



GENERAL STAMP OFFICE, BOMBAY.

* Stamp duty of Rs. 1-20 P *Rome*

Paid in Cash vide Receipt/Challan *& Stamp*

No. dated

5 OCT 1974

5 OCT 1974

135

Signature of Stamp Vendor

no. *135*

GENERAL STAMP OFFICE:

Bombay,

ISSUED

D.B.

Near Anand

Office
BOMBAY-58 AS.

stamped paper of Rs.

only.

Handwritten signature

OWNERSHIP TRANSFER AGREEMENT

This Agreement made at Bombay, Dated this 17th day of October 1974, between M/s. Mak Industries of Bombay, Indian Inhabitant having their office at 85, Bhajipala Lane, Bombay - 3, hereinafter called "THE TRANSFEROR" (which expression shall unless repugnant to the context or meaning thereof include his heirs executors administrators and assigns) of the ONE PART and M/s. Thakkar Liladhar Ramji the Partnership firm - having their office at Andheri Naka Andheri West Bombay 58, hereinafter called "THE TRANSFEREES" (which expression shall unless repugnant to the context or meaning thereof include their heirs, executors, administrators and assigns) of the OTHER PART .

WHEREAS the Transferor is the owner/Member and Shareholder of Unit No, 14, on Ground floor (self contained)

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Bombay-400 058, in the building known as "Universal Industrial Estate" belonging to Andheri Universal Industrial Estate Co-operative Society Ltd. registered vide Registration No. _____ with the Registrar of Co-operative Societies, Maharashtra under the Maharashtra Co-operative Societies, Maharashtra under the Maharashtra Co-operative Societies Act (hereinafter called the "Society" and holds ~~five~~ ^{Ten} shares of Rs. 50/- each the said Society.

T.A.
 07/11/21

The Transferor has agreed to sell and transfer all his right to the Transferee in the said Unit and the said ~~five~~ ^{Ten} fully paid-up shares on the following terms and conditions:-

T.A.

J. M. M.

Now it is hereby agreed by AND BETWEEN THE PARTIES AS FOLLOWS

1. THE TRANSFEROR shall sell, transfer, assign and assign to the Transferee Unit No. 14 on Ground floor, of Universal Industrial Estate situated at J.P. Road, Versova, Andheri, Bombay-400 058 and

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the said ~~five~~ ^{Ten} fully paid up shares of Rs. 50/- each in the said Society at or for the agreed price of Rs. 33800/- ^(Rupees thirty three thousand only) being the full consideration for the said Unit and the said shares and the Industrial site on which

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this unit is situated. The said amount of Rs. 33800/- ^(Rupees thirty three thousand only) includes

Rs. 1,000/- Society's Deposit, Rs. ~~250/-~~ ^{500/-} share money. Rs. 250/- cable installation charges, Rs. 166/- B.E.S.T. meter installation charges and Rs. 100/- legal charges etc. The Transferee undertakes to pay on the execution of this Agreement the sum of Rs. _____ by means of cheque

and Rs. 1,776/- by separate draft covering other accounts as mentioned

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above. The amount of Rs. 1500/- ^(Fifteen Hundred only) is being deposited by the Transferor

monthly society charges dues on this unit No. 14 on Ground floor, payable by the transferor till 17th October 1974. It is hereby agreed by the transferor that he will compensate the transferee with balance amount over and above Rs. 1500/- ^(Rupees five thousand only) now kept with the transferee as deposit

T.A. J.F. for these charges if the bills of any dues to builders, municipality or society is payable prior to the transfer of this unit to the transferee viz. prior to 17th October 1974, by the transferor.

T.A. J.F. 2. The Transferor solemnly declares that the said unit and the said ~~five~~ ^{Ten} shares are free from all encumbrances, claims and demands of whatsoever nature and kind and that the transferor has not mortgaged, charged, encumbered, dealt with or disposed off the said unit and/or the said five shares in any manner whatsoever and that the said ~~five~~ ^{Ten} shares are free from all claims, charges, disputes and encumbrances whatsoever and the Transferor shall be liable to pay all outgoings in respect of the said unit i.o. all taxes, water supply charges and also repayment of any instalments due prior to 17/10/74 and to indemnify and keep indemnified the Transferee free from and against the same. The Transferee shall pay all contribution towards taxes, water supply charges, maintenance charges, electricity charges due on this Unit No.14 from 17th October 1974 onwards only.

3. THE Transferor shall execute a Transfer Deed in the approved form as required by the said Society in favour of the Transferee along with the said shares which are allotted in the name of the transferor.

4. On the execution of this agreement the Transferor shall put the Transferee in all rights of the said Unit 14 and Transferee shall be entitled to at all times hereinafter peaceably and quietly to enter upon, leave, occupy possess and work in the said unit and use all amenities therein including electricity, sanitary and kother fittings and fixtures therein attached thereto and to-gether with the benefits to the said unit.

5. The Transferor further agrees and undertakes to sign and further papers of transferring the said unit No.14 to the name of the

observe or complete formalities for the transfer of the said Unit No. in the name of the Transferee.

6. The Transferor agrees to save, defend, keep harmless and indemnified the transferee of and from and against all the former and other estates, titles, charges and encumbrances whatsoever made, executed, occasioned or suffered by the Transferor or by any other person or persons lawfully and equitably claiming on to claim by from or in trust from her and also against all actions, proceedings, claims demands or damages.

7. The Transferor declares that hereinafter ~~she~~ shall have no right, title, interest or claim of any kind or nature whatsoever in the said Unit 14 and in the said ~~five~~ ^{Ten} shares.

8. The Transferor upon execution of this agreement shall put the Transferee in full rights of the said unit no.14 as a member of the said society whereupon the Transferee shall pay direct Rs. by and Rs.1,776/- by separate drafts to the transferor for which separate receipts shall be given by the Transferor to the Transferee at the time of this Agreement.

9. The Transferor holds himself responsible to get the Transferor enrolled as a member of the said Society for the satisfaction of the Deed of Transfer of the said Society, ~~and the Transferor indemnifies the Transferee against all losses that may arise in the event of the Transferee's application for membership being refused by the said Society.~~

10. That the Transferor has this day delivered the vacant and physical possession of the said unit to the Transferee i.e. M/s. Thakkar Liladhar Ramji.

IN WITNESS WHEREOF the Parties hereto have herein and to a duplicate hereof have set their respective hands and seals in the manner hereinafter mentioned the day and year first hereinabove written.

T.A.

Signature

T.A.

Signature

DATED THIS 17th DAY OF OCTOBER 1974.

M/s. Mak Industries..... TRANSFEROR.

TO

M/s. Thakkar Liladhar Ramji.... TRANSFEREE.

OWNERSHIP TRANSFER AGREEMENT.