended mutually by the parties hereto in writing.

time to complete the sale of		
2022	92	80
writing.		
2022		
and extending between the		

16. This Agreement constitutes and contains the entire agreement 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 in respect 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 Transferee shall sign this Agreement through his Authorized Signatory authorized vide Resolution dated 31st January, 2024:-

THE SCHEDULE ABOVE REFERRED TO

Gala No. 111-A & B, on the First Floor in the building known as Satyam Industrial Estate, situated at Deonar, Govandi Station Road, (Nav Bhaktakavi Shivibhai Devshi Marg), Mumbai- 400 088, admeasuring 62.30 sq. metres Built Up area each and total admeasuring to 124.60 sq. metres on the Plot bearing Survey No. 24, Hissa No.2, CTS No. 331, Village Deonar, Taluka Kurla, lying the Registration District Mumbai Suburban. vide CE/7785/BSI/A/M dated 27/10/1971 of occupation certificate

Vee na d ahno



Protective seal



मुद्रण क्र. कुर्ला 1 (कुर्ला)

दस्तावेजांक व वर्ष: 1985/2007

नोंदणी 63 न.

Saturday, March 17, 2007

सूची क्र. दोन INDEX NO. II

Page. 63 m.e.

10-01-03 AM

गावाचे नाव : देवनार

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप मान्यता पत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 450,000.00 वा.भा. रु. 831,500.00

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2599	94	80
2028		

(2) भू-मापन, पोटहिस्सा व घरकमांक (असल्यास)

(1) वर्णन: गाळा नं 111 अ क्षेत्र 62.30 चौ मि व 111 बी क्षेत्र 62.30 चौ मि, 1 ला मजला, रात्यम इंडस्ट्रीयल इरटेट, देवनार गोवंडी स्टेशन रोड, बी एस देवशी मार्ग मु 88, सिव्हील नं. 331, एडीजे नं एएनएन/30889/पी/25363 दि 17/1/96 अन्वये भरलेले मुद्रांक शुल्करु 83150/- व दंड रु 250/- दस्तावा निष्पादीत दिनांक 14/7/1993

(3) क्षेत्रफळ

(1)

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(1)

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) मनीलाल विमजी एच. सु. एक तर्फे कर्ता प्रविणचंद्र एम शाह - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: 605 शिवतिर्थ नं 2, मुलामाई देसाई रोड, मुं; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन नंबर: -.

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) विनासायू - घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: साबु फ्लॅटस, वेटीनरी हॉस्पिटल कास रोड कोलीकत 673002 आज मुंबईत; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन नंबर: -; पिन नंबर: -; पिन नंबर: -; पिन नंबर: -.

(7) दिनांक करून दिल्याचा 16/03/2007

(8) नोंदणीचा 17/03/2007

(9) अनुक्रमांक, खंड व पृष्ठ 1985 /2007

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 24175.00

(11) बाजारभावाप्रमाणे नोंदणी रु 8420.00

(12) शेरा



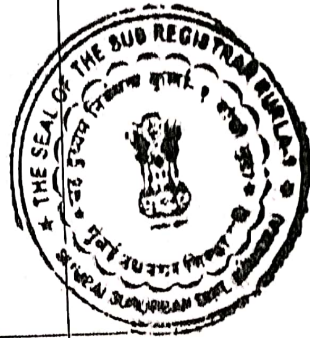
Revision Bill

SATYAM INDUSTRIAL PREMISES CO-OP. SOCIETY LTD.

REG. NO.: Bom / W-M / GNL / (0) / 912 DT. 25.2.03
 Satyam Industrial Estate, Govandi Station Road, Govandi, Mumbai - 400 088.
 email : satyamindestate@gmail.com

Bill No. 092 Date 01/11/23
 Shri/Smt. Mr. Veena Sabar
 Gala No. G-111A Sqft. 550.699 247 00
 Bill for the month of April to June 23 2023

PARTICULARS		Rs.	P.
1. Municipal Taxes	@ Rs. _____	853.	00
2. Water Charges	@ Rs. _____	247.	50
3. Electricity Charges	@ Rs. _____	247.	00
4. Sinking Fund	@ Rs. _____	247.	00
5. Major Repair	@ Rs. _____	412.	50
6. General maintenance or service charges	@ Rs. _____	1331.	00
7. Parking Charges (Car/Scooter)	@ Rs. _____		
8. Levy for non-occupancy/ Commercial use	@ Rs. _____		
9. Interest on arrears (Rs. _____)			
10. Any other (i) _____			
(ii) _____			
(iii) _____			
Total...		3389.	00
Add. Previous Due...		29651.	00
Add Penalty/ Less Adjust...			
Balance Payable		33040.	00



For, SATYAM INDUSTRIAL PREMISES CO-OP. SOCIETY LTD.

P. T. O.

Hon. Secretary / Treasurer

Receipt
 Cheque Date _____ No _____ Amt _____ Bank _____
 Received Dt _____

PREMISES CO-OP. SOCIETY LTD.

No.: Rom / W-M / GNL / (0) / 012 DT. 25.2.03)
 Industrial Estate, Govandi Station Road, Govandi, Mumbai
 Email : satyamindostatato@gmail.com

करल - 9		
3 2699	26	00
2028		

Bill No. 132

Date 01-11-2028

Shri/Smt. Mn. Veena Saboo

Gala No. 111-B

Sqft. 550

Bill for the month of July to September 2028

PARTICULARS	Rs.	P.
1. Municipal Taxes @ Rs. _____	853-	00
2. Water Charges @ Rs. _____	243-	00
3. Electricity Charges @ Rs. _____	297-	00
4. Sinking Fund @ Rs. _____	242-	00
5. Major Repair @ Rs. _____	412-	00
6. General maintenance or service charges @ Rs. _____	1331-	00
7. Parking Charges (Car/Scooter) @ Rs. _____		
8. Levy for non-occupancy/ Commercial use @ Rs. _____		
9. Interest on arrears (Rs. _____)		
10. Any other (i) _____		
(ii) _____		
(iii) _____		
Total...	3359-	00
Add. Previous Due...	4266-	00
Add Penalty/ Less Adjust...		
Balance Payable	9605-	00



P. T. O.

Hon. Secretary / Treasurer

Receipt

Cheque Date _____ No _____ Amt _____ Bank _____

Received Dt _____



2024

गुची क्र.2

दफ्तरी नंबर: मद्र. न. कुमां 1

दस्तावेज क्रमांक: 2811/2024

नोंदणी:

Regn:63m

गावाचे नाव: देवनार

(1) विवहाराचा प्रकार	पत्तनामा
(2) नोंदणी	18050000
(3) वाजाराचा (मालमालाचा) नोंदणीकरणाचा आकाराची देवाची पट्टेदार नोंदणी करावी	18687508
(4) मालमाला, पोट्टेद्वारा व पत्तनामा (अवकाशा)	1) पोलिकेचे नाव: Mumbai Ma.na.pa. उतर वर्णन: उतर माहिती: गावा नं. 111-नं. ऑफिस 111-वी, पहिला मजला, मध्यम उदरिष्ठान उमर, देवनार, गोवडी स्टेशन रोड (नव भक्तवाचि शिबिमाई दिवशी मार्ग), मुंबई-400088, मॉने देवनार, गावाचे मूळ क्षेत्रफळ 124.60 चौ.मी. विल्ट अप मॅन्यु. (C.T.S. Number : 331, Survey No. 24, Hissa No. 2 ;)
(5) क्षेत्रफळ	1) 124.60 चौ.मीटर
(6) नोंदणी किंवा जूडी देण्यात असेल नोंदणी.	
(7) दस्तावेज कर देणा-या/विहीन देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश अगल्याम, प्रविवादिचे नाव व पत्ता.	1): नाव:-वीणा - मावू वय:-62; पत्ता:-प्लॉट नं:-, माला नं:-, इमारतीचे नाव: मावू फ्लॉटम चर्क नं: कलिकत. रोड नं: वेदिनागी हॉमिटेन, क्रॉम रोड, कोरवा, KOZHIKODE. पिन कोड:-673002 फॅन नं:-ANEPS8118C
(8) दस्तावेज कर देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश अगल्याम, प्रविवादिचे नाव व पत्ता	1): नाव:-अंनगिमा इन्स्ट्रुम प्रायव्हेट लिमिटेड नॉफे ऑथोरिटीज सिव्हरा प्रणय उदर वय:-44; पत्ता:-प्लॉट नं: ऑफिस नं. 302/302, माला नं:-, इमारतीचे नाव: मल्होत्रा चॅम्बर, प्लॉट नं. 235/म/2/2, प्लॉट नं: गोवडी पूर्व, मुंबई, रोड नं: ऑफ गोवडी स्टेशन रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400088 फॅन नं:-AAVC44294Q
(9) दस्तावेज कर दिल्याचा दिनांक	07/02/2024
(10) दस्तावेज नोंदणी केल्याचा दिनांक	07/02/2024
(11) अंनक्रमांक खंड व पट्ट	2811/2024
(12) वाजाराचा प्रमाण मद्राक शुल्क	1121300
(13) वाजाराचा प्रमाण नोंदणी शुल्क	30000
(14) वेग	

मुल्यांकनासाठी विवाहात वेतलेला तपशील:-
 मद्राक शुल्क अंनक्रमांना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मदम व्यवहारासाठी नागरिकांचे मक्षमीकरण
 दस्तावेज नोंदणीत मिलाकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
 या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृद्धमुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
 आता हे दस्तावेज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily
 It is necessary to update Relevant records of Property/ Property tax after registration of document.
 Details of this transaction have been forwarded by Email (dated 08/02/2024) toMunicipal Corporation of Greater Mumbai.
 No need to spend your valuable time and energy to submit this documents in person.

