

RS 54750/- IN FIVE FOUR THOUSAND SEVEN HUNDRED FIFTY ONLY

GENERAL STAMP OFFICE
TOWN HALL, FORT,
MUMBAI - 400 023.
MAH/GSO/008



STAMP DUTY

महाराष्ट्र

SPECIAL ADHESIVE

Rs. 0054750/-

-8.8.2001

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INDIA

MAHARASHTRA

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(Signature)
मुख्य अधिकारी, मुंबई कार्यालय

THIS AGREEMENT made and entered into at
Mumbai, this 8th day of August in the Christian
Year Two thousand One (2001) B E T W E E N Shri
DINESH SHANKARLAL SHARMA, of Mumbai, Indian
inhabitant, having his address at 102, Shanti-
Van, 2/A, Raheja Township, Malad (East), MUMBAI
400097, hereinafter referred to as " the
VENDOR " (which expression shall unless it be
repugnant to the context or meaning thereof
mean and include his heirs, executors and
administrators) of the ONE PART A N D M/s
MALVIKA HERBOPHARMA PRIVATE LIMITED, a Company,
incorporated under the Indian Companies Act,
1956, having its Registered Office at 122,
Solaris No.2, Sakivihar Road, Opp. L & T Gate
No.6, Powai, Andheri (East), MUMBAI 400 072,

- 2 -

hereinafter referred to as the " PURCHASERS " of
the OTHER PART;

WHEREAS by an agreement dated 27th February,
1989, the Vendor herein agreed to purchase from
M/s UNIQUE ESTATE DEVELOPMENT COMPANY LIMITED,
hereinafter referred to as "the BUILDERS " , a
residential flat, admeasuring about 619 square
ft. being Flat No. 102, on the First Floor in 'A'
Wing of Building known as Shantivan-2 on plot No.
19, out of plot bearing Survey No. 287 of Village
Malad, which is now known as Shantivan-2 CO-OPER-
-ATIVE HOUSING SOCIETY LIMITED;

AND WHEREAS as per the terms and conditions



of the said agreement, the Vendor herein paid the full consideration amount for acquiring the said flat from the Builders and obtained the possession of the same;

AND WHEREAS after the said flat was acquired by the Vendor herein the various purchasers of the flats in the said building Shantiyan-II have formed a society concerning the said building in the name and style of " SHANTIVAN-2 CO-OPERATIVE HOUSING SOCIETY LIMITED ", which is registered under No. BOM/W-P/(TC)/4016 of 1988-89;

AND WHEREAS the Vendor is allotted and is holding 5 shares of Rs.50/- each of the said society being share Nos. 516 to 520 under the share Certificate No. 99 and is occupying the said flat No.102 on the First Floor of Shanti-
-van -2 Co-operative Housing Society Limited, Raheja Township, Malad (East), MUMBAI 400097;

AND WHEREAS the Vendor has agreed to sell to the Purchaser and the purchaser has agreed to purchase from the Vendor the said 5 shares of the said society and the said Flat No.102 on the First Floor of Shantivan-2Co-operative Housing Society Limited, situated at Raheja Town-
-ship, Malad (East), Mumbai 400097 at or for



the price and on the terms and conditions, more particularly set out hereinafter.

IT IS NOW AGREED BY AND BETWEEN THE PARTIES
AS UNDER :-

1. The Vendor shall sell to the Purchaser and the Purchaser shall purchase from the Vendor the said 5 shares of the said society and the said Flat No.102, on the First Floor, Shantivan-II, Raheja Township, Malad (East), MUMBAI 400 097, viz. The Shantivan-2 Co-operative Housing Society Limited, being share Nos. 516 to 520 under the share certificate No. 99 and the flat No. 102 on the First Floor of the Shantivan-2 Co-operative Housing Society Limited, situated at Raheja Township, Malad (East), Mumbai 400 097 at or for the price of Rs.12,00,000/- (Rupees Twelve lakhs only) together with the permanent and absolute right to use and occupy the said flat. The said consideration amount of Rs.12,00,000/- (Rupees Twelve lakhs only) shall be paid by the Purchaser to the Vendor as follows :-

(a) Rs.6,00,000/- (Rupees Six lakhs only) on or before the execution of these presents as earnest money and/or deposit by cheque No. 437210 dated 6th August, 2001 drawn on Bank of Rajasthan, Andheri (East)



(b) Rs.6,00,000/- (Rupees Six lakhs only),

being the balance consideration amount shall be paid by the purchaser to the Vendor within a period of 30 days from the date of execution of these presents and against the Vendor handing over the possession of the said shop to the Purchaser.

2. The Vendor hereby covenants with the Purchaser that the said 5 (five) shares of the said society and the said flat hereby agreed to be sold are free from all incumbrances of any nature whatsoever and the Vendor has full and absolute power to transfer and deliver the possession of the 5 shares bearing share Nos.516 to 520 under share certificate No. 99 and the said Flat No.102 on the first Floor, of the said Dhantivan-2 Co-operative Housing Society Limited situated at Raheja Township, Malad (East), MUMBAI 400 097.

3. The Vendor covenants with the Purchaser that on receipt of the balance consideration amount as contained in clause 1(b) he shall put the Purchaser in possession of the said flat and he shall hand over the original share certificate in respect of the said shares being



shares No. 516 to 520 of the Shantivan-2 Co-operat-
-ive Housing Society Limited to the Purchaser as
also sign and/or execute such other applications,
writings, documents and papers or declarations
as may be necessary for the purpose of transfer of
the said 5 shares and the said flat in the name
of the Purchaser herein.

4. From the date of the possession of the said
flat being handed over by the Vendor to the
Purchaser, the Purchaser shall pay all the out-
-goings in respect of the said flat such as lease
rent, municipal taxes, water charges and maintenance
etc. and the outgoings in respect of the
said flat till the date of the handing over the
possession of the said flat by the Vendor to the
Purchaser shall be paid by the Vendor to the said
society.

5. The Vendor hereby declares that he has paid
to the said society all the taxes and all other
outgoings in respect of the said shop up to date
and nothing is due and payable by him to the said
society towards the lease rent, Municipal Taxes,
and other outgoings in respect of the said flat.
The Vendor further covenants with the Purchaser
that, if any, amount due and payable by the Vendor
to the said society is found or noticed for the
period prior to the execution of these presents,



the same shall be paid by the Vendor and he shall keep the Purchaser indemnified in respect thereof.

6. The Vendor shall see to it that the said 5 shares of the society and the said flat are transferred by the said society in the name and/or to the Purchaser. Transfer charges, if any, payable to the said society, shall be borne and paid by the Vendor.

9. The parties agree to file their statement under Section 230 of Income Tax Act, if applicable.

10. The Vendor shall obtain the certificate under Section 230-A of the Income Tax Act and shall hand over the same to the Purchaser for being filed with the Sub-Registrar of Assurances, if applicable.

11. The Vendor doth hereby consent to the five shares of the Shantivan-2 Co-operative Housing Society Limited as also the said block being transferred in the name of the Purchaser by the said Shantivan-II Co-operative Housing Society Limited.

12. The Purchaser doth hereby covenant with the Vendor that he shall abide by the rules and



regulations and the bye-laws of the said society on admission as a member thereof and he agrees and undertakes to pay all costs, demands, contributions and dues which the said society may hereafter make in respect of the said shop.

13. The Vendor hereby further covenant with the Purchaser that the Vendor shall from time to time and all times and whenever called upon by the Purchaser and/or their advocate do and execute any deed or document shall do and execute such costs, deeds and things whatsoever required for perfectly securing the interest of the Purchaser in the flat agreed to be sold unto and to the use of the Purchaser as may be reasonably required but at the costs of the Purchaser.

11. All out of pocket expenses such as stamp duty, registration fees and all other charges incidental thereto shall be borne and paid by the Vendor alone.

SCHEDULE

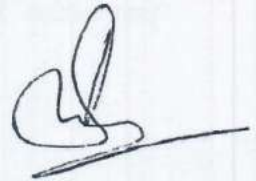
Flat No. 102, admeasuring about 619 carpet square feet on the First Floor, 'A' Building, Shantivan-II, situated at Plot No.19 of Survey No. 287 of village Malad, which is now known as THE SHANTIVAN-2 CO-OPERATIVE

Raheja Township, Malad (East), MUMBAI

400097.-G^s per Cult Survey No 581 A / #14
SLS

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands to these writing the day and the year first hereinabove written.

SIGNED, SEALED AND DELIVERED by)
the withinnamed, the Vendor Shri)
DINESH SHANKARLAL SHARMA, in the)
presence of)



- 1. *Barbra*
- 2.



for Malvika Herbopharma Pvt. Ltd.

SIGNED, SEALED AND DELIVERED by)
the withinnamed, the Purchaser)
M/s MALVIKA HERBOPHARMA PRIVATE)
LIMITED, through its Director and)
Authorised signatory S.L. SHARMA,)
in the presence of)

Authorised Signatory.

for Malvika Herbopharma Pvt. Ltd.


SLS Sharma
Authorised Signatory
DIRECTOR

- 1. *Poonam Dhruv*
- 2.

R E C E I P T

RECEIVED a sum of Rs.6,00,000/-)
(Rupees Six lakhs only) towards)
the Earnest Money and/or Deposit)
by cheque No.437210 dated 8th of)
August, 2001, drawn on Bank of)
Rajasthan, Andheri (East) Branch,)
payable by the Purchaser to me.) Rs.6,00,000/-.

I SAY RECEIVED,


VENDOR.

WITNESSES :

1. 
- 2.



बबज ७५६४ / २००१

मुंबई नगर
 सन २००१ चे ३० ऑक्टोबर महिन्याचे
 १३ दिवसांचे दरम्यान दुय्यम निबंधक
 मुंबई नगर कार्यालयात हजर केला.

दालील प्रमाणे फी मिळाली
 नोंदणी फी
 शी
 १२०००
 पत्रावळ (आविष्कार) ६०
 आला (कलम २० प्रमाणे) ५६
 मसुदा (कलम २० प्रमाणे)
 मसुदा
 ३०
 कपी
 २
 फाईल
 दाल
 १२९९०

१३
 Seshan
 ३०/१०/०१

सह दुय्यम निबंधक
 मुंबई उपनगर जिल्हा

१२९९०
 सह दुय्यम निबंधक, मुंबई
 अभिलेखांकन विभाग, मुंबई नगरपालिका
 निबंधकांचे सर्व अधिकार असलेले

१) श्री विनेश शंकरराव शर्मा वय ४६, व्यवसाय
 रा. १०२ शांतीविठ्ठल म/जे रवेजा एअर मीम, माळस (५)
 मुंबई-६०

२) श्री शंकरराव शर्मा-वय-५१, व्यवसाय, रा. इ.वरीक १
 प्रमाणे हे प्रे. माळिका एवरीकामा प्रांताळीचे संचालक

दस्तावेज करून घेणार.....
 साठेखण.....
 तयारकथित.....दस्तावेज
 करून दिल्याचे कपुल करतात.

१) [Signature]
 २) Seshan

३) एरीपुकास बोहरा - माळसोपारा (५) गिरे भोणे
 ४) रामराव कुशीया - कुर्ण ५१ मुंबई-६०

१५००
 नगर बोडर
 नगर बोडर

[Signatures]

by r

DATED THIS 06TH DAY OF AUGUST, 2001.

B E T W E E N
DINESH SHANKARLAL SHARMA
A N D
M/s MALVIKA HERBOPHARMA
PRIVATE LIMITED

Malad -

S.D. 154750
818101

AV. 1200000
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AGREEMENT FOR SALE

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11/12/2009
मालास
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