



(वि. नि. नमुना क्र) (Fin R. Form No. 1)

सर्वसा ११३मई  
Gen 113 m.e.

CASE NO. :

COUNTER CODE 1

DATE 18/06/2001

RECEIPT NO.:

4

मूल प्रत  
ORIGINAL COPY

DELIVERED



(अहस्तातरणीय)

(NOT TRANSFERABLE)

ये का म (एच) १६८

शासनास केलेल्या प्रदानाची पावती  
RECEIPT FOR PAYMENT TO GOVERNMENT

MUMBAI

18/06/2001

ठिकाण/Place

दिनांक/Date

SHREE HARI CHEMICALS EXPORT LTD

Received from

यांच्याकडून/ 152500.00

One Lakh Fifty Two Thous -

and Five Hundred Only

रु./Rs.

रुपये/ Rupees

102-(II)

On account of

DELIVERED  
याकरिता मिळाले

mode of Payment :

PO

NO:

461446

400002004

STATE BANK OF INDIA (SBI)

BACKBAY RECLAMATION (BBR)

ADJUSTED ON : 18/06/2001

रोखपाल व लेखपाल

Cashier or Accountant

(सही/Signature)

पदा (प्रदानम/Designation)

दुय्यम निबंधक

52500/- One Lakh fifty two thousand five hundred only

GENERAL STAMP OFFICE  
TOWN HALL, FORT  
MUMBAI - 400 023  
MAH/GSO/011



STAMP DUTY

महाराष्ट्र  
SPECIAL ADHESIVE

Rs. ≈ 0152500/-

18.6.2001

281994

00048

MAHARASHTRA

111853331321

*V. N. Mahajan*  
V. N. Mahajan  
Proper Officer,  
General Stamp Office Mumbai

SHREE HARI CHEMICALS EXPORT LTD.

(1)

## AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Mumbai this 29<sup>th</sup> day of JUNE 2001 BETWEEN MR. ARUN KUMAR SHROFF, Karta of ARUN KUMAR SHROFF (HUF), adult, Indian Inhabitant of Mumbai, addressed at Unit No. 103, on the 1<sup>st</sup> Floor, in the building known as Unique Tower, situated at S.V. Road, Near Kamath Club, Goregaon (West), Mumbai-400062 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 the members or member for the time being of the said Hindu Undivided Family and their respective heirs, executors, administrators and assigns) of the One Part ; AND SHREE HARI CHEMICALS EXPORT LTD., a Public Limited Company, incorporated under the provisions of the Companies Act, 1956 and having its registered office at A/8, MIDC Industrial Area, Mahad, District- Raigad, Maharashtra, 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 successors and assigns) of the Other Part.

*Ar*  
*Ar*  
*Ar*

**WHEREAS :-**

(i) Vide an Agreement for Sale dated 21<sup>st</sup> day of July 2000, made and entered between M/s. **Unique Developers**, a partnership firm registered under the provisions of the Indian Partnership Act, 1932 and having its principal place of business at 77, Udyog Bhavan, Sonawala Lane, Goregaon (East), Mumbai- 400 063, (therein referred to as "**the Promoters**") and the Transferor herein (therein referred to as "**the Purchaser**"), the Transferor herein agreed to purchase and purchased Unit No. 103, on the 1<sup>st</sup> Floor, area admeasuring 680 sq. ft. Super Built up i.e. equivalent to 544 sq. ft. Built up, in the building known as Unique Tower, situated near Kamath Club, S.V. Road, Goregaon (West), Mumbai- 400 062, (hereinafter referred to as "**the said premises**"), more particularly described in the Schedule hereunder written and for the terms and conditions more appropriately mentioned therein.

(ii) By virtue of the aforesaid facts, the Transferor herein is absolutely possessed of and seized of and otherwise well and



*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*


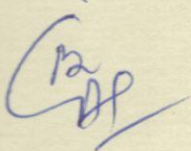
sufficiently entitled to the said premises and has every right to sell and transfer the said premises to the Transferee herein.


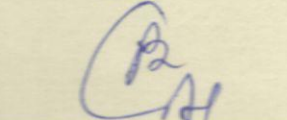
- (iii) The Transferee has approached the Transferor and has requested him to sell the said premises for the consideration and on the terms and conditions hereinafter appearing.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -**

- 1) The Transferor hereby agrees to sell and the Transferee agrees to purchase all the rights, title and interests of the Transferor in the said premises at and for a total consideration of Rs. 15,23,200/- (Rupees Fifteen Lacs Twenty Three Thousand Two Hundred Only) payable by the Transferee to the Transferor in the manner hereinafter mentioned :

- (a) a sum of Rs. 1,00,000/- (Rupees One Lac Only) has already been paid by the Transferee to the Transferor vide cheque no. 389730 dated 2/6/2001 drawn on STATE BANK OF INDIA as and by way of token money on the execution of these presents;

(b) a sum of Rs. 5,00,000/- (Rupees FIVE  
LAKHS Only) shall be paid by the  
Transferee to the Transferor vide cheque no.  
389778 dated 15/6/2001 drawn on STATE  
BANK OF INDIA as and by way of part  
consideration towards the execution of these  
presents.

(c) a sum of Rs. 5,00,000/- (Rupees FIVE  
LAKHS Only) shall be paid by the  
Transferee to the Transferor vide cheque no.  
389899 dated 27.6.2001 drawn on STATE  
BANK OF INDIA as and by way of part  
consideration towards the execution of these  
presents.

(d) the balance sum of Rs. <sup>3,00,000</sup> 1,23,200/- (Rupees  
Forty three lacs twenty  
three thousand two hundred Only) shall be paid  
by the Transferee to the Transferor vide  
cheque no. 389937 dated 29.6.2001  
389938 dated 29.6.2001 drawn on  
STATE BANK OF INDIA as and by way  
of full and final consideration towards the  
execution of these presents.

2) The transfer charges payable to the promoters/  
concerned authorities shall be payable and borne by  
both the parties hereto in equal proportion.



- 3) The Transferor shall obtain the written permission from the promoters/ concerned authorities for transferring the said premises in the name of the Transferee.
- 4) The Transferor declares that he has paid all the amounts due and payable to the promoters/ concerned authorities till date.
- 5) The Transferor on receipt of full consideration grants, assures, assigns and transfers all his rights, title, deposits, if any and the interest in the said premises to the Transferee and handover the quiet and vacant possession of the said premises to the Transferee.
- 6) The Transferor hereby declares that he has good right and absolute authority to enter into this Agreement and transfer the said premises and the Transferor has not done any acts, matters or things whatsoever whereby the Transferor is prevented from agreeing to transfer or assign the said premises in favour of the Transferee herein.
- 7) The Transferor agrees and declares that all his rights and benefits under the said Agreement belonging to or available to the Transferor to purchase or occupy the said premises will hereafter belong to and be



*[Handwritten signatures]*

available to the Transferee as if the said Agreement was entered into by and between the aforesaid Promoters and the Transferee, in place of the Transferor as the purchaser of the said premises.

8) The Transferor hereby covenants with the Transferee as follows :

i) That the Transferor is the absolute owner of the said premises and no other person or persons has or have any right, title, interest, property claim or demand of any nature whatsoever unto or upon the said premises either by way of sale, charge, mortgage, lien, gift, trust, lease, assignment or otherwise howsoever and has good right, full power and absolute authority to sell and transfer the same to the Transferee.

ii) That the Transferor has not created any charge or encumbrance of whatsoever nature in respect of the said premises and the said premises is not a subject matter of any litigation nor is the same attached in the execution of any decrees nor has the Transferor created any right in favour of any one in respect of the said premises.

iii) That the Transferor has duly observed and performed the rules and regulations laid



*[Handwritten signatures]*



down by the promoters and paid upto date his contribution in the nature of outgoings, dues, taxes, etc. to the promoters/ concerned authorities.

iv) That the Transferor shall whenever required to do so from time to time and at all the time hereafter execute and sign or cause to be executed and signed all such letters, forms, applications, deeds, documents, writings and papers, if any, for more perfectly securing, assuring and effectually transferring the said premises unto and to the use of the Transferee forever.

v) The Transferor shall be liable to secure permission from the promoters/ concerned authorities for the transfer of the said premises in favour of the Transferee before the completion of the sale.

vi) That the Transferor shall indemnify and keep indemnified the Transferee from and against all actions, claims, demands, costs, charges and expenses etc. in respect of all the dues of the said premises claimed as falling due prior to the execution of these presents and until the date of handing over the vacant possession of the said premises which ever is latter.



*[Handwritten signatures]*

9) The Transferor agrees and declares that he shall produce the title deeds of the said premises as and when demanded by the Transferee and if the Transferor does not or is not in a position to make out a marketable title of the said premises in favour of the Transferee, then the Transferee shall have the option to terminate this Agreement and on the happening of such an event, the token money given by the Transferee to the Transferor shall be refunded.



10) The Transferor further undertakes to pay all the outgoing, maintenance charges and other outgoing in respect of the said premises upto the date of the execution of this agreement. On the execution of this agreement the Transferee shall be liable and responsible to pay the necessary outgoing, bills in respect of the said premises.

11) The Transferor agrees and undertakes that he will execute such further writings, transfer forms, declarations or documents as may be necessary for the purposes of effectually transferring all his right, title and interest in respect of the said premises to the Transferee.

12) The Transferor herein further takes the responsibility to see that the said premises are transferred in the

*[Handwritten signatures]*

name of the Transferee. The Transferor shall give full co-operation to the Transferee to get the approval of the promoters for transfer of the said premises in the name of the Transferee.

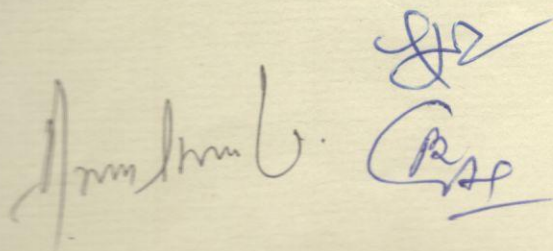
13) The stamp duty and the registration charges in respect of this Agreement shall be borne by the Transferee alone. Each party to bear its respective Advocate's/ Solicitor's charges.

14) The Transferee shall not be called upon by the Transferor to make additional payment of any other sum of money other than that has been expressly agreed upon in these presents.

**IN WITNESS WHEREOF** the parties hereto have hereunto set their respective hands, the day, month and year first hereinabove written.

**THE SCHEDULE ABOVE REFERRED TO**

Unit No. 103, on the 1<sup>st</sup> Floor, area admeasuring 680 sq. ft. Super Built up i.e. equivalent to 544 sq. ft. Built up, in the building known as Unique Tower, situated near Kamath Club, S.V. Road, Goregaon (West), Mumbai bearing Survey No. 52, Hissa No. 1, C.T.S. No. 909 of Village Pahadi Goregaon, Taluka Borivali, in the Registration District of Mumbai. The



building consists of ground plus ten upper floors and was constructed in the year 1994.

**SIGNED SEALED AND DELIVERED** )

By the withinnamed Transferor

**ARUN KUMAR SHROFF (HUF)** )

Through its Karta

**MR. ARUN KUMAR SHROFF**

ARUN KUMAR SHROFF H.U.F.  
KARTA

In the presence of :



**SIGNED SEALED AND DELIVERED** )

By the withinnamed Transferee

**SHREE HARI CHEMICALS EXPORT LIMITED** )

Through its Directors

1. **MR. K. L. RAMUKA** )

*[Handwritten signature of K. L. Ramuka]*

2. **MR. B. C. AGRAWAL** )

*[Handwritten signature of B. C. Agrawal]*

In the presence of :

1. *[Handwritten signature]* )

2. *[Handwritten signature]* )

**RECEIPT**

**RECEIVED** from the withinnamed Transferee a sum of Rs. 1,00,000/- (Rupees One Lac Only) being the Token money towards the sale of the said premises being paid vide cheque no. 389730 dated 2/6/2001 drawn on STATE BANK OF INDIA.



Rs. 1,00,000/-

I say received

ARUN KUMAR SHROFF H.U.F.  
*[Handwritten Signature]*  
KARTA.

**ARUN KUMAR SHROFF (HUF)**

**Through its Karta**

**MR. ARUN KUMAR SHROFF**

WITNESS:

1.

2.

## RECEIPT

RECEIVED from the withinnamed Transferee a sum of Rs. 5,00,000/- (Rupees Five Lakhs Only) being the part consideration paid towards the sale of the said premises vide cheque no. 389778 dated 15/6/2001 drawn on State Bank of India.



Rs. 5,00,000/-

I say received

ARUN KUMAR SHROFF H.U.F.

*Arun Kumar Shroff*  
KARTA

**ARUN KUMAR SHROFF (HUF)**

**Through its Karta**

**MR. ARUN KUMAR SHROFF**

WITNESS:

1.

2.

**RECEIPT**

RECEIVED from the withinnamed Transferee a sum of Rs. 5,00,000/- (Rupees FIVE LAKHS Only) being the part consideration paid towards the sale of the said premises vide cheque no. 389899 dated 27.6.2001 drawn on STATE BANK OF INDIA.



Rs. 5,00,000/-

I say received

ARUN KUMAR SHROFF H.U.F.

KARTA.

**ARUN KUMAR SHROFF (HUF)**

Through its Karta

**MR. ARUN KUMAR SHROFF**

WITNESS:

1

2

**RECEIPT**

**RECEIVED** from the withinnamed Transferee a sum of Rs. 3,00,000/- *Four lacs twenty three thousand two hundred*  
423,200 /- (Rupees \_\_\_\_\_ Only) being the full and  
final consideration paid towards the sale of the said premises  
vide cheque no. 389937 dated 29.6.2001  
389938 dated 29.6.2001 drawn on  
STATE BANK OF INDIA



Rs. 4,23,200/-.

I say received

ARUN KUMAR SHROFF H.U.F.

*Arun Kumar Shroff*  
KARTA.

**ARUN KUMAR SHROFF (HUF)**

**Through its Karta**

**MR. ARUN KUMAR SHROFF**

WITNESS:

- 1.
- 2.







दस्तावेज क्रमांक १ ..... क्रमांक ..... ०२०९/०९

नोंदला

तारीख

०१/०८/०९

*(Handwritten signature)*

दुय्यम निबंधक, मुंबई  
अपिलान्त सुनावणी करण्याखेरीज  
निबंधकाले सर्व अधिकार असलेल्या

