

to the Vendor and the Vendor agreed to purchase from the Builders an Industrial Unit bearing No.214 on the 2nd floor of the Industrial Building known as "Ramgopal Industrial Estate" situated at Dr.Rajendra Prasad Road at Village Mulund in Taluka Kurla, Bombay-400 080, and more particularly described in the First Schedule under the said Agreement dated 5th October 1979 which is also described in the Schedule hereunder written for the consideration and on the terms and conditions and covenants therein contained; AND WHEREAS the Purchasers before the execution of these presents have read the said Agreement and is fully aware of the terms, conditions and covenants therein contained;

AND WHEREAS the Vendor has in his turn agreed to sell and the Purchasers have agreed to purchase from the Vendor the said Unit No.214 for the consideration and on the terms and conditions hereinafter contained;

NOW THIS AGREEMENT WITNESSETH and it is hereby mutually agreed by and between the parties hereto as follows:-

1. The Vendor shall sell to the Purchasers and the Purchasers shall purchase from the Vendor industrial Unit bearing No.214 on the 2nd floor in "Ramgopal Industrial Estate" situate at Dr.Rajendra Prasad Road, Mulund(West)Bombay-400 080, on the piece or parcel of land more particularly described in the Schedule hereunder written at or for the price of Rs.40,875/- (Rupees Forty Thousand eight hundred Seventy five only) to be paid by the Purchasers in the following manner:-

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Municipal Corporation of Greater Bombay

सुपान्तुंभरं महानगरपालिका

Office of the
By C. Engineer E. S.
J. Kumar I. Ind. Municipal Officer
Ghatkopar (East),
Bombay-400 077.

To
Shri S. J. Kulkarni,
Licensed Surveyor,
Bombay.

Subj. - Occupation permission for industrial
estate on plot bearing S.No. 311 (Pt), Dr.
A.P. Road, Malund (West).

Sir,

With reference to your letter dated 23-8-50, I have
to inform you that there is no objection to your client -
occupying the premises as shown by you in the pink colour on
the completion plans submitted by you after obtaining water
connection from the Asstt. Engineer, Water Works T-Ward and
subject to the following conditions.

1) That certificate under section 270A of the Bombay
Municipal Corporation Act shall be submitted within 3 months
from the receipt hereof.

2) That the compound wall should be constructed
within 3 months from the receipt hereof.

3) That the access road should be resurfaced and
lighted within 3 months from the receipt hereof.

Note:- This permission is issued without prejudice to
the actions under sections 270A, 305 & 353A of the Bombay
Municipal Corporation Act.

Please also note that if any of the above-mentioned
objections is not complied with and if the user mentioned in
the approved plans is found changed without prior permission
from the Municipal Corporation, this occupation certificate
granted to your client will be treated as cancelled and steps
will be taken to cut off the water connection granted to your
client.

Yours faithfully,

PY. 28/9/50 / BPS/7

12 SEP 1950

28/9/50

Executive Engineer, E.I.D. - Proposals,
(General Subjects).

Copy forwarded for information to the owner Shri V.H.
Gupta, Bombay.

CERTIFIED TRUE COPY

Executive Engineer, E.I.D. - Proposals,
(General Subjects)

that is to say on or towards the South by the northern boundary of the 33 ft. wide road and beyond that by the remaining portion of the property described in the First Part of the First Schedule herein, on or towards the North by the remaining portion of Survey No. 312⁴ Hissa No. 2 (Part) and belonging to Mr. M.K. Gupta and on or towards the East partly by the property belonging to Kasam Brothers, partly by the property belonging to Ratanji Bhojraj and partly by the property belonging to Mr. M. K. Gupta and others, and on or towards the West by the Eastern boundary of a 20 ft. wide (now widened to 30 ft. wide) road and more particularly shown as Plot A, delineated and marked rec. in plan annexed hereto as Exhibit "B2.

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

SIGNED SEALED AND DELIVERED
 by the withinnamed VENDOR
 SHRI GOBIND KALIANDAS
 DARYANANI in the presence of.

[Handwritten signature]

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SIGNED SEALED AND DELIVERED
 by the withinnamed PURCHASERS
 (1) MR. DILIP DATTATRAYA PISHAWIKAR)
 & (2) MR. VASUDEV GODHUMAL KHUSHALANI)
 partners of Messrs PRECISION DIE)
 MAKERS & ENGINEERS in the presence)
 of

[Handwritten signature]
[Handwritten signature]

... ..

THE SCHEDULE ABOVE REFERRED TO:

FIRST PART:- All that piece or parcel of land situate on Dr. Rajendra Prasad Road at Village Mulund, in Taluka Kurla within Revenue District Bombay Suburban, Registration District Bombay Suburban and Registration Sub-District Bandra assessed for Municipal Rates and Taxes under T.Ward No. 2487, and bearing Street No. 316D and Survey No. 311 Hissa No. (1A) (Part) Survey No. 311 Hissa No. 2(Part) Survey No. 311 Hissa No. 3-A, S.No. 312 Hissa No. 2 (part) S.No. 315 Hissa No.1(Part) S.No. 316 Hissa No. 1A, (Part) and S.No. 316 Hissa No. 2 and admeasuring about 18251 Sq.yds. (or 15,272.83 Sq.metres) or thereabouts and bounded as follows: that is to say: On or towards the South by Dr. Rajendra Prasad Road, leading to and from Mulund Railway Station, On or towards the North remaining portion of Survey No. 312, Hissa No. 2 (Part) and belonging to M.K. Gupta and on or towards east partly by the property belonging to Kasam Brothers, partly by the property belonging to Ratansi Bhojraj and partly by the property belonging to Mr. M.K. Gupta and others and on or towards the West by a 20 ft. wide (now widened to a 33 ft. wide) road and beyond that partly by the property belonging to Mrs. Agyavati Devi Gupta and Kantilal Jamnadas Gupta and others and more particularly shown delineated on the plan annexed hereto as Exhibit "B".

SECOND PART:-

ALL that piece or parcel of land situate on Dr. Rajendra Prasad Road at Village Mulund in Taluka Kurla within Revenue District Bombay Suburban, Registration District Bombay Suburban and Registration Sub-District Bandra bearing Street No. 316, D (Part B) and assessed for Municipal Taxes under T.Ward No. 2487 (Part) and bearing Survey Nos. 311 Hissa No. A (Part) No. 311, Hissa No. 3-A (Part) No. 312, Hissa No.2 (Part) & 316, Hissa No. 2 admeasuring 15150 sq.yds. (or 12677.70 sq.metres) or thereabouts and bounded as follows:

Handwritten signatures and initials



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INDO SAIGON

श्री गोविंद कालिंदस दार्यानी

THIS AGREEMENT made at Bombay this 17th day of March 1980 between SHRI GOBIND KALIANDAS DARYANANI of Bombay Indian Inhabitant carrying on business in the name and style of MESSRS INDO SAIGON AGENCY at 421, Commerce House, 4th floor, 140, Nagindas Master Road, Fort, Bombay-400 023, hereinafter called "the VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof mean and include the said Shri Gobind K. Daryanani and his heirs, executors administrators and assigns) of the One Part AND (1) MR. DILIP DATTATRAYA PISHAWIKAR residing at 15/2, Chintamani Society, Mithagar Road, Mulund (East) Bombay-400 080 and (2) MR. VASUDEV GODHUMAL KHUSHALANI, residing at 1/17, Rajha Laxman, Jija Mata Road, Thana (East), both Indian Inhabitants carrying on business in partnership in the name and style of MESSRS PRECISION DIE MAKERS & ENGINEERS at Bombay, hereinafter called "THE PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and permitted assigns) of the Other Part;

WHEREAS by an Agreement for Sale dated 5th October 1979 entered into between Messrs Veena Developer therein called the Sellers (hereinafter for brevity's sake referred to as "The Builders") of the One Part and the Vendor herein therein called as the "Buyer" of the Other Part (hereinafter for brevity's sake referred to as "The Said Agreement"), the Builders agreed to sell

[Handwritten signatures and initials] ...2