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पाने ६८३

Nature of Document	Agreement for Sale
Registration Details	(Registrable/Non Registrable)
Franking Unique Number	If Registrable Name of S.R.O. BWD-3
Property Description in brief	Industrial Gala No. 204 on Second Floor, in the Building No. "B-1", in "Print World Industrial Complex"; at Village Vehele, Taluka Bhiwandi, District Thane.
Consideration Amount	Rs. 39,00,000/-
Purchasers Name	MR. MOIZ TAHERALI KHANJIWALA
Name of the Other Party	M/S. PANORAMA REALTY
If through Name & Address	MR. JOJIMON PHILIP JOSEPH Ground Floor, Sunrise Villa No. 2, Sunrise Valley, Haji Malang Road, Kalyan (E), Thane - 421 306
Stamp Duty Amount	Rs. 3,25,100/-
Authorised Person's Full Signature & Seal	

"SHREE" (General Stamp Rs. 3,25,100/-)

### AGREEMENT FOR SALE

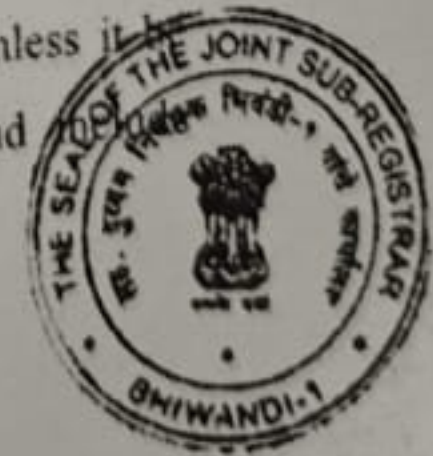
CONSIDERATION VALUE ..... Rs. 39,00,000/-

VALUATION FOR STAMP DUTY..... Rs. 54,18,000/-

THIS ARTICLES OF AGREEMENT FOR SALE made and entered into at Bhiwandi on this 16<sup>th</sup> day of May, 2018;

### BETWEEN

"THE VENDOR": M/S. PANORAMA REALTY, A Proprietary Firm, Through Its Proprietor MR. JOJIMON PHILIP JOSEPH, Age 47 Years, Occupation: Business, (PAN No. ACZPJ0434E), residing at Sunrise Villa No. 2, Sunrise Valley, Haji Malang Road, Kalyan (E), Thane - 421 306; (which expressions shall unless it be repugnant to the context or meaning thereof, mean and



*[Handwritten signature]*

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and to execute or cause to be done and executed all such lawful deeds and things whatsoever for the further and more perfectly conveying and causing the Purchaser, his/her/their heirs, successors, executors, administrators and assigns etc., in respect of above said premises, according to the true intentions of these presents.

16. THE Vendor and the Purchaser state and declare that they have executed present writings after fully understanding the meaning and implications thereof and the same shall be binding on all of them, his/her/their heirs, successors, executors, administrators, assigns etc.

**THE SCHEDULE ABOVE REFERRED TO:**

**Industrial Gala No. 204, on Second Floor, admeasuring 1,875.00 Sq. Ft., equivalent to 174.19 Sq. Mtrs., (Carpet Area) in the Building No. "B-1", in "PRINT WORLD INDUSTRIAL COMPLEX"; along with undivided common interest in equal area of land beneath the said premises; bearing Survey Nos. 15/1, 15/2, 15/3, 15/4, 15/5, 15/6, 15/8, 15/11, 15/12, 15/13, 15/15, 15/16, 16/1, 16/2, 23/1, 23/2, 23/3, 24/14B, 24/15, 24/17 and 24/31; situate, lying and being at Village Vehela, Taluka Bhiwandi, within the limits of Grampanchayat Vehela, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane.**

*Bhiwandi*  
The said Premises hereby sold and conveyed is bounded as under :-

Towards its East is :  
Towards its West is :  
Towards its South is :  
Towards its North is :

*As Per Plan*



*[Handwritten signature]*



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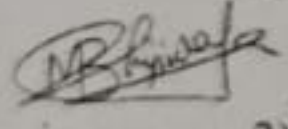
his/her/their respective heirs, administrators, legal representatives, assigns, etc.) PARTY OF THE FIRST PART:

AND

"THE PURCHASER": MR. MOIZ TAHERALI KHANJIWALA  
S/O. MR. TAHERALI KHANJIWALA, Age 53 Years, Occupation:  
Business, (PAN No. AAEPK3520B); residing at C-6, Hirji Govindji  
Blocks, Sofia Zubair Road, Police Colony, New Nagpada, Mumbai -  
400008., (which expression shall unless it be repugnant to the context  
or meaning thereof, mean and include his/her/their respective heirs,  
executors, administrators, legal representatives, assigns, etc.) PARTY  
OF THE SECOND PART.

WHEREAS :-

1) By virtue of Registered Sale Deed Bearing Registration Serial  
No. 6042/2010, dated 01/09/2010; duly registered before Joint Sub-  
Registrar, Bhiwandi, the Vendor herein have purchased the land  
bearing New Survey No. 15, Hissa No. 01, (Old Survey No. 189,  
Hissa No. 1); admeasuring about 610 Sq. Mtrs.; situate, lying and  
being at Village Vehale, Taluka Bhiwandi, within the limits of  
Grampanchayat Vehale, Joint Sub-Registration District and Taluka  
Bhiwandi, Registration District and District Thane;

 2) By virtue of Registered Sale Deed Bearing Registration Serial  
No. 1889/2013, dated 06/03/2013; duly registered before Joint Sub-  
Registrar, Bhiwandi, the Vendor herein have purchased the land  
bearing New Survey No. 15, Hissa No. 02, (Old Survey No. 189,  
Hissa No. 3); admeasuring about 1920.00 Sq. Mtrs.; situate, lying and  
being at Village Vehale, Taluka Bhiwandi, within the limits of  
Grampanchayat Vehale, Joint Sub-Registration District and Taluka  
Bhiwandi, Registration District and District Thane;



