

MAHARAJA RAJASTHAN

PA

बृहन्मुंबई महानगरपालिका  
BRIHANMUMBAI MAHANAGARPALIKA

12/1323/MS 1/4/T.

25 MAY 1988

Shri H. J. Thacker,  
Licensed Surveyor,  
Ground floor, United Bank Bldg.,  
107-110, Colaba Road, Mumbai (W),  
Bombay-400033.

Copy of the  
City Engineer E. S.  
for the Joint Municipal Officer  
Municipal (East).  
Number 4/1077

Subject: Part occupation permission for remaining  
gallies i.e. excepting galleys Nos. 34 to 40  
on 1st floor i.e. 2nd floor and galleys Nos. 1, 2, 3  
i.e. galleys on 2nd floor on plot Nos.  
705 to 707 of K. K. Raja Industrial Estate,  
Nahur Mumbai (West).

Reference: Your letter dated 12.5.88.

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 'T' ward 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 set back land shall be got transferred into the  
records of rights into S.H.C.'s name within 3 months from the date  
of receipt of letter hereof after obtaining fresh demarcation of  
D.P. Road.

**Notice.** This permission is issued without prejudice to the actions  
under section 270-A, 405, 353-A of the Bombay Municipal Corp. Act.

Please also note that if any of the above-mentioned objections  
are not complied with and if the user mentioned in the approved plan  
is found changed without prior permission from the Municipal  
Corporation, this occupation certificate granted to your client will  
be treated as cancelled and steps will be taken to cut off the water  
connection granted to your client.

Yours faithfully,

Executive Engineer,  
Building Proposals (Eastern Suburbs).

25 MAY 1988

HPM/0423.

Copy forwarded for information to the owner  
K. K. Raja Industrial Estate.

Executive Engineer,  
Building Proposals (Eastern Suburbs).

Certificate No. 93

Member's Regd. No. 93 )  
**RAJA INDUSTRIAL PREMISES CO-OP. SOCIETY LIMITED**  
RAJA INDUSTRIAL ESTATE, P. K. ROAD, MULUND (WEST), BOMBAY - 400 080.  
[Regd. No. Bom./WT/GNL/C-1226/89-90 dated 4-12-89 of the Mah. Co-op. Society Act, 1960]

No. of Shares : 5/10

**AUTHORISED SHARE CAPITAL RS. 94,500**  
Divided into 1,890 Shares of Rs. 50 each

## Share Certificate

This is to certify that Shri. Smt. M/s. Prab. Plastics  
& Engineers Company

of Unit No. 11 on Ground / First / Second floor is the registered holder of FIVE / TEN Shares  
from No. 921 to 930 both inclusive in the **RAJA INDUSTRIAL PREMISES**

**CO-OPERATIVE SOCIETY LIMITED**, subject to the Bye - Laws of the said society, and that upon each  
of the shares there is a sum of Rupees Fifty has been paid.

Given under the Common Seal of the said society at Mulund this Nineteenth day of



For & on behalf of

**RAJA INDUSTRIAL PREMISES CO-OP. SOCIETY LTD.**

SEAL OF THE SOCIETY

Treasurer

Hon. Secretary

Chairman





# MEMORANDUM OF THE TRANSFERS OF THE WITHIN MENTIONED SHARES

Sr. No. of Transfer	Date of General Body/ Managing Committee meeting at which transfer was approved.	To whom Transferred	Sr. No. in the Share Register at which the transfer of shares held by the transferor are registered.	Sr. No. in the share Register at which the name of the Transferee is recorded.
1	2	3	4	5
1	MCM DTD. 31/03/2018 <i>[Signature]</i> PARUTHI R. HANDE Treasurer	<del>Company</del> <i>[Signature]</i> (WILLIAM SEQUEIRA) Hon. Secretary	<i>[Signature]</i> (PREM KEVALRAMANI) Chairman	252
2	Treasurer	Hon. Secretary	Chairman	
3	Treasurer	Hon. Secretary	Chairman	
4		Hon. Secretary	Chairman	
5	Treasurer	Hon. Secretary	Chairman	



1000-3  
1000-70  
1000-1000





CHALLAN  
MTR Form Number-6

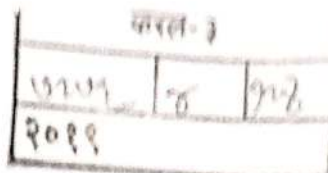
URN	MH002055129201920M	BARCODE	Date		29/05/2019 15:40:03	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID (If Any)				
Office Name	KRL2_JT SUB REGISTRAR KURLA NO 2		PAN No. (If Applicable)	AAHCR2504G			
Location	MUMBAI		Full Name	RITUL JEWELS PRIVATE LIMITED			
Year	2019-2020 One Time		Flat/Block No.	UNIT NO 11, RAJA INDUSTRIAL PREMISES CO			
			Premises/Building	CP 50G WTD			

Account Head Details	Amount In Rs.	Road/Street	MULUND WEST
0030045501 Stamp Duty	570000.00	Area/Locality	MUMBAI
0030063301 Registration Fee	30000.00	Town/City/District	
		PIN	4 0 0 0 8 0
		Remarks (If Any)	
			कमल-3 N2=AAFF6481A-Second Party Name=FAB PLASTICS COMPANY-
			U20E 2 907 2019
		Amount In	Six Lakh Rupees Only
		Words	
Total	6,00,000.00		
Payment Details	PUNJAB NATIONAL BANK		
Cheque/DD Details	FOR USE IN RECEIVING BANK		
Cheque/DD No.	Bank CIN	Ref. No.	03006172019052900581 290519M306938
Name of Bank	Bank Date	RBI Date	29/05/2019-16:34:09 Not Verified with RBI
Name of Branch	Bank-Branch	PUNJAB NATIONAL BANK	
	Scroll No. , Date	Not Verified with Scroll	

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करवयाच्या दस्तासाठी लागू आहे. नोंदणी न करवयाच्या दस्तासाठी सदर चलन लागू नाही.

*Sabina R. Hardy*  
*Saurabh V. Bandekar*  
*754*  
*Fatima M. B. Bandekar*





CHALLAN  
MTR Form Number 6

DEFACED  
₹ 600000.00  
DEFACED

Signature Not  
Verified

Digitally signed by DS  
VIRTUAL TREASURY  
MUMBAI 02  
Date: 2019.06.01  
17:06:42 IST

Reason: Secure  
Document  
Location: India

red document.

दस्तावेजांसाठी सदर चिठ्ठाव लागू

नाट्य

Digitally signed by DS  
VIRTUAL TREASURY  
MUMBAI 02  
Date: 2019.06.01  
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Reason: Secure  
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Location: India

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-390-7276	0001241259201920	01/06/2019-16:53:59	IGR199	30000.00

Page 1.2

Print Date 01-06-2019 05:06:42



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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0106201907935	Date 01/06/2019
Received from RITUL JEWELS PRIVATE LIMITED Through its Director BHAGWATILAL NANALAL JAIN, Mobile number 9892854097, an amount of Rs 480/- towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S R Kurla 4 of the District Mumbai Sub-urban District	
Payment Details	
Bank Name PUNB	Date 01/06/2019
Bank CIN 100041520190601290369	REF No 5029597955
This is computer generated receipt, hence no signature is required.	

Given to Banduk

Given to Banduk

Mr A B

Laxmaji A Banduk

Laxmaji A Banduk

Sabera H. Handy

Laxmaji A Banduk

4/4/19

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Laxmaji A Banduk

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**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 0106201907891

Receipt Date 01/06/2019

Received from RITUL JEWELS PRIVATE LIMITED Through its Director BHAGWATILAL NANALAL JAIN, Mobile number 9892854097, an amount of Rs 2000/-, towards Document Handling Charges for the Document to be registered on Document No. 7276 dated 01/06/2019 at the Sub Registrar office, Joint S.R. Kurla 3 of the District Mumbai Sub-urban District.

DEFACED

₹ 2000

DEFACED

**Payment Details**

Bank Name PUNB

Payment Date 01/03/2019

Bank CIN 100041520190601290329

REF No. 5029697828

Deface No 0106201907891D

Deface Date 01/06/2019

This is computer generated receipt, hence no signature is required.

*Signature of Bandukda*  
*Signature of Bandukda*

*Signature*



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*Signature of Bandukda*

*Signature H. Handu*

*Signature of Bandukda*

*Signature*

*Signature*

*Fatima M. Bandukda*





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S x APB

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### DEED OF TRANSFER

THIS DEED OF TRANSFER is made at Mumbai, on this 01 day of June 2019 BETWEEN FAB PLASTICS COMPANY, a Partnership Firm registered under the partnership act 1932, having its registered office address at Unit No. 1-11, 1<sup>st</sup> Floor, Raja Industrial Premises Co-operative Society Limited, Raja Industrial Estate, P. K. Road, Mulund (West), Mumbai – 400 080 hereinafter called "THE TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its partners for the time being, the survivors or survivor of them and their successors and assigns) of the ONE PART:

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S x APB  
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AND

RITUL JEWELS PRIVATE LIMITED, a Company incorporated under the provisions of Companies Act, 2013 having its registered Office at 801, 8<sup>th</sup> Floor, Sat Guru Dristi, Valji Ladha Road, Mulund (West), Mumbai - 400 080, by the hands of the duly Authorized Director, SHRI BHAGWATILAL NANALAL JAIN, age 52 years, hereinafter called "THE TRANSFEREES" (which expression it be repugnant to the context or meaning thereof be taken to include its Directors and office bearers, their Successor and permitted assigns) of the OTHER



by an Agreement for Sale dated 19<sup>th</sup> October 1988, registered in the office of Sub-Registrar Assurances at Mumbai under Serial No. PBBJ-2900/1988, for the consideration and on the terms and conditions contained therein, M/S. FAB PLASTICS & ENGINEERS COMPANY, purchased from the BUILDERS, MESSRS. RAJA BUILDERS, the Industrial Premises, bearing Unit No. 11, admeasuring "1000 Sq. Ft. Built up area" or thereabouts, located on the "1<sup>st</sup> Floor" of the building known as "Raja Industrial Estate" situated at P. K. Road, Mulund (West), Mumbai - 400 080 (hereinafter for the sake of brevity referred to as "the said Unit").

AND WHEREAS incidental to holding of the said Unit, the said M/S. FAB PLASTICS & ENGINEERS COMPANY are enjoying membership rights of Raja Industrial Premises Co-operative Society Ltd; the Society formed and registered under the Maharashtra Co-operative Societies Act, 1960, under Registration No. BOM/WT/GNL/C-1226/1989-1990 dated 04/12/1989 (hereinafter for the sake of brevity referred to as "the said Society") covered by Ten fully paid up shares of Rs.50/- each of the said



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Society bearing Distinctive Nos. 921 to 930 (both inclusive) incorporated in the Share Certificate No.93 (hereinafter for the sake of brevity referred to as "the said Shares") of the said Society.

AND WHEREAS the Partners of the FAB PLASTICS & ENGINEERS COMPANY have mutually agreed to change the name and style to FAB PLASTICS COMPANY with effect from 01/04/1992 and on following due process of law the said Society have transmitted the said Shares in the name of FAB PLASTICS COMPANY.



AND WHEREAS under the circumstances stated hereinabove, as on today the TRANSFERORS are the owners of the said Unit and holding the said Shares of the said Society.

AND WHEREAS on coming to know the intention of the TRANSFERORS regarding sale of the said Unit, the TRANSFEREES approached the TRANSFERORS and negotiated for sale and transfer of the said Unit together with the said Shares of the said Society in their favour and during the course of negotiations, the TRANSFERORS made following representations in respect of the said Unit. i.e.

- There are no suits, litigation, civil or criminal or any other proceedings pending as against the TRANSFERORS in respect of the said Unit.
- There are no attachments or prohibitory orders against the said Unit and the said Unit is not subject matter of any lis pendens or attachments either before or after judgments.
- The TRANSFERORS have not received any notice either from Income Tax, Sales Tax or Wealth Tax authorities or any

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other statutory body or authorities regarding the acquisition or requisition of the said Unit.

d. There is no claim of any nature whatsoever by any person or persons or by Government, Municipal Corporation or any other person or authority in or upon or against the said Unit.



e. No other encumbrances created against the said Unit of the TRANSFERORS to the said Unit is clear, marketable and free from all encumbrances.

f. Except TRANSFERORS, no other person or authority have any right, title or interest of whatsoever nature against the said Unit.

g. The TRANSFERORS have not been adjudicated insolvent nor they have committed any act of insolvency nor is there any order of any Court or Authority restraining them or creating any inability from entering in to this Deed.

h. The TRANSFERORS are not restricted either in the Income Tax Act, Gift Tax Act, Wealth Tax Act, Estate Duty Act, U.L.C. Act or under Maharashtra Land Revenue Code, or under any other statute from disposing off the said Unit or any part thereof in the manner stated in this Deed.

i. The TRANSFERORS have abided and complied with rules, regulations and bye-laws of the said Society and their membership in the said Society is still valid and subsisting.

j. There are no arrears against them regarding municipal taxes, maintenance, outgoings, electricity charges and other charges in respect of the said Unit.

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Relying upon aforesaid representations made by the TRANSFERORS, the TRANSFEREES agreed to purchase the said Unit on ownership basis and incidental thereto transfer of the said fully paid up shares of the said Society free from encumbrances for the consideration of ₹.95,00,000/- (Rupees Ninety Five Lakh only) and on the terms and conditions appearing hereinafter.



NOW THIS DEED WITNESSETH AND IS HEREBY AGREED BY AND BETWEEN THE PARTIES follows:-

1. The recitals contained herein shall form the integral part of this Deed as if the same are set out and incorporated herein.
2. The TRANSFERORS hereby agree to assign to the TRANSFEREES the said Ten fully paid up shares of Rs. 50/- each bearing Distinctive Nos. 921 to 930 (both inclusive) incorporated in the Share Certificate No. 93 standing in the name of the TRANSFERORS in the books of the said Raja Industrial Premises Co-operative Society Ltd.; Incidental to the said assignment, the TRANSFERORS hereby further sell, transfer and convey to the TRANSFEREES their right, title and interest in the said Industrial Premises bearing Unit No. 11, admeasuring "1000 Sq. Ft. Built up area" or thereabouts, located on the "1<sup>st</sup> Floor" of the building known as Raja Industrial Premises Co-operative Society Ltd., situated at Raja Industrial Estate P. K. Road, Mulund (West), Mumbai - 400 080 and more particularly described in the schedule hereunder written together with all profits, advantages, rights and appurtenances whatsoever attached with the said Unit for the consideration ₹.95,00,000/- (Rupees Ninety Five Lakh only). The said amount of the consideration has been paid by the TRANSFEREES to the TRANSFERORS on or before execution hereof in full and final satisfaction (the payment and receipt whereof

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Relying upon aforesaid representations made by the TRANSFERORS, the TRANSFEREES agreed to purchase the said Unit on ownership basis and incidental thereto transfer of the said fully paid up shares of the said Society free from encumbrances for the consideration of ₹.95,00,000/- (Rupees Ninety Five Lakh only) and on the terms and conditions appearing hereinafter.

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



1. The recitals contained herein shall form the integral part of this Deed as if the same are set out and incorporated herein.
2. The TRANSFERORS hereby agree to assign to the TRANSFEREES the said Ten fully paid up shares of Rs. 50/- each bearing Distinctive Nos. 921 to 930 (both inclusive) incorporated in the Share Certificate No. 93 standing in the name of the TRANSFERORS in the books of the said Raja Industrial Premises Co-operative Society Ltd.; Incidental to the said assignment, the TRANSFERORS hereby further sell, transfer and convey to the TRANSFEREES their right, title and interest in the said Industrial Premises bearing Unit No. 11, admeasuring "1000 Sq. Ft. Built up area" or thereabouts, located on the "1<sup>st</sup> Floor" of the building known as Raja Industrial Premises Co-operative Society Ltd., situated at Raja Industrial Estate P. K. Road, Mulund (West), Mumbai - 400 080 and more particularly described in the schedule hereunder written together with all profits, advantages, rights and appurtenances whatsoever attached with the said Unit for the consideration ₹.95,00,000/- (Rupees Ninety Five Lakh only). The said amount of the consideration has been paid by the TRANSFEREES to the TRANSFERORS on or before execution hereof in full and final satisfaction (the payment and receipt whereof

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the TRANSFERORS DO hereby admit and acknowledge and of and from the payment of the same and every part thereof for ever acquit, release and discharge the TRANSFEREES)

The TRANSFEREES shall deduct the sum of ₹.95,000/- (Rupees Ninety Five Thousand only) towards TDS as applicable by law @ 1% of the total consideration amount.

The TRANSFEREES shall deposit the same in the appropriate Bank and certificate to the TRANSFERORS in the name of 'Fab' in respect of the said TDS.



(The details of the payment are more specifically mentioned in the Receipt clause appearing at bottom.)

3. The TRANSFERORS declare that they are the owners of the said Unit and holding the said Shares of the said Society and they are holding the said Unit quietly without any claim or obstruction from any other person. The TRANSFERORS further declare that notwithstanding any act, deed, matter or thing whatsoever by the TRANSFERORS or any person or persons lawfully or equitably claiming by, from, through, under or in trust for them made, done, committed or omitted or knowingly suffered to the contrary, the TRANSFERORS have good right, full power and absolute authority to convey, transfer and assure the said Unit hereby agreed to be transferred, conveyed and assigned in favour of the TRANSFEREES as aforesaid and they have not done, committed or omitted any act, deed, matter or thing whereby the ownership, possession or occupation and enjoyment of the said Unit may be rendered void or voidable.

4. The TRANSFERORS shall indemnify and keep the TRANSFEREES their respective successors and assigns

*[Handwritten signatures]*

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*



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indemnified saved defended and harmless of from and against any loss, damage, suit, action, demands, claims and prejudice sustained, or the cost, charges and expenses incurred on account of any of the representations made herein by the said TRANSFERORS turning out to be false or otherwise



5. On execution hereof, the TRANSFERORS have handed over to the TRANSFEREES all the original title documents in their custody, in respect of the said Unit.

6. The TRANSFERORS declare that the said Unit is free from all encumbrances and the same is not mortgaged or in any manner charged for payment of any money to any person or Financial Institutions. The TRANSFERORS further declare that they have not entered into any agreement for transfer, sale or lease and license or let out in respect of the said Unit with any other person or persons.

7. At present the said Unit is in use, occupation and possession of the TRANSFERORS. On execution hereof, the TRANSFERORS shall without reserving any right, handover peaceful possession of the said Unit to the TRANSFEREES and thereafter, it shall be lawful for the TRANSFEREES from time to time and at all times peacefully and quietly to hold, enter upon, occupy, possess, enjoy the said Unit hereby granted with its appurtenances and receive the rents, issues and profits thereof to and for their own use and benefit without any suit, lawful, eviction, interruption, claim and demand whatsoever from or by the TRANSFERORS or any person or persons lawfully or equitably claiming or to claim by, from under or in trust from the TRANSFERORS.

8. All the taxes, electricity charges, maintenance charges and other outgoings in respect of the said Unit shall be paid by the TRANSFEREES from the date hereof, and prior to the date hereof

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Signature



the TRANSFERORS shall pay all the taxes, electricity charges, maintenance charges and all other outgoings in respect of the said Unit to the respective Authorities.

9. The TRANSFEREES confirm that before execution of this Deed, they have personally inspected the said Unit and satisfied regarding area, admeasurements, quality of construction, etc. in respect thereof together with the undivided interest in the common area and facilities appurtenant to the said Unit and every part thereof and is fully satisfied in respect thereof. In future, the TRANSFEREES shall not raise any dispute or claim in respect thereof on the TRANSFERORS and regarding the said issues. Any further costs towards repairs, improvement etc. of the said Unit shall be borne by the TRANSFEREES.

10. The TRANSFEREES declare that the TRANSFEREES have through their Advocates investigated the title of the TRANSFERORS in respect of the said Unit and the said Shares together with the undivided interest in the common area and facilities appurtenant to the said Unit and every part thereof and are fully satisfied in respect thereof and shall not raise any queries or requisitions in respect thereof.

11. The TRANSFEREES shall abide themselves by the rules and regulations of the said Society and pay the taxes and all other outgoing in respect of the said Unit from the date hereof, as and when the same becomes due for payment and keep the TRANSFERORS indemnified in respect thereof till the time the TRANSFEREES are admitted as the members of the said Society in respect of the said Unit.

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12. The TRANSFERORS and the TRANSFEREES will at the sole cost of the TRANSFEREES execute necessary documents as and when required for giving proper effect to what is agreed herein and to transfer the said Unit and the said Shares of the said Society to the TRANSFEREES in the books of the said Society and the appropriate authorities.

13. The premium/Transfer fee of the said Society in respect of the transfer of the said Unit and the said Shares of the said Society shall be borne and paid by both the parties in equal proportion.

14. Electricity / Water meters / Sinking Fund and all the amounts standing to the credit of the TRANSFERORS in the books of the said Society in respect of the said Unit shall be transferred in the name of the TRANSFEREES, on execution hereof.

15. The Stamp Duty and Registration Charges of this Deed shall be borne and paid by the TRANSFEREES alone and the TRANSFERORS shall not be liable to bear or pay any part or portion thereof. The Parties hereto undertake to comply with all the formalities required for completing the registration of this Deed in respect of the said Unit in the record of the Sub-Registrar of Assurances.

16. The parties hereto shall bear and pay the professional fees of their respective legal advisors.

17. The TRANSFERORS shall from time to time and at all reasonable times at the sole cost of the TRANSFEREES, do and execute or cause to be done and executed all such acts, deeds and things as shall be reasonably required for more perfectly transferring the right, title and interest of the TRANSFERORS in the said Unit and the said Shares of the said Society to the TRANSFEREES.

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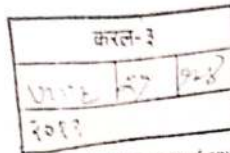
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18 In the event of any dispute pertaining to any matter relating to the transaction or any matter arising out of the interpretation of this Agreement shall be referred to court of Mumbai Jurisdiction.



WITNESSES WHEREOF the parties hereto have hereunto set their respective signatures on the day and year first

THE SCHEDULE ABOVE REFERRED TO:-

THE INDUSTRIAL PREMISES bearing Unit No. 11, admeasuring "1000 Sq. Ft. Built up area" or thereabouts, located on the "1<sup>st</sup> Floor" of the building known as Raja Industrial Premises Co-operative Society Ltd., situated at Raja Industrial Estate, P. K. Road, Mulund (West), Mumbai - 400 080, standing on Plot No. 705 to 707 of land bearing C.T.S. No. 705A, of Village Nahur, Taluka Kurla, District Mumbai Sub-urban, within the limits of T ward of Municipal Corporation of Greater Mumbai. The building of the Society was constructed in the year 1981 and it is consisting of Ground plus 2 upper floor, without having lift facility.

SIGNED AND DELIVERED

By the withinnamed TRANSFERORS

FAB PLASTICS COMPANY,

Through its Partners

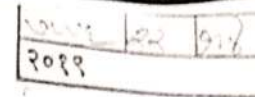
(1) MR. HAKIM HATIMBHAI

BANDOOKWALA

PAN: AABPB1483B



x For FAB PLASTICS COMPANY  
Signature of Bandookwala  
Partner



(2) MR. SUHAIL HATIMBHAI  
BANDUKWALA

PAN: AABPB2196H

Through his Constituted Attorney  
MR. HAKIM HATIMBHAI

BANDOOKWALA



(3) MR. HANIF ABBAS BANDUKWALA  
PAN: AAAPH9528A



(4) MS. SURAIYA NAZIR BANDUKWALA  
PAN: AABPB1473D



x For FAB PLASTICS COMPANY

Signature of Bandookwala  
Partner



x For FAB PLASTICS COMPANY

Signature of Bandookwala  
Partner



x For FAB PLASTICS COMPANY

Signature of Bandookwala  
Partner





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For FAB PLASTICS COMPANY  
 Through her Constituted Attorney  
 MS. SURAIYA NAZIR BANDUKWALA



(6) MS. SABERA HABIL HANDY  
 PAN AACPH3347P



(7) MS. ZAHIDA TAUFFIQUE  
 BAHRAINWALA  
 PAN: AFZPB8789F  
 Through her Constituted Attorney  
 MS. SURAIYA NAZIR BANDUKWALA



For FAB PLASTICS COMPANY  
*Suraiya Nazir Bandukwala*  
 Partner



For FAB PLASTICS COMPANY

*Sabera H. Handy*  
 Partner



For FAB PLASTICS COMPANY

*Suraiya Nazir Bandukwala*  
 Partner



(8) MR. FAKHRUDDIN SALEHSHOY  
 TATA  
 PAN: AAMPT8033G



(9) MR. FAZAL BANDUKWALA  
 PAN: ACXPB8327L



(10) MRS. FATIMA MOHAMED  
 BANDUKWALA  
 PAN: AABPB6973G



In the presence of  
 1. *Suraiya Nazir Bandukwala*  
 2. *Suraiya Nazir Bandukwala*

12/12/2017  
 2017

For FAB PLASTICS COMPANY  
 Partner



For FAB PLASTICS COMPANY  
 Partner



For FAB PLASTICS COMPANY  
 Partner



2019-20		
2019	20	2019

SIGNED SEALED AND DELIVERED  
By the withinnamed TRANSFEREES  
RITUL JEWELS PRIVATE LIMITED,  
PAN AAHCR2504G  
Through its Director  
MR. BHAGWATILAL NANALAL JAIN  
PAN AACPJ5836F



In the presence of

1. Name: *Sudhir M. Bhambhani*

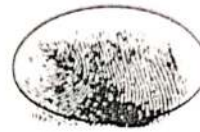
Address: *C/L. Lok everest chs rd  
T.S.2. Road, Mulund (W).  
Mumbai - 80*

Signature: *[Signature]*

2. Name: *Umesh C. Gosavi*

Address: *Hanuman mandir,  
Kumbh'ing Road, 572, Babuji'van  
Karn Nagar, Mulund (W)  
Mumbai - 80.*

Signature: *[Signature]*







RECEIPT

करल-3		
विवे	22	2019
2019		

RECEIVED of and from the withinnamed TRANSFEREES  
RITUL JEWELS PRIVATE LIMITED, the sum of ₹.94,05,000/-  
(Rupees Ninety Four Lakh Five Thousand only) within expressed  
under clause No.2 herein above towards full consideration of the  
"Unit No. 11, located on the "1<sup>st</sup> Floor" of the building known as  
Raja Industrial Premises Co-operative Society Ltd.," situated at  
Raja Industrial Estate, P. K. Road, Mulund (West), Mumbai - 400  
080, in full and final satisfaction, as under,

UTR No.	Date	Bank	Amount
AXIC19150 2153430	30/05/2019	Axis Bank	₹. 94,05,000/-
		Total	₹. 94,05,000/-

WE SAY RECEIVED

For, FAB PLASTICS COMPANY,

For FAB PLASTICS COMPANY

Partner

(1) MR. HAKIM HATIMBHAI BANDOOKWALA

For FAB PLASTICS COMPANY

Partner

(2) MR. SUHAIL HATIMBHAI BANDUKWALA

Through his Constituted Attorney

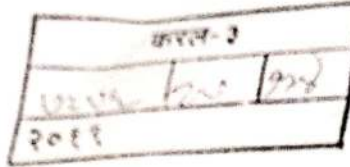
MR. HAKIM HATIMBHAI BANDOOKWALA

For FAB PLASTICS COMPANY

Partner

(3) MR. HANIF ABBAS BANDUKWALA

(4) MS. SURAIYA NAZIR BANDUKWALA



For FAB PLASTICS COMPANY  
*Suraiya Nazir Bandukwala*  
Partner  
(5) MS. RUMANA NOMAN BANDOOWALA  
Through her Constituted Attorney  
MS. SURAIYA NAZIR BANDOOWALA  
For FAB PLASTICS COMPANY

Partner  
(6) MS. SABERA HABIL HANDY

*Suraiya Nazir Bandukwala*  
(7) MS. ZAHIDA TAUFFIQUE BAHRAINWALA  
Through her Constituted Attorney  
MS. SURAIYA NAZIR BANDOOWALA  
For FAB PLASTICS COMPANY



Partner  
(8) MR. FAKHRUDDIN SALEHBOY TATA  
For FAB PLASTICS COMPANY

Partner  
(9) MR. FAZAL BANDOOWALA

*Fatima M. Bandukwala*  
(10) MRS. FATIMA MOHAMED BANDOOWALA  
(TRANSFERORS)

Witnesses:

1. *[Signature]*  
2. *[Signature]*

No. of Shares : 5/10 - 7

Member's Regd. No. 93

Certificate No. 93





metres or thereabouts (inclusive of the portion admeasuring about 326.23 sq. yards equivalent to 314.55 sq. metres being the set back land reserved for Road widening) described in the Schedule hereunder written and hereinafter referred to as the said Plot

- b) By the permission contained in his letter dated 4th November 1972 bearing No. 353/290/land and confirmed by this another letter dated 23-5-1980 bearing No. SSC/7141/Zone 11/4921 the Director of Industries State of Maharashtra has permitted construction of the Industrial Estate on the said Plot
- c) The Original Vendors as the then Owners of the said property submitted and got approved the said building plans for constructing on the said Plot A building consisting of Industrial Units and pursuant thereto commenced construction of the building and completed the same upto part plinth level prior to the 28th January, 1976;
- d) By an Agreement dated 14 March 1980 made between the Original Vendors of the One Part and the Partners of the Original Vendors agreed to sell the said Property together with the part plinth constructed thereon to the said Messrs SHAH BUILDERS (INDIA), on the terms and conditions and for the price therein mentioned;
- e) By an agreement dated 2nd May 1980 made between the said Messrs SHAH BUILDERS (INDIA) of the One Part and the Builders of the Other, the said Messrs SHAH BUILDERS (INDIA) agreed to sell the said Plot with the said part plinth thereon to the Builders for the price and on the terms and conditions therein mentioned;
- f) Under the said agreements dated 14th March 1980 and 2nd May, 1980, the Builders have been put in possession of the said property with the right to continue construction of the Building thereon complete the same and to sell the Units thereof on ownership basis;



- 3
- g) The Plans for construction of a building on the said Property have been sanctioned by the Municipal Corporation of Greater Bombay as aforesaid and specifications of such Building have been drawn up by Builders as are annexed hereto;
  - h) The Purchaser has taken inspection of the said sanctioned Plans as also has been furnished with the copies of the documents set out in rule 4 of the Maharashtra Ownership Flat (Regulation of Promotion of Construction etc.) Act, 1963, including those hereinabove recited which the Flat Holder doth hereby confirm;
  - i) The title to the said Property has been duly certified by a certificate of title a copy whereof is herewith annexed;
  - j) The Builders will sell the Units, garages, open parking space and other rights and privileges in the said Building on ownership basis with a view ultimately that the Purchasers of all such Units garages, open parking spaces, and other rights in such building should incorporate a Limited Company under the Companies Act with themselves as shareholders or form a Co-operative society under the Maharashtra Co-operative Societies Act, (hereinafter for brevity's sake referred to as "the said Organisation") and upon each of the Purchasers of such Premises in such building paying in full the amounts payable by him to the Builders for Purchase of the premises in such building and strictly complying with all the terms and conditions to be observed and performed by each of such Purchasers with the Builders, the Builders shall, subject to such permission of such authority as and if it may be necessary under any Law for the time being in force, grant transfer and assure the said Plot and the Building to be constructed thereon to the said Organisation or cause the same being done or that if the Builders so desire the Purchasers of the Units in such Building should submit the said Building to the Provision of the Maharashtra Apartment Ownership Act, 1970 by executing declarations and Deeds of Apartment as required thereby;

3) The Purchaser has agreed to purchase from the Builders the premises hereinafter referred for the price and subject to the terms and conditions hereinafter contained;

4) The Purchaser in the agreement shall unless repugnant to the context or meaning thereof also include (a) the garage holder (b) parking space holder c) plural of Purchaser and (d) the feminine gender of the Purchaser;

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY agreed by and between the parties hereto as follows:-

The Purchaser hereby agrees to purchase from the Builders the premises being unit/garage/open parking space No. .... on the 5th floor of the said building, measuring 1000 Sq.Ft. to be constructed on the Property shown by red colour on the sketch thereof annexed hereto and (hereinafter for brevity's sake referred to as "the said Unit") at or for the lumpsum price of Rs. 2,25,000/- (Rupees Two Lacs and Twenty Five Thousand only). The said Purchase price of the said Unit shall be paid by the Purchaser to the Builders as follows :-

1. 10 (Ten) percent of the Purchase Price as the earnest money on execution thereof;
2. 10 (Ten) percent at the end of 1st month of execution of this agreement;
3. 10 (Ten) percent at the end of 2nd month of execution of this agreement;
4. 10 (Ten) percent at the end of 3rd month of execution of this agreement;
5. 10 (Ten) percent at the end of 4th month of execution of this agreement;
6. 10 (Ten) percent at the end of 5th month of execution of this agreement;
7. 10 (Ten) percent at the end of 6th month of execution of this agreement;
8. 10 (Ten) percent at the end of 7th month of execution of this agreement;
9. 10 (Ten) percent at the end of 8th month of execution of this agreement;
10. 10 (Ten) percent being the balance within a week of possession of the said Unit being offered to the Unit Holder or before taking possession whichever is earlier.



3

2. The Purchaser hereby agrees to pay all amounts payable under the terms of this agreement as and when they become due and payable, time in this respect being the essence of the contract. It is expressly agreed between the parties that the Builders are not bound to give a notice requiring such payment and the failure thereof shall not be pleaded as an excuse for non-payment or any amount on their respective due dates.

Payment of Amounts due

3. The Purchaser has prior to the execution of this Agreement inspected and satisfied himself about the title of the said Plot and no requisition or objection shall be raised on any matter relating thereto, and that the Purchaser hereby accepts the title of the said Property.

Title.

4. It is hereby expressly agreed and declared that the Builders will have absolute right and authority to make such changes in the said building plans as the Builders may from time to time deem it necessary in the course of construction of the said Building provided such change in plans and construction does not affect the shape, size and location of the said Premises and the Purchaser hereby irrevocably gives his consent to the Builders for making such changes.

Right to amend the plans.

5. The Builders will sell all the Units in the said building on ownership basis with a view ultimately that the Purchasers of all the Units in such building should form themselves into the said Organisation and upon the Purchasers of all the Units in such building paying in full their respective dues payable by them and complying with all terms and conditions of their respective agreements with the Builders, the Builders shall subject to such permission of such authority as and if it may be necessary under any Law for the time being in force including the Urban Land (Ceiling and Regulation) Act, 1975 convey the said plot with the building which is being constructed thereon in favour of the said Organisation or at the option of the Builders the Purchasers of all the Units in such building should submit the said Plot and Building thereon to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing Declaration and Deeds of Apartment as required by the said Act.

Conveyance.

Payment  
before  
Possession

6. Under no circumstances the possession of the Unit shall be handed over by the Builders to the purchaser unless and until (1) all the payments required to be made under this Agreement by him have been so made to the Builders and (2) the conveyance being executed as per clause 5 above.

Notice for  
Possession

7. The possession of the said Unit shall be handed over by the builders to the Purchaser PROVIDED (1) ALL the amounts including price of the said Unit and deposits payable under clauses 10 and 11 hereof are paid to the Builders in full and (2) the conveyance being executed as per clause 5 above. The Purchaser shall take possession of the said Unit within seven days after Builders giving a notice to the Purchaser intimating him that the said Unit is ready for use and occupation.

Tentative date  
of Possession

8. Subject to (1) the Purchaser making full payment of all the amounts due by him under this Agreement and subject to (2) the Conveyance being executed, the possession of the said Unit shall be delivered by the Builders to the Purchaser on or before 31st.....1986: The Builders shall not incur any liability if they are unable to deliver possession of the Unit by the date aforesaid if the completion of the Building is delayed by reason of non-availability of steel or cement or any other building material or by reason of war, civil commotion, or any act of God, or if non-delivery of possession is as a result of any notice, order, rule or notification of the Government or the Municipal Authorities or any other authority or court of law or tribunal or on account of the Municipal Authorities not granting water connection or on account of circumstances beyond the Builder's control, or any other unavoidable, unforeseen or inevitable circumstances or on account of delay in formation of the co-operation society by the Unit-holders along with Purchasers of other tenements contained in the said Building.

date  
not

9. If for any reason the Builders are unable or they fail to give possession of the said Unit to the Purchaser by the date specified in Clause 8 above, its extension or by a period during which any one or more of the reasons set out in clause 8 prevail or to any further date or dates agreed to by and between the parties hereto, then and in that case, the Purchaser shall be entitled to terminate this Agreement in which event the Builders



7  
shall, within two weeks from such termination refund to Purchaser the amounts that may have been received by the Builders from the Purchaser in terms hereof in respect of the said unit together with simple interest on such amounts at the rate of 9% per annum from the date of receipt of each of such amounts. Over and above the payment of interest as aforesaid the Builders shall also pay to the Purchaser a sum of Rs. 500/- as liquidated damages.

10. Upon the Purchaser taking possession of the said Unit he shall have no claim against the Builders as regards the quality of the Building material used for construction of the said Unit or otherwise whatsoever.

Builder's  
released  
on possession

11. Commencing a week from the date of the occupation certificate that may be granted, by the Municipal Authorities in respect of the Building on the said Property the Purchaser shall pay on or before the 5th day of every month to the Builders until the said plot and the building thereon is transferred to the Organisation or till the same is submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970, a sum of Rs. 250/- or otherwise as determined by the Builders towards the Proportionate share that may be ascertained by the Builders of (a) the insurance premium for insuring the said Building against fire, riot and civil commotion etc. (b) the Municipal rates, charges and taxes and all other outgoings that may from time to time be levied on or incurred in respect of the said Plot and building thereon and (c) the charges for the maintenance and management of the said building including wages and the salaries of watchmen, sweepers etc. The Purchaser shall keep deposited with the Builders before taking possession of the said Unit a sum of Rs. 1,500/- (Rupees One thousand five hundred only) for payment of the aforesaid expenses and outgoings as also the deposits referred to in the paragraph 12 hereof and as contemplated in other clauses hereof. The said sum shall not carry any interest and will remain with the Builders until said Plot and building thereon are transferred to the said Organization or upon the said Plot with the Building thereon being submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970. The said deposit or the balance thereof shall be paid over by the Builders to the said Organization or to the Condominium of the Purchasers only and the Purchaser

Liability &  
Deposits for  
outgoings

shall not be entitled to demand repayment or the account thereof. The Purchaser shall also keep deposited with the Builders a sum of Rs. 251/- (Rupees two hundred fifty one only) as share money and entrance fee to the said Organisation.

Reimbursement  
of Deposits.

12. In the event of any amount by way of premium or security deposit to the Municipal Corporation of Greater Bombay or to the State Government or betterment charges or development tax or security deposit for the purpose of giving water connection or any other tax or payment of a similar nature including IOD deposit and occupation deposit or any other deposit becoming payable by the Builders the same shall be reimbursed by the Purchaser to the Builders in proportion to the area of the said Unit and in determining such amount the decision of the Builders shall be conclusive and binding upon the Purchaser.

Interest on  
delayed  
payment

13. Without prejudice to the rights and remedies available to the Builders under the provisions elsewhere contained in the foregoing agreement in that connection, the Purchaser shall be liable to pay and the Builders shall be entitled to recover from the Purchaser interest at the rate of 18% per annum on all the amounts remaining unpaid to the Builders under clause 1 hereof or otherwise from the due date thereof till payment.

Liability to  
maintain  
Premises.

14. After the possession of the said unit is handed over to the Purchaser he shall maintain the said unit at his own cost in good and tenable repair and conditions and shall not do or suffer to be done anything to the said building of the said unit staircases and common passage which may be against the rules or bye-laws of the Municipal Corporation of Greater Bombay or other authority nor shall the Purchaser change alter or make addition in or to the said units or to the said Building or any part thereof. The Builder shall not be responsible for the forfeiture of the I.O. deposit or any other penalty or fine imposed by the Municipal Authorities on account of the unauthorised alteration or addition that may be made by the Purchaser or by the Purchasers of any other units contained in the Building on the said Property.

Nature of  
Right

15. Nothing contained in these presents is intended to be nor shall be construed to be a grant demise or assignment

in law of the said unit or of the said Property of the building thereon or any Part thereof to the property by the Builders.

16. The Purchaser shall not let, sub-let, sell, transfer or assign his interest or benefit under this Agreement till all the dues payable by him to the Builders under this Agreement are fully paid up and until he obtains previous consent in writing of the Builders in that behalf.

Restriction  
Alienation.

17. The Purchaser along with the Purchasers of other units in such building shall form themselves into the said Organisation or submit the said Property and building thereon to the provisions of the said Maharashtra Apartment Ownership, Act, 1970. Upon forming themselves into the said Organisation the Builders shall subject to such permission of such authority as and it may be required under the Urban Land (Ceiling and Regulation) Act, 1970 convey or get conveyed the said Property with the Building which is being constructed thereon to such Organisation upon the said property and building thereon being submitted to the provisions of Maharashtra Apartment Ownership Act, 1970 the rights of the Purchaser as the Owner of the said Unit will be regulated by the Provisions of the Bye-laws or the provisions of the Memorandum and Articles of Association of such Organisation or the Bye-law of the Condominium of the Purchasers as the case may be.

Transfer of the  
Property of the  
Organisation.

18. The Purchaser shall take, if necessary, requisite shares of the said Organisation and this Agreement shall be treated as an irrevocable application and consent to become a member of the said Organisation by the Purchaser and for allotment of shares thereof to the Purchaser.

Membership to  
Organisation.

19. That purchaser shall from time to time sign all applications papers and documents and do all acts, deeds, and things as the Builders and/or the said Organisation may require for becoming a member of the said Organisation.

Application to  
be member.

20. The Purchaser shall observe and perform all the bye-laws and the Rules and Regulations which the said Organisation may adopt.



THE SCHEDULE HEREINABOVE WRITTEN :

All those pieces or parcels of land situate in Village Nahur in the District and Registration Sub-district of Bombay City and Bombay Suburban District within the limits of Greater Bombay subject to the Provisions of the Maharashtra Land Revenue Code comprised of the undermentioned Survey numbers forming compact plot containing by admeasurement 17,575.25 sq. yards equivalent to 14,694.5 sq. meters or thereabouts inclusive of the portion admeasuring 376.25 sq. yards equivalent to 314.55 sq. meters or thereabouts in the set back line.

Survey No.	C.T.S. No.	Area (Acres)	Area in sq. yards.	Area in sq. meters.
54/2	706	Kh. 1.12 0.04 1.16	6776	5,665.4
98	701	Kh. 1.27 1/2 0.06 1/2 1.34	8954	7,486.4
101/1	705	Kh. 0.14 1/2 0.00 3/4 0.15 1/4	1845.25 17575.25	1,542.8 14694.6

and bounded as follows that is to say on or towards the North Partly by land bearing S. No. 99 and 100 of Nahur Village and Partly by 56 feet wide proposed road, on or towards the South Partly by land bearing S.No. 101, 54/3, 55 and 54/5 of Nahur Village and on or towards the West by land bearing S. No. 54/1, 64 and 97 and shown on the plan annexed hereto delineated by red coloured boundry line with the set back shown therein in green wash and the accessor appurenant shown in burnt sienna.

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

SIGNED SEALED AND DELIVERED BY  
THE WITHINNAMED RAJA BUILDERS

) For RAJA BUILDERS

In the peresence of, *[Signature]*

*[Signature]*  
Partner.

SIGNED SEALED AND DELIVERED BY THE  
withinnamed Purchasers *Shri/Smt./M/s.*  
*FMZ PLASTICS & ENGINEERS CO.*  
in the presence of *[Signature]*

FOR FMZ PLASTICS & ENGINEERS CO  
*Sakina F. Yate*  
PARTNER

RECEIVED OF and from the withinnamed Purchasers )  
in cash/by cheque No. 03 0076 dated 13.2.82 )  
drawn on *Barbay Mercantile Bank Co. Ltd. Bombay* )  
Rs. 20,000/- (Rupees Twenty Thousand only )  
being the amount of earnest money to be paid to )  
us as is mentioned in clause 1 of these )  
Presents ..... )

Witness

- 1) *[Signature]*
- 2) *[Signature]*

WE SAY RECEIVED  
FOR RAJA BUILDERS.

*[Signature]*  
Partner.

## LIST OF AMENITIES

1. The super-structure will be of R.C.C.
2. The floor height will be 12'-10" clear.
3. Main entrance to each unit will be of Rolling Shutters.
4. All windows will be of steel except W.C. which will be of teak wood.
5. R.C.C. Grill ventilators will be provided at suitable height.
6. The flooring of galas and passages shall be rendered with 2" thick Indian Patent Stone with Ironite Topping.
7. All entrances to the Building on the ground floor shall be provided with W I Collapsible gate.
8. Each gala will be provided with W.C. and one wash basin.
9. Four Light points, Two Fan points & 1 plug point will be provided in each Gala.
10. Necessary Light points shall be provided in passage and staircase areas.
11. Necessary overhead/underground tanks as per B.M.C. Rules will be provided with required capacity water pumps.



L.D. SHAH & CO.  
ADVOCATES HIGH COURT  
L. D. SHAH LL. B.,  
BHANUMATI SHAH B.A., LL.B.

26, Examiner Press Bldg.,  
3rd Floor, Dalal Street,  
Telephone : 27 42 05

QUATE IN REPLY  
REF. NO.

Bombay - 400 023

TO WHOMSOEVER IT MAY CONCERN

We have investigated the title of the partners of Messrs Devidayal Rolling Mills to their property at Nahur more particularly described in the Schedule hereunder written and in our opinion same is free from all incumbrances beyond reasonable doubts and as such marketable, subject to the provisions of the Urban Land (Ceiling and Regulation) Act, 1976.

THE SCHEDULE HEREINABOVE REFERRED TO :

ALL THOSE pieces or parcels of land situate in village Nahur in the District and Registration Sub-District of Bombay City and Bombay Suburban District within the limits of Greater Bombay bearing S. No. 54 H. No. 2, S. No. 98 and S. No. 101 H. No. 1 containing by admeasurement 17,575.25 sq. yds. equivalent to 14,694.5 sq. metres or thereabouts inclusive of the portion admeasuring 376.25 sq. yards equivalent to 314.55 sq., metres or thereabouts in the set back line.

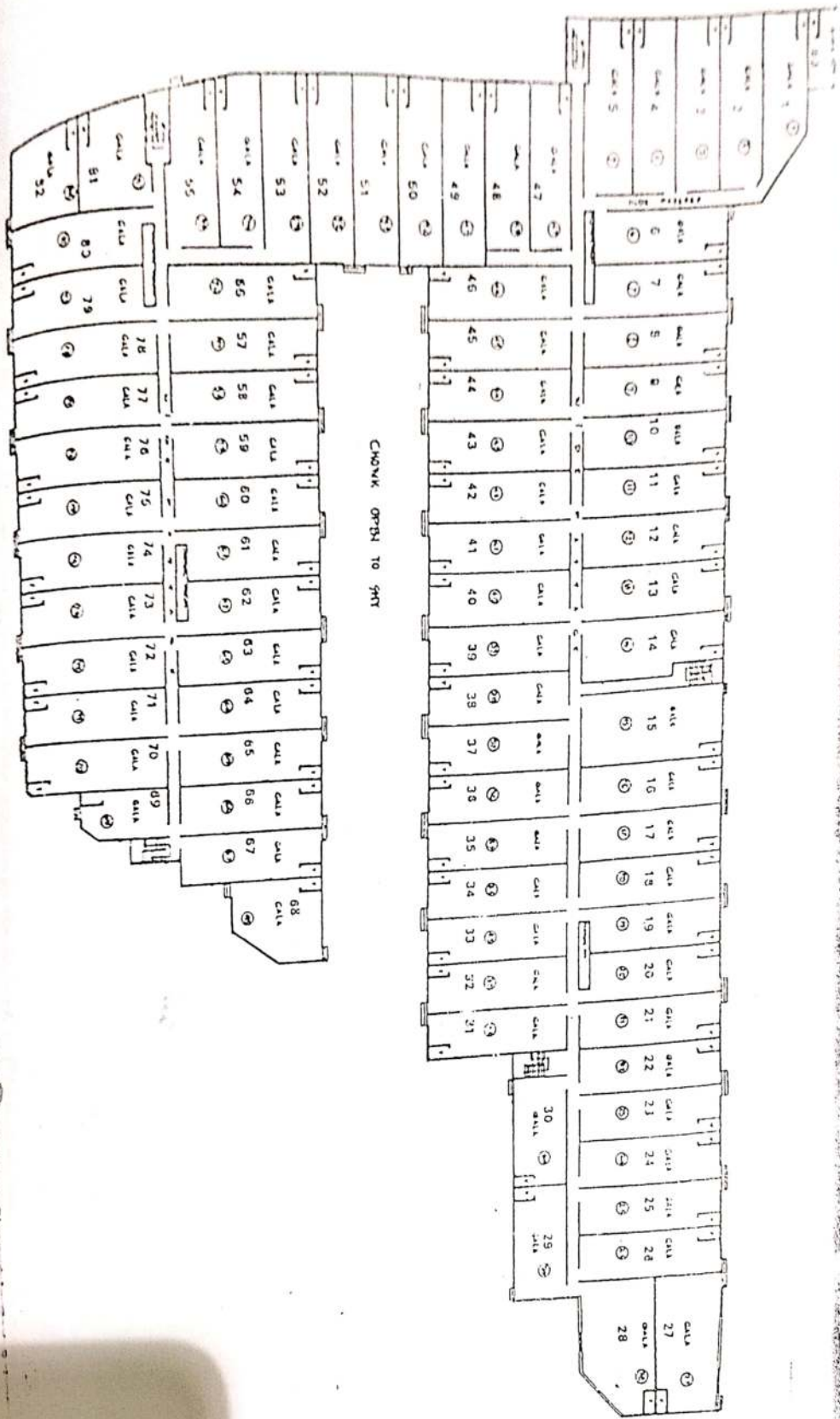
Dated this 24th day of July, 1980.

For L. D. Shah & Co.,

Sd/-

Partner

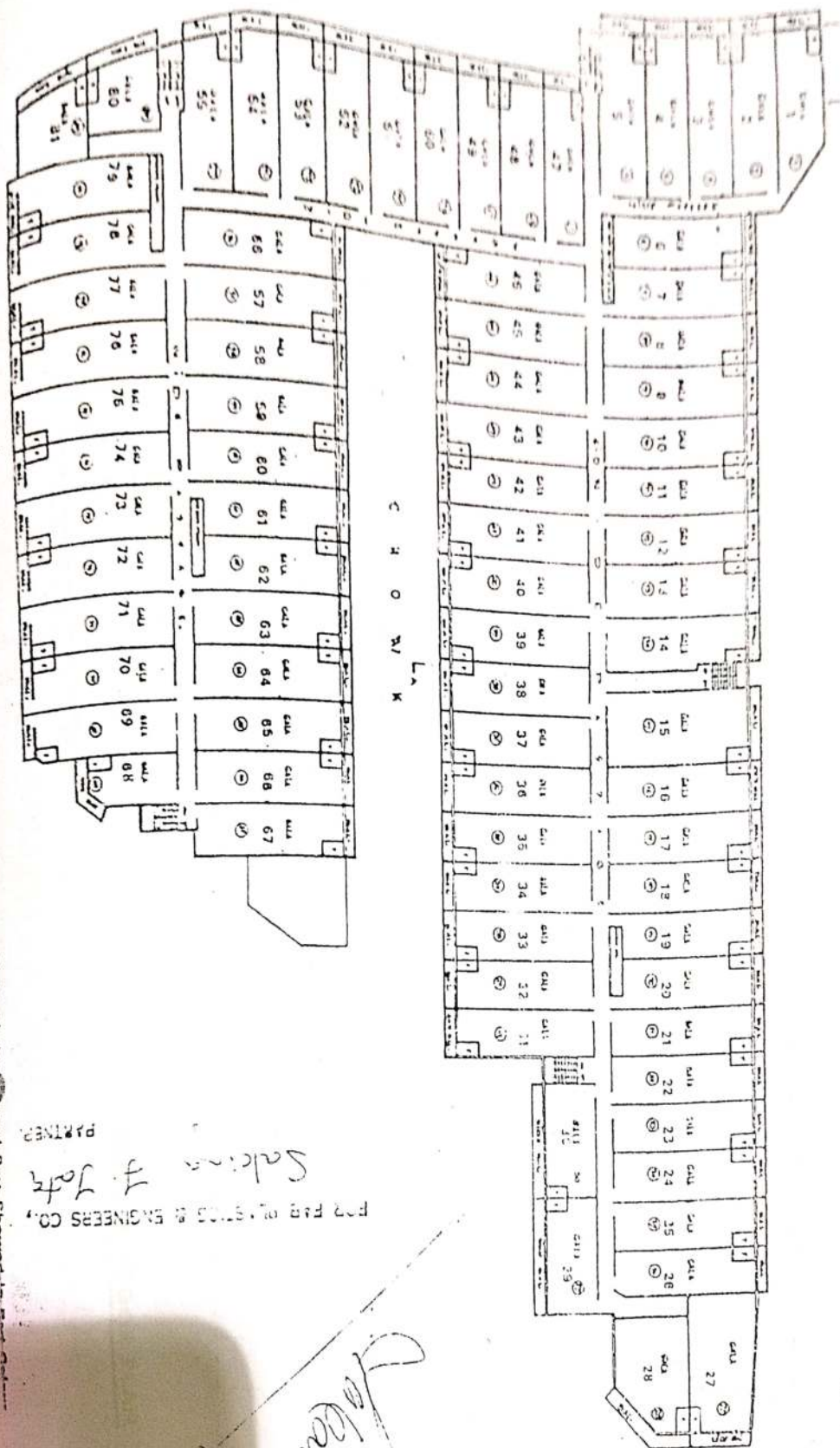
Advocates, High Court, Bombay.



Hand-drawn floor plan of a building.

Hand-drawn floor plan of a building.





Business Plan of the Unit No.

On file, moved to be recalled by the Party of the Second.

018143

FOR THE U.S. STEEL & ENGINEERS CO.,  
Salesman J. J. J.

FOR RENT OF 1911 & ENGINEERS CO.,

*[Handwritten signature]*