

# Universal Industrial Estate

## AGREEMENT FOR SALE OF

Unit No. 122 on 1<sup>st</sup> Floor

in — Wing of Bldg. No. 2

**Universal  
Premises & Textiles (P.) Ltd.**



Thursday, June 06, 2013  
5:05 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म  
Regn.: 39M

प निबंधक

क्रमांक : 5

163  
1.63m

पावती क्र.: 6652 दिनांक: 06/06/2013

गावाचे नाव: तुंगवा

दस्तऐवजाचा अनुक्रमांक: करल4-5873-2013

दस्तऐवजाचा प्रकार: सेल डीड

सादर करणाऱ्याचे नाव: मेसर्स. नियती वेंचर प्रा लि तर्फे संचालक मोहित पी शर्मा

नोंदणी फी

रु. 27100.00

दस्त हाताळणी फी

रु. 880.00

पृष्ठांची संख्या: 44

एकूण:

रु. 27980.00

तर वर्ण  
ही मो ति

आपणास मूळ दस्त, थंबनेल प्रिंट व सीडी अंदाजे 5:25 PM ह्या वेळेस मिळेल.

KRL4

बाजार मुल्य: रु. 2706000/-

मोबदला: रु. 2200000/-

भरलेले मुद्रांक शुल्क: रु. 135300/-

सह दुय्यम निबंधक कुर्ला-  
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: By Demand Draft रक्कम: रु. 27100/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 021590 दिनांक: 27/05/2013

बँकेचे नाव व पत्ता: AXIS BANK LTD

2) देयकाचा प्रकार: By Cash रक्कम: रु. 880/-

**DELIVERED**

**साशोधनाच्या आधन राहून**

शर्मा  
: मोल

शर्मा  
प्रीय



10 June, 2013

सूची क्र.2

द्वयम निर्वंधक : मह नू नि कुर्ता 4

दम्न क्रमांक : 5873/2013

नोंदणी 63

Regn 63m

गावाचे नाव : तुंगवा

- (1) विलेखाचा प्रकार
- (2) मोबदला
- (3) बाजारभावाभाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)
- (4) भू-भापन,पोटहिम्मा व घरक्रमांक(असल्यास)
- (5) क्षेत्रफळ
- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

मेल रीट  
रु.2,200,000/-  
रु.2,706,000/-

- (7) दम्नऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.
- (8) दम्नऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

98, 100/1,101/1 & 101., पालिकेचे नाव: मुंबई म.न.पा. इतर वर्गन : मदनिका नं. युनिट नं. १००, माळा नं. १ ला मजला , इमारतीचे नाव: मोलारीम २,प्रिमायमेम को ऑ ड्री मो लि . ब्लॉक नं. १५/१८, गम व्ही रोड, रोड नं. पबई, अंधेरी पूर्व, मुंबई-७२  
36.72 चौ.मीटर

1) नाव:- मेमर्स. डेफ्ट होल्डिंग प्रा लि तर्फे संचालक श्रेहलता शर्मा ;वय: 52.  
पत्ता :-प्लॉट नं: ऑफिस-१२२, माळा नं: -, इमारतीचे नाव: मोलारीम २, ब्लॉक नं: माकी बिहार रोड ,सट नं -६ ग  
टी , रोड नं: अंधेरी पूर्व , , ,  
पिन कोड:- 400072  
पॅन नंबर: AABCD2348G

1)नाव:- मेमर्स. नियती वेंचर प्रा लि तर्फे संचालक मोहित पी शर्मा ; वय:25;  
पत्ता:-प्लॉट नं: २४ , माळा नं: -, इमारतीचे नाव: अपुर्वा इंडस्ट्रीयल ईस्टेट , ब्लॉक नं: मकवाने लेन, अंधेरी कुर्ता नं  
नं: अंधेरी पूर्व , , ,  
पिन कोड:- 400059;  
पॅन नं:- AAECN2279H;

- (9) दम्नऐवज करून दिल्याचा दिनांक
- (10) दम्न नोंदणी केल्याचा दिनांक
- (11) अनुक्रमांक,खंड व पृष्ठ
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क
- (14) श्रेय

28/05/2013  
06/06/2013  
5873/2013  
रु.135,300/-  
रु.27,100/-

मुल्यांकनासाठी विचारात घेतलेला तपशील:-  
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



**AGREEMENT FOR SALE**

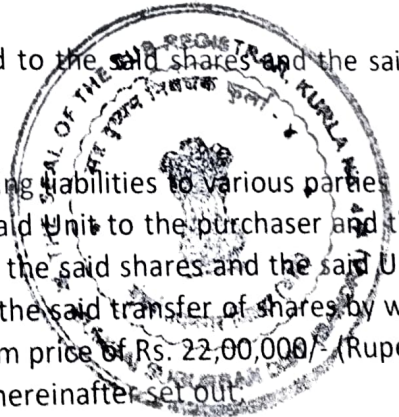
THIS AGREEMENT made and entered into at Bombay on this day of 28<sup>th</sup> May, 2013, BETWEEN M/S DEFT HOLDING PRIVATE LIMITED, a Private Limited company having Mrs. Snehalata Sharma as one of its Directors and having their registered office at 122 Solaris II, Opp. Gate No. 6 L & T Saki Vihar Road, Andheri (E) Mumbai- 40 0072. incorporated under the Indian company, hereinafter called and referred to as the TRANSFEROR (which expression shall unless it be repugnant to the context or meaning thereof mean and include his executors, administrators and assigns) of the FIRST PART AND M/S NIYATI Venture Pvt. Ltd. Having its Regd. Office at Unit No. 31, 24 Apurva Estate, Makwana Road, Andheri Kurla Road, Marol Naka, Andheri (E) Mumbai- 400 059 hereinafter called and referred to as the TRANSFEREE (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigns) of the OTHER PART.

**WHEREAS**

Whereas the transferor has represented to the Transferee that the Transferor is a member of solaris no.2 premises co-operative society Ltd. And having its regd. Office at its 46-48 Saki Vihar Road, Opp. L & T Gate No. 6, Saki Naka, Bombay 400 072. Under the Maharashtra Co-operative Societies Act, 1960 bearing Regd. No. BOM/W-KE/GNL (0) 676/1994-95 Dt. 06.04.1994 hereinafter referred to as the "Said Society" and is a holder of five shares no. 356-360 Shares (hereinafter referred to as "The Said Shares") and as such the Transferor is entitled to own, occupy, possess and enjoy the Unit no. 122 in the building of Solaris II, opp L & T Gate no. 6, Saki Vihar Road, Andheri (E), Mumbai 400 072. Owned by the said society "hereinafter referred to as "the said Unit"). The Built-up area of Unit is 36.72 Sq. Mt.

AND WHEREAS the Transferor is well and sufficiently entitled to the said shares and the said Unit of the said society ;

AND WHEREAS the Transferor has to pay back long outstanding liabilities to various parties is desirous of selling and transferring the said shares and the said Unit to the purchaser and the purchaser is also desirous of purchasing from the Transferor, the said shares and the said Unit no. 122 on the first floor in the society which is incidental to the said transfer of shares by way of acquiring the said shares for the consideration of a lumpsum price of Rs. 22,00,000/- (Rupees Twenty Two Lakhs Only) and upon the terms and conditions hereinafter set out.



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

1. The Transferor shall sell and transfer and the transferees shall purchase and acquire Unit no. 122, in building no. 2, Solaris situated on the first floor of Universal Industrial Estate, Opp. L & T Gate No. 6, Sakivihar Road, Bombay 400 072, On Ownership basis free of all encumbrances together with the rights, title and interest to hold, possess use and occupy the said Unit for a price of Rs. 22,00,000/- ( Rupees



Twenty Two Lakhs only) which has already being paid towards full and final purchase consideration.

2. The Transferees have paid to the Transferor an aggregate sum of Rs. 22,00,000/- (Rupees Twenty Two Lakhs only) via cheque no. 006732 dt. 10.01.2013 of Axis Bank, the payment and receipt the Transferor does hereby admit and acknowledge and of and from the same and every part thereof does hereby release and discharge forever the Transferees.

3. The Transferor hereby solemnly declare, covenant and represent to the Transferees

a. that the Transferor has purchased the said Unit out of his own funds and save and except the transferor no other persons or person has any share right title and interest therein or of any part thereof.

b. That the Transferor has paid all monies due and payable by the Transferor to the society and the transferor is absolutely entitled to use and occupy the said gals. The transferor has also complied with all the rules and regulations of the said society. The transferor has not received any notice from the society nor has any proceedings been commenced against the Transferors on account of any acts of commission or commission thereunder. The transferor hereby agrees to obtain a letter of clearance from the society to this effect and such letter of clearance from, the said society shall form part of the agreement.

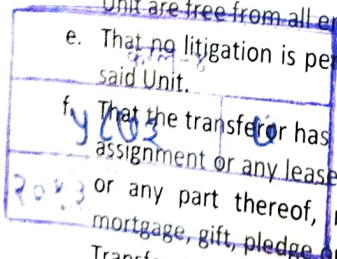
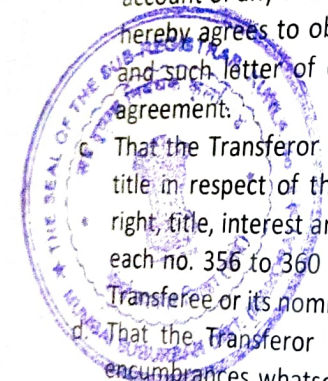
c. That the Transferor hereby further agrees and undertake to pass on a clear title in respect of the said Unit to the transferees and transfer/assign the right, title, interest and benefits of the five share of the face value of Rs. 50/- each no. 356 to 360 issued by the said co-operative society in favour of the Transferee or its nominee/s.

d. That the Transferor has not created any charge, mortgage or any other encumbrances whatsoever upon or over the said Unit hereby agreed to be sold and transferred to the transferees and that the said shares and the said Unit are free from all encumbrances.

e. That no litigation is pending in any court and/or subsisting in respect of the said Unit.

f. That the transferor has not entered into any agreement for sales, Transfer or assignment or any lease or for giving on leave and licence basis the said Unit or any part thereof, nor have they agreed to sell, exchange, charge, mortgage, gift, pledge or otherwise deal with the said Unit to and except the Transferors no other person has the right to use and occupy the said Unit or part thereof.

g. That the Transferor has good right, full power and absolute authority to sell and transfer the said shares and the said Unit in favour of the Transferees and the Transferor has not committed or omitted or have been a party or privy to any act, deed, matter or thing whereby the Transferor is in any



*[Handwritten signature]*

- h. manner prevented from selling and/or transferring the said Unit in favour of the Transferee or whereby the title of the Unit is in any manner affected or otherwise howsoever.
- i. That upon the completion of the sales sale the transferees shall hold, and peacefully possess, use, occupy and enjoy the said Unit without any let, hinderance, claim, charge, construction or disturbance by the Transferor or any other persons/ claiming by from under in trust for the transferor.

4. It is hereby agreed that all maintenance and out-going including electricity, water tax, municipal tax and contribution towards repair to the building, sinking funds, etc. required to be paid upto the date of signing of the agreement shall be borne and paid by the Transferor along and the Transferor hereby agree to indemnify and keep indemnified the Transferees against non-payment of the same and against all costs, charges, expenses, in respect of any claim and demand for and/or in relation thereto and on and from the date of signing of the

agreement all electricity, water tax, municipal tax, maintenance and other outgoings and contribution towards repairs to the building shall be borne and paid by the transferees alone. The transferor agrees to transfer and get transferred all deposits, sinking funds etc. standing to their credit to the name of that transferee in the records of the society.

417	
9103	6

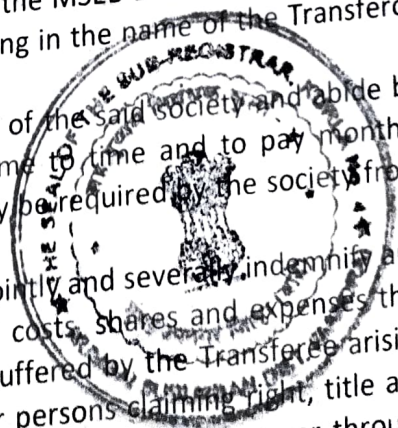
5. The Transferor hereby agrees and undertakes to sign, and execute all such applications, shares and documents declarations. ~~as~~ may be required by the Transferees for the purpose of effectively transferring and vesting the said Unit unto the transferor absolutely free from all encumbrances of any nature whatsoever.

6. The Transferor shall handover to the transferee all original documents of title in respect of the said Unit on or at the time of execution of these presents.

7. The Transferor hereby agree to address a letter to the MSEB Ltd. Authorising them to transfer the Electric installation presently standing in the name of the Transferor to the Transferee.

8. The Transferees hereby agree to become member of the said society and abide by all the bye-laws and regulations adopted from time to time and to pay monthly outgoings, municipal taxes, ground rent etc. as may be required by the society from time to time.

9. The Transferor do and each of them both hereby jointly and severally indemnify and keep indemnified the Transferees in respect of all costs, shares and expenses that may be incurred or loss or damage that may be suffered by the Transferee arising out of any claim or demand made by any party or persons claiming right, title and interest in the said shares and/or the said Unit through the transferor or through any of their whatsoever.





SCHEDULE OF PROPERTY

EAST - PASSAGE  
 WEST - TERRACE  
 NORTH - UNIT NO 124 (MRS. SNEHALATA SHARMA)  
 SOUTH - PASSAGE  
 UNIT NO-122, 1 ST FLOOR, SOLAR EAST II, PREMISES C. S. LIMITED 46/48, S. V. ROAD,  
 POWAI, ANDHERI EAST, MUMBAI-400 072.  
 YEAR OF CONSTRUCTION 1992, C.T.S. NO-98, 100/1, 101/1, AND 101 VILLAGE- TUNGVE.  
 AMBESURING AREA 36.72 SQ.MT BUILT UP GROUND + 4.

*L4624 EIAAJ 54 BATunora village saki Vihar  
 RCC Building no: 2 AS Service Industry Mumbai*

In Witness whereof the parties hereto have hereunto set and subscribed their respective hands hereto this day month and year first herinabove written.



SIGNED SEALED AND DELIVERED )

By the within named Mrs. Snehalata )  
 One of the Directors of DEET )  
 HOLDINGS PVT. LTD in the )  
 Presence of ..... )

*Snehalata*

For Deft Holdings Pvt. Ltd

*Snehalata Sharma*  
 Director

करल-४	
५६०३	९
२०१३	

SIGNED SEALED AND DELIVERED )

By the within named Mohit P. )  
 Kaushil One of the Directors of )  
 NIYATI VENTURE PVT. LTD. in the )  
 Presence of *S. S. Sharma* )

*Selshang*

For NIYATI VENTURE PRIVATE LIMITED

*Mohit*  
 DIRECTOR / AUTHORISED SIGNATORY



LETTER OF POSSESSION

Received POSSESSION OF Vacant Unit No. 122, Solaris, Bldg No. 2, situated on the first floor of the Universal Industrial Estate, Opp. L & T Gate no. 6, Saki Vihar Road, Bombay 400 072, in terms of this agreement from the Transferors herein.

Dated this 28<sup>th</sup> day of May 2013.

I CONFIRM THE ABOVE

*Snehalata Sharm*

For Deft. Holdings Pvt.  
SNEHALATA

FOR DEFT HOLDINGS PVT.LTD.

Director.

For **NIVATI VENTURE PRIVATE LIMITED**

For Niyati Venture Pvt. Ltd.

*Mohit*

**DIRECTOR / AUTHORISED SIGNATORY**

Director



करल-४	
५८७३	९०
२०१३	



# SOLARIS

SOLARIS-II PREMISES CO-OP SOCIETY LTD.

REGD NO # BOM / W.KE / GNL (O) / 675 / 1994 - 95 DATE 06-04-94

46/48, Saki Vihar Road, Opp. I & T Gate No. 6 Powai, Mumbai - 400 072 Tel: 2857 5729

SUPPLEMENT NO 122/64

DATE: 25<sup>th</sup> March, 2013

To,  
M/s. Deft Holding Pvt Ltd.  
Solaris II Premises Co-op Society Ltd.  
Unit No.122 1st Floor, 46/48, S.V. Road,  
Powai, Mumbai-72.



REG: UNIT NO. 122

We are receipt of your application dated, 14<sup>th</sup> March, 2013 requesting us to issue No Objection Certificate.

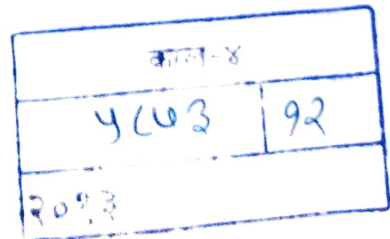
We would like to confirm as below:

1. The Unit No. 122 is Registered in your name i.e M/s. Deft Holding Pvt.Ltd.
2. The above Unit is free from any encumbrance and has no lien registered on the Unit.
3. The full Society outstanding dues have been paid by M/s. Deft Holding Pvt.Ltd. for the said Unit, till March, 2013.
4. The Unit No.122 admeasuring 30.60 sq.mtr. (per BMC Assessment).
5. M/s. Deft Holding Pvt.Ltd. is a member of our Society and Share Certificate Nos. 356 to 360 stands in their name. We have no Objection to transfer the said Unit No.122, subject to all the formalities are fulfilled

Thanking you,

Yours faithfully,

Solaris II Premises Co-operative Society Ltd.,



[Hon. Secretary]  
CC: Master File.

बृह-मुंबई महानगरपालिका

करनिर्धारण व संकलना खाते

तळ घजवता, मुख्य इमारत, महापालिका कार्यालय, मुंबई

वेबसाईट: www.mcgm.gov.in

मातहत कार्याचे देखक

Duplicate Bill

कार्यालय क्रमांक 00340811	लेखा क्रमांक L-12103R0580000	वॉर्ड क्रमांक -	मातहत काळावरील 2009-2010	मातहत कार्याचे स्थान 1. Ward Lakshmanan Tadar Market Building, G G Barve Marg, Kurla (W) Mumbai 400 070
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SHARMAN SOLARIS II  
PREMISES CO-OP SOCIETY LTD, SAKIVIHAR ROAD,  
OFFICE L & T, L D SAKINAKAMUMBAI 400072.

कार्यालय क्रमांक सदर्भिका क्रमांक, हप्त्यातील वेळ / विंग सी टी एस क्र / प्लॉट क्र गावाचे नाव, फार्म क्र, फार्मिंग गाव, दिकाण, गावसालेचे नाव, कार्यालयीन मने  
4624 (1AA) S4 B A TUNGA VILLAGE SAKI VIHAR RD R C C BUILDING NO 2 AS SERVICE INDUSTRY, MUMBAI

SMT. SAVITABAI CHIMANLAL CHOKSI SMT. M H MEGHAN; K M SET, H M R MEHTA AND OTHERS

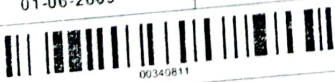
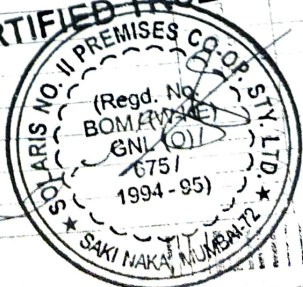


प्रथम करनिर्धारण दिनांक	01-01-1993	धकदाकी 3	1017770 93
एकूण करापात्र मूल्य रु	1139025		960
करभाषणे दिलेले मूल्य रु	0		237/6
निवासी करापात्र मूल्य रु	1139025		1-24
अनिवासी करापात्र मूल्य रु	0		355.3
(Only if RV) अन्य काढले करापात्र मूल्य रु	1281406	सूचना	वार्षिक देखक सादर
एकूण वार्षिक देय कर			200920BIL05224997

200910BIL05224996 01-APR-09 to 30-SEP-09	कर / Tax	दिवशी / अर्जावारी / NR	170854
170854	सर्वसाधारण कर / General Tax	दिवशी / R	0
0	पाणीपट्टी / Water Tax	दिवशी / NR	0
0	जनताभवन / Water Benefit Tax	दिवशी / R	142278
142378	मनवतन साधारण कर / Sewerage Tax	दिवशी / NR	0
0	मनवतन साधारण लाभ कर / Sewerage Benefit Tax	दिवशी / R	85477
85427	मनवतन शिक्षण शुल्क / Mun Education Cess	दिवशी / NR	68342
68342	राज्य शिक्षण शुल्क / State Education Cess	दिवशी / R	6834
17085	रोजगार ग्वांटेज / Employment Guarantee Cess	दिवशी / NR	17085
2848	वृक्ष शुल्क / Tree Cess	दिवशी / R	2848
85427	रास्ता शुल्क / Street Tax	दिवशी / NR	85427
640703	देयक रक्कम	दिवशी / R	640703
0	यापूर्वी भरलेली आगाऊ / जादा रक्कम रु.	दिवशी / NR	0
640703	निव्वळ देय भरलेली रक्कम रु.	दिवशी / R	640703
01-06-2009	देय दिनांक	दिवशी / NR	0

PAID CASH / CHEQUE  
18/5/09 FOR RS 68342  
AWN ON 10/5

CERTIFIED TRUE COPY!



संदेश

१) अधिदान महापालिकेच्या कुठल्याही केंद्रावर  
२) महापालिकेची कुठल्याही भागशी सेवाविषयक पत्र व्यवहार करतांना मातहतले  
नवीन क्रमांक नमुद करणे अनिवार्य राहिल  
३) महापालिकेच्या २४ तास तात्काळ सेवा दुरुधनी क्र. १०९८

PAID CASH / CHEQUE  
18/9/09 FOR RS 640703

DRAWN ON 10/9

को वि अ पठाण  
कार्यालयक व संकलन

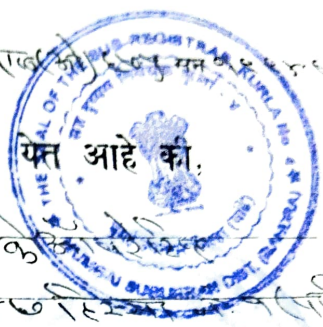


**--: नोंदणीचे प्रमाणपत्र :--**

नोंदणी क्रमांक : बी ओ एम / ३८०७२ - ६६ / जी एन एन / ६६ / २००२

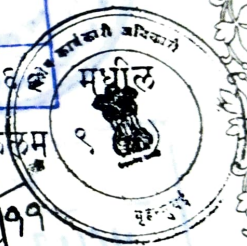
या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

सोसायटी नं. २ प्रिथामसेवा केंद्र  
सोसायटी वि. अ नं. ४६, ४७ हिस्सा (ए)  
७४८ चाई जुंगदे विल्डिज कॅम्प (पूर्व)  
जुलै ४०००९३



५८५३	१२
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ही संस्था महाराष्ट्र सहकारी संस्थेचे अधिनियम १९६१ (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम अन्वये नोंदण्यांत आलेली आहे.



उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र

सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १० (१) संस्थेचे वर्गीकरण सर्वसाधारण संस्था असा असा संस्था असून उपवर्गीकरण इतर संस्था असा आहे.

MRS. TERESA SA  
No. 1157  
Special Executive Officer,  
Vidwadhan Incharge (A) and  
Mandir Road, Sion, Mumbai - 400 008  
Mumbai (W)



6-6-1996

सही (डि. वी. वाघ)

उप निबंधक  
सहकारी संस्था (के-पूर्व) विभाग  
मुंबई.

नोंदणी क्रमांक **Y/996/2009**  
Registration  
Number :

नमूना 'क'  
Form 'C'

अनुज्ञाती क्र. **20782**  
Licence No



महाराष्ट्र शासन

उद्योग, ऊर्जा व कामगार विभाग  
उद्वाहन निरीक्षण विभाग

१ ला मजला, प्रशासकीय इमारत, श्री रामकृष्ण चेंबूर मार्ग,  
रेशनिंग कम्पाऊंड, चेंबूर ४०० ०७१  
फोन क्र. ०२२-२५२२ ५२ ०४

GOVERNMENT OF MAHARASHTRA  
INDUSTRIES, ENERGY AND LABOUR DEPARTMENT  
1st Floor, Administration Building, Shri Ramkrishna Chembur Marg,  
Rationing Compound, Chembur, Mumbai 400 071  
Phone No. 022-2522 52 04



काल-४	
४५५२	२०

उद्वाहन चालविण्याची अनुज्ञाती

(उद्वाहन नियम, १९५८ च्या नियम ४ ला अनुसरून दिवलेली)

### LICENCE TO WORK THE LIFT

(Issued under Rule 4 of Bombay Lift Rules, 1958)

श्री./सर्वश्री : मुनिवर्सल प्रि. वॉर्ड टेक्सटायल प्रायि. ३१३. ओ कॉमर्स हाऊस.  
Mr./Messrs : फोर्ट एन.एम. रोड मुंबई-२३

यांना मुंबई उद्वाहन नियम, १९५८ च्या तरतुदीनुसार, खाली नमूद केलेले उद्वाहन चालविण्याची अनुज्ञाती याद्वारे मंजूर करण्यात येत आहे —  
Is/are hereby authorised under the provisions of Rule, 1958, to run the lift mentioned below :—

उद्वाहन मालकाचे नाव : वशीर प्रभाते  
Name of the lift owner :

उद्वाहन असलेल्या जागेचा पत्ता : सोलारिस २ सर्व्.नं. ४६-४७, तुंगवा-कीलेज  
Location of the lift : व्हासि विहारोड एन. वॉर्ड डी.गेट. ६ समोर डोंघरी (मुंबई)

उद्वाहनाचे इमारतीतील स्थान : ओ-  
Position of the lift in the premises :

#### उद्वाहनाचा तपशील DETAILS OF THE LIFT

- (१) उद्वाहनाची बनावट : डोएस
- (१) Make of the Lift : प्लायव्हिलिथिया
- (२) उतारू वाहून नेण्याची क्षमता : मातवाड उद्वाहन
- (2) Carrying Capacity of the Lift : १००० कि.ग्रा.
- (३) मोटरची अश्वशक्ती : ३.५.३५
- (3) Horse Power of the motor : ३.५
- (४) उद्वाहनाचा वेग व कार्यपद्धती : ०.५ मि.प्र.से.
- (4) Speed of the lift and type of drive : एकल गतीमात्र.

प्रमो. मणोर

उद्वाहन निरीक्षक, मुंबई.  
Inspector of Lifts, Mumbai.  
Letter No.

Dated **17 DEC 2005** Mumbai

मि. अ. म. म.  
मुख्य अभियंता (विद्युत)  
Chief Engineer (Elec.)



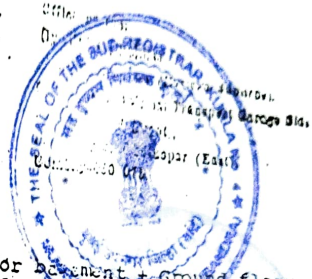
# बृहन्मुंबई महानगरपालिका MUNICIPAL CORPORATION OF GREATER BOMBAY

NO. CE/2475/BPES/A/L of

TO

Shri K.D.Makhijani,  
Licensed Surveyor,  
28/E General Assurance Bldg.,  
3rd floor, 233, Dr.D.N.Road,  
Fort,  
Bombay-400 001.

19 DEC 1992.



Sub:- Occupation permission letter for basement & Ground floor + 3rd Ist to 4th floor, only for ~~the~~ <sup>the</sup> ~~premises~~ <sup>premises</sup> industrial Estate building 'B' at C.T.S.Nos. 99,100/1,103/1 and 101 of Village Tungve, at Saki Vihar Road, Kurla (East) for M/s.Universal Textile Pvt.Ltd.

Sir,

Ref:- Your letter No. Nil dated 12/8/92

कल-य	
य 103	22

With reference to the above, 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 Assistant Engineer Water Works 'L' Ward and subject to the following :-

- 1) That certificate under Section 270-A of the Bombay Municipal Corporation Act shall be submitted within 3 months.
- 2) That the area going under Set back land, handed over to Municipal Corporation of Greater Bombay shall be transferred in the name of Municipal Corporation of Greater Bombay and separate Property Register 'ard' to that effect shall be submitted within 3 months.
- 3) That the condition mentioned in the part completion certificate dated 14/11/92 under No.DyChE/14164/Rds./SWD/ES shall be complied with.
- 4) That the No Objection Certificate from Lift Inspector shall be submitted before coming forward for occupation for 5th and 6th floors and till that time the same should not occupied.

**NOTE** : This permission is issued without prejudice to the actions under Sections 270-A, 305, 353-A of the Bombay Municipal Corporation Act.

Yours faithfully,

*Ramesh Ch...*  
Executive Engineer  
(Bldg.Proposals) (Eastern Suburbs)



# THE SOLARIS-II PREMISES CO-OPERATIVE SOCIETY LIMITED

UNIT: 122

Survey No. 46,47 Hissa No. 1,(Part) & No. 48(Part), Tunga Village, Saki Naka Mumbai 400072.  
(Registered under M.C.S. Act, 1960)

Regn. No. BOM/W-KE/GNL(O)/675/1994-95 dtd 6th April, 1994

(Authorised Share Capital Rs. 20,00,000/- Divided into 40,000 Shares each of Rs. 50/- only)

Share Certificate No. 72

Member's Register No. 72

THIS IS TO CERTIFY THAT ~~Shri./Smt./M/s.~~ LAXMI CORPORATION

of MUMBAI is the registered Holder of FIVE Shares From 356 to 360 of Rs 250/-

(Rupees TWO HUNDRED FIFTY ONLY) in THE SOLARIS-II PREMISES CO-OPERATIVE SOCIETY LIMITED

Tunga Village Powai Saki Naka, MUMBAI 400 072. Subject to the Bye-Laws of the said society and that upon each of such shares the sum of Rupees FIFTY has been paid.

Given under the Common Seal of the Society at MUMBAI this 20th day of November 1994.

SEAL

Wachdev  
CHAIRMAN

HON. SECRETARY

MEMBER OF COMMITTEE







AGREEMENT FOR SALE

THIS AGREEMENT made and entered into at Bombay on this day of 24<sup>th</sup> March 1994 BETWEEN M/S LAXMI CORPORATION, a Proprietary firm having Mr. GOPAL BARASIA as its proprietor and having its office of business at 428, Kalbhadevi Road, 2nd floor, Bombay 400 002, hereinafter called and referred to as the TRANSFEROR (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the FIRST PART AND M/S DEFT HOLDINGS PVT. LTD. a company incorporated under the Indian Companies act 1956 and having Mrs. Snehalata Shamma as one of its Directors and having their registered office at Doctor house, 3rd floor, 113 Bora Bazar Street, Fort, Bombay 400 001, hereinafter called and referred to as the TRANSFEREES (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS

1. By an Agreement for sale dated 7th April 1993, between M/s Universal Premises and Textiles Pvt. Ltd., Builders of the One part and the Transferors therein called the purchasers of the other part, the Builders therein agreed to sell and the Transferors agreed to purchase from the Builders therein the Industrial Gala No.122 in Building No.2, hereinafter referred to as the said Gala admeasuring 545 sq.ft. (built up area) on the first floor of the Universal Premises and Textiles Pvt. Ltd.
  
  2. Pursuant to the Agreement dated 7th April 1993 the Transferor has paid to the Builders therein the price therein mentioned and the Builders therein have put the Transfer in possession of the said Gala and the Transferor is fully seized and possessed of and well and sufficiently entitled to and are in possession
- .....3

of the said Gala.

3. The Transferor has agreed to sell, assign and transfer to the Transferees and the Transferees have agreed to acquire Gala No.122 and the society having not yet being formed the builders have no objection in transferring all the rights, title and interest of the transferor herein to hold, possess, use and occupy the said Gala on the terms and conditions agreed to by and between the parties hereto as hereinafter set out.

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

1. The Transferor shall sell and transfer and the Transferees shall purchase and acquire Gala No.122 in Building No.2, Solaris, situated on the first floor of Universal Industrial Estate, Opp. L & T Gate No.6, Saki Vihar Road, Bombay 400 072, on ownership basis free of all encumbrances togetherwith the right, title and interest to hold, possess use and occupy the said Gala for a price of Rs.3,27,000/- (Rupees Three lakhs twenty seven thousand only) to be paid as full and final purchase consideration.

2. The Transferees have paid to the Transferor an aggregate sum of Rs.3,27,000/- (Rupees Three lakhs twenty seven thousand only) the payment and receipt whereof the Transferor does hereby admit and acknowledge and of and from the same and every part thereof does hereby release and discharge forever the Transferees.

3. The Transferor hereby solemnly declare, covenant and represent to the Transferees.



a) that the Transferor has purchased the said Gala out of his own funds and save and except the Transferor no other persons or person has any share, right, title and interest therein or of any part thereof.

b) that the Transferor has observed and performed all the terms and conditions of the said Agreement dated 10 April, 1993 recited hereinabove and has paid all monies due and payable by the Transfer and the Transferor is absolutely entitled to use and occupy the said gala. The Transferor has also complied with all the rules and regulations of the said builders. The Transferor has not received any notice from the builders nor has any proceedings been commenced against the Transferor on account of any acts of omission or commission thereunder. The Transferor hereby agrees to obtain a letter of clearance from the Builder to this effect and such letter of clearance from the said Builder shall form part of the Agreement.

c) That the Transferor hereby further agree and undertake to pass on a clear title in respect of the said gala to the Transferees and Transfer/assign the right, title interests and benefits of the share money and deposits lying with the Builders in favour of the Transferee or its nominee/s.

d) That the Transferor is not created any charge, mortgage or any other encumbrances whatsoever upon or over the said gala hereby agreed to be sold and transferred to the transferees and that the said shares and the said gala are free from all encumbrances.

- e) That no litigation is pending in any Court and/or subsisting in respect of the said gala.
- f) That the Transferor has not entered into any agreement for sales, Transfer or assignment or any lease or for giving on leave and licence basis the said Gala or any part thereof, nor have they agreed to sell, exchange, mortgage, gift, pledge or otherwise deal with the said gala to and except the Transferor no other person has the right to use and occupy the said Gala or any part thereof.
- g) That the Transferor has good right, full power and absolute authority to sell and transfer the said shares and the said Gala in favour of the Transferees and the transferor has not committed or omitted or have been a party or privy to any act, deed, matter or thing whereby the Transferor is in any manner prevented from selling and/or transferring the said Gala in favour of the Transferee or whereby the title of the Gala is in any manner affected or otherwise howsoever.
- h) That upon the completion of the gala sale the Transferees shall hold, and peacefully possess, use, occupy and enjoy the said Gala without any let, hinderance, claim, charge, construction or disturbance by the Transferor or any other persons/claiming by from & under or in trust for the Transferor.

4. It is hereby agreed that all maintenance and outgoings including electricity, water tax, municipal tax and contribution towards repair to the building, sinking funds etc.

required to be paid upto the date of signing of the agreement shall be borne and paid by the Transferor alone and the Transferor hereby agree to indemnify and keep indemnified the transferees against non-payment of the same and against all costs, charges, expenses, in respect of any claim and demand for and/or in relation thereto and on and from the date of signing of the agreement all electricity, watertax, municipal tax, maintenance and other outgoings and contribution towards repairs to the building shall be borne and paid by the transferees alone. The Transferor agrees to transfer and get transferred all deposits, sinking funds etc, standing to their credit to the name of that transferee in the records of the builders.

5. The Transferor hereby agrees and undertakes to sign and execute all such applications, shares and documents declarations as may be required by the Transferees for the purpose of effectively transferring and vesting the said Gala unto the Transferor absolutely free from all encumbrances of any nature whatsoever.

6. The Transferor shall handover to the Transferees all original documents of title in respect of the said Gala on or at the time of execution of these presents.

7. The Transferor hereby agrees to address a letter to the M.S.E.B. Ltd. authorising them to transfer the electric installation presently standing in the name of the Transferor to the Transferee.

8. The Transferee hereby agree to become a member of the said society when formed and abide by all the bye-laws



and regulations adopted from time to time to pay monthly outgoings, municipal taxes, ground rent etc. as may be required by the society from time to time.

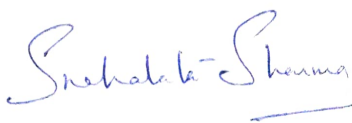
9. The Transferor do and each of them doth hereby jointly and severally indemnify and keep indemnified the Transferees in respect of all costs, shares and expenses that may be incurred or loss or damage that may be suffered by the Transferees arising out of any claim or demand made by any party or persons claiming right, title and interest in the said shares and/or the said gala through the transferor or through any of their whatsoever.

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

SIGNED AND DELIVERED by the )  
within named SHRI GOPAL BARASIA )  
prop- LAXMI CORPORATION in )  
the presence of ..... )  
..... )



SIGNED AND DELIVERED by the )  
within named M/S DEFT HOLDINGS )  
PVT. LTD. in the presence )  
of ..... )  
..... )



1 0 1

R E C E I P T

RECEIVED with thanks from the Transferee a sum of Rs. 327000/- (Rupees Three lakhs twenty seven thousand only) being the full and final settlement/consideration payable to me and paid as follows:

<u>Pay Order No./ Cheque No.</u>	<u>Date</u>	<u>Drawn on</u>	<u>Amount</u>
1 Cheque no 25051	4-03-94	Bank of Baroda Overseas Business Br. Bombay-21	Rs 7,00,000/- (Rs seven lakhs only)
2 Cheque no 25076	22-03-94	do	Rs 17,000/- (Rs seventeen thousand only)
Total			Rs 327,000/- (Rs three lakhs twenty seven thousand only)
I SAY RECEIVED For LAXMI CORPORATION 428 Kalbadevi Road Bombay 400 002			

Proprietor

WITNESSES:

1. *[Signature]*
- 2.

LETTER OF POSSESSION

RECEIVED possession of Vacant Gala No.122, Solaris, Bldg. No.2 situated on the first floor of the Universal Industrial Estate, Opp L&T Gate No.6, Sakivihar Road, Bombay 72 in terms of this agreement from the Transferor herein.

Dated this 24<sup>th</sup> day of March 1994

I Confirm the above

*[Signature]*  
GOPAL BARASIA  
Prop Laxmi Corporation

We say received  
M/s Deft Holdings Pvt.Ltd.

*[Signature]*  
Snehadati Sharma

DIRECTOR

WITNESSES:

1. *[Signature]*

\*\*\*\*\*  
DATED THIS DAY OF 1994.

AGREEMENT FOR SALE

of

Unit No.122 on First Floor  
Bldg. No.2, Universal Indl.  
Estate, Saki Vihar Road,  
Opp. L & T Gate No.6 Powai  
Bombay - 400 072.

B E T W E E N

MR. GOPAL BARASIA  
Prop. Laxmi Corpn.

AND

M/S DEFT HOLDINGS PVT.LTD.