

17 AUG 1993
 नमः शिवाय नं. २२
 मुद्रा नं. १२
 कर्मांक.....
 दिनांक.....
 कर्मांक / श्री श्री श्री.....
 नमः शिवाय नं. २२
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S. S. Gandhi Adv.

as

ARTICLES OF THIS AGREEMENT is made and entered into at Bombayon this...^{3rd}...day of September, 1993, Between M/s. SILVER FLEXIBLE PACKAGING, through its partners (1) Mr. Prem T. Z Ajwani (2) Smt. Shella T. Ajwani, registered under Indian Partner-ship Acts 1932, both adults, Indian Inhabitants of Bombay, having its registered office at 46, Navketan Industrial Estate Opp. ANANDA Mahakali Caves Road, Andheri (E) Bombay 493, hereinafter called and referred to as the VENDORS (which expression shall unless its repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the ONE PART AND M/s. NATIONAL GUM PRODUCTS, through its partners (1) Mr. Sanjay Rabinder Puri (2) Rajiv Rajinder Puri (3) Smt. Nirmal Rajinder Puri and Mt. Jugnu Rabinder Puri, adults, Indian Inhabitants of Bombay hereinafter called and referred to as the PURCHASERS of the



Sanjay Puri
 Nirmal Puri

[Handwritten signature]

S.T.A.

M.R.D.A.
BANDRA

662034
Receipt No. 12296
No. AS/35/2443/194
GENERAL STAMP OFFICE

Bombay,

RECEIVED from Makronel Gum products
the Stamp duty Rupees 70,000/- SIR 'pm'
Seventy thousand

CERTIFIED under Sec. 41 of the Bombay
Stamp Act, 1958, that the proper Stamp duty
Rupees 70,000/- Seventy thousand
and penalty
Rupees 250/- two hundred
fifty have been paid in respect
of the instrument

---2---
COLLECTOR

OTHER PART (Which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the Other part.

WHEREAS the vendors are the owners of the Unit No. F/102, on the first floor, of Ansa Industrial Estate, F. Bldg. situated at Sakivihar road, Bombay-72, which is adm. 835 sq. feet, hereinafter called the SAID PREMISES which is an Industrial Unit;

AND WHEREAS the vendors have purchased the said premises from Mr. Sajanbir Singh Anand vide agreement dated 25th day of March, 1992, and that the said Sajanbir Anand had purchased the said premises vide agreement dated 17.4.1990, from M/s Harman Plastic Industries.

AND WHEREAS the vendors are the members of ANSA F. INDUSTRIAL PREMISES COOP. SOCIETY LIMITED, registered under No. BOM/W-L/ GEN/890/85-86 dated 1.11.1985 having its office at Sakivihar Road, Bombay-72, hereinafter called the SAID SOCIETY.

AND WHEREAS the vendors are holding 15 fully paid up shares each valued Rs. 50/- each of the said society in respect of the said premises, being distinctive numbers 346 to 360 (both numbers inclusive) issued under share certificate no. 24 dated 1.11.1985.



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[Handwritten initials]

Case No 24431

(वि. वि. क्र. १) (Fin R. Form No. 1)

सर्वता. ११३ मड.
Gen. 113 mc.

ORIGINAL COPY [NOT TRANSFERABLE]

RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place ... दिनांक/Date ... १९८ /198

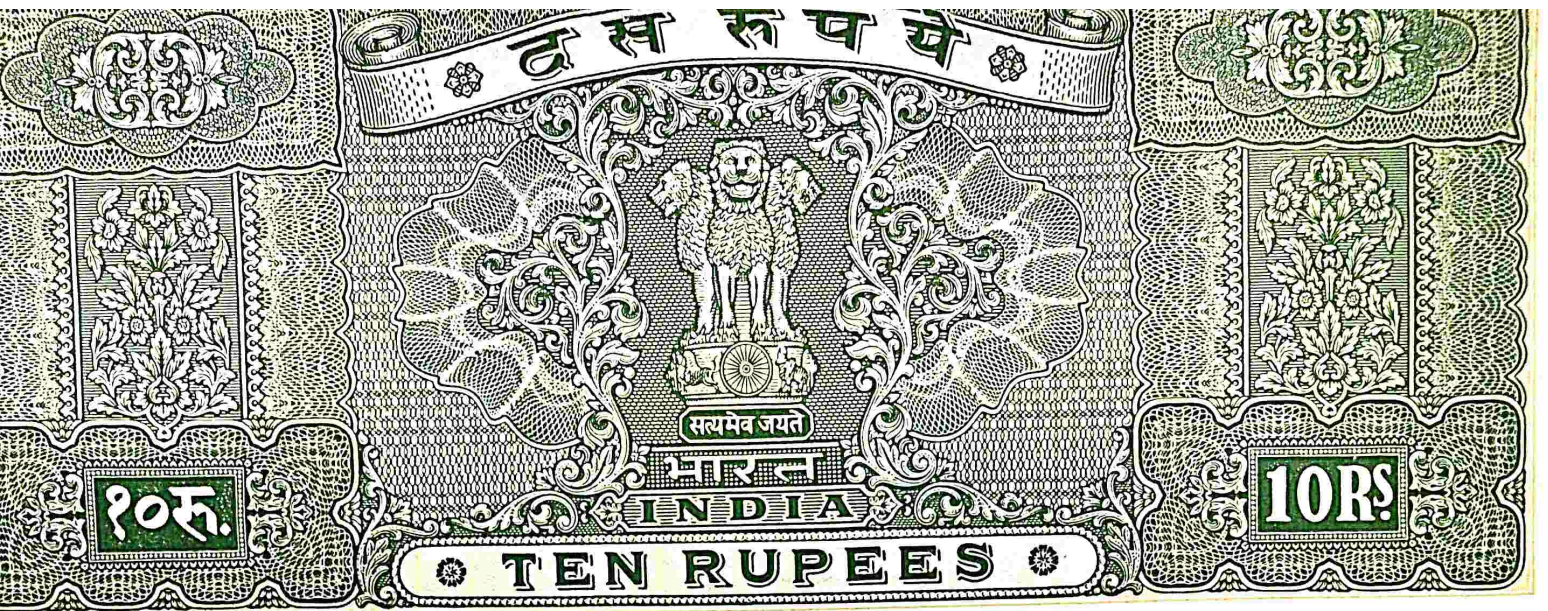
Received from National term product

Rs 70250 Seventy thousand

on account of

रोखपाल व लेखापाल
Cashier or Accountant

(सही/Signature)
पदनाम/Designation



क्रमांक १२

दिनांक १९ 69

2 SEP 1993

प्राप्तकर्ता.....

विक्रेता.....

पतेना / श्री श्रीमती..... 5

सहकार संस्था

पता.....

सहकार संस्था

-----3-----

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AND WHEREAS the vendors have got every right over the said premises and that the purchasers have approached and requested the vendors to sell the said premises at for for the total consideration of Rs.7,00,000/- and that the vendors have agreed to do so on the following terms and conditions.

NOW THIS INDENTURE WITNESSETH AS UNDER:-

1. That the vendors have agreed to sell and the purchasers have agreed to purchase the said premises at or for the total consideration of Rs.7,00,000/- (Rs.seven lakhs only) being the full and final consideration of the said premises, and that the purchasers have paid the said sum of Rs.7,00,000/- to the vendors and that the vendors do hereby admit and acknowledges to have received the said sum of Rs.7,00,000/-.

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OR

(Rs. seven lakhs only) being the full and final consideration of the said premises and nothing is due and payable by the purchasers to the vendors.

2. That the vendors on execution of this writing has put the purchasers in exclusive possession of the said premises with an undertaking not to claim the same in future also.

3. That the vendors have relinquished their rights, title, or interests over the said premises to and in favour of the purchaser with an undertaking not to claim the same in future.

4. That the vendors have no objection if the said premises is transferred in the name of the purchasers in the records of the authorities concerned and authorities of the said society and for that the vendors shall sign such writings that may be required to be signed and executed for such transfers.

5. That the vendors have no objection if the electricity/ water connection are transferred in the name of the purchasers herein and that the vendors shall

..5/-

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T. A. T. ...

sign such writings that may be required to be signed and executed for such transfers.

6. That the vendors have handed over all the documents in respect of the said premises to the purchasers herein and that the purchasers admits that they have received the same from the vendors.

7. That the vendors have no objection if the purchasers are admitted being the members of the society and have no objection if the shares and shares certificates are transferred/issued in the name of the purchasers herein.

8. That the vendors state that the purchasers shall be at liberty to carry on the business and/or to run the factory in the said premises in its name and that the vendors have no objection if the purchasers shall get the required licences from the authorities in their names.

9. That the vendors also state that the vendors have taken the permission from the society for such transfers and sale of the said premises with shares and certificates in the name of the purchasers in the records of the society and on believing on the representations of the ~~pure~~ vendors the purchasers have agreed to purchase the said premises from the vendors herein.

10. That the vendors have handed over all the documents in respect of the said premises to the purchasers herein and that till this date the vendors

has paid the taxes, outgoings, to the authorities and henceforth the purchasers shall pay the same to the authorities concerned.

11. That the vendor hereby covenant with the purchasers that they have neither mortgaged, sold transferred or created any charge or lien upon the said premises and is free from lien whatsoever nature.

12. That the vendors hereby covenants with the purchasers that Industrial unit being agreed to be sold is free from encumbrances of any nature whatsoever and the vendors have full and absolute power to transfer and deliver possession of the said unot to the name of the purchasers.

13. That the purchasers shall be entitled to have and hold the possession, occupation and use of the said premises and the purchasers shall hold the same unto the use and benefit of the purchasers their, heirs, successors, and assigns for the ever without any claim, charge right, interests, demand or lien of the vendors or any person or persons claiming through or under them or in trust for them and that the purchasers shall pay all taxes, outgoings to the authorities from today onwards in respect of the said premises and the land.

14. The purchasers states that they shall abide by all the terms and conditions as imposed by the society and by the authorities concerned in respect of the said premises

15. That the vendors undertakes to sign such writings, that may be required to be signed for such transfers.

16. The Purchaser hereby agrees to pay STAMP DUTIES if any payable.

17. (17) That the vendors hereby covenant with the purchaser that the vendors shall from time to time and all times whenever required upon by the purchasers to execute all such deeds, and things, whatsoever for more perfectly securing the interest of the purchasers in the said premises and the sale will be deemed to be completed when the purchasers name is entered in the records of the society as the members and the share certificate is duly transferred to their names in the records of the society and it is the liability of the purchasers to complete the said formalities.

18. That the vendors state that they have got clear and marketable title in respect of the said premises and the same is free from encumbrances and lispendenses.

~~17. That the vendors also indemnify and keep indemnified the authorities concerned and the purchasers against any loss, damages, claims, actions, that may arise out of such transfers.~~

MR 7
719

~~18. That the vendors also state that it shall be their liability to get the said premises transferred in the names of the purchasers herein.~~

MR 7
719

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands on the day and the year first

hereinabove mentioned.

SIGNED AND DELIVERED by the
withinnamed vendors M/s. SILVER
FLEXIBLE PACKAGING through its
partners (1) Mr. Prem T. Ajwani
(2) Smt. Shella T. Ajwani in the
presence of.....

P. T. Ajwani
S. T. Ajwani



SIGNED AND DELIVERED by the **S. S. Gandhi**
Advocate High Court
withinnamed purchasers M/s. B-5, Silver Belle
NATIONAL GUM PRODUCTS, through Shreeniwas B. Gurka Marg,
its partners Puri Road, J. B. Nagar,
Andhra (East), Bombay-400 100.

- 1. Mr. Sanjay Rajinder Puri
- 2. Mr. Rajiv Rajinder Puri
- 3. Mrs. Nirmal Rajinder Puri
- 4. Mr. Jugnu Rajinder Rabinder Puri



[Signature]
[Signature]
Nirmal Puri
Jugnu Puri

in the presence of..... **S. S. Gandhi**
Advocate High Court
B-5, Silver Belle
Shreeniwas B. Gurka Marg,
Baman Puri Road, J. B. Nagar,
Andhra (East), Bombay-400 100

RECEIPT.

RECEIVED of and from the withinnamed purchasers a sum
of Rs. 7,00,000/- (Rs. seven lakhs only) being the full
and final consideration of the said premises as per these
presents.

WE SAY RECEIVED RS. 7,00,000/-

witnesses.

[Signature]

i
ii.

Vendors.





AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Bombay this 25th day of March, 1992, BETWEEN SHRI SAJANBIR SINGH ANAND, Adult Indian Inhabitant of Bombay, residing at 'TIRATH' New Andheri Co-op.Hsg.Society Ltd., 34/3-B, 1st Floor, IInd Lane, Lallubhai Park, Andheri (West), Bombay - 400 058, hereinafter referred to as 'THE VENDOR' (which expression shall unless it be repugnant to the context or meaning thereof include his heirs, executors or administrators of the assigns) of the ONE PART; A N D M/s. SILVER FLEXIBLE PACKAGINGS (through their Partnership and their partners namely 1) SHRI PREM T. AJWANI & 2) SMT. SHELLA T. AJWANI, Registered under Indian Partnership Act, 1932), both of Adult, Indian, Inhabitant of Bombay, having their Registered Office at 46, Navketan Industrial Estate, Opp. ONIDA, Mahakli Caves Road, Andheri (East), Bombay - 400 093. hereinafter referred to as the 'THE PURCHASERS' (which expression shall unless

SA s.T. A
[Signature]

NOW THIS INDENTURE OF AGREEMENT WITNESSETH AS UNDER :-

1. The Vendor shall sell and transfer with the consent of the society and Purchaser shall purchase the said Shares of the Vendors and acquire the said premises together with the permanent and absolute right to use enjoyment and occupation of the said premises & together with the benefit to all the amounts standing to the credit of the Vendor in Books of the said Society towards Deposit, Sinking Fund, Dividends and any other amounts to which the Vendor is legitimatedly entitled for a lumpsum price for Rs. 4,25,000/- (Rupees Four lacs twenty five thousand only) including existing fixtures and fittings in the abovesaid Gala as on date.
2. The Vendor hereby covenant with the Purchaser that they shall deliver vacant and peaceful possession of the said premises to the Purchasers on receipt of the full payment of Rs. 4,25,000/- of the consideration.

S.T.A
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The Vendor hereby covenant with the Purchasers that they have neither mortgaged, sold, transferred or created any charge or lien upon the said premises and is free from lien whatsoever.

The Vendor hereby covenant with the Purchasers that the Industrial Unit being agreed to be sold is free from encumbrances of any nature whatsoever and the Vendor have full and absolute power to transfer and deliver possession of the said Unit to the Purchaser.

The Vendor doth hereby covenant with the Purchasers that they have paid their share of taxes and outgoings upto 31.3.1992 in respect of the said premises to the said society and if any amount is due upto 31.3.1992 from the Vendor to the said Society or any person or persons or authority for their share of taxes or outgoings or any amount relating to the said premises shall be made good by the Vendor to the Purchasers and the Vendor doth hereby agree to indemnify the Purchasers for payment thereof.

That the Purchasers shall be entitled to have and hold the possession, occupation and use of the said premises and the Purchasers shall hold the same unto the use and benefit of the Purchasers their heirs, successors & assigns for ever without any claim, charge, right, interest,

claiming through through or under them or in trust for them subject to payment by the Purchasers of all taxes, assessments, charges, duties or calls made by the Government, revenue or local authorities after 1.4.1992 in respect of the said premises and the land.

7. The Purchasers doth hereby covenant with the Vendor that save and except as aforesaid the Purchasers from the date of the delivery of possession of the said premises shall be liable to pay their share of taxes and outgoings in respect of the said premises to the said society and shall also become a member of the said society, and shall abide by the terms and conditions of this agreement and also abide by the rules and regulations and Bye-laws of the said society.

8. The Purchasers shall pay taxes, charges, in respect of the said premises to the said society from 1.4.1992. It is hereby agreed that the Transferees payable to the said society shall be paid and borne by the Purchasers and the Vendors equally. It is agreed by the Purchasers that they shall give an Undertaking to the society as required.

9. The Vendor hereby covenant with the Purchaser that the Vendor shall from time to time and all times whenever required upon by the Purchasers

to execute all such deeds and things whatsoever for more perfectly securing the interest of the Purchaser in the said premises and the sale will be deemed to be completed when the purchasers name is entered in the record of the society as a member and the Share Certificate is duly transferred to their name in the record of the Society.

- 10) The Vendor hereby covenant with the Purchasers that the said society has consented to transfer all rights, title, interest and claim of the Vendor in respect of the said premises alongwith the Shares bearing Nos. 346 to 360 both inclusive to the name of Purchaser.
11. The Vendor hereby agree to deliver all relevant document, papers and receipt of payments made by the Vendor to the Purchasers at the time of delivering possession of the said premises to the Purchasers.
12. The Purchasers hereby agrees to pay the Stamp Duty as applicable on this purchase deed, only.

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

SIGNED, SEALED & DELIVERED BY
the withinnamed "VENDOR"
SHRI. SAJANBIR SINGH ANAND,
in the presence of
..... *Pranav Singh*

Sajanbir Singh

SIGNED, SEALED AND DELIVERED by
the withinnamed "PURCHASERS"
M/s. SILVER FLEXIBLE
PACKAGINGS, through their
partners SHRI. PREM T. AJWANI
& SMT. SHELLA T. AJWANI, in
the presence of
..... *UMESH JAIN*

For M/s. Silver Flexible Packagings,
Prem T. Ajwani
S.T. Ajwani Partner,

-: RECEIPT :-

RECEIVED of and from the withinnamed Purchasers M/s.
SILVER FLEXIBLE PACKAGINGS, through their Partners
SHRI. PREM T. AJWANI & SMT. SHELLA T. AJWANI, a sum
of Rs. 4,25,000/- (Rupees Four Lacs twenty five thousand
only) being the full and final consideration within mentioned
to be paid by the aforesaid Purchasers to us by Pay Order
No. 446912 Dated. 24.3.1992 drawn on Bank of India, Chakala,
Bombay - 400 067, being the total consideration for the Gala
No. 102, on First Floor in 'F' Building of Ansa Industrial
Estate, Saki Vihar Road, Andheri (E), Bombay - 400 072.

WITNESSES :

1. *UMESH JAIN*
2. *Pranav Singh*

I SAY



(SAJANBIR SINGH ANAND).