



AGREEMENT FOR SALE

THIS AGREEMENT made at Bombay this 7th day of APRIL One Thousand Nine Hundred and Eighty Ninety Three BETWEEN **UNIVERSAL PREMISES AND TEXTILES PRIVATE LIMITED**, a Company incorporated and registered under the provisions of the Companies Act, 1956 and having its Registered office at 321 Commerce House, 140 Nagindas Master Road, Fort Bombay 400 023, hereinafter called "the Developer" (which expression shall unless it be repugnant to the context or meaning hereof mean and include its successors in title) of the one Part; AND M/s LAXMI CORPORATION, hereinafter called "the Purchaser/s" (which expression shall unless it be repugnant to the context or meaning thereof mean and include in case of an individual his heirs, executors, administrators and assigns in case of a partnership, the partners or partner for the time being of the said partnership firm, the survivors or surviving of them and the heirs; executors and administrators of the or survivor partner and their/his or her assigns and in case of a limited company its successors and assigns) of the Other Part :

Handwritten initials and marks on the left margin.

WHEREAS :

1. By an Indenture of Conveyance dated the 2nd day of April 1986 and made between Universal Textiles Private Limited, therein called the Vendor of the One Part and the Developer therein called the purchaser of the Other Part and lodged for registration with the Sub-Registrar of Assurances at Bombay under Serial No. SBBJ/1725/86 on the 28th day of April 1986 the said Universal Textiles Private Limited, conveyed, sold and transferred unto the Developer the piece or parcel of land or ground situate lying and being at Village Tungwa, Andheri East in the registration District and Sub-District of Bombay City and Bombay Suburban and more particularly described in the Schedule therein and hereunder written (hereinafter called "the said property") and by virtue thereof, the Developer is seized and possessed of or otherwise well and sufficiently entitled to the said property;

2. The Joint Director of Industries and Ex-officio Deputy Secretary to Government, General Administrative Department, Bombay has by his order No. ULC/R-55/MC/IC/GAD/2233 dated 24th September 1980 granted permission under section 20(1) of the Urban Land (Ceiling and Regulation) Act, 1976, (hereinafter for brevity's sake referred to as "the ULC Act") to retain the excess vacant land; copy whereof is hereto annexed and marked with letter 'A';

3. The Joint Director of Industries and Ex-Officio Deputy Secretary to Government, Housing and Special Assistance Department, has by his order No. ULC/R-55/MC/IC/E-2/1907 dated 11th February 1985 permitted the transfer by way of sale of the said property to the Developer, a copy whereof is hereto annexed and marked with letter 'B';

4. The Developer has submitted plans to the Municipal Corporation of Greater Bombay and other concerned authorities for developing the said property and the Developer is in the process of putting up structures thereon as per the sanctioned plans, copies whereof are hereto annexed and marked with letter 'C';

5. The Deputy Director of Industries, Maharashtra, has by his letter dated 22nd December, 1986 addressed to the Developer clarified that the permission to transfer the built up structures and the land appertenant thereto is not necessary to be taken in view of the Order passed by the Hon'ble the Supreme Court of India striking down Section 27 of the ULC Act, a copy of the said letter is hereto annexed and marked with letter 'D';

6. The Developer proposes to construct Service Industrial Estates on the said property (hereinafter referred to as "the said building") as per the plans sanctioned by the Municipal Corporation of Greater Bombay and other concerned authorities and is entitled to sell the Units to the prospective Purchaser/s and receive the sale price in respect thereof;

7. The Unit Purchaser/s has/have demanded from the Developer and the Developer has given inspection to the Unit Purchaser/s of all the documents and title deeds relating to the said property, the aforesaid orders, plans, designs, and specifications prepared by the Developer's Architects and such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the promotion, construction, sale, management and transfer) Act 1963 (hereinafter called "the said Act") and the rules framed thereunder;

8. Copies of certificate of title issued by the Advocates for the Developer, copies of property register card are hereto annexed and marked with letters 'E', 'F' and 'G' respectively;

9. The Purchaser/s has/have approached the Developer and has/have requested the Developer to allot to the him/them unit bearing No. 185 on the 1st floor of the said building known as SOLARIS II which the Developer has agreed to do at or for the price and on the terms and conditions hereinafter appearing;

10. Prior to the execution of these presents, the Purchaser/s paid to to Developer a sum of Rs. 1,00,000/- (Rupees

One lac only

only) being part payment of the said Unit agreed to be sold by the Developer to the Purchaser/s as advance or deposit (the payment and receipt whereof the Developer doth hereby admit and acknowledge) and the Purchaser/s has/have agreed to pay to the Developer the balance of the sale price in the manner hereinafter appearing;

11. The parties hereto are desirous of executing these presents in the manner hereinafter appearing;

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as under :-

1. The Purchaser/s has/have agreed to purchase from the Developer/s and the Developer has agreed to sell to the Purchaser/s a Unit being Unit No. 122 on the Ist floor of the said building known as SOLARIS II and having an approximate built up area of _____ Sq. Metres and having a carpet area admeasuring approximately _____ sq. Metres which is inclusive of internal walls and lift lobby and delineated on the plan thereof hereto annexed as Ex. 'C' and thereon surrounded by red coloured boundary line (hereinafter referred to as "the said premises") at an aggregate price of Rs. 1,63,500/- (Rupees one lac sixty three thousand five hundred only - _____ only including Rs. _____/- (Rupees _____ only)

being the proportionate price of the common area and facilities appurtenant to the said premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Schedule 'H' hereunder written payable by the Purchaser/s to the Developer in the manner set out herebelow :-

(1) Rs. 1,00,000/- (Rupees one lac only - _____ only) (being approximately 15%) paid by the Purchaser/s on or before execution of these presents as earnest money and/or deposit;

(2) The balance sum of Rs. 63,500/- (Rupees sixty three thousand five hundred only - _____ only) (being approximately 85%) in the following manner :

- (a) 10% on ^{CVC Order 28 April 1993} completion of Plinth
 (Rupees Thousand Five Hundred only) Rs. 33000
- (b) 5% on ^{CA 124 of 20 May 1993} completion of 1st Slab.
 (Rupees Thousand Five Hundred only) Rs. 33000
- (c) 5% on completion of 2nd Slab.
 (Rupees _____ only) Rs. _____
- (d) 5% on completion of 3rd Slab.
 (Rupees _____ only) Rs. _____
- (e) 5% on completion of 4th Slab.
 (Rupees _____ only) Rs. _____
- (f) 7% completion of Walls
 (Rupees _____ only) Rs. _____
- (g) 10% on fitting all doors and windows on _____
 _____ Floors (Rupees _____ only) Rs. _____
- (h) 7% on completion of flooring on _____ floors
 Rs. _____ /- (Rupees _____ only)
- (i) 7% on completion of Plastering (both Internal and
 external) on _____ floors, Rs. _____ /-
 (Rupees _____ only)
- (j) 10% on completion of Sanitary fitting on _____
 floors and plumbing (Rupees _____ only) Rs. _____
- (k) 14% at the time when the building/premises is ready
 for occupation Rs. 9500/- (Rupees Eight
Thousand Five Hundred only) _____

If the Purchaser/s commit/s default in payments to the Developer of any of the instalments aforesaid or other payments to be made hereunder on their respective due dates (time being the essence of the contract) the Developer shall be at liberty to terminate these presents. Provided always that the Power

of termination hereinbefore contained shall not be exercised by the Developer unless and until the Developer has given to the Purchaser/s 15 days' prior notice in writing of the intention to terminate this agreement for the non-payment of money and default shall have been made by the Purchaser/s in remedying such breach within a reasonable time after giving of such notice. The Developer shall, however, on such termination refund to the Purchaser/s the instalments or part payment, if any, save and except 15% deposit or earnest money of the aggregate purchase price which may have till then been paid only after the said premises are resold by the Developer and the Developer has received the consideration amount from the new Purchaser. The said deposit or earnest money of 15% on the total price paid by the Purchaser/s to the Developer shall stand forfeited on the Purchaser/s committing default in payment or exercise of power of Termination. In the event of the Developer suffering any loss on account of such sale then in that event the Purchaser/s shall be bound and liable to make good such loss and the Developer shall be at liberty to deduct the amount of the loss so incurred by it from the amount refundable by the Developer and the Purchaser/s shall not be entitled to raise any dispute about the quantum of the loss or damage suffered.

2. The Developer shall build and construct a building on the said property in accordance with the plans, designs, specifications approved by the concerned local authority and which have been seen and approved by the Purchaser/s with only such variations and modifications as the Developer may consider necessary or as may be required by the Government and the concerned local authority or any of them.

Provided however that the Developer shall obtain prior consent in writing of the Purchaser/s in respect of such variations or modifications only in case such variations or modifications adversely affect the Purchaser/s.

3. The Developer hereby agrees to observe, perform and comply with all the terms, conditions, stipulations, restrictions,

if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall before handing over possession of the said premises to the Purchaser/s, obtain from the concerned local authority occupation certificate in respect of the said premises.

4. The Developer hereby declares that the Floor Space Index available in respect of the said land is 26,728 sq. Metres only and that no part of the said F.S.I. has been utilised by Developer elsewhere for any purpose whatsoever. In case the F.S.I. has been utilised by the Developer elsewhere then the Developer shall furnish to the Purchaser/s all the detailed particulars in respect of such utilisation of the said F.S.I. by it. In case while developing the said land the Developer has utilised any F.S.I. of any other land or property by way of floating F.S.I. then the particulars of such F.S.I. shall be disclosed by the Developer to the Purchaser/s. The residual F.S.I. in the plot not consumed will be available to the Developer and the Developer shall be at liberty to deal with the same in such manner as it deems fit and proper.

5. The Fixtures, fittings and amenities to be provided by the Developer in the said building and including the said premises are set out in Annexure "I" annexure hereto.

6. The Developer and the Purchaser/s are aware that the provisions of Chapter XXC of the Income Tax Act, 1961 and the Income Tax (Seventh Amendment) Rule, 1986, have come in to force on the with effect from the 1st day of October, 1986 and the parties are aware of the provisions of the said Chapter XXC of the said Act and the said Rules. It has therefore been agreed by and between the parties hereto as under in case the said provisions are applicable to the transaction herein contained:-

(a) This Agreement shall be treated as an intention between the parties hereto for transfer of the premises which is the subject matter of this Agreement as contemplated by and under the provisions of the said Chapter XXC and

ew

or the Corporate Body in respect of the construction of these presents or concerning anything herein contained or arising of the parties hereunder save and except the right of the decision of the agreement covered by the foregoing clause, the same shall be referred to the arbitration of two persons, one to be appointed by each party, whose decision in the matters referred to them shall be final and binding on the parties hereto. The arbitrators shall before entering upon the reference in turn appoint an Umpire whose decision in the event of any difference of opinion between the arbitrators in respect of the matters under reference shall be final and binding on the parties hereto. The provisions of the Indian Arbitration Act, 1940 or any statutory modifications or re-enactment thereof for the time being in force shall apply to such reference. For the purpose of this clause the Corporate Body when formed shall be deemed to be the successor in interest of the Purchaser/s claiming under or through the Purchaser/s and shall be bound by the arbitration agreement contained herein.

51. This Agreement shall always be subject to the provisions of the Maharashtra Ownership Flats Act 1963 and the rules made thereunder.

THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of land or ground admeasuring according to City Survey Records area is 24,680.90 sq. metres situated lying and being at Village Tungwa, Taluka Kurla, in the Registration Sub-District and District Bombay City and Bombay Suburban within the Greater Bombay and bearing Survey Nos. 46, 47, Hissa No. 1 (part), and 48 (part), and bearing City Survey No. 98 of village Tungwa, the land being open and unbuilt upon, there are no Municipal number, ward number and street number, and bounded on or towards the North by the property bearing Survey No. 48, (City Survey Nos. 103, 96 and 97); on or towards the South by property bearing Survey No. 47 (City Survey No. 74); on or towards the West by property bearing Survey Nos. 30, 31 and 45 (City Survey Nos. 78, 81 and 95); and on or towards the East by property bearing Survey Nos. 47 and 48 (City Survey Nos. 99, 101 and 101/1).

THE SECOND SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of land or ground situate lying and being at Tungwa Taluka Kurla in the Registration Sub-District and District Bombay City and Bombay Suburban admeasuring according to City Survey Records, 2047.10 sq. mtrs. or thereabouts and bearing Survey No. 48 (part) and Survey No. 47, Hissa No. 2 (part), and bearing City Survey Nos. 101, 101/1, and 100/1, Municipal 'L' Ward No. 4624(1A), Tungwa Village, Saki Vihar Road, and bounded on or towards the North by the property bearing No. 48 and City Survey No. 103; on or towards the South by the property bearing Survey No. 47; City Survey No. 99 and on or towards the East by portion of land acquired for street widening and beyond that by Saki Vihar Road; on or towards the West partly by property bearing Survey No. 47 (City Survey No. 98) and partly by property bearing Survey No. 48 (City Survey No. 98).

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

SIGNED AND DELIVERED by the withinnamed Builders UNIVERSAL PREMISES & TEXTILES PVT. LTD.

For UNIVERSAL PREMISES & TEXTILES PVT. LTD.

Chempallan

Director

in the presence of _____

SIGNED AND DELIVERED by the withinnamed Purchaser/s Shri/Smt/Kum. Ms LAXMI

CORPORATION

[Handwritten signature]

in the presence of _____

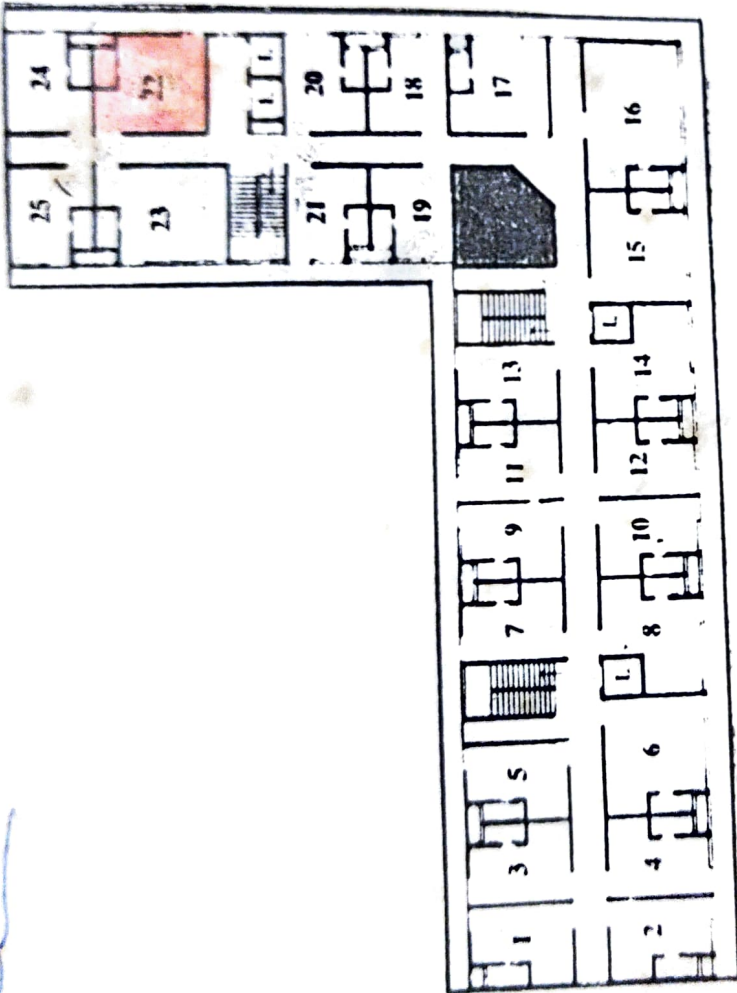
RECEIVED of and from the withinnamed Purchaser/s a sum of Rs. _____

(Rupees _____)

being the deposit or earnest money by cash/ Cheque _____



Handwritten signature



Proposed Plan of the Unit No. 122 on 1st/2nd Floor in Building No. 2
agreed to be acquired by the Party of other Part shown in Red Colour.

No. ULC/ R-55/ IC /IC/GAD/ 223
Directorate of Industries,
New Administrative Building,
Opp: Mantralaya,
BOMBAY-400 032. 24 SEP 1960

Registered Post A.D.
Recd. 25/11/60

M/s. Shiv Jyotir Mfg. Co. & Ring Rope Industries,

1, Market Street,

Bombay-400 032.

Sub:- Exemption under Section 20
of ULCA for Industrial Use.

Ref:- Your application, dated
13.5.1976.

I am enclosing herewith exemption order granted in your favour
in section 20(i) alongwith the plan. Please acknowledge the
ipt.

Yours faithfully,

Industries Officer (ULC)
for Industries Commissioner.

1: As above.

Secretary, General Administration Department,

Mantralaya, Bombay-400 032.

Collector, Competent Authority, ~~as above~~ Ulhasnagar, ~~Dist. Solapur~~ Dist. Solapur

~~Key Administrative Building, 1st Floor, Opp. Municipal~~
Bombay-400 032.

The Municipal Commissioner, Greater Bombay/Pune Municipal
Corporation, Chief Officer, Thane/Ulhasnagar/Pimpri-Chinchwad
Municipal Council.

1/3, Universal Pvt. Ltd., 23, 11th Range, Lal Bahadur Shastri Marg,
Mumbai, Bombay-86.

ORDER

GOVERNMENT OF MAHARASHTRA
General Administration Department
Mantralaya, Bombay-400 032, Dated the

NO. ULC-88/86

/IC/GAD

WHEREAS Shri/

Shri. JAYSHANKAR M.C. Ch. A. King Temple In Maharashtra,

of Bombay holds vacant land in excess of the ceiling limit, in the Or. Bombay urban agglomeration, details of which are given in the Schedule hereto appended;

AND WHEREAS the said person has applied for exemption under section 20 of the Urban Land (Ceiling and Regulation) Act, 1976 (33 of 1976);

AND WHEREAS The Government of Maharashtra is satisfied ^{that} ~~that~~ having regard to the location of the land the purpose for which the application of the provisions of Chapter III of the said Act ^{is} ~~is~~ being or is proposed to be used and other relevant factors would cause undue hardship to the said person; it is necessary in the public interest so to do;

NOW, THEREFORE, in exercise of the powers conferred by section (i) of section 20 of the said Act, after having recorded writing the reasons for making this Order, the Government of Maharashtra hereby exempts the said vacant land from the provisions Chapter III of the said Act, subject to the following conditions namely:-

- (1) The land exempted under this exemption order shall be used by the said person for his own benefit for the purpose of Industry and for no other purpose. Any change made ~~user~~ of the land shall amount to a breach of these conditions.
- (2) The said person shall make full utilization of the land exempted for the purpose aforesaid, by constructing on the land exempted buildings occupying a total plinth area of not less than sq. mtrs. He shall commence building construction a period of one year from the date of this exemption order and complete the construction within a period of five/ten/fifteen from the date, failing which the exemption shall stand withdrawn. If only a part of the land is utilised and a part remains unutilised then exemption for the part which remains vacant at the end of the period of five/ten/fifteen years shall be deemed to have been withdrawn.

The said person shall not transfer the exempted land

(3) The said person shall not transfer the exempted land (with or without buildings thereon) or any part thereof, to any other person, by way of sale, mortgage, gift, lease or otherwise, except for the purpose of mortgage in favour of any financial institution specified in sub-section(1) of section 19 of the Urban Land (Ceiling and Regulation) Act, 1976.

(4) Notwithstanding anything contained in any of the preceding clauses of this order if the said person desires to transfer the exempted land (with the buildings thereon, if any) to any other person, by way of sale, mortgage, gift, lease or otherwise, he shall apply to the State Government for prior permission for such transfer, and such application shall contain such particulars as the State Government may require; on receipt of such application the State Government may after holding such enquiry as it may deem fit grant the necessary permission subject to such conditions as the State Government may deem fit to impose including a condition that the transferor shall deposit with the State Government the difference between the market price of the land so exempted under this order and the price at which it would normally have been acquired under the said Act, and in case of any land situated in any M.I.D.C. Area, the difference between the premium for the lease charged by the M.I.D.C. at the time of transfer, and the premium paid by the transferor to the M.I.D.C. at the time of allotment of the land to the transferor by the M.I.D.C. and such other conditions as the State Government may deem fit to impose. The State Government's determination of the market price of the land at the time of transfer and the price at which the land normally would have been acquired under the Act shall be final.

The following part of the exempted land shall always be kept vacant namely :-

(As mentioned in the Schedule)

1. This part of the land shall not be used for any construction whatsoever. Even if there is a change in the

F.S.I. in future permitting additional construction, part shall not be available for such construction;

2. If at any time, the State Government is satisfied there is a breach of any of the conditions mentioned in order it shall be competent for the State Government to withdraw the exemption from the date specified in the

Provided that, before making any such order, the Government shall give a reasonable opportunity to the person whose land is exempted, of making representation against proposed withdrawal.

3. When any exemption is withdrawn or deemed to be withdrawn under these conditions, the provisions of Chapter III of said Act shall apply to the land as if the land had not been exempted under this order.

(6) Provided, however that in case the applicant mortgages the land in favour of any of the financial institutions specified in Sub-Section(1) of section 19 of said Act in pursuance of this order then the exemption granted hereunder shall stand withdrawn only in respect of such portion of land as may have remained un-utilised by the applicant in contravention of his phasewise expansion programme stated hereunder and the exemption granted hereunder shall not stand withdrawn in respect of utilised portion of land.

(b) The said persons are however permitted to transfer the said land exempted by way of sale to M/s. Universal Textiles Pvt. Ltd., Dombay as per agreement.

THE SCHEDULE

Details regarding the applicant and the vacant land possessed by him for which exemption is sought under section 20 of the Urban Land (Ceiling and Regulation) Act, 1976.

Name and Address of the person holding the land.	M/s. Ring Garnet Mfg. Co. & Ring Moulder Industries, 8 Harna Street, Bombay-400 001.
Status of the person.	Partnership.
Number and date of the application.	13.6.1976.
Name of the Urban Agglomeration in which the land for which exemption is sought is situated.	Gr. Bombay.
Description of property for which exemption is sought.	
(a) District, Taluka, Village Survey Number.	C. No. 45 Pt. 48 Pt. C. S. No. 98, 100/1, 101, 101/1st, Dange.
(b) Total area in Sq. Mtrs.	26,723.00 sq. mtrs.
(c) Area under the buildings.	-
(d) Area of the land appurtenant to the buildings, as per section 2(g) of the Act.	-
(e) Area to be acquired for public purposes by local authority.	2,517.21 sq. mtrs.
(f) Area of land kept vacant as per statutory regulations.	2,725.20 sq. mtrs.
(g) Area of land for proposed structures	1,745.60 sq. mtrs.
(h) Appurtenant land to proposed structures.	2,472.85 sq. mtrs.
(i) Area of excess appurtenant land.	-
(j) Area of vacant land within matter of course exemption limit/permitted to retain.	15,266.05 sq. mtrs.
(k) Area of vacant land exempted.	15,266.05 + 2,725.20 + 1,745.65 = 19,736.90 sq. m
(l) Area upto ceiling limit.	800.00 sq. mtrs.
(m) Area of excess vacant land in which exemption is rejected (Site Plan attached)	-

By order and in the name of the Governor of Maharashtra,

M. L. Chitambar
 Joint Director of Industries and Ex-Officio
 Deputy Secretary to Government,
 General Administration Department.

[Handwritten scribble]

No. ULC/R-55/HC/IC/ 8-21
Directorate of Industries,
New Administrative Building,
Opp. Mantralaya, Bombay-32.
Dated the Feb. 1985

11 FEB 1985

Subj-Exemption under Section-20 of the U.L.C. Act

- Ref:- 1) Exemption Order No. ULC/R-55/HC/IC/OAD/220
dt. 24-2-1980 issued in favour of M/S. Rin
Mfg. Co. & Ring Temple Industries, Bombay.
- 2) Your letter dt. 21-2-84 from M/S. Universal
Textiles Pvt. Ltd.

S R P R

In partial modification of the above mentioned exemption
M/S. Rin Barnet Manufacturing Co. & Ring Temple Industries, Bombay,
herely permitted to transfer by way of sale the land bearing S.
46 Pt., 48-Pt, C.S.No. 98, 100/1, 101, 101/Pt. Tungva and exempt
vide order mentioned above to M/S. Universal Premises and Textile
Pvt. Ltd. through M/S. Universal Textile Pvt. Ltd. as a conferring
party.

By order in the name of Governor of Maharashtra.



M. S. Jayashankar

Joint Director of Industries (I) & Ex-Officio Deputy Secretary to Government, Housing and Special Assistance Department.

M/S. Rin Barnet Manufacturing Co. & M/S. Ring Temple Industries
8, Kanan Street, (Ambalal Bashi Marg), Fort, Bombay-400023.

Copy forwarded to:-

- 1) The Secretary to Government; Housing & Special Assistance
7th Floor, New Administrative Building, Opp. Mantralaya, Bombay
- 2) The Collector & Competent Authority, Gr. Bombay Urban Agglomera-
tion, 1st Floor, New Administrative Building, Opp. Mantralaya,
Bombay-32.
- 3) Municipal Commissioner, Bombay Municipal Corporation, Mahapal-
Nag, Opp. V.T. Station, Bombay-400001.
- 4) M/S. Universal Textiles Pvt. Ltd. 22a, Rifle Range, Lal Bahadur
Shastri Marg, Chhatkpar, Bombay-400086
- 5) M/S. Universal Premises & Textiles Pvt. Ltd. 22a Rifle Range,
Lal Bahadur Shastri Marg, Chhatkpar, Bombay-400086
- 6) Master File.

ANNEXURE 'D'

No.ULC/R-55/MC/DC/GAD/ B/47706
Directorate of Industries
New Administrative Building,
Opp.Mantralaya, Bombay-400032.

Dated- 22 DEC 1986

To
M/s Universal Premises and
Textiles Pvt.Ltd;
22, Rifle Range,
L.B.Shastrri Marg,
Ghatkepar,
BOMBAY-400 099.


Sub:- Exemption Under Section 20 of the ULC
Act for industrial use.

Ref:- 1) Exemption order No.ULC/R-55/MC/IC/
GAD/2223, dt.24.9.1980 & Order No.
ULC/R-55/MC/IC/E-2/1907, dt.11.2.85
issued in favour of M/s Rim Barnet
Manufacturing Company, Bombay.
2) Letter dated Nil, from M/s Universal
Premises and Textile P.Ltd; Bombay.

Sir,

Please refer to your letter cited above, seeking
permission to transfer built-up structures and appurtenant land
thereto. In this connection, I am to inform you that built-up
structures and appurtenant land thereto is a non-vacant land.
The Supreme Court has struck down Section 27 of ULC Act. As
such it is not necessary to transfer to obtain permission
under section 20 of U.L.C.Act to transfer the built-up structures
es and appurtenant land thereto.

Yours faithfully,


Deputy Director of Industries(ULC).

SSM-17.12.86.

KANGA & CO. (Regd.)
ADVOCATES SOLICITORS & NOTARY

Ready money Stampd. 43, Vashi Narayan Road,
BOMBAY 400 623

GRASS
TELE
TELEX
TELEPHONE
TELETYPE

B. C. PANDHARWALA
SCHOOL - KATRA

D. C. KADAM
F. C. KADAM
G. C. KADAM
H. C. KADAM
I. C. KADAM
J. C. KADAM
K. C. KADAM
L. C. KADAM
M. C. KADAM
N. C. KADAM
O. C. KADAM
P. C. KADAM
Q. C. KADAM
R. C. KADAM
S. C. KADAM
T. C. KADAM
U. C. KADAM
V. C. KADAM
W. C. KADAM
X. C. KADAM
Y. C. KADAM
Z. C. KADAM

In Reply Quote Ref. No. ML B/KV/6594/88

TO WHOMSOEVER IT MAY CONCERN

- Re : a Property situate at Village Tungwa, Andheri East and bearing Survey No. 46, 47, Hissa No. 1 (part) and 48 (part) bearing C. T. S. No. 98 admeasuring 24680.90 sq. metres; and
- b Property situate at Village Tungwa, Andheri East and bearing Survey No. 48 (part), 47, Hissa No. 2 (part) and C. T. S. No. 101, 100/1, 100/1 and admeasuring 2047.10 sq. metres.

1. By an Indenture of Conveyance dated the 31st day of August 1981 and made between (1) Smt. Manjula Hashmukh Meghani, (2) Kaushik Mohanlal Shah and (3) Mahindra Ratilal Mehta therein called the Vendors of the One Part and Universal Textiles Private Limited therein called the Purchaser of the Other Part, the said (1) Smt. Manjula Hashmukh Meghani, (2) Kaushik Mohanlal Shah and (3) Mahindra Ratilal mehta for the consideration therein mentioned, granted conveyed sold and transferred to Universal Textiles Private Limited and property more particularly described in the First and Second Schedules hereunder written (hereinafter called "the said property").

2. The said Deed of Conveyance has been lodged for registration in the Office of the Sub-Registrar of Assurances at Bombay under Serial No. S/2540 of Book No. I on 31st August, 1981.

3. The Competent Authority appointed under the Urban Land (Ceiling and Regulation) Act, 1976 has by its order bearing No. ULC/R-55/MC/IC/GAD/2223 dated 24th September 1980 granted his permission to Universal Textiles Private Limited on certain terms and conditions recorded in the said order to hold the property more particularly described in the first and second schedules hereunder written.

4. By another Deed of Conveyance dated the 2nd day of April 1986 and made between Universal Textiles Private Limited therein called the Vendor of the One Part and Universal Premises and Textiles Private Limited therein called the Purchaser of the Other Part, the said Universal Textiles Private Limited for the consideration therein mentioned granted conveyed sold and transferred the said property more particularly described in the First and Second Schedules hereunder written to Universal Premises and Textiles Private Limited.

The said order of the Registrar of Assurances of the State of Mysore No. 1000 dated on 28th day of April 1988 is hereby cancelled and Universal Premises Private Limited is declared as the sole proprietor.

The competent authority appointed under the Urban Planning and Regulation Act, 1974 has by its order bearing No. 1000 B.P. dated 11th February 1988 granted permission to Universal Premises Private Limited for sale and transfer of the said property to Universal Premises and Service Private Limited.

We have investigated the title of Universal Premises and Service Private Limited to the property more particularly described in the first and second Schedules hereunder written subject to the terms and conditions stipulated by the Competent Authority in the aforesaid orders. We find the same to be clear and marketable.

THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of land or ground admeasuring according to City Survey Records area is 24,680.90 sq. metres situated being and being at Village Tungwa, Taluka Kuria, in the Registration Sub-District and District Bombay City and Bombay Suburban within the Greater Bombay and bearing Survey Nos. 47, 48, Hissa No. 1 part, and 48 (part), and bearing City Survey No. 98 of Village Tungwa, the land being open and unbuilt upon, there are no Municipal number, ward number and street number, and bounded on or towards the North by the property bearing Survey No. 48, (City Survey Nos. 133, 96 and 97); on or towards the South by property bearing Survey No. 47 (City Survey No. 74) on or towards the West by property bearing Survey Nos. 30, 31 and 45 (City Survey Nos. 78, 81 and 94); and on or towards the East by property bearing Survey Nos. 47 and 48 (City Survey Nos. 99, 101 and 101/1).

THE SECOND SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of land or ground situate being and being at Tungwa Taluka Kuria in the Registration Sub-District and District Bombay City and Bombay Suburban admeasuring according to City Survey Records, 2047.10 sq. mtrs. or thereabouts and bearing Survey No. 48 (part) and Survey No. 47, Hissa No. 2 part, and bearing City Survey Nos. 101, 101/1, and 101/1, Municipal '1' Ward No. 4624 1A', Tungwa Village, Saki Vihar Road, and bounded on or towards the North by the property bearing No. 48 and City Survey No. 101; on or towards the South by the property bearing Survey No. 47; City Survey No. 99 and on or towards the East by portion of land acquired for street widening and beyond that by Saki Vihar Road; on or towards the West partly by property bearing Survey No. 47 (City Survey No. 98) and partly by property bearing Survey No. 48 (City Survey No. 99).

Dated this 10th day of March 1988.

భారతదేశపు రిజిస్టర్ అధికారి



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భారతదేశపు రిజిస్టర్ అధికారి
భారతదేశపు రిజిస్టర్ అధికారి

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ఈ పత్రం యొక్క ధారణ అధికారి -
ఈ పత్రం యొక్క ధారణ అధికారి (బాధ్యత తప్పక తీసుకోవాలి)

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తారీఖు	వివరాలు	ప్రతిపత్తి నంబర్	నవల ధారణ అధికారి (ధా) పత్రం (ప) అధికారి (ఇ) అసంఖ్య (ఇ)
1	2	3	4
21/04/20	పో.డి.52		<p>నా పేరు మ.న.పా.ప.కె. 5/CE/7516/DPES/814/85-9</p> <p>మా నంబర్ 52 పో.డి.52 యొక్క ధారణ అధికారి కె.ఎ.ఆర్. కృష్ణారావు/2019</p> <p>ది 21/04/20 తేదీన మిమ్మల్ని నేనాధికారి పో.డి.విభాగం -</p> <p>పత్రం నా పేరు మిమ్మల్ని పత్రం నం. 52 నుండి 522 ఉపయోగం</p> <p>తయారు చేయబడిన ప్రతిపత్తి - దాఖలు చేయబడిన</p> <p>నం. 52</p> <p>52 (మొదటి పేజీ)</p> <p>52 బి</p> <p>52 గి</p> <p>52 డి</p> <p>52 డి.పి. రస్తా 50</p> <p>52222-2</p> <p>52222-3 - డి.పి. రస్తా 50</p> <p>2019-20</p>

Note This

జి.సి.3
సంఖ్య 52

- Use of Lifts
- Use of Staircase & Passages
- Use of amenity open space
- Use of Internal Access Road

ANNEXURE 'I'

THE SCHEDULE ABOVE REFERRED TO :

List of fixtures, fittings and

AMENITIES

The Super-structure will be of R.C.C.

Lifts

Main entrance to each unit will be of Rolling shutters

All windows will be of steel or aluminium except W.C. which will be of teak wood.

R. C. C. Grill-ventilators will be provided at suitable height.

The flooring of units and passages shall be rendered with 2" thick Indian Patent stone with Ironite Topping.

Each unit will be provided with W.C. and one wash basin.

Colour Tiles in W. C.

Three Light points, one power point & one plug point will be provided in each unit concealed type copper wiring.

Necessary Light points shall be provided in passages and staircase areas.

Necessary Overhead/underground tanks, as per B.M.C. Rules will be provided with required capacity water pumps.

Entrance hall with marble & granite finish

Intercom system

Telephone outlets.

Interior with white wash

Solid Compound wall with necessary Gates

A Number Plate indicating individual unit