**“SHREE” (General Stamp Rs. 2,84,400/-) AGREEMENT FOR SALE**

**CONSIDERATION VALUE Rs. 47,39,500/-**

**THIS ARTICLE OF AGREEMENT FOR SALE** made and

entered into at Bhiwandi on this th day of January, 2025;

# BETWEEN

“**THE PURCHASER**” : **RADHEY FLEXIBLES PACKAGING PVT LTD**, (PAN : AANCR2899E), (**CIN NO.U22203MH2024PTC417208**); **SHRI HRIDAY VIKAS SARAF (DIRECTOR**), Age 20 Years, Occupation : Business, (PAN : QKHPS3062M), (UID NO.: 4545 9245 9844); Residing at 701, Triveni Building, A.K. Road, Near Bagadika Collage, J.B. Nagar, Andheri (E), Mumbai, Maharashtra – 400 059; (which expressions shall unless, it be repugnant to the context or meaning thereof, mean and include his respective heirs, nominees, administrators, legal representative, assigns, etc.) **PARTY OF ONE PART**;

# AND

“**THE VENDORS**” : **M/S. NP SALES CORPORATION,** (PAN :

AACFN7336E); A Partnership Firm, having its Office Address at 302, 3rd Floor, Samkeet Apartment, SAnt Janabai Marg, Vile Parle (E), Mumbai, Maharashtra – 400 057; Through Its Partners **1) SHRI ASHOK BANWARILAL KANDOI,** Age 60 Years, Occupation : Business, (PAN NO.: ); **2 SMT. SULBHADEVI ASHOKKUMAR KANDOI,** Age Years, Occupation : Business, (PAN NO.: ); (which expressions shall unless, it be repugnant to the context or meaning thereof, mean and include their respective heirs, nominees, administrators, legal representative, assigns, etc.) **PARTY OF OTHER PART**

# WHEREAS:-

1. The Vendor is the owner, seized and possessed and otherwise well entitled to the R.C.C. Industrial Gala bearing No. 116, on First

Floor, area admeasuring about 1645.00 Sq. Ft., equivalent to 152.88 Sq. Mtrs., (Built-up Area); having Grampanchayat House No. “621- G1/116”, in Building No. “G-1”, in “**JAI JALARAM COMPLEX**”;

alongwith equal area of land beneath the said gala with rights up to the height of Ground Floor only; bearing Survey No. 38, Hissa No. 1, Survey No. 38, Hissa No. 2, Survey No. 39, Hissa No. 2; situate, lying and being at Mouje Pimplas, within of the limits of Grampanchayat Pimplas, Joint Sub-registration District and Taluka Bhiwandi, registration District and District Thane; and more particularly described in the “Schedule” written hereunder, (and for the sake of brevity, hereinafter referred to “the said property”).

1. By Virtue of a Agreement For Sale bearing Registration Serial No. 920/2009, duly executed and registered on dated 12/02/2009, duly registered with Joint Sub-Registrar of Assurances, Bhiwandi-1; the Vendors herein have acquired ownership rights over the said property from **M/S. JAI JALARAM DEVELOPERS,** Through Its Partner **SHRI RAJESH A. BHOIR**.
2. The Grampanchayat Pimplas has given permission for construction and had approved the plans and specifications for the construction of the said land by passing the Resolution No. 5 (1), on dated 31/12/2008 for the same.
3. The Collector of Thane has granted Non-agricultural permission vide Order No. REV/DESK-I/T-8/NAP/SR-19/07, dated 22/01/2008 for the Non-Agriculture use of the said land.
4. And whereas the Purchaser has seen and satisfied himself about the title of the said property and found the same clear, marketable and free from all encumbrances.
5. The Purchaser is desirous of purchasing the said R.C.C. Industrial Gala bearing No. 116, on First Floor, area admeasuring about 1645.00 Sq. Ft., equivalent to 152.88 Sq. Mtrs., (Built-up Area); having Grampanchayat House No. “621-G1/116”, in Building No. “G- 1”, in “**JAI JALARAM COMPLEX**”; alongwith equal area of land beneath the said gala with rights up to the height of Ground Floor only; bearing Survey No. 38, Hissa No. 1, Survey No. 38, Hissa No. 2, Survey No. 39, Hissa No. 2; situate, lying and being at Mouje Pimplas, within of the limits of Grampanchayat Pimplas, Joint Sub- registration District and Taluka Bhiwandi, registration District and District Thane; and more particularly described in the “Schedule” written hereunder.
6. The Vendors have agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Vendors, the said property at Mouje Pimplas, Taluka Bhiwandi, Dist. Thane on the aforesaid land with all rights, attached and/or relating thereto for a total consideration of Rs. 47,39,500/- (Rupees Forty Seven Lakhs Thirty Nine Thousand Five Hundred Only) being the market value, free from all encumbrances, liabilities and charge.
7. The Purchaser has requested the Vendors to execute this Agreement for Sale in respect of the said property in favour of the Purchaser and the Vendors have agreed to execute this Agreement for Sale in respect of the said property in favour of the Purchaser in the matter hereinafter appearing.

# NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

1. THAT in pursuance of the Indenture of Agreement for Sale and on part consideration of Rs. 5,01,000/- (Rupees Five Lakhs One Thousand Only) having paid by Cheques / R.T.G.S. / N.E.F.T., the Purchaser to the Vendor on execution of this Sale Deed as under :-

**Name of the Bank Chq. No. Date Amount Rs.**

**N.E.F.T. No.**

**R.T.G.S. No.**

Total 5,01,000/-

(Subject to realization of Cheques / R.T.G.S. / N.E.F.T., the receipt of the same, the Vendor hereby admits, acknowledges and releases the Purchaser forever).

1. THE Purchaser shall pay to the Vendor the said total consideration amount of Rs. 47,39,500/- (Rupees Forty Seven Lakhs Thirty Nine Thousand Five Hundred Only) as under :-
	1. Rs. 5,01,000/- : (Rupees Five Lakhs One Thousand

Only) as Earnest Money Deposit on or before the execution of this Agreement.

* 1. Rs. 42,38,500/- : (Rupees Forty Two Lakhs Thirty

Eight Thousand Five Hundred Only) within Two (2) Months from the date of registration of this Agreement for Sale.

Rs. 47,39,500/- : Total

1. THE Purchaser do hereby covenant to pay the consideration amount punctually as particularly mention in clause 1 & 2 above as the time being is an essence of this contract. In the event of the Purchaser making any default in payment of the total consideration the Vendor will be entitled to terminate this Agreement by giving 15 days notice & in the event to refund to the Purchaser all the moneys paid by the Purchaser of the total consideration hereunder without any interest after the said property is sold to any other party as the Vendor may determine and after the Vendor shall has received the payment from the new Purchaser of said property.
2. IT is agreed by both the parties that on receipt of full sale consideration, the Vendor shall hand over peaceful and vacant possession of above said property to the Purchaser.
3. IT is agreed by both the parties that on receipt of full sale consideration, the Vendor or it partners and their Constituted Attorney shall execute and register the Conveyance Deed in favour of the Purchaser without demanding any extra consideration amount.
4. IT is agreed by both the parties that if the Purchaser fails to make payment of balance sale consideration within the agreed time, the Vendor shall be entitled to recover the same and the Purchaser shall be liable to pay interest at the rate of 18 % per annum for the delayed period of payment on the amount remaining unpaid.
5. IF the Vendor fails to hand over peaceful and vacant possession of the said property to the Purchaser by the agreed date, even after receipt of full sale consideration, the Purchaser shall be entitled to demand and Vendor shall be liable to pay interest at the rate of 18% per annum from the agreed date of handing over possession of the above said property till handing over possession of above said property.
6. THE Vendor hereby states and declares that all the charges, taxes, cesses, and contributions in common expenses in respect of the above said property upon the date of handing over peaceful and vacant possession of the said property shall be paid by her and receipts thereof shall be handed over by her to the Purchaser.
7. THE Purchaser states and declares that he shall be liable to pay all the above said charges, taxes, cesses, contributions in common expenses in respect of the above said property from the date of registration of this Agreement for Sale.
8. IT is agreed between the Vendor and the Purchaser that the Incidental charges, including Stamp Duty, Registration Charges and Advocates Fees in respect of these presents shall be borne by the Vendor.
9. THE Vendor states and declares that neither she has any pending dues/charges in respect of the above said property nor mortgaged, leased nor created any other burden and/or encumbrances in respect of the above said property. The Vendor Vendor has also not let out the said property to anybody else and the said property is in exclusive use, occupation and possession of the Vendor till the date of execution hereof and the execution hereof and the above said property is free from all or any encumbrances and not the subject matter of any suit, appeal or degree or any other proceedings/orders in any Court or before any Competent Authority.
10. THE Vendor hereby declares and states that she has got absolute right, title and interest in respect of above said property and the same is clear, marketable and undisputed.
11. THE Vendor hereby states and declares that the above said property is the exclusive and self-acquired property of the Vendor and nobody else has got any right, title and/or interest in respect of above said property or nobody else has any claim in respect of said property. In case if any claim in that respect is found later on, the Vendor alone shall be liable and undertake to settle the said claim entirely at his risk, cost and consequences and shall provide necessary conveyance to that effect in writing to the Purchaser.
12. THE Purchaser further states and declares that he shall observe and perform all the stipulations and conditions regarding occupation and use of the said property and shall pay and contribute regularly and punctually towards the taxes, expenses and/or all other outgoing in accordance with the terms and conditions of this Agreement.
13. THE Vendor and all the persons claiming under them do hereby state and declare that for all the time hereafter they undertake to do 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 property, according to the true intentions of these presents.
14. THE Vendor and the Purchaser undertake with each other to complete all the respective stipulations and conditions in these writings.
15. 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.
16. ALL the charges & expenses for registration of this Agreement for Sale such as Registration Fees, Stamp duty, Advocate's Fees, etc. have been borne by the Vendors only.

# THE SCHEDULE ABOVE REFERRED TO :

R.C.C. Industrial Gala bearing No. 116, on First Floor, area admeasuring about 1645.00 Sq. Ft., equivalent to 152.88 Sq. Mtrs., (Built-up Area); having Grampanchayat House No. “621-G1/116”, in Building No. “G-1”, in “**JAI JALARAM COMPLEX**”; alongwith equal area of land beneath the said gala with rights up to the height of

Ground Floor only; bearing Survey No. 38, Hissa No. 1, Survey No. 38, Hissa No. 2, Survey No. 39, Hissa No. 2; situate, lying and being at Mouje Pimplas, within of the limits of Grampanchayat Pimplas, Joint Sub-registration District and Taluka Bhiwandi, registration District and District Thane.

The said property hereby sold and conveyed is bounded as under:-

Towards its East is : 55.0’ Wide Road, Towards its West is : Open Space,

Towards its North is : R.C.C. Industrial Gala No. 115, Towards its South is : R.C.C. Industrial Gala No. 117.

**IN WITNESSES WHEREOF**, the Parties have unto set and subscribed there respective hands and seals on the day and the year first hereinabove written.

SIGNED, SEALED AND DELIVERED ) BY THE WITHIN-NAMED “**PURCHASER**” )

# RADHEY FLEXIBLES PACKAGING PVT LTD.

# HRIDAY VIKAS SARAF (DIRECTOR) )

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SIGNED, SEALED AND DELIVERED ) BY THE WITHIN-NAMED **“VENDORS”** ) **M/S. NP SALES CORPORATION** )

THROUGH ITS PARTNERS )

#  SHRI ASHOK BANWARILAL KANDOI )

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#  SMT. SULBHADEVI ASHOKKUMAR KANDOI )

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**WITNESS**:-

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