



6202
11 FEB 1980

Central Bank of India
Bombay

issued to
the account of

M/s. Shivam - 84

W.P.

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3200	8	39
382		



THIS AGREEMENT made this 9 day of 2 / 1980

between Shri.KUMUDCHANDRA D. MEHTA hereinafter referred to as the Vendor (which expression shall be deemed to mean and include his heirs, executors, administrators and assigns) of the One Part and M/s.SHIVAM, a Partnership firm hereinafter referred to as the purchasers which expression shall be deemed to mean and include their ~~heirs~~, executors, administrators and assigns) of the other Part.

WHEREAS by an agreement dated the 6th January 1977 made between M/s. Gowani Theaters Private Ltd. of the One Part and the Vendor as the Purchaser of the Other Part the Vendor acquired on what is commonly known as ownership basis and he is now absolutely seized and possessed of and otherwise well and sufficiently entitled to the premises

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No.1004 on the tenth floor in 'Majestic Shopping Centre'. Vendor also declares that he has paid full consideration of the said office premises to the Builders including the maintenance charges of the said office premises upto 31st January, 1980.

Now this indenture witnesseth that it is hereby agreed by and between the parties hereto as follows:-

1. The Vendor has sold the said office premises on the tenth floor in the building known as 'Majestic Shopping Centre' to the purchasers herein on the ownership basis and all his right, title and interest in the said office premises for a total sum of Rs.63,000/- (Rupees sixty three thousand only).
2. The Vendor hereby declares that the said office premises is free from all encumbrances and that he has full subsisting rights to make this transfer in the manner hereby done.
3. That the Vendor hereby agrees that he shall at the request and the cost of the purchasers do or cause to be done anything reasonable for the purpose of more fully assuring, selling, transferring or giving full and complete effect to the true meaning and intend of these presents.
4. That the Vendor hereby declares and covenants with the Purchasers that he is the owner of the said office premises hereby sold and that he has the power to sell the same.
5. The Vendor hereby further declares that the right, title and interest which is hereby transferred to the purchasers subsists and he has power to transfer the same.



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6. That the purchasers shall observe and perform all the terms and conditions of the agreement for sale with the Vendor and shall pay to the said Builders in advance the Municipal taxes, water charges, ground rent and other outgoing in respect of the said office premises.
7. The Purchasers shall also pay to the Builders Deposit for the share money and deposit for the maintenance charges and lease amount of the building to the said builders.
8. That the Vendor on execution of this Agreement shall have no right, title and interest or claim in the said office premises and the purchasers will be entitled to hold and enjoy the said office premises without any interruption by the vendor.



In witness whereof the parties hereto have hereunto set and subscribed their respective hands on the day and year first hereinabove mentioned.

Signed Sealed and delivered by the withinnamed Vendor SHRI KUMUDCHANDRA D. MEHTA in the presence of

Kumud. D. Mehta

Signed Sealed and delivered by the withinnamed Purchasers M/s. SHIVAM by the hand of SHRI NAREN P. KOTHARI a Partner duly authorised to execute this agreement in the presence of Shri.

Kothari

Received of and from the withinnamed Purchasers a sum of Rs. 63,000/- (Rupees sixtythree thousand only) by cheque No. ^{OPN} 0853944 dt 4-2-1980 drawn on Bank of India, Opera House Branch, Bombay- 400 004 being the amount of purchase price of the said office premises hereinabove mentioned.

WITNESS:

Kumud. D. Mehta
Kothari

31/11/79



मुद्रांक अधीक्षक, मुंबई
कर्मिता

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DEED OF DECLARATION AND CONFIRMATION.

THIS DEED OF DECLARATION AND CONFIRMATION made at BOMBAY this 30th day of NOVEMBER in CHRISTIAN YEAR ONE THOUSAND NINE HUNDRED EIGHTY NINE by M/S. SHIVAM declare state and confirm on Oath as follows:-

- (1) That by an Agreement for Sale dated 9th February 1980 we have purchased an office Premise No. 1004 on 10th Floor, in the building known as Majestic Shopping Centre, 144- Girgaum Road, Bombay- 400 004 from M/S. GOWANI THEATRES PVT. LTD., at a price of Rs.63,000/- (Rupees Sixty three thousand only) and on the terms and conditions mentioned in the said Agreement for Sale dated 9th February 1980, and the said Office Premises No. 1004, on 10th Floor in the Building known as Majestic-Shopping Centre, 144-Girgaum Road, Bombay- 400 004 in the Registration sub. Dist., and District Bombay city and Bombay suburban Land admeasuring 2590 Sq. Yards bearing C.S. No. 1458 of GIRGAUM DIVN.

....PT.O.

(2) That after the execution of the said Agreement for Sale dated 9th February 1980, the said Builder, M/s. GOWANI THEATRES PVT. LTD., and ourselves have not appeared before the Sub Registrar of Assurances Bombay for Registration of the said Agreement for Sale dated 9th February 1980. Now we are desirous to lodge for Registration the said Agreement for Sale dtd. 9-2-80 and also admit execution of the same before the Sub Registrar of Bombay. We have therefore taken an advice of our Advocate and he has advised us that each and every Agreement of Ownership Flats, Commercial Premises are Compulsory for Registration. We therefore decided to bring the said Agreement for Sale dated 9th February 1980 on record of Sub-Registrar's Office, Bombay, therefore this declaration and confirmation is executed

NOW THIS INDENTURE witnesseth THAT in pursuance of the said desire and in consideration of the said office premises we do hereby confirm the said Agreement for Sale dated 9th February 1980 and the same is still valid and the Original Agreement for sale dated 9th February 1980 is annexed herewith as Exhibit 'A' and we do hereby

Handwritten signatures and initials:
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 P.K.

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declare and confirm all the terms and conditions mentioned in the said Agreement for sale dated 9th February 1980 and the same terms and conditions binding on our Company as well as on the Partner/Partners/Successors and their legal heirs and the same terms and conditions are binding on the said Builder M/S. GOWANI THEATRES PVT. LTD., and as well as on their Partner/Partners/Successors or their legal Heirs and we have them approved before the Sub-Registrar of Assurance Bombay, within time limit presented the said Agreement for sale dated 9th February 1980 shall take abinitio effects in all respects therein mentioned as effectually the said Agreement for sale dated 9th February 1980 has been duly Registered under the Provision of Section 4 of Maharashtra Ownership Flats (Regulation of Sale Management and Transfer Act, 1963) and read with the Indian Registration Act, 1908.

Signed & Sealed & Delivered
with in named M/S. SHIVAM.
in the presence of.

For SHIVAM

G. Kothari
Partner

Witnesses:

1) SURESH P. KOTHARI
3, 109/117 C.P. Tank Rd
Bombay - 400 004

2) JITENDRA K BHAYANI
B. G. Vidhar Nagar
T. Vadapa Lane,
Ghatkoper (W)
Bombay 400 086

J. Kothari

J. M. Bhayani

पुस्तक क्र. ३२८०

दि. १९/०५/१९८८

मुंबई याचे कार्यालयाने हजर केला.

कार्यालय प्रमाणे मिळाली :-

दीडणी	१०
दोरी	१
सफरत (पोलिजींग)	१
कजपान	३
सफरतिंग	१
दबाळ	१

For SHIVAM
Kothari
Partner.

रिपम सांगणे पत्रा २००
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पुस्तक क्र. ३२८०



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पुस्तक क्र.		
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Kothari

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 रकम क्रमांक १.....क्रमांक.....
 मंडळा स्वरूपता नोंदलेल्या
 तारीख १५/३/८८
 मुख्य निबंधक, मुंबई
 अधिकाची सुभाषणी करण्याखेरीज
 निबंधकाचे सर्व अधिकार असलेले



MAJESTIC SHOPPING
THE CENTRE PREMISES CO-OPERATIVE SOCIETY LIMITED

(Registered under M.C.S. Act, 1960) (Registration No. BOM/W-D/ and Date 10-6-1994)
GNL/(O)/366/93-94

No. 114 **SHARE CERTIFICATE**

Authorised Share Capital Rs. 500000 Divided into 10,000 Shares each of Rs. 50/- only

Member's Register No. 87 01004.

THIS IS TO CERTIFY that Shri/Smt. m/s Shivam.

of Bombay is the Registered Holder of (Ten) Shares from No. 691
to 700 of Rs. 500/- (Five hundred only)
in THE MAJESTIC SHOPPING CENTRE, Premises CO-OPERATIVE SOCIETY LTD.
144, J. S. Road, Girgaum Bombay-400 004. 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 10th
day of April 1995.



Virendra
Chairman

S. Melta
Hon. Secretary

Babulal Purshottamdas
Hon. Treasurer
or M. C. Member

[P.T.O.]