

SBI- SMC Backbay Reclamation

Certificate of Shares

Certificate No. 25

No. of Shares 5

Folio No.

Nominal Membership only

**SHIV-CHHAYA CO-OPERATIVE HOUSING SOCIETY LTD.**

GREEN BUNGLOW, SIR M. V. ROAD, ANDHERI (EAST), BOMBAY-69.

Registered under Section 9 (1) of the Maharashtra Co-operative Society's Act, 1960  
(Maharashtra Act. XXIV of 1961) bearing No. BOM/HSG/1107 of 1966.

AUTHORISED CAPITAL Rs. 2,00,000

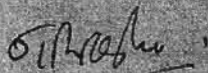
DIVIDED INTO 4000 SHARES OF Rs. 50/- EACH.

This is to Certify that Shri/Smt. M/S V. K.

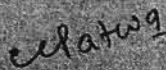
Warehousing company  
is the Registered holder of 5 Shares, of Rupees Fifty (Rs. 50/-)  
each numbered from 121 to 125 (inclusive)  
in the SHIV-CHHAYA CO-OPERATIVE HOUSING SOCIETY LIMITED,  
ANDHERI, BOMBAY-69. subject to the conditions and regulations of the  
Rules and Byelaws of the said Society and upon each of such Shares  
the sum of Rupees Fifty only has been paid.

Given under the Common Seal of the Society at Bombay

This sixteenth day of December 1974



Chairman



Com. Member





Hon. Secretary

cont - Mona Mehta

9820950066

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## Memorandum of Transfers

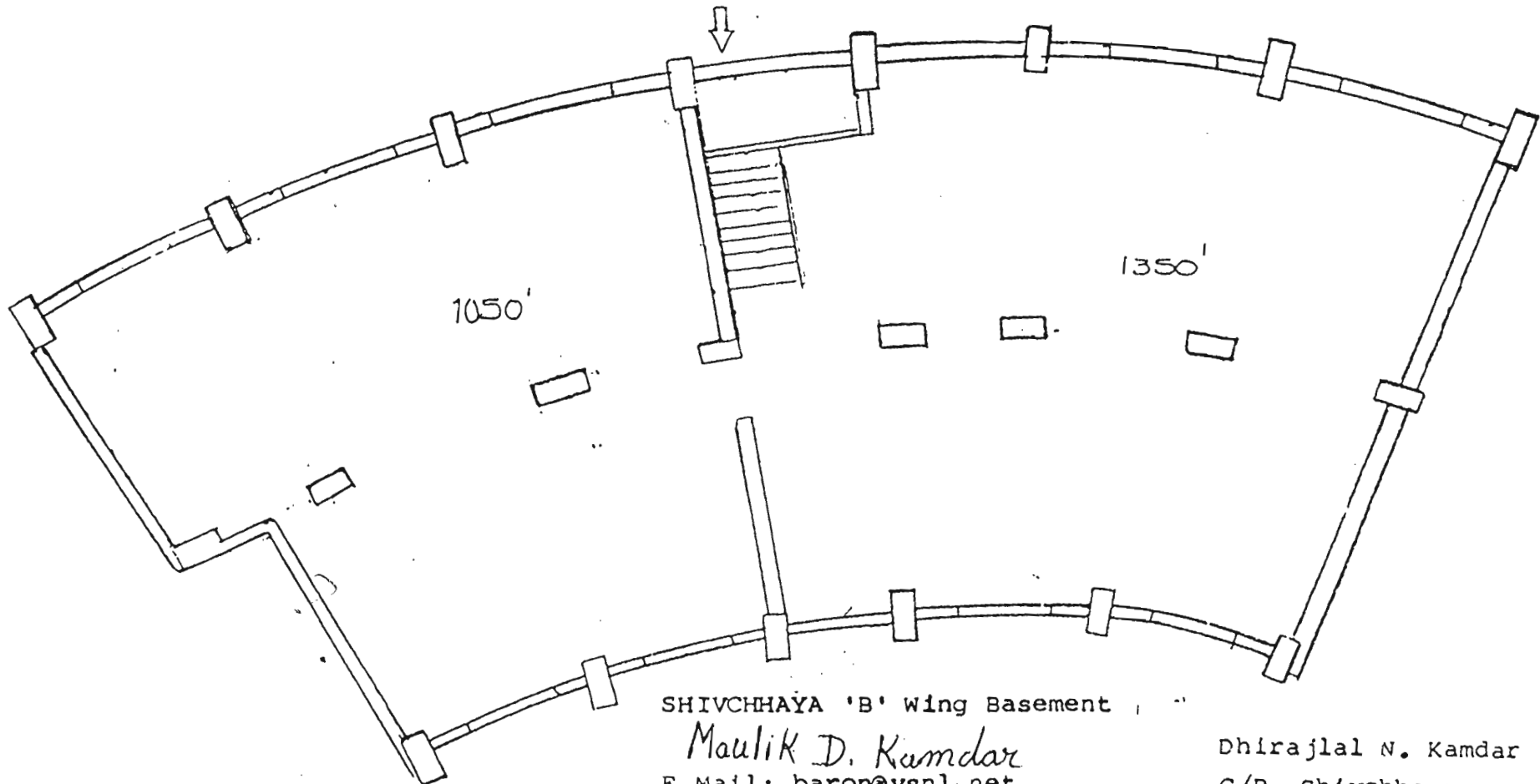
Transfer Date	Transfer No.	To whom transferred	Ledger Folio	Signature of Secretary
1/2/1973		Shri. Dhirsajlal A. Kamdar	The Shiv-Chhaya Co-op. Housing Society Ltd.	 Hon. Secretary
13/04/2007		Smt. Pooja C. Shah & Shri Chirag A. Shah	The Shiv-Chhaya Co-op. Housing Society Ltd. President	Pooja Hon. Secretary  Treasurer

1350 sq.fts.

1050 sq.fts.

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2400 sq.fts. (Total Area)



SHIVCHHAYA 'B' Wing Basement

*Maulik D. Kamdar*

E Mail: [baron@vsnl.net](mailto:baron@vsnl.net)

Tel.: 26839243/26830564

Tel. 25138177, 25102699

MO. 9821029163

Dhirajlal N. Kamdar  
G/B, Shivchhaya,  
Opp. Arasa Hotel,  
Below Central Bank of India  
'B' Wing Basement  
33, M.V.Road,  
Andheri (E),  
Mumbai 400 069.

— NOT TO SCALE —



# Standard Literature Associates

**PUBLISHERS**

Regd. Office :  
76, Acharya Jagadish Ch. Bose Road  
Calcutta-700 014

A-18, EVEREST BUILDING, TARDEO ROAD, MUMBAI-400 034

May 12<sup>15</sup>, 2001

To,  
Mr. Dhirajlal N. Kamdar  
304, Elpinston House,  
17, Murzban Road,  
Mumbai - 400 001.

Dear sir,

Sub: Letter of possession .

Ref: Premises admeasuring 775sq.fts. in the Basement of 'B' wing on the western portion of the building of the society known as SHIVCHHYA CO-OPERATIVE HOUSING SOCIETY LTD. Situated at 33, M.V. Road, Andheri (E), Mumbai 400 069.

1. We have in possession, use and occupation of the above referred premises as the licensee thereof on certain terms and condition.
2. Now as per Agreement dated 12<sup>15</sup> May, 2001, entered in to between yourself and ourselves, we have agreed to surrender and hand over to you the vacant physical possession of the said premises and to surrender in your favour all our rights therein.
3. We confirm and record that we hereby hand over to you the vacant physical possession of the said premises.
4. We have already received a sum of Rs.8000/- (Rupees Eight Thousand Only) being the refund of the security deposit which we had paid at the time of taking over the said premises. Hence, we hereby please relinquish and surrender in your favour all our right, title, interest in the said premises.
5. Please sign at the foot of this letter in token of your confirming having received possession of the said premises.

Thanking you,

Yours truly,

For STANDARD LITERATURE ASSOCIATES

( Mr. T.G.Rajan, Branch Manager )

I confirm having received vacant physical possession of the captioned premises.

(DHIRAJLAL N.KAMDAR)



दुय्यम निबंधक: अंधेरी 1 (बांद्रा)

दस्तक्रमांक व वर्ष: 2694/2006

नोदणी 63 म.

Friday, July 24, 2020

सूची क्र. दोन INDEX NO. II

Regn. 63 m.e.

12:30:09 PM

गावाचे नाव : अंधेरी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपटल्याच्या बाबतीत पटटाकार आकारणी देतो की पटटेदार ते नमूद करावे) मोबदला रु. 2,700,000.00  
बा.भा. रु. 2,670,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटीएस क्र.: 660 वर्णन: बेसमेंट, " शिवछाया को ऑप हौ सोसा लि.", बी विंग, शिवछाया बिल्डींग, सिटीएस क्र. 658, 658/1, 659, 660
- (3) क्षेत्रफळ (1) 176.57 चौरस मीटर बांधीव
- (4) आकारणी किंवा जुडी देण्यात असेल (1) तेव्हा
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) धिरजलाल एन. कामदार - -; घर/फ्लॅट नं: जी-13; गल्ली/रस्ता: एम व्ही रोड; ईमारतीचे नाव: शिवछाया सोसा.,; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: अंधेरी; तालुका: -; पिन: 69; पॅन नम्बर: AGDPK 3476 F.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) पूजा चिराम शाह - -; घर/फ्लॅट नं: 12-बी; गल्ली/रस्ता: -; ईमारतीचे नाव: शिवकृपा एच; ईमारत नं: -; पेट/वसाहत: ओल्ड नागरदास रोड; शहर/गाव: अंधेरी; तालुका: -; पिन: 69; पॅन नम्बर: AACPS 0721 N.  
(2) चिराम अशोक शाह - -; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAIPS 9187 J.
- (7) दिनांक करून दिल्याचा 03/04/2006
- (8) नोंदणीचा 03/04/2006
- (9) अनुक्रमांक, खंड व पृष्ठ 2694/2006
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 135000.00
- (11) बाजारभावाप्रमाणे नोंदणी शुल्क रु 27000.00
- (12) शेर

सह दुय्यम



सही मत

सह दुय्यम निबंधक, अंधेरी १, बांद्रा  
अंधेरी १, बांद्राश्री./श्रीमती... पत्ता ४०८१०१  
यांना त्यांचे ता... २०२०/०१/२०२०  
च्या अर्जानुसार नक्कल दिली. ५५२०/२०  
दिनांक २०२०/०१/२०२० मार्गती क्र.

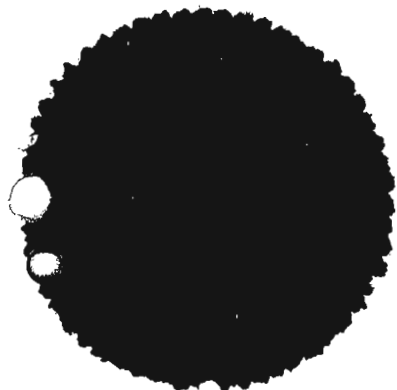
Page 1 of 1

SARITA REPORTS VERSION 5.2.19

सह दुय्यम निबंधक अंधेरी १.



10 Rs.



1744 23 DEC 1991

Dirajlal N. Kamat

अपेक्षी/की/की  
दीर्घा स्वाधेत्त



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222072200

3819  
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THIS AGREEMENT made at Bombay this 23 day  
Ninety two  
March, 1991 BETWEEN (1) SMT. KUSUM  
THAKORBHAI VASHI, (2) SMT. ALKA BANKIM DESAI, (3) SMT.  
AMEETA JAYMIN DESAI, (4) SMT. CHARULATA NITIN PATEL, all  
of Bombay Indian Inhabitants carrying on business in  
partnership in the firm name and style of M/s. V.K.  
WAREHOUSING COMPANY, a partnership firm registered under  
the provisions of Indian Partnership Act, 1932 and  
having its principal place of business at Dube Building,  
Old Nagardas Road, Andheri (East), Bombay 400069  
hereinafter referred to as the "TRANSFERORS" (which  
expression shall unless it be repugnant to the context  
or meaning thereof be deemed to mean and include the  
said firm, the partners or partner for the time being of  
the said firm, the survivors or survivor of them, their  
respective heirs, executors and administrators) of the

8.3.91

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- 2 -

ONE PART AND DHIRAJLAL N. KAMDAR of Bombay Indian Inhabitant carrying on business at 304, Elphinstone House, 17, Marzban Road, Bombay 400001 hereinafter referred to as the "TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the OTHER PART:

W H E R E A S:-

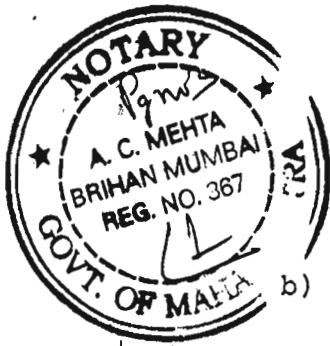
- a) The Transferors are is a nominal member of Shiv-Chhaya Co-operative Housing Society Limited, a society registered under the provisions of the Maharashtra Co-operative Society's Act, 1960 at No.BOM/MSG/1107 of 1966 having its registered office at Green Bunglow, Sir M. V. Road, Andheri (East), Bombay 400069 (hereinafter referred to as the said Society) holding five shares of Rs.50/- each bearing distinctive Nos. 121 to 125 (both inclusive) under Share Certificate No.25 issued on

§.319.

*[Handwritten signature]*

*As*  
*cert*

*W*



16th December, 1974 (hereinafter referred to as the said Shares);

b) By an agreement dated 15th December, 1973 between the Society therein called the Sellers and the Transferors herein therein called the Buyers the Transferors herein were allotted premises admeasuring 1900 sq.ft. of the basement situate on Western portion of the building of the society known as "Shiv Chhaya" (hereinafter referred to as the said basement premises) at or for the consideration and on the terms and conditions recorded therein and the said society had on the Transferors paying the entire consideration put the Transferors in possession of the basement;

c) By an Agreement dated 1st August, 1974 and made between the Transferors, therein called the Party of the First Part and M/s. Standard Literature Company Private Limited (Company) the Transferors permitted the Company to store the goods of the Company in the part of the said premises admeasuring about 775 sq.ft. and the said Company has agreed to pay Rs. <sup>900</sup>~~775~~/- per month as godown charges and has deposited a sum of Rs.8000/- (Rupees eight thousand only) with the Transferors for due performance of the terms of the said agreement;

d) Under the said agreement it is provided that the said Company shall be entitled to store the goods in such part of the said godown as may be convenient to the Transferors. The said agreement was for a period of 11 months commencing from 1st August, 1974 but the company is still continuing as the licensee of the Transferors. The Transferors

§ 51.4.

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7/11/74

*[Handwritten initials]*

§ 51.4.

*[Handwritten signature]*

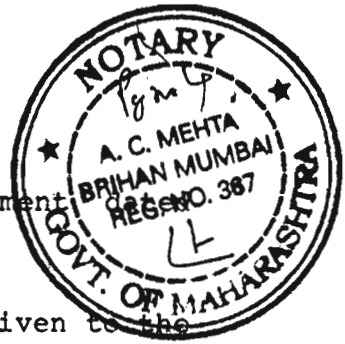
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7/11/74

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*[Handwritten initials]*





have handed over the said Original agreement dated 1st August, 1974 to the Transferee;

- e) Save and except the area of 775 sq.ft. given to the Company for storing its goods as aforesaid the Transferors are in use, occupation and possession of the said basement premises;
- f) The Transferors have agreed to sell, transfer and assign, subject to the terms of the said agreement with the said Company dated 1st August, 1974, the said shares, all his beneficial right, title and interest in the said Agreement dated 15th December, 1973 and incidental thereto the said basement premises at or for the price and on the terms and conditions hereinafter appearing;

NOW THIS AGREEMENT WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The recitals contained above form integral part of this agreement as if the same were set out and incorporated herein.
2. The Transferors agree to sell, transfer and assign to the Transferee, subject to the said agreement dated 1st August, 1974 recited in recital (c) above, the said five shares of Rs.50/- each bearing distinctive Nos.121 to 125 (both inclusive) under share certificate No.25 dated 16th December, 1974 of Shiv-Chhaya Co-operative Housing society Limited (hereinafter referred to as the said shares), all his beneficial right, title and interest in the said Agreement dated 15th December, 1973 and incidental thereto the said basement premises admeasuring 1900 sq.ft. situate on the western side of the said building (hereinafter referred to as the said basement premises) (all the aforesaid are for brevity's sake collectively referred to as "the said premises") at

of S.C.

C.V.P.  
M.M.



or for the price of Rs.7,00,000/- (Rupees Seven lakhs only) which the Transferee have paid to the Transferors on or before the execution of these presents (payment and receipt whereof the Transferors doth hereby admit and acknowledge) and thus nothing remains due and payable by the Transferee to the Transferors.

3. The Transferors have informed the Transferee that the Transferors have made certain deposits including for shares with the Society and the Transferors shall get the same transferred to the name of Transferee without any additional consideration, as the price herein is inclusive of such deposits. The Transferors will also transfer the said deposit of Rs.8,000/- to the Transferee.

4. The Transferors confirm and agree that prior to execution of these presents they have handed over quiet, vacant and peaceful possession of the said premises to the Transferee so far the same is vacant i.e. the entire basement save and except the portion in possession of the said Company and the Transferee are in possession thereof.

5. The Transferee agrees that he shall be bound to carry out the terms and conditions of the said Agreement dated 15th December, 1973 and shall be entitled to the benefits under the said Agreement dated 15th December, 1973 and the Transferee on becoming members of the said Society shall observe and perform all the terms, conditions, agreements, covenants and provisions on which the Transferors hold the said premises and shall also observe and perform the rules, regulations and by-laws for the time being and from time to time in force of the said Society. On and from the execution of these presents the Transferee shall pay and discharge

§ 51A.

*R*

*AD*

*END*

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all present and future rates, taxes, outgoings, charges and other liabilities of whatsoever nature to the Government, Municipality, and the said society and all other authorities in respect of the said premises. The Transferors alone shall be responsible and shall bear and pay all the aforesaid taxes, outgoings, expenses, charges etc. which are payable or which have become due prior to the execution of these presents and keep the Transferee indemnified in respect thereof as also any action, claim, loss, damages, etc. which may be taken or suffered by the Transferee as also the costs charges and expenses thereof.

6. The Transferors will sign all papers, documents, etc., for obtaining the necessary no objection in writing of the Society and obtain necessary NOC from the society.

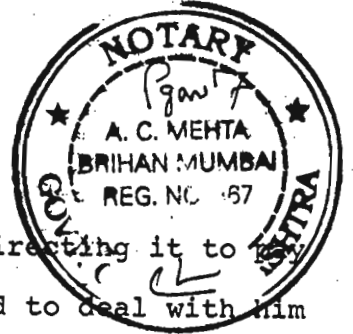
7. The Transferors shall make necessary application to the society and obtain its No Objection for the Transfer of the said premises in favour of the Transferee immediately on execution of these presents.

8. On the execution of this Agreement the Transferors have handed over to the Transferee the following:-

- a) The original Agreement dated 15th December, 1973;
- b) Receipts for the payments made to the Society under the said Agreement;
- c) Copy of the application made to the Society to give their Confirmation / consent that it has no objection to admit the Transferee as the member of the said Society and transferring the said premises and the deposits if any, in the name of the Transferee;
- d) The Original Share Certificate No. 25;
- e) The said agreement dated 1st August, 1974 between

*g.s.a.*  
*[Signature]*

*[Signature]*  
*[Signature]*  
*[Signature]*



the Transferors and the Company;

- f) Letter addressed to the Company directing it to pay compensation to the Transferee and to deal with him directly;
- g) Other necessary papers and documents duly signed by the Transferors for transfer of the said premises.

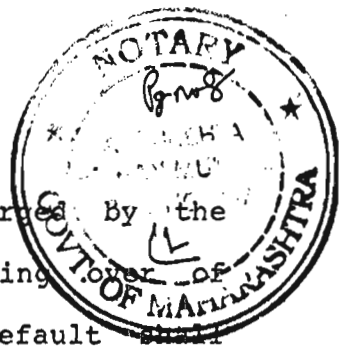
9. The Transferee agree to bear and pay the transfer fee required to be paid to the said Society for the transfer of the said shares and the said premises in favour of the Transferee.

10. The Transferors hereby covenants, declares, records, represents and confirms as under:-

- a) that they are the only person entitled to the said premises and save and except them no one else has any share, right, title, interest, claim or demand of any nature whatsoever in to or upon the same or any part or portion thereof;
- b) that they are the only partners of the said firm and save and except them no other person is partners or has any claim in to or upon the said premises;
- c) that the said premises are not subject to any charges, lien, mortgages, encumbrances, liabilities, adverse claim or lis-pendens;
- d) that the said premises stand in the name of the Transferors in the records of the said Society;
- e) that the Transferors have paid full consideration and all other amounts payable in respect of the said premises to the Builders and nothing remains due and payable by the Transferors to the Society, the Municipal Corporation of Greater Bombay or any person in respect thereof and the same if any become due and payable and/or found to be due and

S.S.C.

CNP



payable, shall be paid and discharged By the Transferors till the date of handing possession to the Transferee and in default shall indemnify the Transferee if the Transferee have to pay the same or any part thereof.

f) That the Transferors have not committed any breach of or non-performance of any of the terms and conditions of the said agreement with the Society and that the said Agreement with the Builders is fully and effectually performed by the Transferors and that the Society have perfected their own title recited in the said Agreement.

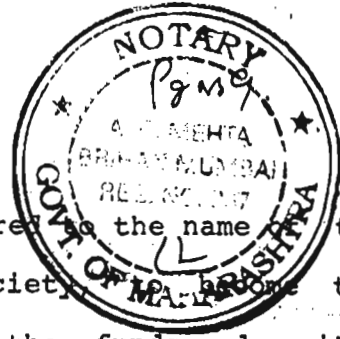
11. The Transferee hereby agree to become the member of the said Society and to abide by and to observe the rules, regulations and bye-laws of the said Society and the Transferors agrees to complete, sign and deliver such papers, writings, forms and documents as may be required for the Transferee being admitted as member of the said Society and for the transfer of the said premises in favour of the Transferee or their nominee or nominees.

12. The parties hereto agree to sign, seal and deliver all forms, agreements, declarations, applications, writings, documents, deeds and assurances for effectually carrying out the intents of the parties hereto under these presents and carrying out and completing the transaction intended and the transfer of the said premises and all the licences, permissions, etc. in favour of the Transferee.

13. The Transferors shall on execution of this agreement execute a Power of attorney in favour of the Transferee giving powers inter alia to approach the authorities concerned for getting the permission for the

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use of the said premises transferred to the name of the Transferee, to approach the Society, as a member of the society and to get the funds, deposits, etc. transferred in favour of the Transferee.

14. The transaction shall be deemed to have been completed on the Society giving its No Objection to transfer the said premises in favour of the Transferee.

15. Stamp duty and registration charges on this agreement and any other document for completion of transfer will be borne and paid by the Transferee alone.

16. Each party will bear and pay the fees of their respective legal advisers.

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

SIGNED SEALED AND DELIVERED BY)

the withinnamed: )

1. SMT. KUSUM T. VASHI )

2. SMT. ALKA BANKIM DESAI )

3. SMT. AMEETA J. DESAI )

4. SMT. CHARULATA N. PATEL )

partners of MESSRS. V.K. )

WAREHOUSING COMPANY, )

TRANSFERORS, in the presence of)

*Sanjiv Menka for*

SIGNED SEALED AND DELIVERED BY)

the withinnamed TRANSFEREE )

SHRI. DHIRAJLAL N. KAMDAR )

in the presence of. *M. Betadra* )

MR. MILAN BETADRA

*x Sanjiv Menka*  
*Per Pro ALKA B. DESAI*  
*Desai*  
*(B. B. DESAI)*  
*Constituted Attorney.*  
*x CHD*  
*Ch Patel*

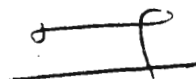
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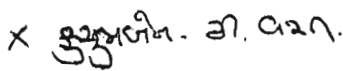


RECEIVED OF AND FROM the withinnamed )  
Transferee the sum of Rs.7,00,000/-(Rupees)  
seven lakhs only ) being the full )  
amount of the purchase price as provided. in)  
these presents. vide pay slip no 014437 ) Rs.7,00,000/-  
dt 28.3.92 Drawn on Bank of Baroda.

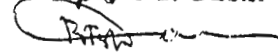
WITNESSES


WE SAY RECEIVED


  
Sanjay Mehta


X   
(SMT. KUSUM THAKORBHAI VASHI)

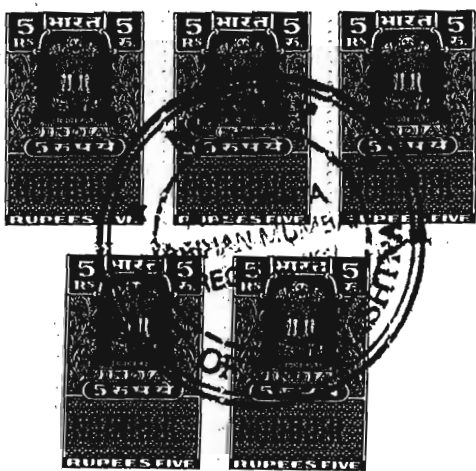
Per Pro ALKA B. DESAI

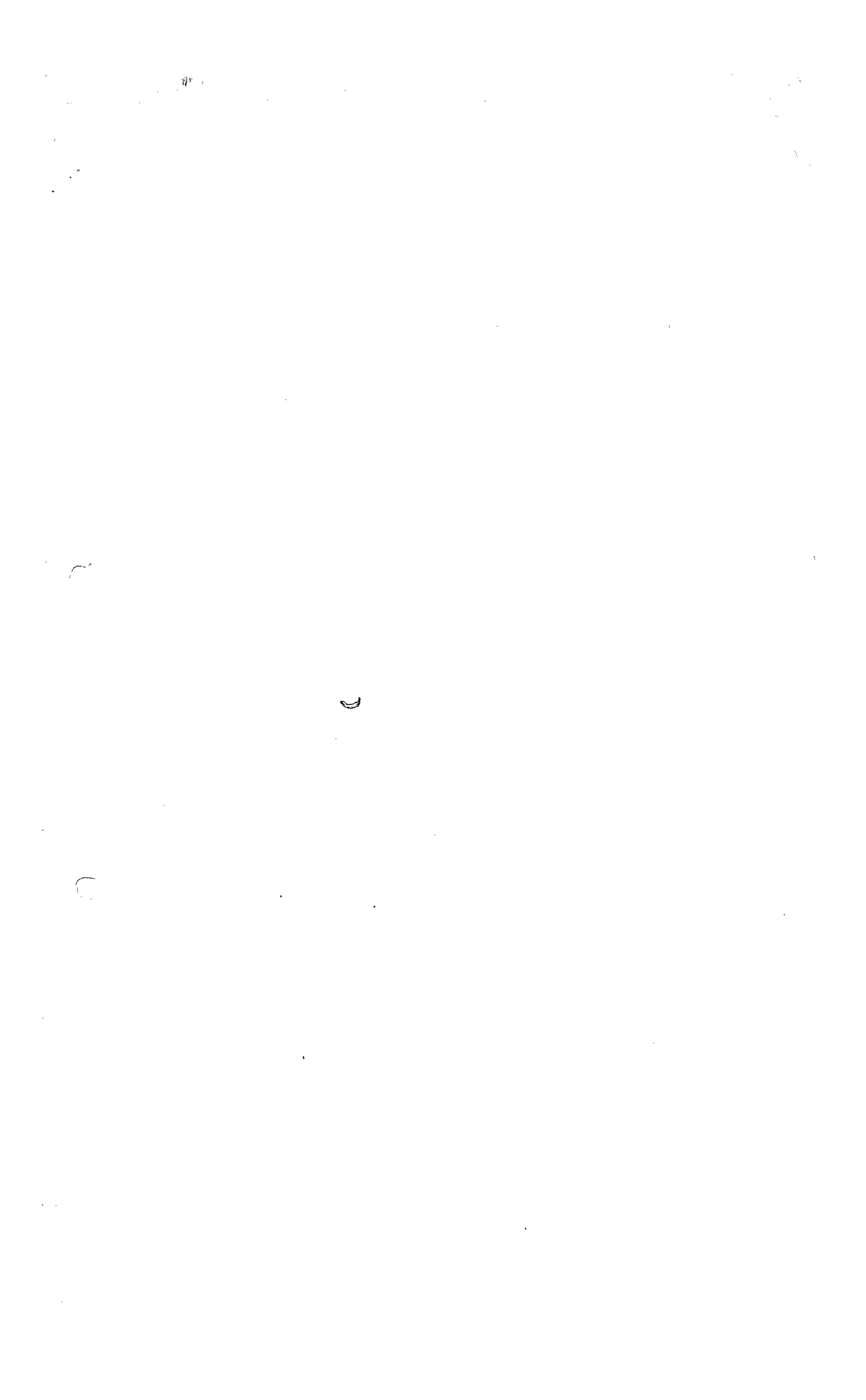
X   
(B. B. DESAI)  
Constituted Attorney.  
(SMT. ALKA BANKIM DESAI)

  
TRUE COPY  
22-07-2004  
(A. C. MEHTA)  
NOTARY  
BRIHAN MUMBAI  
GOVT. OF MAHARASHTRA \* CMP

  
(SMT. AMEETA J. DESAI)

  
(SMT. CHARULATA NITIN PATEL)  
TRANSFERORS







DATE THIS 29<sup>th</sup> DAY OF Nov 1992

BETWEEN

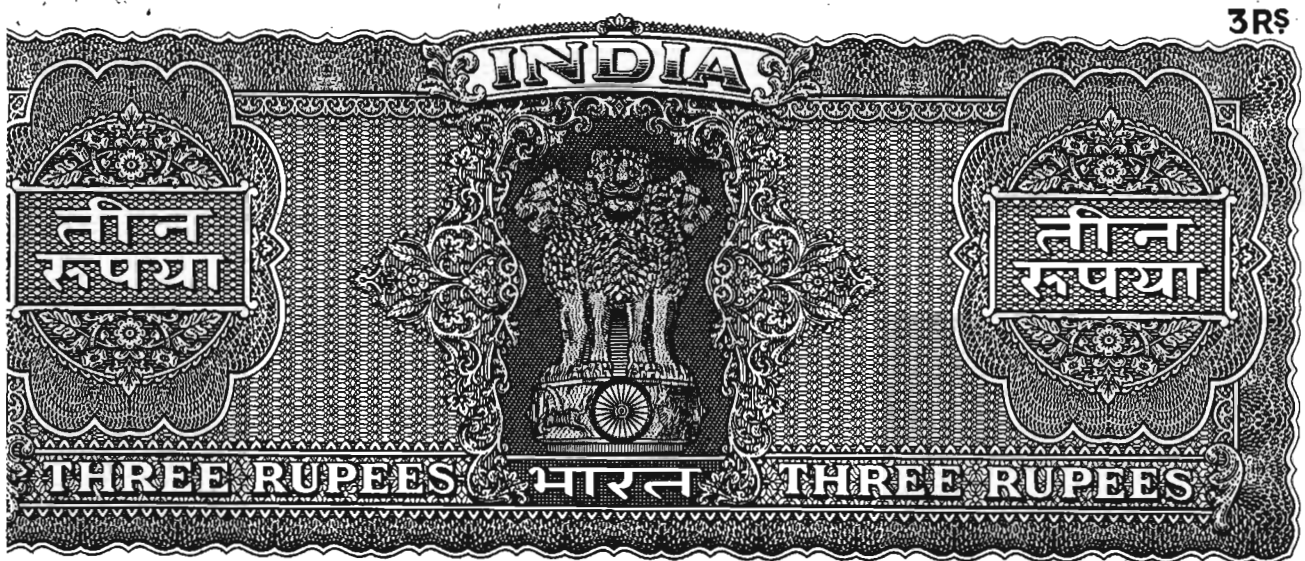
SMT. KUSUM T. VASHI AND OTHERS.

AND

SHRI. DIRAJLAL N. KAMDAR

TRUE COPY  
22-07-2014  
(A. C. MEHTA)  
NOTARY  
MUMBAI  
GOVT. OF MAHARASHTRA

AGREEMENT TO TRANSFER



महाराष्ट्र

- 5 DEC 1973

No. 313  
Old Custom House  
Bombay.

Date: \_\_\_\_\_ 1973

Issued to

Stamped paper of Rs.

*[Signature]*  
V. P. Voshi

V P Voshi  
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THIS AGREEMENT made at Bombay this 15<sup>th</sup> day of December 1973 between SHIV-CHHAYA CO-OPERATIVE HOUSING SOCIETY LTD., a Co-operative Housing Society registered under the Maharashtra Co-operative Societies Act under Registration No. BOM/HSG/1170/66, having its office at Shiv-Chhaya Compound, Mathurdas Vissanji Road, Andheri (East), Bombay 69, hereinafter referred to as "the Sellers" (which expression shall unless repugnant to the context or meaning includes its successors and assigns) of the one part, and M/s. V.K. WHAREHOUSING CO., a Proprietary concern having its office at Dube Building, Old Nagardas Road, Andheri (East), Bombay 69, hereinafter referred to as "the Buyers" (which expression shall unless repugnant to the context or meaning thereof includes its co-partners, heirs, executors and administrators) of the other part, WHEREAS by a deed of conveyance dated 3-2-1966 made between Smt. Jamayanti Dilipsingh & others of the one part and the Sellers of the other part for the consideration mentioned herein; the Sellers became the owners of the plot of land bearing Survey No. 33A, 77 and 202 of Andheri and 58/1 and 57C of Dundavli, situate at Andheri,

and the Sellers have demolished the old structure standing on the land and the Sellers have constructed a building together with basement, ground floor and 3 upper floors, AND WHEREAS the Sellers got the said basement sanctioned by Bombay Municipal Corporation for storing purposes as per Sanction dated 31-10-1966, AND WHEREAS the Buyers have agreed to purchase 1900 sq.ft of the said basement according to the plans and specifications duly approved by the Bombay Municipal Corporation and other local authorities, AND WHEREAS the Sellers have carried out the work of water proofing by the India Water Proofing Co., AND WHEREAS the said Company has guaranteed the water proofing for a period of 5 years under a contract, AND WHEREAS the Buyers have agreed to purchase 1900 sq.ft. of the said basement situate on the western portion of the building AND WHEREAS the members of the Sellers have in the General Body meeting passed a Resolution approving the said sale to the Buyers, NOW THIS DOCUMENT WITNESSES and it is hereby agreed by and between the parties hereto as follows:-

1. The Sellers hereby transfer their right, title and interest in the said premises admeasuring 1900 sq.ft. situate on the western side of the building, free of any encumbrances whatsoever.

2. The Sellers will provide at all times free passage to the said premises.
3. The Buyers have paid a sum of Rs. 57,000/- (Rupees Fifty-thousand only) to the Sellers being the price of the said premises the receipt whereof the Sellers do hereby admit and acknowledge.
4. The Sellers have handed over possession of the premises to the Buyers.
5. The Buyers will be entitled to let out the premises <sup>or any part thereof</sup> on rent or compensation basis to any party <sup>or parties</sup> and the Sellers or any member of the Society will not object to the same.
6. In the event of the Buyers selling the premises to any other person, the Sellers covenant that they will transfer the premises in the name of any nominee or purchasers of the Buyers. In the event of any sale within two years from today, no transfer charges will be charged by the Society and after the two years the transfer fees charged by the Society, if any, shall not exceed rupee one per sq. ft.
7. The Buyers shall pay the necessary municipal taxes in respect of the premises as assessed by the Bombay Municipal Corporation from the date of the possession and apportionment of maintenance charges as decided by the Society.
8. The Buyers agree and covenant to abide by the rules and regulations of the Society as mentioned in the bye-laws.
9. The Buyers will be entitled to use the premises as godown for storage purposes. If the Buyers or their lessees or licencees require any licence for storing or using the premises, the Society will co-operate with them and give necessary consent or permission.
10. The Sellers will admit the Buyers as nominal members of the Society as per the bye-laws and will issue necessary Share Certificates for the said membership.
11. The Buyers hereby agree that they, their servants, licensees or customers shall not store in the godown inflammable or hazardous goods, or goods emitting bad odour and injurious to health of the members of the Society, or explosives, mutton, fish and non-vegetable items without prior permission of the Society.

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12. The Sellers will have no objection if any wall is erected or any <sup>similar</sup> work is carried out in the basement by the Buyers. *ecf*  
*8.21.42.*

13. The Sellers shall transfer all rights under the contract to the said water-proofing Company, to the Buyers.

14. The Sellers will make the payment to the said water proofing Company, if balance due to them and indemnify the Buyers against any such claims.

15. In the event of any leakage of water in the premises the Sellers will carry out necessary repairs at their cost.

16. The Buyers, their tenants, licencees, their purchasers, agents, servants, will be entitled to use the common W.C. and bathroom situate in the eastern side of the Society building.

IN WITNESS WHEREOF the Sellers as well as the Buyers have hereunto set and subscribed their respective hands on the date and year hereinabove mentioned.

SIGNED AND DELIVERED by the within-named SHIV-CHHAYA CO-OPERATIVE HOUSING SOCIETY LTD., by the Treasurer and Secretary of the said Society as per Resolution dated

*K. Kumbhar*

*ecfatw*

in the presence of

*Nannchandra V. Shik*

SIGNED AND DELIVERED by the within-named M/s. V.K. WAREHOUSING CO.

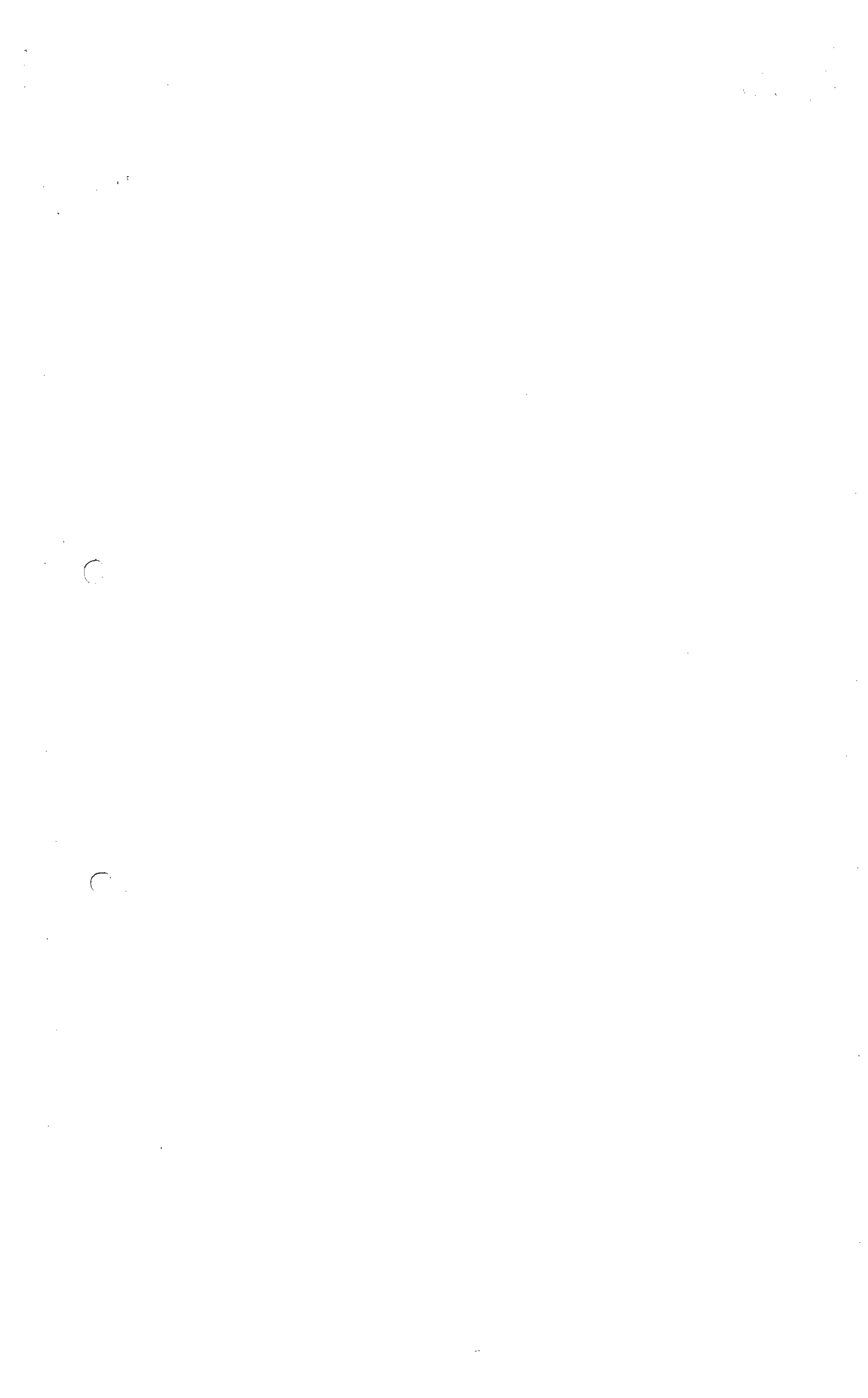
*5/21/42*

in the presence of

Received Rs. 57,000/- (Rupees Fifty-seven thousand only), being the consideration mentioned in para 3 above.

We say received.

*ecfatw*



Dated this 15<sup>th</sup> day of December 1977

AGREEMENT

BETWEEN

SHIV-CHHAYA CO-OPERATIVE HOUSING  
SOCIETY LTD.

And

M/s. V.K. WAREHOUSING CO.