

Shyam Goyal
702 Parag Apt.,
Andheri West ,
MUMBAI - 400058

Date : 01.09.23

To
The Manager
The Cosmos Co-op Bank Ltd
Borivali West
MUMBAI

Dear Madam,

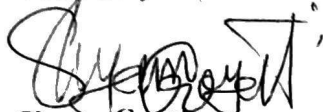
We are sending Xerox copies of documents as detailed below.

- 1.Draft Agreement
- 2.Property Card
- 3.Property Tax
- 4.Building Completion Certificate
- 5.Share Certificate
- 6.Occupancy Certificate
- 7.Previous Agreement

Kindly received the same and acknowledgement the letter.

Thanking you.

Yours truly


Shyam Goyal

Draft agreement

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this _____ day of September 2023 **BETWEEN**

(1) SMT. KUVAR RANMAL GALA, aged 78 years, PAN – AAEPG3369E **(2) MR. PRAKASH RANMAL GALA**, aged 58 years, PAN – AAEPG3368F, both adults, Indian Inhabitants, Owners of Gala No. 52, First Floor, “UNIVERSAL INDUSTRIAL PREMISES Co-Op. Soc. Ltd.”, situated at I. B. Patel Road, Goregaon (East), Mumbai 400063, hereinafter called and referred to as the “**TRANSFERORS**” (which expression shall, unless it be repugnant to the subject context or meaning thereof be deemed to mean and include their respective heirs, executors, legal representatives, administrators and assigns etc.) of the **ONE PART.**

AND

MR. SHYAM RAMESHWAR GOYAL, aged 26 years, PAN: BUAPG3812K, an adult, Indian Inhabitant, having address at 702, Parag Apartment, Near Sports Complex, J. P. Road, Andheri (West), Mumbai- 400053, hereinafter called and referred to as the “**TRANSFeree**” (which expression shall, unless it be repugnant to the subject context or meaning thereof be deemed to mean and include his respective heirs, executors, legal representatives, administrators and assigns etc.) of the **OTHER PART.**

- I. **WHEREAS** by way of Agreement for sale dated 01st day of August 1979 the said SHRI NAVINCHAND MOHANLAL DOSHI had sold the right, title ownership and interest in respect of said Gala No. 52 on the First Floor in the building known as "UNIVERSAL INDUSTRIAL PREMISES Co-op. Soc. Ltd., situated at I. B. Patel Road, Goregaon (East), Mumbai 400063 to SMT. M/S KHODIYAR MECHANICAL WORKS, through its Proprietor SHRI BABUBHAI L. SENJALIA on ownership basis.
- II. **WHEREAS** by way of Agreement for sale dated 10th day of February 1992 the said M/S KHODIYAR MECHANICAL WORKS, through its Proprietor SHRI BABUBHAI L. SENJALIA had sold the right, title ownership and interest in respect of said Gala No. 52 on the First Floor in the building known as "UNIVERSAL INDUSTRIAL PREMISES Co-op. Soc. Ltd., situated at I. B. Patel Road, Goregaon (East), Mumbai 400063 to **SMT. KUVARBEN RANMAL GALA** and **SHRI RANMAL THOBHAN GALA**.
- III. **AND WHEREAS** one of the co-owners i.e. SHRI RANMAL THOBHAN GALA died on _____ in Mumbai leaving behind him (1)SMT. **KUVAR RANMAL GALA** (Wife) (2) **MR. PRAKASH RANMAL GALA** (Son) (3) **MRS. HEMAL KIRAN GADA**(Married Daughter) (4)**MRS. RUPAL JAYANTI SHAH**(Married Daughter),the only legal heirs and representatives to inherit his 50% shares in the said Gala.
- IV. **WHEREAS** by an Deed of Release dated ____ Day of September 2023 made and entered between (1) **SMT. KUVAR RANMAL GALA** (2) **MRS. HEMAL KIRAN GADA** (3)**MRS. RUPAL JAYANTI SHAH**,(therein referred to as "the **RELEASORS**")had sold the right, title, interest, ownership right in respect of **Gala No. 52**, First Floor, "UNIVERSAL INDUSTRIAL PREMISES Co-Op. Soc. Ltd.",

situated at I. B. Patel Road, Goregaon (East), Mumbai 400063 to **MR. PRAKASH RANMAL GALA**, (therein referred to as "the **RELEASEE**") as the Owner, thereof in respect of **Gala No. 52**, the terms and conditions mentioned in the said Deed of Release. The said Deed of Release has been registered with the Registrar Office of Assurance vide Registered No. BRL- ____ - _____ -2023 dated ____ .09.2023.

- V. WHEREAS** in the circumstances the **TRANSFERORS** are seized and possessed and/or otherwise well and sufficiently entitled to and of the **Said Gala No. 52**, First Floor, "**UNIVERSAL INDUSTRIAL PREMISES Co-Op. Soc. Ltd.**", situated at I. B. Patel Road, Goregaon (East), Mumbai 400063, (hereinafter called and referred to as the "**Said Gala**" for the sake of brevity;)
- VI. AND WHEREAS** **TRANSFERORS** are registered members and registered shareholders of the **UNIVERSAL INDUSTRIAL PREMISESCO-OP. SOC. LTD.** registered under Maharashtra Co-operative Societies Act, 1960 vide Reg. No. **BOM/GEN/P-2102 of 1982** in respect of said Gala No. 52, First Floor, and holding five fully paid up shares of Rs.50/- each, vide distinctive Nos. from **256 to 260** (both numbers inclusive) and bearing Share Certificate No. **052** (hereinafter referred to as the "**Said Society and Said Shares**").
- VII. AND WHEREAS** the **TRANSFERORS** have agreed to sell and transfer and assign all their right, title and interest in respect of the above **Said Gala & Said Shares** in favour of the **TRANSFEREE** on certain terms and conditions mutually agreed by and between the parties and the parties have hereunto reduced the same in writing which are as under:-

NOW THEREFORE THESE PRESENTS WITNESSETH AS UNDER:-

1. The **TRANSFERORS** herein have agreed to sell and transfer, and the **TRANSFEREE** has agreed to purchase from the **TRANSFERORS** the **Said**

Gala No. 52, First Floor, "UNIVERSAL INDUSTRIAL PREMISES Co-Op. Soc. Ltd.", situated at I. B. Patel Road, Goregaon (East), Mumbai 400063, and Share Certificate as incidental to the sale thereof all the beneficial rights, title and interest, property claim and demand of the TRANSFERORS as members of the said society into and upon the Said Gala together with the permanent and absolute right of use and occupation thereof AND ALSO together with all electrical along with meter, allotted to Said Gala, installations and fittings and all rights and claims on and upon the sinking fund of the said society relating to the Said Gala and along with furniture and fixtures and alterations in the said Gala for a consideration of **Rs.65,00,000/- (Rupees Sixty Five Lakh Only)** and the TRANSFEREE has agreed to pay the sum in the following manner:

- a) TRANSFEREE has paid a sum of **Rs.1,00,000/- (Rupees One Lakh Only)**, to the TRANSFERORS, before execution of this agreement as and by way of token / initial amount of the agreed total consideration of Rs.65,00,000/- (Rupees Sixty Five Lakh Only).TRANSFERORS duly acknowledges the receipt at the foot thereof.
- b) That the TRANSFEREE shall pay a sum of **Rs.63,35,000/- (Rupees Sixty Three Lakh Thirty Five Thousand Only)**to the TRANSFERORS after sanctioning the loan from the concerned reputed Bank / Financial Institution and / or personal resources / fund, on or before ____ (_____) days from the date of registration of this Agreement for sale. It is agreed by and between the parties hereto that the balance payment of **Rs.63,35,000/- (Rupees Sixty Three Lakh Thirty Five Thousand Only)** shall be made by the TRANSFEREE to the TRANSFERORS in stipulated time.
- c) Nothing contained in this shall be considered as a transfer, assignments, demise, sale or conveyance of the said right, title and interest in the Said Gala till the balance amount is paid by the TRANSFEREE herein as agreed herein before to the TRANSFERORS.

- d) The TRANSFEREE shall deduct a sum of **Rs.65,000/- (Rupees Sixty Five Thousand Only)**, as TDS @ 1% from total consideration amount of **Rs.65,00,000/- (Rupees Sixty Five Lakh Only)** which the TRANSFEREE shall deposit with the Income Tax Department (Government of India). TRANSFEREE shall produce to the TRANSFERORS proof of such TDS payment deposited with IT Department, Mumbai and issue a certificate for the same to the TRANSFERORS.
- e) The TRANSFERORS have confirmed that there are no outstanding loan / encumbrances in respect of this Gala.
- f) It is agreed that the vacant and peaceful possession of the said Gala will be given on receiving full and final consideration amount mentioned herein above.
- g) The TRANSFEREE has taken inspection of all the title deeds regarding the title of the TRANSFERORS and is satisfied as to the title of the TRANSFERORS to the said Gala.
2. The TRANSFERORS have obtained the consent from the Managing Committee of the said society for transfer of the Said Gala in the said society to the TRANSFEREE. The TRANSFERORS will obtain No Objection Certificate ("NOC") from society stating no dues pending towards said society against the Said Gala and will hand over the same to TRANSFEREE.
3. The TRANSFERORS shall deliver vacant and peaceful possession of the Said Gala only against payment of balance full and final payment as mentioned in clause no. 1 (b) and shall also execute the transfer form of the Said Shares, including NOC from society, as and by way of the completion of the sale. In the event of TRANSFERORS's failure to deliver the vacant and peaceful possession of the Said Gala as mentioned aforesaid, the

TRANSFEEE shall be entitled to specific performances of this Agreement and/or damages without prejudice to his other rights and remedies available to him in Law or Equity.

4. In consideration of the above amount i.e. payment of balance amount as mentioned in clause no. 1 (b), TRANSFERORS shall assign and transfer all their rights, title and interest in respect of the above Said Gala including their tenancy, occupancy, possession, ownership rights and membership, title and interest in respect of the Said Gala in favour of the TRANSFEEE and thereafter the TRANSFERORS will have no right, title and interest therein.
5. Upon the completion of the aforesaid i.e. on receipt of balance full and final consideration as mentioned in Clause No. 1 (b), TRANSFERORS will hand over the TRANSFEEE (a) Original chain of agreement/s of the Said Gala (b) the Original Certificate of shares together with the share transfer form (c) NOC from society stating no dues pending towards said society against the Said Gala and (d) all the other documents relating to the Said Gala (if any), in the possession of the TRANSFERORS between the earlier Vendors and/or Builders/Developers (if any).
6. The TRANSFERORS hereby covenants with the TRANSFEEE that the Said Gala agreed to be hereby sold is free from encumbrances of any nature whatsoever and that the TRANSFERORS have full and absolute power to transfer and deliver vacant and peaceful possession of the Said Gala to the TRANSFEEE only on receipt of full and final consideration as mentioned herein above.
7. The TRANSFERORS agrees that all the society's dues including Municipal Taxes and Electricity Charges upto date of delivery of vacant and peaceful possession of the said Gala will be paid by the TRANSFERORS and thereafter the TRANSFEEE will be liable to pay the same.
8. The TRANSFERORS have represented to the TRANSFEEE that:

- a) TRANSFERORS are the absolute owners of the Said Gala and no other person has any interest therein,
 - b) TRANSFERORS have been in exclusive and peaceful possession and occupation of the Said Gala since it has been acquired by them,
 - c) When TRANSFERORS acquired the Said Gala TRANSFERORS was satisfied that the title to the Said Gala was clear and marketable and is even now clear and marketable,
 - d) On taking vacant and peaceful possession of the Said Gala, the TRANSFEREE will be entitled to occupy the same without any claim or interruption from the TRANSFERORS or anybody claiming under them,
 - e) TRANSFERORS have paid all dues of the society upto date and they will indemnify and keep indemnified the TRANSFEREE against any claim made for any period prior to the completion of the sale in respect of the Said Gala,
 - f) Neither any order of attachment against the Said Gala is in existence upto date nor any suit, decrees for proceedings are pending in any court or otherwise,
 - g) The Said Gala is not acquired by municipal authorities, government or any revenue authorities and no notice of the acquisition is received by the TRANSFERORS under the provisions of land acquisition or otherwise,
 - h) The TRANSFERORS have not entered into any agreement with any person/s in respect of the above Said Gala.
 - i) The TRANSFERORS have not transferred and assigned their right, title and interest in respect of the above Said Gala premises to any other person/s;
 - j) TRANSFERORS declares that except them no other person/s have any right, title and interest in the Said Gala.
9. The TRANSFERORS agrees to Co-operate with the TRANSFEREE at all reasonable times as and when required to be done in getting the Said Gala premises transferred in the name of the TRANSFEREE at the cost of the TRANSFEREE and further the TRANSFERORS agree to execute any other necessary documents, papers and applications etc., in favour of the TRANSFEREE, till Said Gala is fully and effectually transferred in TRANSFEREE's name.
10. The TRANSFERORS hereby covenant with the TRANSFEREE that the TRANSFERORS have paid their share of all taxes including property taxes and outgoings up to the date of delivering the vacant and peaceful possession of the Said Gala and that if any amount is due from the

TRANSFERORS to the said society and/or any person or persons or authority for their share of taxes and outgoings and any amount relating to the Said Gala the same shall be paid by the TRANSFERORS and if any such amount is recovered from the TRANSFEREE relating to the Said Gala the same shall be made good by the TRANSFERORS to the TRANSFEREE and the TRANSFERORS hereby agree to indemnify the TRANSFEREE for the payment thereof.

11. The TRANSFERORS hereby covenants with the TRANSFEREE that they have and will comply with all applicable regulatory frameworks in India including Income Tax Act, 1961 and other laws in force up to the date in respect of the Said Gala. If any recovery/ demand arises, the same shall be paid by the TRANSFERORS and if any such amount is recovered from the TRANSFEREE relating to the Said Gala the same shall be made good by the TRANSFERORS to the TRANSFEREE and the TRANSFERORS hereby agree to indemnify the TRANSFEREE for the payment thereof.

12. At the time of completion of the sale:

- a) The TRANSFERORS shall by an appropriate writing resign as the members of the said society and request the society to admit the TRANSFEREE as member of the Society in place of the TRANSFERORS.
- b) The TRANSFERORS and TRANSFEREE duly complete and sign the requisite transfer forms and other relevant forms, declarations for transfer of the Said Shares from the names of the TRANSFERORS to the name of the TRANSFEREE.
- c) The TRANSFERORS and TRANSFEREE duly complete and sign the requisite forms, Affidavits, Indemnities and other relevant declarations for transfer of Said Gala together with deposits, sinking fund, lease rent, any other deposit or any credit concerning the said Gala, if any from the name of TRANSFERORS to the name of TRANSFEREE in records of concerned authority and for transfer of electric meter in records of concerned Electricity authority and Mahanagar Gas Ltd. and other things.
- d) TRANSFERORS shall provide all assistance to get this agreement registered with concerned Joint Sub-Registrar office.

13. The TRANSFERORS hereby further covenant with the TRANSFEREE that the TRANSFEREE shall hence forth possess and occupy and enjoy the

Said Gala without any hindrance, demand, interruption or eviction by the TRANSFERORS or any other person or persons lawfully or equitably claiming through or under or in trust for the TRANSFERORS.

14. That the TRANSFEREE shall be entitled to have and hold the possession, occupation and use of the Said Gala and the said shares, the TRANSFEREE shall hold the same unto and to the use and benefit of the TRANSFEREE and his heirs, successor and assigns forever without any claim, charge, right, interest, demand or lien of the TRANSFERORS or any other person or persons lawfully or equitably claiming through or under or in trust for the TRANSFERORS.
15. That the TRANSFEREE hereby covenants with the TRANSFERORS that he shall abide by the rules and regulations and the bye laws of the said Society on admission as member thereof and that he agrees and undertakes to pay and discharge all calls, demands, contributions and dues which said society hereafter make in respect of the Said Gala. The TRANSFERORS have no pending dues towards maintenance of society, property tax, electricity charges, and any other charges concerning the Said Gala.
16. The TRANSFERORS hereby further covenant with the TRANSFEREE that the TRANSFERORS shall from time to time and at all times whenever called upon by the TRANSFEREE or his attorney do and execute or cause to be done, executed all such acts, deeds and things whatsoever for more perfectly securing interest of the TRANSFEREE in the Said Gala agreed to be hereby sold unto and to the use for the TRANSFEREE as shall or may be reasonably required.
17. That the TRANSFERORS assures the TRANSFEREE that the said Gala is free from all kinds of encumbrances such as prior sale, gift, Mortgage, Will, Trust, Exchange, Lease, Legal flaw, claims, prior agreement to sell, Loan, Surety, security, lien, court injunction, litigation, stay order, notices, charges, family or religious dispute, acquisition, attachment in the decree of

any court, hypothecation, Income tax or wealth tax attachment or any other registered or unregistered encumbrances whatsoever, and if it is ever proved otherwise, or if the whole or any part of the said portion of the said property is ever taken away or goes out from the possession of the TRANSFEREE on account of any legal defect in the ownership and title of the TRANSFERORS then the TRANSFERORS will be liable and responsible to make good the loss suffered by the TRANSFEREE and keep the TRANSFEREE saved, harmless and indemnified against all such losses, and damages suffered by the TRANSFEREE.

18. The TRANSFERORS hereby further covenant with the TRANSFEREE that the TRANSFERORS shall present and handover any other required documents in respect of the above Said Gala premises before the concerned authorities during or after registration.
19. The TRANSFERORS hereby declares that on today execution of this Agreement, the TRANSFERORS will give their No Objection for the transfer of above Said Gala along with relevant document for which they or any of their legal heir/s will not claim any right over the Said Gala premises and will relinquish all their right over the Said Gala premises.
20. All the above said Agreement and letters regarding allotment and transfer of rights and all the other relevant papers documents and receipt of payment made by the TRANSFERORS have been duly delivered by them to the TRANSFEREE on the execution of these presents in original.
21. The TRANSFER charges payable to the said Society will be paid by the TRANSFERORS and TRANSFEREE in equal shares.
22. The Stamp Duty and Registration charges, if any shall be borne by the TRANSFEREE in respect of the Said Gala to the concerned authority alone.

23. The TRANSFERORS shall present themselves at the concerned office of the Joint Sub-Registrar of Assurances, Borivali, and admit execution of this Agreement for Sale.

24. All disputes under this agreement are subject to the jurisdiction of the court in Mumbai.

THE SCHEDULE OF THE GALA REFERRED TO BELOW

Gala No. 52, First Floor, "UNIVERSAL INDUSTRIAL PREMISES Co-Op. Soc. Ltd.", situated at I. B. Patel Road, Goregaon (East), Mumbai 400063, admeasuring **550 sq. ft. carpet i.e. 610 sq. ft. built up area**, lying being at lying being at C. T. S. No. **511**, Village: **Pahadi Goregaon East**, Taluka - Borivali, in the registration district and suburban district of Mumbai Suburban District and the said building consisting of Ground + _____ upper floor with / without lift, the building is constructed in the year _____.

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

SIGNED SEALED AND DELIVERED by

The within named "TRANSFERORS"

(1) SMT. KUVAR RANMAL GALA

(2) MR. PRAKASH RANMAL GALA

In the presence of

1.

SIGNED SEALED AND DELIVERED by

Within named "TRANSFeree"

MR. SHYAM RAMESHWAR GOYAL

In the presence of

1.

RECEIPT

Received from within-named "TRANSFEREE" **MR. SHYAM RAMESHWAR GOYAL**, the sum of **Rs.1,00,000/- (Rupees One Lakh Only)**, being part payment / token amount in respect of the sale of a Said **Gala No. 52, First Floor, "UNIVERSAL INDUSTRIAL PREMISES Co-Op. Soc. Ltd."**, situated at **I. B. Patel Road, Goregaon (East), Mumbai 400063**, in the following manner:-

Sr. no.	Cheque/RTGS/NEFT No.	Dated	Drawn on / From	Amount (Rs.)
1.				
2.				
			TOTAL	Rs.1,00,000/-

* Cheque Subject to Realization
WE SAY RECEIVED

(1) SMT. KUVAR RANMAL GALA (2) MR. PRAKASH RANMAL GALA
(TRANSFERORS)

Witnesses :-

1.

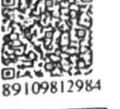
2.



महाराष्ट्र शासन

मालमत्ता पत्रक

Property Card.



ULPIN: 89109812984

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

जिल्हा : मुंबई उपनगर

गाव/पेठ : पहाडी गोरेगाव (पू)		तालुका/न.भू.का. : नगर भूमापन अधिकारी, गोरेगाव			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
५९९			५७४७.९०	सी	रु.४०९.७५

सुविधाधिकार :

हक्काचा मूळ धारक :	H
वर्ष :	अंबालाल भाईलाल पटेल
पट्टेदार :	L [भारत स्ट्रॉ बोर्ड मॅन्युफॅक्चरिंग कं.]
इतर मार :	
इतर शेर :	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(प) किंवा मार (इ)	साक्षांकन
10/06/1971	मा.उ.प.जि.क्र.४मुलुंड मु.उ.यांचे कडिल क्र. डि.सी./४/ए६.ए२/पी३१७दि.२६/१२/१९७० ने विनशेती सारा दाखल			सही- 10/06/1971 न.भू.अ.क्र. ५ मु.उ.
03/12/2015	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.७/मि.प/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.पहाडी गोरेगाव (पू)/फे.क्र.५९७ दिनांक ०३/१२/२०१५अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्रअक्षरी पाच हजार सातशे सत्तेचाळीस पॉईंट दहा चौ.मी दाखल केले.			फेरफार क्रं. ५९७ प्रमाणे सही- 03/12/2015 न.भू.अ.गोरेगाव
20/01/2023	मानीव अमिह स्तांतरण दस्तानुसार नोंद - सह दु.मि. बोरीवली ५ यांचेकडील र.द.क्रं. १७९३३/२०२२ दिनांक १४/१२/२०२२ अन्वये मिळकतीचे धारक मारत स्ट्रॉ बोर्ड मॅन्युफॅक्चरिंग कं. यांचे तर्फे जिल्हा उपनिबंधक को ऑप ही सोसायटी, मुंबई शहर क्र.४ यांनी आदेश क्रं. DDR/४/Mm/३३३०/२०२२ व आदेश दि. ०४/११/२०२२ नुसार मानीव अमिह स्तांतरण दस्त करून दिल्याने मिळकत/ जमीन धारकाचे नाव कमी करून मानीव अमिह स्तांतरण घेणार यांचे नाव दाखल केले.	सह दु.मि. बोरीवली 5 17933/2022 14/12/2022	दि मुनिव्हर्सल इंडस्ट्रियल प्रिमाईसेस को ऑप सो लिमिटेड ५७४७.९० चौ.मी	फेरफार क्रं. ९२७ प्रमाणे सही- 20/01/2023 न.भू.अ., न.भू.अ. गोरेगाव

हि मिळकत पत्रिका (दिनांक 20/01/2023 04:01:18 PM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 23/01/2023 02:01:42 PM

वैधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 2203100002448551 हा क्रमांक वापरावा.

बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

Property Tax

(6) (2)

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये वजावण्यात आलेले मालमत्ता कराचे देयक.

नेत्रा क्रमांक PS0404100020000	मालमत्ता वर्ष 2020-2021	देयक क्रमांक 202010BIL11774137 202020BIL11774138	देयक दिनांक 09/12/2020
एवकागचे नाव व पत्ता : SECY UNIVERSAL IND PREMISES CO OP SOCIETY, I B PATEL ROAD, GOREGAON E MUMBAI 400063		ट्रेपक - Assst. Assessor & Collector, P South Ward, Municipal Office Building, C. T. S No 746, Village Pahadi, S. V. Road, Goregaon (West), Mumbai - 400 0104 ईमेल - aacps ac@mogm.gov.in दूरध्वनी क्र. 022 2872 0051	
मालमत्ता क्रमांक, मदतिका क्रमांक, इमारतीचे नाव/ विय. सी.टी. एम्बर. / प्लॉट क्र., गावाचे नाव मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नावे. PS-2217(2-3) STT NO 3CC-3CD I B PATEL RD UNIVERSAL IND ESTATE SHRI AMBALAL BHAILAL PATEL			
प्रथम करनिर्धारण दिनांक 31/03/1961	जलस्रोतकी क्रमांक	एकूण भाडवणी मूल्य ₹ 375342560	
एकूण भांडवली मूल्य ₹ Thirty Seven Crore Fifty Three Lakh Forty Two Thousand Five Hundred Sixty Only (अक्षरी)			
दि. 31/03/2010 या तारखेपर्यंतची थकवाकी ₹ 0	दि. 01/04/2010 ते 31/03/2020 या तारखेपर्यंतची थकवाकी ₹ 0		
देयक कालावधी: 01/04/2020 ते 31/03/2021	(सर्व रकम रुपयामध्ये)		

कराचे नाव	01/04/2020 ते 30/09/2020	01/10/2020 ते 31/03/2021
सर्वसाधारण कर	181720	181720
गट कर	0	0
जल लाभ कर	114415	114415
मलनिःसारण कर	0	0
मलनिःसारण लाभ कर	70662	70662
म.न.पा. शिक्षण उपकर	67305	67305
राज्य शिक्षण उपकर	53848	53848
शिक्षणार हत्ती उपकर	13455	13455
दुग्ध उपकर	3362	3362
शेण कर	87504	87504
एकूण देयक रक्कम	592271	592271
कलम 52 अ नुसार वंडाची रक्कम	0	0
परतोल्यावरील व्याजाची रक्कम	0	0
आगाऊ अधिदानाचे समायोजन	592271	592271
भरावयाची निव्वळ रक्कम	0	0
अक्षरी रुपये	₹ Five Lakh Ninety Two Thousand Two Hundred Seventy One Only	₹ Five Lakh Ninety Two Thousand Two Hundred Seventy One Only
अंतिम देय दिनांक	06/03/2021	06/03/2021

"To make payment through NEFT:
IFSC - SBIN000000000, Beneficiary A/C No:- MCGMPTPS0404100020000, Name-MCGM Property Tax. Please note,
payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of
MCGM"

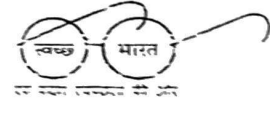
मदर दस्तऐवज हा नागरिकांना करांचा भरणा सुलभतेने करता यावा यासाठी मुम्बई महानगरपालिका अधिनियमातील तरतुदीनुसार निर्गमित
करण्यात आला असून मदर दस्तऐवज तुमची मालमत्ता अधिकृत असल्याचे सूचित करत नाही.

सामाजिक व परिस्थितीकीय लाभदायक योजनेअंतर्गत अटी-शर्तीची पूर्तता करणा-या
पात्र मालमत्ता मालमत्ता करतील सर्वसाधारण कर व 15% सवलत अनुभवे आहे.

माझे कुटुंब माझी जबाबदारी

- अ) मास्क वापरा
- ब) वायूद्वारा हात धुव
- क) सुरक्षित अंतर राखा

सं. रा. हसनाने
डा. सगिता हसनाने
करनिर्धारक व संकलक (म)



Building Completion Certificate

No. 7597-7510862/100177

HC 165

MUNICIPAL CORPORATION OF MUMBAI
CE/2002/UB
No. _____

To: Mr. D. J. Patil, Architect

Proposed Ind. Estate (A)
Subject: H.No. 113 (pt) I.B. Patil D.S.
Gurugoaon East.

Sir,

Reference:

The Completion Certificate submitted by you on 87-3-78
for the above work, is hereby accepted.

Yours faithfully,

Sd/-

Executive Engineer, E.D. Proposals

Zone _____ Ward _____

No. CE/2002/UB/113/A9

4 APR 1979

Copies forwarded for information:

- (1) W.O. _____ Ward. (2) Dr. A. & C.
- (3) E. E. V. (4) D. E. H. O.
- (5) Owner M/s. Universal Builders.

Yours faithfully,



(Signature)
App. Executive Engineer, E.D. Proposals
E.D. Proposals (E. B.) & Ward
Zone _____



TRUE COPY

B. D. KULKARNI ADV.
Plot 93, Dharm Niwas, Hindu Colony,
3rd Lane, Sadar (E), Mumbai - 400 814.
kulkarni.bd33@gmail.com

FOR UNIVERSAL INDUSTRIAL PREMISES
CO-OP. SOC. LTD.

(Signature)
SECRETARY CHAIRMAN TREASURER

बदर-५/
२००६

O.C

MUNICIPAL CORPORATION OF GREATER BOMBAY

OE/2008/BSII/AP of

To
Shri Minin S. Marot,
16, Union Bank Building,
Apollo Street, Fort, Mumbai.

FOR UNIVERSAL INDUSTRIAL PREMISES
CO-OP SOC LTD.

A. Kulkarni
SECRETARY CHAIRMAN TREASURER

Subj:- Permission to occupy the completed Service
Industrial Estate on C.T.S. No. 497, L. S. Patel Road,
Gowan (East) for M/o. Universal Builders.

Sir,

Ref:- Your letter No. 511 dt. 24.4.70.

By direction, I have to inform you that the permission to occupy
the completed portion of 75% units ground + one floor shown by you
in the red colour in the plans submitted by you on 27.3.70 is hereby
granted upto 31.3.70. Please note that this permission is without
prejudice to action under section 355A/471 of B.M.C. Act and subject
to the following conditions.

1. That the certificates under Section 270A of Bombay Municipal Corpora-
-tion Act shall be obtained from Asstt. Engineer Water Works P-Ward
and a certified copy of the same submitted to this office.
2. 25% goods reserved for shifting industries from non-shifting
zone shall be kept vacant and unaltd.

TRUE COPY

Yours faithfully,

B. D. KULKARNI ADY.
Flat 50, Dharma Niwas, Hindu Colony,
M. Lane, Dadar (E), Mumbai - 400 014.
kulkarni.bd33@gmail.com

Asstt. Engineer Bldg. Prop
Zone-II (P-Ward).



BY: OE/2008/BSII/AP of

- Copy to 1) Owner M/o. Universal Builders
2) B. E. V. (3) A.E.W.W. P-Ward. (4) A.A. & O P-Ward.
5) A.H.S.III. P-Ward (6) W. O. P-Ward.

For information please.

बदर-२
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बदर-२
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A.E. B.P. II (P-Ward)

THE UNIVERSAL INDUSTRIAL PREMISES
CO-OPERATIVE SOCIETY LIMITED

(Registered under M.C.S. Act 1960)

(Registration No. BOM/GEN/P-2102 of 1982)

No. 052

I. B. Patel Road, Goregaon (E), Bombay-400 063.

Authorised Share Capital Rs. 3,70,000 Divided into 7400 Shares each of Rs. 50/- only.

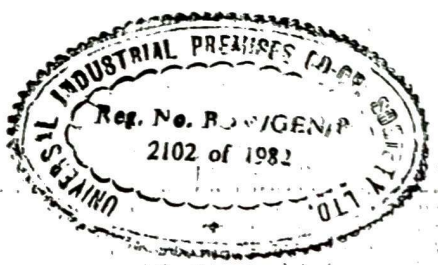
Member's Register No. 52

THIS IS TO CERTIFY that Shri/Smt. M/S KHODYAR MECHANICAL
WORKS, B. L. SENJALEA

of BOMBAY is the Registered Holder of Five Shares
from No. 256 to 260
of Rupees Two Hundred and Fifty Only (Rs. 250/-)

in THE UNIVERSAL INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LTD.
BOMBAY subject to the Bye-laws of the said Society and that upon each of
such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at BOMBAY this
30th day of JUNE 1983



D. V. Ramdas Chairman
A. L. Dhanraj Hon. Secretary
[Signature] Member of the Committee

[Handwritten signature]

total 52

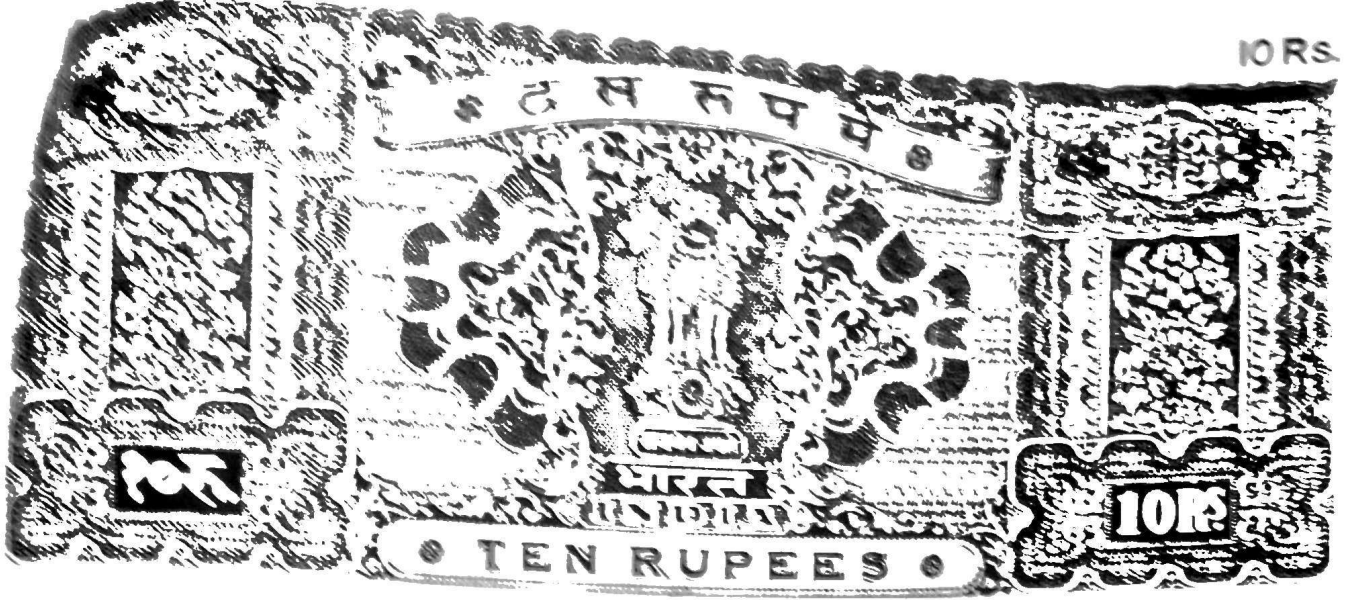
Memorandum of the transfers of the within mentioned Shares

Date of Transfer	Transfer No.	Share Regr. No. (Old)	To Whom transferred	Share Regr. No. (New)
2.2.1993	1	7	<p>Smt. R. T. Gola & Smt. K. R. Gola</p> <p>Smt. R. T. Gola & Smt. K. R. Gola</p> <p><i>[Signature]</i> SECRETARY</p> <p><i>[Signature]</i> CHAIRMAN 6/4/93</p>	16
12.2.1993	1	7	<p>Smt. K. R. Gola & Smt. R. T. Gola</p> <p><i>[Signature]</i> SECRETARY</p> <p><i>[Signature]</i> CHAIRMAN</p>	16
5.1.98	2	16	<p>Smt. Kumbhar Ramal Gola & Mr. Prakash Ramal Gola</p> <p>FOR UNIVERSAL INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LTD.</p> <p><i>[Signature]</i> SECRETARY</p> <p><i>[Signature]</i> CHAIRMAN</p> <p><i>[Signature]</i> TREASURER</p>	49

Chairman

Hon. Secretary

Committee Member



V. D. FURIA & CO. ACCOUNTANTS
FEB 1992
Goregaon (E) ...

AGREEMENT FOR SALE

THIS AGREEMENT made and entered into at Bombay this 10th day of FEBRUARY 1992 between M/S. KHODIYAR MECHANICAL WORKS through it's Proprietor SHRI BASUBHAI L. SANWALIA having its place of Business at 52 Universal Ind. Estate, I.B. Patel Road, Goregaon (E), Bombay-400 063, hereinafter referred to as "the TRANSFEROR" (which expression shall mean and include it's successors and assigns) of the ONE PART; AND SMT. KUVARBEN RANMAL GALA & SHRI RANMAL THOSHAN GALA, at present residing at 2/16, Sonal Apartments, J.P. Nagar, Goregaon (E), Bombay-400 063 hereinafter referred to as " the TRANSFEREES" (which expression shall mean and include them and their legal heirs, executors, administrators and assigns) of the OTHER PART ;

WHEREAS:

- 1. The transferor herein purchased and acquired from the then owner Shri Navinchand Mohanlal Doshi on what is

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commonly known as ownership basis Gala No.52 on the first floor of the Building known as Universal Industrial Estate, situated at I.B. Patel Road, Goregaon (East), Bombay-400 063 (hereinafter referred to as "the said premises") at or for the Purchase Consideration and on such other terms and conditions as are duly recorded in the agreement for sale dated 1-8-1979 duly executed by the parties as aforesaid.

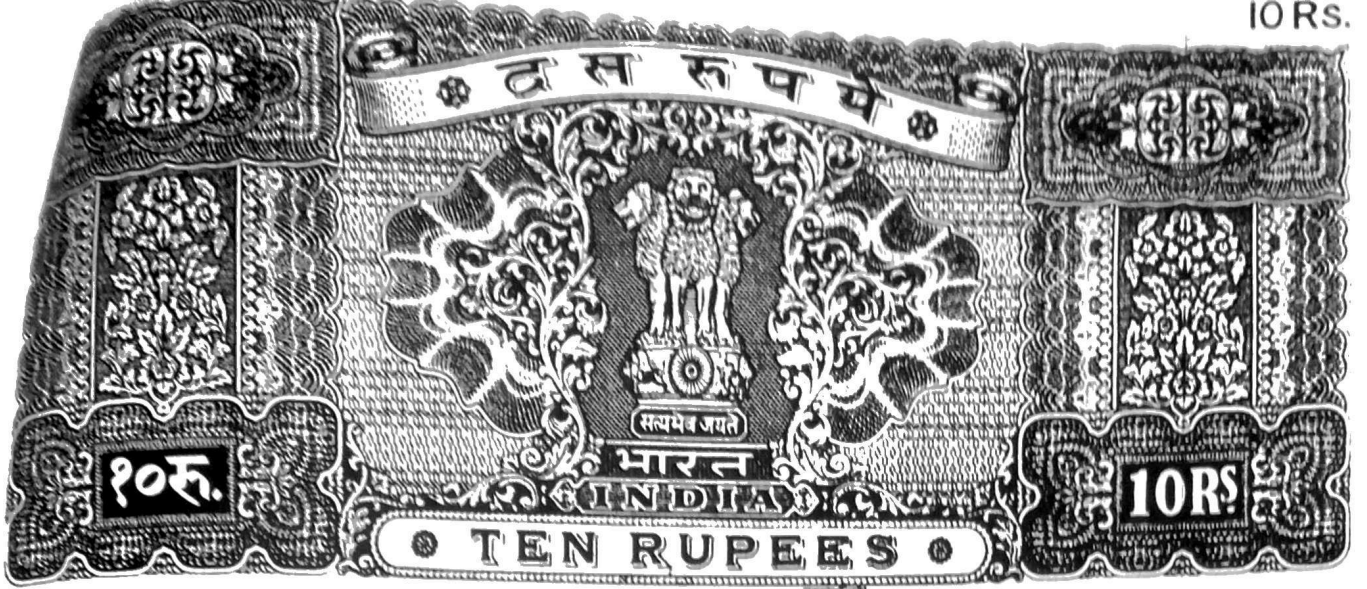
2. The transferor herein paid up the total consideration in full to the said owner and he was put in possession of the said premises by the said owner as per the terms and conditions contained in the said agreement.
3. All the occupants of the Galas in the said building formed a co-operative Society and got the same registered under The Maharashtra Co-operative Societies Act, 1961 under Registration No.Bom/Gen/P-2102 of 1982 (hereinafter referred to as the said Society) and the transferor herein was admitted as the member of the said Society and was allotted 5 Shares of Rs.50/- each bearing Serial Nos. 256 to 260 (inclusive) under Share Certificate No.052 (hereinafter referred to as the "said Shares").

ALL RIGHTS RESERVED

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क्रमांक 1216

प्रधान मुद्रांक कार्यालय, मुंबई

दिनांक

वर्ष/श्री/श्री/श्री

.....
.....

V. P. FERRIS & CO.
CHARTERED ACCOUNTANTS
29, Dhanwanti Arey Road, 1st Floor, Bldg. No. 1
Goregaon (East), BOMBAY - 400 041

- 3 -

4. The transferor is thus well and sufficiently entitled to and have been enjoying the occupancy, and other beneficial rights, title and interest in, to or upon the said Shares and the said premises;
5. The transferor hereby state and declare that the transferor is the sole owner of the said shares and also the occupancy and other beneficial rights, title and interests in the said premises and that it's title thereto is clear and marketable and free from all encumbrances whatsoever and that it is entitled to deal with the same in whatever way it likes.
6. The transferor has now agreed to sell, transfer and assign to the transferees and the transferee has agreed to purchase and acquire the said shares together with all the rights, title and interest of the transferor in, to or upon the said premises at or for the total consideration and upon such terms and conditions as agreed upon by and between them and

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as appearing hereunder;

NOW THEREFORE THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. The transferor shall sell, convey and assign and the transferees shall purchase and acquire the five shares of Rs.50/- each worth Rs.250/- in all, bearing Serial Nos. 256 to 260 (inclusive) issued by the said society to the transferor under Share Certificate No.052 along with all the rights, title and interest of the transferors in, to or upon Gala No.52 on the First floor of the building known as Universal Industrial Estate, I.B. Patel Road, Goregaon (E), Bombay-400 063 for the lump sum consideration of Rs.4,81,000/- (Rupees Four lakhs Eighty one Thousand only).

2. The transferees have paid to the transferor on or before the execution of these presents the sum of Rs.4,81,000/- (Rupees Four Lakhs Eighty one thousand only) in the manner described hereunder, the receipt whereof the transferor doth hereby admit and acknowledge and discharge and release the transferees forever from the payment of the same or any part thereof.

CHY (24) 200

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3. The transferor shall simulteneously with the execution of this agreement execute all the necessary forms including transfer forms and papers and shall also inform the said society about the transfer of the said shares and the said premises to the transferees.

4. In persuance of this agreement and on its proper execution the transferor shall deliver to the transferees the vacant, quiet and peaceful possession of the said premises. The transferor shall also deliver or cause to be delivered to the transferees all papers, documents and agreements i-ncluding the original share certificate relating to or concerning the said premises.

5. The transferor doth hereby state and declare that the said shares and the said premises to be herebysold unto the transferee is free from encumbrances of any nature whatsoever and that the transferor has full and absolute power as owner thereof to sell transfer, assign or dispose of the same in whatever manner It likes.

6. The transferor hereby, further declare that prior to this agreement It has not entered into with anyone any agreement or writing agreeing to sale, transfer or assign the said premises and the said shares and the transferor's rights, title, or interest therein.

7. The tr ansferor has paid up all taxes, dues, outgoings and charges payable by him to the said society or to any other author i ty or person in respect of the said premises upto the date of these presents.

If however, subsequently, any sum is found payable by the trans-feror to the said society or to any other person or authority in respect of the said premises and for the period prior to the date of these presents, the transferor shall forth with pay the said sum to the said society or such other

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person or authority, as the case may be and if any such sum is paid by the transferees to the said society or such other person or authority on behalf of the transferor the transferor shall indemnify the transferees for the sum so paid by the transferees.

8. The transferees hereby covenant with the transferor that the transferees will become the member of the said society and abide by the rules, regulations and bye-laws of the said society and shall bear and pay municipal taxes, other charges and outgoings payable to the said society in respect of the said premises for any period subsequent to the date of these presents.

9. The transferor hereby covenant with the transferees that the transferee shall use, occupy and enjoy the said premises absolutely without any interruption claim or demand whatsoever by the transferor or any other person or persons lawfully or equitably claiming by, under or in trust for the transferor for any reason or on any account.

10. The transferor doth hereby further covenant with the transferees that the transferor shall from time to time and at all times whenever called upon by the transferees or their advocate or attorney, do or execute or cause to be done and executed all such acts, deeds and things whatsoever which are reasonably required for more perfectly securing the interest of the transferees in the said premises.

11. If any sum is payable to the said society in respect of the transfer of the said shares or the said premises the same shall be paid by the transferor only.

12. The stamp duty, registration fees, or any other sum payable in respect of the transfer of the said shares

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any and the said premises shall be paid by the transferees only.

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

SIGNED, SEALED & DELIVERED by)
the withinnamed "TRANSFEROR")
M/S. KHODIYAR MECHANICAL WORKS)
through It's Proprietor)
SHRI BABUBHAI L. SENJALIA)
in the presence of)
.....)

Shree Khodiyar Mechanical Works.
x *Shri Babubhai L. Senjal*
Proprietor.

R. J. Patil

SIGNED, SEALED & DELIVERED by)
the withinnamed "TRANSFEREES")
SMT. KUVARBEN RANMAL GALA &)
SHRI RANMAL THOBHAN GALA)
in the presence of *Shri Ranmal Thobhan Gala*)
.....)
Shri Ranmal Thobhan Gala)

✓ *Shri Ranmal Thobhan Gala*

Recei-v-ed of and from the withinnamed)
Transferees a sum of Rs.4,81,000/-)
(Rupees Four Lakhs Eighty one Thousand)
only) in the following manner for the)
transfer of Shares/Premises mentioned)
hereinabove.

Following Cheques Drawn on SBI
Goregaon (E) Br.)

Ch.no.	Date	Amount	
215396	10/2/92	1,00,000/-	} K.R.Gala
215397	10/2/92	1,40,000/-	
969510	10/2/92	1,00,000/-	} R.M.Gala
969512	10/2/92	1,40,000/-	
Total R. 4,81,000) <u>Rs.4,81,000/-</u>

Witness: *Shri Ranmal Thobhan Gala*

I Say Received
For KHODIYAR MECHANICAL WORKS
Shree Khodiyar Mechanical Works.

Shri Ranmal Thobhan Gala
Proprietor.