

Gala - 2A

SHARE CERTIFICATE
UNITY INDUSTRIAL PREMISES CO-OPERATIVE
SOCIETY LIMITED.

(Regn. No. Bom/GEN/902 of 1976 dated 5-5-1976)
Majithia Industrial Estate, Waman Tukaram Patil Road,
Deonar, BOMBAY-400 038.

AUTHORISED SHARE CAPITAL RS. 3,00,000
DIVIDED INTO 6,000 SHARES OF RS. 50 EACH

Member's Register No. 24 No. of Shares FIVE Share Certificate No. 24

This is to certify that Shri/Smt./M/s. P. NATARAJAN
4, Mohana, Utham Co-op. Society, Chembur, BOMBAY 400071

of Bombay is/are the Registered Holder/s of 5 (Five only)

Shares of Rupees Fifty each, bearing distinctive Nos. from 181 to 185.

(both inclusive) in UNITY INDUSTRIAL PREMISES CO-OP. SOCIETY LIMITED.

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 said Society at Bombay.

this 29th day of April 1978



[Signature]
Chairman

[Signature]
Hon. Secretary

[Signature]
The Managing Committee Member

MEMORANDUM OF TRANSFERS

Date of Transfer 1	Transfer No. 2	Share Register No. (old) 3	To whom Transferred 4	Share Register No. (new) 5	Signatures of Chairman & Hon. Secretary 6
13.03.08	<i>Reviewed</i>	24	SMT. PORKODI SOUNRAPANDIAN AND OTHERS MR. PONRATHNAM NADARAJAN		<i>Reviewed</i> M. K. K. K.
		22/5/14 M. K. K. K. 22-5-14	MR. PONVEL NADARAJAN MRS. DURAISAMY PONMALAI		

N. B. No transfer shall be registered unless this Certificate is produced with the transfer form and fees.

19
11
Serial No. 19

SHARE CERTIFICATE
UNITY INDUSTRIAL PREMISES CO-OPERATIVE
SOCIETY LIMITED.

(Regn. No. Bom/GEN/902 of 1976 dated 5-5-1976)
Majithia Industrial Estate, Waman Tukaram Patil Road,
Deonar, BOMBAY-400 088.

AUTHORISED SHARE CAPITAL RS. 3,00,000
DIVIDED INTO 6,000 SHARES OF RS. 50 EACH

Member's Register No. 15 No. of Shares Ten Share Certificate No. 15

This is to certify that Shri/Smt./M/s. KAMAL STEEL INDUSTRIES H.U.F.
M-7, Steel Yard House, St. Tukaram Road, Colnag Bunder BOMBAY 9

of Bombay is/are the Registered Holder/s of 10 (Ten only)

Shares of Rupees Fifty each, bearing distinctive Nos. from 111 to 120.

(both inclusive) in UNITY INDUSTRIAL PREMISES CO-OP. SOCIETY LIMITED.

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 said Society at Bombay.

this 27th day of April 1978


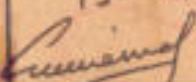
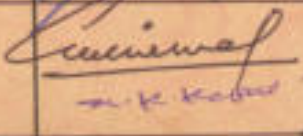
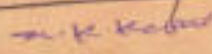


[Signature]
Chairman

[Signature]
Hon. Secretary

[Signature]
The Managing Committee Member

MEMORANDUM OF TRANSFERS

of Transfer 1	Transfer No. 2	Share Register No. (old) 3	To whom Transferred 4	Share Register No. (new) 5	Signatures of Chairman & Hon. Secretary 6
22-11-34	71	15	P. NADRAJAN	T 27	
15-03-08		15 SHR 	PONRATHNAM NADRAJAN AND OTHERS MRS. PORKODI SOUNDRA PANDIYAN		 
		22/5/14 M. K. K. K. K. 22-5-14	MR. PONVEL NADARAJAN MRS. DURAISAMY PONNALAR		

N. B. No transfer shall be registered unless this Certificate is produced with the transfer form and fees.



महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
आरोग्य विभाग
HEALTH DEPARTMENT
बृहन्मुंबई महानगरपालिका
MUNICIPAL CORPORATION OF GREATER MUMBAI



मृत्यु प्रमाणपत्र
DEATH CERTIFICATE

(जन्म व मृत्यु नोंदणी अधिनियम, १९६९ मधील कलम १२/१७ आणि महाराष्ट्र जन्म आणि मृत्यु नोंदणी नियम, २०००चे नियम ८/१३ अन्वये देण्यात आले आहे.)

(Issued under section 12/17 of the Registration of Births & Deaths Act, 1969 and Rule 8/13 of the Maharashtra Registration of Births and Deaths Rules, 2000.)

प्रमाणित करण्यात येत आहे की, खालील माहिती मृत्युच्या मूळ अभिलेखाच्या नोंदवहीतून घेण्यात आली आहे, जी की बृहन्मुंबई महानगरपालिका, तालुका Ward MW, जिल्हा मुंबई, महाराष्ट्र राज्याच्या नोंदवहीत उल्लेख आहे

This is to certify that the following information has been taken from the original record of death which is the register for Municipal Corporation of Greater Mumbai of Ward MW of District Mumbai of Maharashtra State.

मृताचे पूर्ण नाव /

Full Name of Deceased : MR. NADARAJAN /
PONLINGAM

मृत्यु दिनांक/

Date of Death : 21.02.2008

लिंग/

Sex : Male

मृत्युचे ठिकाण/

Place of Death : MUMBAI

आईचे पूर्ण नाव/

Name of Mother : Not Available.

वडिलांचे/पतीचे पूर्ण नाव/

Name of Father/ Husband : MR. PONLINGAM

मृत व्यक्तीचा मृत्यूसमयीचा पत्ता/

Address of deceased at the time of death:
80, SINDHI SOCIETY,
-,
CHEMBUR,
MUMBAI, 400071,
Maharashtra, India.

मृत व्यक्तीचा कायमचा पत्ता/

Permanant Address of deceased :
VIL-KUPPANAPURAM, -,
-,
DIST-VOC, 555555,
Tamil Nadu, India.

नोंदणी क्रमांक/

Registration No. : 741093167

नोंदणी दिनांक/

Date of Registration : 27.02.2008

शेरा/

Remarks (if any) :

प्रमाणपत्र दिल्याचा दिनांक/

Date of Issue : 25.06.2008



शिक्का/Seal

निर्मित करणा-या प्राधिका-याची सही/

Signature of the Issuing Authority :

प्राधिका-याचा पत्ता/

Address of the issuing authority :
Ward MW, Mumbai.

Sub-Registrar
M/West/East Ward

"प्रत्येक जन्म आणि मृत्युची घटना नोंदवल्याची खात्री करा"

UNITY INDUSTRIAL PREMISES CO-OP SOCIETY LTD.
Majithia Ind. Estate, Waman Tukaram Patil Marg, Deonar, Mumbai- 400 088.
(Reg. No. Bom/Gen/902 of 1976)

Date: 24/05/2014

To,

Mr. Ponrathnam Nadarajan
19, Majithia Industrial Estate,
Waman Tukaram Patil Marg,
Deonar, Mumbai – 400 088.

**Sub : N.O.C for Creating Mortgage of your Unit No. 19 in favour
of State Bank of India**
Ref : Your Letter dated 23.05. 2014.

Dear Sir,

Reference to the above Subject, we have no objection for creating mortgage of your Unit No. 19 in favour of State Bank of India as per law.

Yours faithfully,

For Unity Industrial Premises Co-op Society Ltd


Secretary



UNITY INDUSTRIAL PREMISES CO-OP SOCIETY LTD.

Majithia Ind. Estate, Waman Tukaram Patil Marg, Deonar, Mumbai- 400 088.
(Reg. No. Bom/Gen/902 of 1976)

Date: 24/05/2014

To,

Mrs. Porkodi Soundrapandian
4A, Majithia Industrial Estate,
Waman Tukaram Patil Marg,
Deonar, Mumbai – 400 088.

**Sub : N.O.C for Creating Mortgage of your Unit No. 4A in favour of
State Bank of India.**

Ref : Your Letter dated 23.05.2014

Dear Sir,

Reference to the above Subject, we have no objection for creating mortgage of your Unit No. 4A in favour of State Bank of India as per law.

Yours faithfully,

For Unity Industrial Premises Co-op Society Ltd


Secretary





VEL ELECTRONICS

Mfg. : INDUCTION HEATERS & ALLIED PRODUCTS

4-A, Majithia Industrial Estate, Waman Tukaram Patil Marg, Deonar, Mumbai - 400088.

Our Ref: VEL/14-15/LT/72

Phone : 2556 9122 / 2556 5478

Fax : 91-22-2557 6395

E-mail : mail@velelectronics.com

Website : http://www.velelectronics.com

Date : 26/05/2014

To,

Asstt. General Manager

State Bank of India,

SMECC, Jashmine Co-Op. Hsg Society,

Madhusudan Kalelkar Marg, Kalanagar,

Bandra (E), Mumbai – 400 051.

Sub : Submission of Corrected Share Certificates.

Ref : Your letter no. SMECCC/SMP/2014-15/04 dtd. 10.04.2014

Dear Sir,

To comply with the stipulations at Sr. No. 1 of the above mentioned reference, we are submitting herewith the Corrected Original Share Certificates of Gala no. 3A, 4A, 19 and 25 of Unity Industrial Premises Co-operative Society Ltd. along with No Objection Certificate received from the society.

We are also enclosing herewith the Death Certificates of Shri. P. Nadarajan and Smt N.Savithri for your kind reference.

Kindly acknowledge the same.

Thanking you,

Yours truly,

For VEL ELECTRONICS


Authorized Signatory



महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
आरोग्य विभाग
HEALTH DEPARTMENT
बृहन्मुंबई महानगरपालिका
MUNICIPAL CORPORATION OF GREATER MUMBAI



मृत्यु प्रमाणपत्र
DEATH CERTIFICATE

(जन्म व मृत्यु नोंदणी अधिनियम, १९६९ मधील कलम १२/१७ आणि महाराष्ट्र जन्म आणि मृत्यु नोंदणी नियम, २०००चे नियम ८/१३ अन्वये देण्यात आले आहे.)

(Issued under section 12/17 of the Registration of Births & Deaths Act, 1969 and Rule 8/13 of the Maharashtra Registration of Births and Deaths Rules, 2000.)

प्रमाणित करण्यात येत आहे की, खालील माहिती मृत्युच्या मूळ अभिलेखाच्या नोंदवहीतून घेण्यात आली आहे, जी की बृहन्मुंबई महानगरपालिका, तालुका Ward MW, जिल्हा मुंबई, महाराष्ट्र राज्याच्या नोंदवहीत उल्लेख आहे

This is to certify that the following information has been taken from the original record of death which is the register for Municipal Corporation of Greater Mumbai of Ward MW of District Mumbai of Maharashtra State.

मृताचे पूर्ण नाव /
Full Name of Deceased : MRS. SAVITHRI *
NADARAJAN

लिंग/
Sex : Female

मृत्यु दिनांक/
Date of Death : 01.05.2009

मृत्युचे ठिकाण/
Place of Death : MUMBAI

आईचे पूर्ण नाव/
Name of Mother : Not Available.

वडिलांचे/पतीचे पूर्ण नाव/
Name of Father/ Husband : MR. P. *
NADARAJAN

मयत व्यक्तीचा मृत्यूसमयीचा पत्ता/
Address of deceased at the time of death:
80, SINDHI SOCIETY,,
,,
CHEMBUR,
MUMBAI, 400071,
Maharashtra, India.

मयत व्यक्तीचा कायमचा पत्ता/
Permanant Address of deceased :
80, SINDHI SOCIETY,,*,
*,CHEMBUR,
MUMBAI, 400071,
Maharashtra, India.

नोंदणी क्रमांक/
Registration No. : 741212472

नोंदणी दिनांक/
Date of Registration : 07.05.2009

शेरा/
Remarks (if any) :
प्रमाणपत्र दिल्याचा दिनांक/
Date of Issue : 08.05.2009



शिक्का/ Seal

निर्गमित करणा-या प्राधिकार्याची सही/
Signature of the Issuing Authority :
प्राधिका-याचा पत्ता/
Address of the Issuing authority :
WardMW, Mumbai.

"प्रत्येक जन्म आणि मृत्युची घटना नोंदवल्याची खात्री करा"



State Bank of India

Diamond Garden Branch, Chembur
118-121, Swastik Chambers,
Sion Tromaby Road, Swastik Park,
Chembur, Mumbai-400071

Tel: 42254000/42254002/42254008

Fax: 022-42254024

Email: sbi.13340@sbi.co.in

Date: 28/10/2015

Ref. No.: SBI/ADV/2015-16/43

The Assistant General Manager
SMECCC, Kalanagar
Bandra, Mumbai

Sub: Copy of sale agreement for gala no.4A

Dear Sir,

Vel Electronics has provided Gala No.4A, Majethia Industrial estate, Waman Tukaram Patil Marg, Deonar, Mumbai-88 as collateral to us. The original document is in your custody.

The borrower has requested to provide the copy of sale deed for the above mentioned property. You are therefore, requested to provide the copy of the sale deed to Mr. N. Vignesh Kumar, representative of Vel Electronics.

His Specimen Signature is as mentioned below:

सफेद Yours Faithfully बैंक
For State Bank of India

Relationship Manager
Diamond Garden (Chembur) Branch

Recd.
28/10/15



VEL ELECTRONICS

Mfg. : INDUCTION HEATERS & ALLIED PRODUCTS

AN ISO 9001:2008 CERTIFIED COMPANY

4-A, Majithia Industrial Estate, Waman Tukaram Patil Marg, Deonar, Mumbai - 400088.

Phone : 2556 9122 / 2556 5478

Fax : 91-22-2557 6395

E-mail : mail@velelectronics.com

Website : http://www.velelectronics.com

Our Ref: VEL/15-16/LT/211

Date: 27/10/2015

To,
State Bank of India
Diamond Garden Br.
Commercial Branch
Chembur, Mumbai - 71

Sub : Issue the copy of Sale agreement for our gala no.4A.
Ref : CC A/c No. 30351871963.

Dear Sir,

With reference to the above, we required a copy of our sale agreement for our Gala No. 4A, Majithia Industrial Estate, Waman Tukaram Patil Marg, Deonar, Mumbai – 400088.


Kindly issue the same to our representative Mr. N. Vignesh Kumar, whose specimen signature is as given below.

Thanking you,

Yours faithfully

For VEL ELECTRONICS


Authorised Signatory


N. Vignesh Kumar
(Specimen Signature)

UNITY INDUSTRIAL PREMISES CO-OP SOCIETY LTD.
Majithia Ind. Estate, Waman Tukaram Patil Marg, Deonar, Mumbai- 400 088.
(Reg. No. Bom/Gen/902 of 1976)

Date: 24/05/2014

To,

Mr. Ponvel Nadarajan
3A, Majithia Industrial Estate,
Waman Tukaram Patil Marg,
Deonar, Mumbai – 400 088.

**Sub : N.O.C for Creating Mortgage of your Unit No. 3A in favour of
State Bank of India**
Ref : Your Letter dated 23.05.2014

Dear Sir,

Reference to the above Subject, we have no objection for creating mortgage of your Unit No. 3A in favour of State Bank of India as per law.

Yours faithfully,

For Unity Industrial Premises Co-op Society Ltd


Secretary



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Giala No- 19

Vel Electronics

ORIGINAL TITLE DEED

Princy
Dames

गोपनी

100102

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5RS



23 MAR 1984

27

R. K. KULKARNI.
MALLM
Advocate H'g's Court.

BUM./S

17/7/16

1984

AGREEMENT FOR SALE

36-9

THIS AGREEMENT made at Bombay this 1st day of April 1984 BETWEEN KANAL STEEL INDUSTRIES (H.U.F.) by its Karta and Manager, SANDEEP KANAL GUPTA of Bombay Indian Inhabitant hereinafter called "the VENDORS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include the Karta and members for the time being of the said H.U.F., the survivors or survivor of them, the heirs executors and administrators of the last survivor of them, and his(her) their assign) of the one part AND P. NADARAJAN, Proprietor of M/s. Vel Electronics, of Bombay Inhabitant hereinafter called "the PURCHASER" (which expression shall unless it be repugnant to the context or the meaning thereof mean and include his heirs, executors, administrators and assigns) of the Other part.

WHEREAS the Vendors herein are absolutely seized and possessed of or otherwise well and sufficiently entitled to the Gala No.19 on the ground floor of the building of the Unity Industrial Premises Co-operative Society Limited, at Waman Tukaram Patil Marg, Govandi, Bombay-400 088 as also to the five shares of the said Society bearing Nos. 111... to 115... and is a member of the said society in respect thereof.

AND WHEREAS the Vendors have agreed to sell, transfer and assign to the Purchaser and the Purchaser has agreed to Purchase and acquire all the right, title and interest of the Vendors in the said Gala, the said shares as also in the said Society together with the right of ownership and of use and occupation of the said premises on the terms and conditions hereinafter appearing.

Bombay Karia

Sandeep Kanal
Karia

[Signature]

202

: 2 :

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

1. That the Vendors shall sell and the Purchaser shall Purchase and acquire the said Gala No. 19 on the ground floor of the building of the Unity Industrial Premises Cooperative Society Ltd. at Waman Tukaram Bhandari Marg, Govandi, Bombay - 400 088, and the said five shares of the said Society together with the right of ownership and of use and occupation of the said premises together with all the right title interest of the Vendors in the said Society at or for the lumpsum price of Rs.2,75,000/- (Rupees Two Lakhs Seventyfive Thousand only).
2. That the Purchaser has paid to the Vendors on or before the execution of these presents the sum of Rs. 75,000/- (Rupees Seventyfive Thousand) as and by way of earnest money or deposit (the payment and receipt whereof the Vendors do hereby admit and acknowledge and of and from the and every part thereof do forever acquit, release and discharge the Purchaser and the balance Rs. 2,00,000/- shall be paid by the Purchaser to the Vendors within fifteen days from the date hereof where upon the Vendors shall put the Purchaser in possession of the said Premises and hand over to the Purchaser the original share certificate of the said Society.
3. The Vendors do hereby covenant with the Purchaser that the Vendors have paid the full purchase price of the said premises as also all the outgoings due in respect thereof upto 31st March 1984, and if any such amount or any or any part thereof is found lawfully due and / or is in fact recovered from the Purchaser then the same shall be reimbursed by the Vendors to the Purchaser and the Vendors do hereby agree and undertake to indemnify the Purchaser for the amount so paid and all expenses lawfully incurred by the Purchaser in respect thereof.

for Kamal Steel Industries (H.U.F.)

[Signature]
Karia

..... 3

100103

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1984

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4. The Vendors do hereby further covenant with the Purchaser that the Purchaser shall on being put in possession, quietly and peacefully possess and occupy and enjoy the said premises without any let, hindrance, denials, demand, interruption or eviction from the Vendors or any other person or persons lawfully or equitably claiming through under or in trust for the Vendors.
5. The Purchaser doth hereby covenant with the Vendors that the Purchaser shall pay all the outgoings, taxes and maintenance charges in respect of the said premises from 1st April 1984 onwards. The Purchaser is already a member of the said Society and shall abide by the bye-laws rules and regulations of the said Society. The Vendors hereby declare that they have already paid all the dues of the said Society upto the 31st March 1984.
6. The Vendors do hereby further covenant with the Purchaser that the Vendors shall from time to time and at all times hereafter whenever called upon by the Purchaser or his Advocate or Attorney, do and execute or cause to be done or executed all such acts, deeds and things whatsoever for more perfectly securing the interest of the Purchaser in the said Premises that may be reasonably required but at the cost of the Purchaser.
7. The Vendors do hereby declare that they have not, on or before the date of this Agreement mortgaged, transferred, assigned, leased or in any other manner whatsoever encumbered or alienated their right title and interest in or possession of the said premises.
8. The Vendors do hereby further declare that they have full right and absolute authority to enter into this Agreement and that they have not done or performed or caused or suffered to be done or performed any act, deed, matter or thing whatsoever whereby they may be prevented from entering into this Agreement and/or transferring the said premises as purported to be done hereby or whereby the Purchaser hereof may be obstructed, prevented or

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for Kamal Steel Industries (H.U.P.)

Jandeep
Karia

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17/7/4/6
1984

.... by ...

hindered in enjoying the rights conferred or transferred hereby in his favour, or whereby the quiet and peaceful enjoyment or possession of the Purchaser in respect of the said premises may be distrubed or hindered in any manner.

9. The Vendors above shall bear and pay the donation and/or transfer fees payable to th said Society for transfer of the said Gala to the Purchaser's name.

IN WITNESS WHEREOF, the parties hereto have set and subscribed their respect hand hereunto and to a duplicate hereof the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED
by the withinnamed Vendors

KAMAL STEEL INDUSTRIES (H.U.F.)
by its Karta and Manager,
SANDEEP KAMAL GUPTA

in the presence of *S. Anoop Kamal Gupta*

SUBHAS B SHUKLA *S. Anoop Kamal Gupta*

SIGNED SEALED AND DELIVERED
by the withinnamed Purchaser
P. NADARAJAN,

being the sole proprietor of
M/S. VEL ELECTRONICS

in the presence of *Anoop Kamal Gupta*

SUBHAS B SHUKLA *1/4/84*

RECEIVED the day and year first hereinabove)
written of and from the withinnamed Purchaser)
the sum of Seventy five thousand only)
being the withinnamed earnest money to be paid)
by him to me.)

For KAMAL STEEL INDUSTRIES (H.U.F.)

for Kamal Steel Industries (H.U.F.)

Karta *Jandep*
Karta

[Signature]

WITNESS :

WE SAY RECEIVED
For KAMAL STEEL INDUSTRIES (H.U.F.)
for Kamal Steel Industries (H.U.F.)

Karta
VENDORS

Jandep
Karta

by Cheque No. 0191541 dated 1st April 1984 drawn on State Bank of India
Deonar Branch.



Jandep
Karta

17/7/56
1984

Schedule of the property

The first schedule above mentioned, All that parcel of land of ground and hereditaments, situate lying and being at Majabhat Industrial Estate, lying between Mrs Dukes & Sons, on South side, on the North side is Municipal Hospital. In the above Industrial Estate, Gala No. 19, situate in between, Modern Sells, Ltd, and Vittal Purushottam Sons Pvt, Ltd, measuring area 133 sq mts, in Deonar, Bombay 88, in the Registration sub-division of Bombay being Survey No. 57 & 58 of Borivili Reg. Dist. Bombay, being C.T.S. No 851 & 852.



Handwritten signature or name

1956/12/8

Handwritten text, possibly a date or reference number



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१९८४ चे ११ महिन्यांचे तारखेत १ व २ बाजण्याचे दर्यात दुय्यम निबंधक मुंबई बांधे कार्यालयात हजर केला.

206

बाली लिहिल्याप्रमाणे फी घेतली ती—
 र. पैसे
 नोंदणी फी 2050
 फोटो फी (पाने) 92
 टपाल 5
 एकूण ..2050



[Handwritten signature]

दुय्यम निबंधक, मुंबई.

सब-रजिस्ट्रार, मुंबई.

१) श्री. संदीप कमाड सुभा. १५. २१ १९८४. व्यापार. सी. ६, ५९
 पत्ता: स्टेशन आग्नेय रोड. मुंबई. ३९३-५३. सी. १४५ सीड
 नं. ३२६११ (सी. ५९) वती.

२) श्री. लक्ष्मण १५. २५ १९८४. व्यापार. सी. ४. सोपना. ५३५
 सोसायटी. स्ट. आग्नेय रोड. मुंबई. ३९३-५३. सोसा. मे. लेक इलेक्ट्रॉनिक्स

..... दस्तऐवज करून देणारा
 उपाकथित सोपना दस्तऐवज करून
 दिल्याचे कबूल करतात

१) *[Handwritten signature]*

२) *[Handwritten signature]*

श्री. सुभाष सी. कोटी. अ. ३ ५९८.
 २११, हिंदू राजस्थान विनिर्माण कार. मुंबई.

इ सब-रजिस्ट्रार यांच्या ओळखीचे असून ते वरील दस्तऐवज करून देणारांस स्वतः ओळखत असल्याचे सांगतात व त्यांची ओळख देतात.

दिनांक ८.५.८४

[Handwritten signature]
 सब-रजिस्ट्रार, मुंबई

[Handwritten signature]
 8/5/1984

एस-१६९६/८४

दस्तक कमाक १ कमाक ४५
 रॉवला.



धारीक *[Handwritten signature]* दुय्यम निबंधक, मुंबई



23 MAR 1984

26
 [Redacted]
 [Redacted]
 [Redacted]
 R. K. KULKARNI
 MAHARASHTRA
 Advocate H g: Court.
 [Signature]

AGREEMENT FOR SALE

THIS AGREEMENT MADE at Bombay this 1st day of April 1984 BETWEEN KANAL STEEL INDUSTRIES(H.U.F.) by its Karta and Manager, SANDHEP KANAL GUPTA of Bombay Indian Inhabitant hereinafter called " the VENDORS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include the Karta and members for the time being of the said H.U.F., the survivors or survivor of them, the heirs executors and administrators of the last survivor of them, and his(her) their assign) of the one part AND P.NADARAJAN, of Bombay Inhabitant hereinafter called " the PURCHASER" (which expression shall unless it be repugnant to the context or the meaning thereof mean and include his heirs, executors, administrators and assigns) of the Other part.

WHEREAS the Vendors herein are absolutely seized and possessed of or otherwise well and sufficiently entitled to the Gala No.19 on the ground floor of the building of the Unity Industrial Premises Co-operative Society Limited, at Waman Tukaram Patil Marg, Govandi, Bombay-400 038 as also to the five shares of the said Society bearing Nos..... to..... and is a member of the said Society in respect thereof.

AND WHEREAS the Vendors have agreed to sell, transfer and assign to the Purchasers and the Purchaser has agreed to Purchase and acquire all the right, title and interest of the Vendors in the said Gala, the said shares as also in the said Society together with the right of ownership and of use and occupation of the said premises on the terms and conditions hereinafter appearing.

[Handwritten signature in blue ink]

For Kanat Steel Industries (H.U.F.)

Karta

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

1. That the Vendors shall sell and the Purchaser shall Purchase and acquire the said Gala No.19 on the ground floor of the building of the Unity Industrial Premises Co-operative Society Ltd. at Waman Tukaram Patil Marg, Govandi, Bombay-400 088, and the said ten shares of the said Society together with the right of ownership and of use and occupation of the said premises together with all the right title interest of the Vendors in the said Society at or for the lumpsum price of Rs.2,75,000/- (Rupees Two Lakhs Seventyfive Thousand only) & the area of Gala No.19 is 1324 s.ft.
2. That the Purchaser has paid to the Vendors on or before the execution of these presents the sum of Rs. 75,000/- (Rupees Seventyfive Thousand only) as and by way of earnest money or deposit (the payment and receipt whereof the Vendors do hereby admit and acknowledge and of and from the same and every part thereof do forever acquit, release and discharge the Purchaser) and the balance Rs. 2,00,000/- shall be paid by the Purchaser to the Vendors within fifteen days from the date hereof. where upon the Vendors shall put the Purchaser in possession of the said Premises and hand over to the Purchaser the original share certificate of the said Society.
3. The Vendors do hereby covenant with the Purchaser that the Vendors have paid the full Purchase price of the said premises as also all the outgoings due. in respect thereof upto 31st March 1984, and if any such amount or amounts or any part thereof is found lawfully due and/or is in fact recovered from the Purchaser then the same shall be reimbursed by the Vendors to the Purchaser and the Vendors do hereby agree and undertake to indemnify the Purchaser for the amount so paid and all expenses lawfully incurred by the Purchaser in respect thereof.

...3....

for Kamal Steel Industries (H.U.)



Karta

4. The Vendors do hereby further covenant with the Purchaser that the Purchaser shall on being put in Possession, quietly and peacefully possess and occupy and enjoy the said premises without any let, hindrance, denials, demand, interruption or eviction from the Vendors or any other person or persons lawfully or equitably claiming through under or in trust for the Vendors.
5. The Purchaser doth hereby covenant with the Vendors that the Purchaser shall pay all the outgoings, taxes and maintenance charges in respect of the said premises from 1st April 1984 onwards. The Purchaser is already a member of the said Society and shall abide by the bye-laws rules and regulations of the said Society. The Vendors hereby declare that they have already paid all the dues of the said Society upto the 31st March 1984.
6. The Vendors do hereby further covenant with the Purchaser that the Vendors shall from time to time and at all times hereafter whenever called upon by the Purchaser or his Advocate or Attorney, do and execute or cause to be done or executed all such acts, deeds and things whatsoever for more perfectly securing the interest of the Purchaser in the said Premises that may be reasonably required but at the cost of the Purchaser.
7. The Vendors do hereby declare that they have not, on or before the date of this Agreement mortgaged, transferred, assigned, leased or in any other manner whatsoever encumbered or alienated their right title and interest in or possession of the said premises.
8. The Vendors do hereby further declare that they have full right and absolute authority to enter into this Agreement and that they have not done or performed or caused or suffered to be done or performed any act, deed, matter or thing whatsoever whereby they may be prevented from entering into this Agreement and/or transferring the said premises as purported to be done hereby or whereby the Purchaser hereof may be obstructed, prevented of

....4

for Kamal Steel Industries (H.U.E)



Karta

hindered in enjoying the rights conferred or transferred hereby in his favour, or whereby the quiet and peaceful enjoyment or possession of the Purchaser in respect of the said premises may be disturbed or hindered in any manner.

9. The Vendors above shall bear and pay the donation and/or transfer fees payable to the said Society for transfer of the said Gala to the Purchaser's name.

IN WITNESS WHEREOF, the parties hereto have set and subscribed their respect hand hereunto and to a duplicate hereof the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED)

by the withinnamed Vendors)

KAMAL STEEL INDUSTRIES (H.U.F.))

by its Karta and Manager,)

SANDEEP KAMAL GUPTA)

in the presence of)

Sanjeev Gupta Gupta
(Sanjeev S. S. S. S.)

SIGNED SEALED AND DELIVERED)

by the withinnamed Purchaser)

P. MADARAJAN,)

in the presence of)

Sanjeev Gupta Gupta
(Sanjeev S. S. S. S.)

) For KAMAL STEEL INDUSTRIES (H.U.F.)

) *for Kamal Steel Industries (H.U.F.)*

Sanjeev

Karta

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[Signature]

RECEIVED the day and year first hereinabove)

written of and from the withinnamed Purchaser)

the sum of Seventyfive thousand only)

being the withinnamed earnest money to be)

paid by him to me.)

Rs. 75,000/-

WITNESS :

WE SAY RECEIVED For KAMAL STEEL INDUSTRIES (H.U.F.)

for Kamal Steel Industries (H.U.F.)

Sanjeev

Karta VENDORS

Karta

by cheque No. 0191541 dated 1st April 1984 drawn on State Bank of India Deonar Branch.

for Kamal Steel Industries (H.U.F.)

[Signature]

Karta

38 ①


FORM OF TRANSFER.

This instrument made this _____ day of _____
1979 between _____ (transferee) of _____
and _____ (Transferor) of _____ witness
that in consideration of the sum of Rs. _____ paid by the
said Transferee to me/us, I, the said Transferor, hereby transfer to the
said Transferee, his executors, administrators and assigns the _____
_____ shares numbered _____
and loan stock Bonds _____ numbered _____
_____ now standing in my name in
the books of the abovenamed society to hold the said share upon the same
conditions on which I now hold same; and that I, the said Transferee, hereby
accept the said shares, subject to the said conditions.

In witness whereof we have hereunto set our hands.

Witness

Name _____
Address _____
Signature _____



(Name of Transferee)
Signature.

Witness

Name _____
Address _____
Signature _____

(Name of Transferor)
Signature.