



महाराष्ट्र

14 APR 1970

No. / 80  
Old Custom House  
Bombay

Room-228

Dated

used to Electronic &amp; Industrial Instruments Co.

stamped paper of Rs

P. J. D. Mehta - 14

AGREEMENT FOR SALE

This agreement made and entered at Bombay this 14th day of April, 1970 between M/s. J.R.Mehta & Others represented by Mr. J.R.Mehta, Son of Shri Ratilal Mehta, Indian Citizen and inhabitant of Bombay residing at 136/6 Yshodhan, Sion, Bombay-22 aged about 40 years hereinafter referred to as Vendor (which expression shall mean and include unless contrary appears from the context as well as his heirs, executors, Administrators and assignees) of the one Part and M/s. Electronic & Industrial Instruments Co. Private Limited, 230, Hind Rajasthan Dept. Centre, 95, Dadasaheb Falke Road, Bombay-14 represented ~~by~~ by its Manager Mr. K.P. Sastry, Son of Shri Pattabhiramaiah aged about 33 years hereinafter referred to as the purchaser (which expression shall mean and include unless contrary appears from the context as well as all his heirs, executors and administrators) of the Other Part.

Whereas the Office Room No.228 on the 2nd floor measuring 166 sq.ft. approximately in the Building "Hind Rajasthan Departmental Centre, 95 Dadasaheb Falke Road, Dadar, Bombay-14" belonged to M/s.J.R.Mehta & Others having their office in the said premises asper the original agreement between them and Hind Rajasthan Construction Co. dated 5th July 1965

1. And whereas the Vendor is already a member of the Dadar Commercial premises Co-operative Society Ltd. (Regd.No.BOM/GNL/152 of 1968) in the usual course and holds five shares of Rs.50/- (Rupees fifty only) each of the Society.

2. And whereas the Purchaser is also a member of the Dadar Commercial Premises Co-operative Society Ltd. (Regd.No.BOM/GNL/152 of 1968) in the usual course and holds five shares of Rs.50/- (Rupees fifty only) each of the Society.

*[Signature]* contd....2/-



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3. And whereas the Purchaser is the owner of Room Nos.229 & 230 by virtue of an agreement between the purchaser and Dadar Commercial Premises Co-op.Society Ltd. dt.9.12.1965 and 9.5.1965 respectively.
4. The Vendor hereby agrees to transfer the rights in and over the said office room No.228 to the Purchaser and the Purchaser doth hereby agree to acquire from Vendor, the saidoffice room No.228.
5. And whereas the Vendor and purchaser have mutually agreed that the Vendor shall transfer and the Purchaser shall take the benefits and rights for a consideration of Rs.10,800/- (Rupees ten thousand and eight hundred only) the receipt whereof the Vendor hereby admits and acknowledges and releases and discharges the purchaser for ever and has no right or title to the said premises hereafter.
6. And whereas the transfer of the saidoffice room No.228 shall be made in accordance with the rules and Byelaws of the saidSociety.
7. In consideration of the aforesaid payment of Rs.10,800/- (Rupees ten thousand and eight hundred only) by the purchaser to the Vendor, the Vendor hereby convey, transfer and assign all the benefits and rights under the said agreement in respect of Office Room No.228 into the purchaser herein and the Vendor hereby further declares that he has no right or interest whatsoever in the said office room No.228.
8. The Vendor also hereby declares that he has in no way created any charges, claim or lien against the said office Room No.228 agreed to be transferred and it is free from all encumbrances. Should there be any claim from any quarter against the saidoffice room No.228 the Vendor hereby agrees to indemnify the Purchaser against any such claim from any quarter and time hereafter.

contd....3/-

9. The Vendor has paid to the Society Municipal Taxes and other outgoings for the period upto 31st March 1970. In case any further claim by the said Society for the period ended upto 31.3.70 the Vendor hereby agrees to pay the same on demand.

10. The purchaser shall be liable to pay the Municipal tax, water charges and other incidental charges in respect of the said office room No.228 to the said society from 1.4.70.

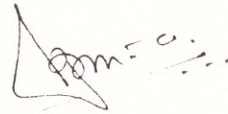
11. The purchaser hereby undertake to comply and abide the rules and regulations of the said co-operative society and also the rules and regulations of the Municipality and other authorities governing the transfer in the said building "Dadar Commercial Premises".

12. And whereas the Vendor declares hereafter neither himself nor any other members of M/s.J.R.Mehta & Others have any right over the said property of office room No.228. The Vendor assures the purchaser that the said office room No.228 is free from all encumbrances. If in future any person claims any right over the said property of if there be any encumbrances on the said property office room No.228 the Vendor, hereby, binds himself to discharge them with his money, failing which the purchaser can proceed on the Vendor's other properties.

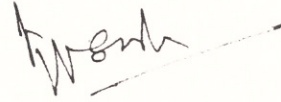
13. And whereas the Vendor hereby assures the purchaser that the consideration of sale amount of Rs.10,800/- (Rupees ten thousand and eight hundred only) will be refunded to the purchaser, if Dadar Commercial Premises Co-op.Society Ltd.is not going to affect the transfer or refused to transfer the said property in the name of thw Purchasdr.

In witness whereof the parties aforesaid have this 14th day of April 1970 set their respective hands.

SIGNED and DELIVERED by the withinnamed  
Mr.J.R.Mehta on Behalf of M/s.J. R. Mehta  
& Others in the presence Mr. M.G.Juthani

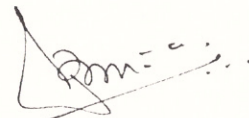


SIGNED and DELIVERED by the withinnamed  
Mr. K.P.Sastry on behalf of M/s.Electronic  
& Industrial ~~Equipment~~ Instrument Co.P.Ltd  
in the presence of Mr. K. Vasudevan



RECEIVED Rs.10,800/- (Rupees ten thousand & eight hundred only) by Cheque No.CJ 197301 dt.26.3.70 of Canara Bank, Dadar, issued in favour of M/s. J.R.Mehta & Others for Rs.3,000/- (Rs.three thousand only) and CJ 197331 dt.14.4.70 of Canara Bank, Dadar issued in favour of M/s.J.R.Mehta & Others for Rs.7,800/- (Rupees Seven thousand and eight hundred only).

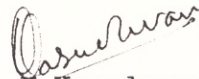
I say received



(Mr.J.R.Mehta, owner of room No.228)

Witness:

1-   
(M.B.Juthani)

2.   
(Mr.K.Vasudevan)