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Approved
The Asst. Superintendent of Stamps
Bombay

Serial No. 878
Presented at the office of the
Sub-Registrar of *Domehary*
between the hours of 2 P. M.
and 3 P. M. on the 4th March
1968.

Received fees for:—
Registration Rs. 262-50
Photographing
(Pages 11) „ 11-00
Postage „ 1-80
Total Rs. 275-30

K. Kundde
[Signature]
Sub-Registrar of Bombay

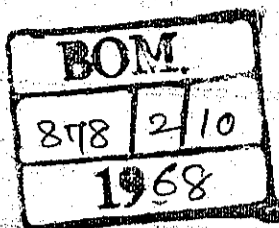
[Signature]
Sub-Registrar

DEED OF SALE

THIS DEED OF SALE made at Bombay the 4th (Fourth)
day of March 1968 BETWEEN (1) PRAMOD HARISCHANDRA HATE,
(2) CHARUDATTA HARISCHANDRA HATE, a minor by his brother
and guardian the said PRAMOD HARISCHANDRA HATE, and
(3) Smt. PRAFULLATA SUHAS WADIVKAR (formerly Kumari
PRAFULLATA HARISCHANDRA HATE) all of Bombay Inhabitants
hereinafter jointly called " THE VENDORS " (which
expression shall unless otherwise repugnant to the context
and meaning be deemed to mean and include their and each
of their respective heirs, representatives, executors,
administrators, and assigns) of the One Part, A N D
KESHAV SINAI KUNDE of Bombay Inhabitant hereinafter
called....



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called the " PURCHASER " (which expression shall unless otherwise repugnant to the context and meaning be deemed to mean and include his heirs, executors, administrators and assigns) of the Other Part;

WHEREAS the Vendors are the children and the only surviving heirs and legal representatives of the late Harischandra Sadashiv Hate and the late Mrs. Anusuya Harischandra Hate AND WHEREAS the Vendors as such heirs and legal representatives are the joint-owners of all that piece or parcel of land or ground admeasuring 495.5 sq.yds. or thereabouts with the messuages and dwelling house standing thereon and known as " SADASHIV NIVAS " situate at Duart Lane, Vithalbai Patel Road, Bombay 4, and more particularly described in the Schedule hereunder written *and delineated on the plan hereto annexed* AND WHEREAS the said Pramod Harischandra Hate is the brother and the guardian of the said minor Charudatta Harischandra Hate AND WHEREAS the said Pramod Harischandra Hate acting for himself and the said Charudatta Harischandra Hate and Smt. Prafullata Subas Wadivkar by an agreement for sale dated 4-12-1967 have agreed with MESSRS K.K. AUTOMOBILES for the sale to them or to their nominee or nominees of the said property along with the building described in the Schedule hereunder written for the price of Rs.70,000/- (Rupees Seventy Thousand only) AND WHEREAS it was agreed between the parties that the Vendors do obtain from the High Court of Maharashtra an order permitting the said Pramod Harischandra Hate to convey and complete the sale on behalf of his brother Charudatta Harischandra Hate AND WHEREAS the High Court of -- Maharashtra by its order dated the 23rd February 1968 has....

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has sanctioned the sale of the property described in the Schedule hereto and further appointed the said Pramod Harischandra Hate as the guardian of the right title and interest of the minor Charudatta Harischandra Hate in the said immovable property described in the Schedule hereto AND WHEREAS the High Court of Maharashtra has further authorised the said Pramod Harischandra Hate as such guardian to complete the sale of the said property in favour of MESSRS K. K. AUTOMOBILES or their nominee or nominees AND WHEREAS the said MESSRS K.K. AUTOMOBILES have nominated Shri Keshav Sinai Kunde in whose favour the said property should be conveyed and intimated this decision to the Vendors by a letter dated 27th February 1968 AND WHEREAS the Vendors have agreed to do so.

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P.S.W

AND WHEREAS by an Indenture of Transfer of Mortgage dated the 21st of February 1962 made between the SHAMRAO VITHAL CO-OPERATIVE BANK LTD., Bombay therein called " THE TRANSFEROR " of the first part, the Vendors therein called the Mortgagors of the second part and Mrs. Suprabha Dattaram Vaiwoode and Shrinivas Dattaram Vaiwoode therein called " THE TRANSFEREES " of the Third Part and registered at the office of the Sub-Registrar, Bombay on 22-2-1962 under Serial No.804 of 1962 of Book No.1, in consideration of the sum of Rs.13,193-52 P. paid by the Transferees to the Transferor, the Transferor did thereby convey, grant and assure unto the Transferees all that piece or parcel of land or ground together with the messuages and dwelling house known as " SADASHIV NIVAS " standing thereon situate at Duart Lane, Vithalbhai Patel Road, Bombay 4, and more particularly described in the Schedule.....





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Schedule thereto and in the Schedule hereunder written to hold the said land and hereditaments and premises unto and to the use of the Transferees subject nevertheless to the proviso for redemption therein contained;

AND WHEREAS by an Indenture of Reconveyance dated 27th day of January 1968 and registered with the Sub-Registrar of Bombay under Serial No.383/68 of Book No.I on the 27th day of January 1968 made between the said Transferees Mrs. Suprabha Dattaram Vaiwoode and Shrinivas Dattaram Vaiwoode therein called the Mortgagees of the one part and the Vendors, therein called the Mortgagors of the other part, the Mortgagees did for the consideration therein mentioned of Rs.13,193-52 with all interest due thereon reconveyed, granted and released unto the Mortgagors the said mortgaged property more particularly described in the Schedule thereto and in the Schedule hereunder written together with their rights, easements and the estate title claim and demand of the Mortgagees into and upon the said mortgaged property and all and singular the premises freely and absolutely discharged of and from all principal moneys, interests and all other moneys secured or intended to be secured by the herein-before recited Indenture of Transfer of Mortgage dated 21st day of February 1962;

AND WHEREAS the Vendors being thus absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereditaments and premises with the dwelling house known as Sadashiv Nivas standing thereon admeasuring 495.5 square yards or thereabouts
situate....

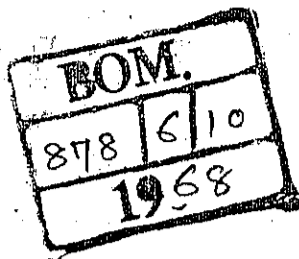
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situate at Duart Lane, Vithalbhai Patel Road, Bombay 4,
and more particularly described in the Schedule hereunder
written and intended to be hereby granted, transferred,
conveyed and assured or expressed to be did by an Agreement
to sell dated the 4th day of December 1967 made between
the Vendors of the one part and the Purchaser of the
other part the Vendors agreed to sell to the Purchaser
or his nominee the said land with the building standing
thereon with the appurtenances and free from incumbrances
at or for the price of Rs.70,000/- (Rupees Seventy
Thousand only) AND WHEREAS the Vendors have received
from the Purchaser on 4-12-1967 the sum of Rs.20,000/-
(Rupees Twenty Thousand) the payment and receipt whereof
the Vendors do hereby admit and acknowledge, as and by
way of earnest money and in part payment of the said
purchase price, AND WHEREAS pursuant to the said agreement
dated 4-12-1967 the Purchaser has now requested the
Vendors to execute these presents in favour of the
PURCHASER which the VENDORS have agreed to do in the
manner hereinafter appearing NOW THIS INDENTURE WITNESSETH
that in pursuance of the said agreement and in considera-
-tion of the sum of Rs.20,000/- (Rupees Twenty Thousand)
paid to the Vendors on 4-12-1967 as earnest money and in
part payment of the said purchase price and the sum of
Rs.50,000/- (Rupees Fifty Thousand) paid on or before
the execution of these presents to the Vendors by the
Purchaser making together the sum of Rs.70,000/- (Rupees
Seventy Thousand) 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....

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and discharge the Purchaser THEY the Vendors do hereby grant convey and assure unto the said Purchaser ALL AND SINGULAR all that piece or parcel of pension and tax land or ground together with dwelling house standing thereon and known as " Sadashiv Nivas " situate on the South side of the Vithalbhai Patel Road with the messuage and tenements standing thereon and all other hereditaments and premises in the Bombay Sub-Registration District bearing Cadastral Survey No.1616 of Girgaum Division admeasuring 495.5 square yards or thereabouts and more particularly described in the Schedule hereunder written together with all that deeds, documents, writings, vouchers and other evidence of title relating to the said piece or parcel of land or ground hereditaments and premises and every part thereof AND ALL the estate right title interest use inheritance, property, possession, benefit claim and demand whatsoever both at law and in equity of the Vendors into or upon the said land and hereditaments and premises and every part thereof hereby granted conveyed and confirmed or expressed so to be with their and every of their rights members and appurtenances unto and to the use of the Purchaser forever absolutely free from all incumbrances and freed and discharged from and of all claims but SUBJECT NEVERTHELESS to the payment by the Purchaser of all rents, taxes, assessments, rates, dues and duties now chargeable upon the same or which may hereafter become payable in respect thereof to the Municipality or to the Government or any other local or public authority or body in respect of the said property and hereditaments hereby granted conveyed and assured AND the Vendors do and each....

Handwritten initials: P.W. P.S.W.



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each of them doth hereby covenant with the Purchaser that notwithstanding any act deed or thing whatsoever by the Vendors or any of them or any of their ancestors done or executed or knowingly suffered to the contrary or by any person or persons lawfully or equitably claiming by from through under or in trust for them THEY THE VENDORS have good right to grant convey and assure the said land and hereditaments hereby granted conveyed and assessed or expressed so to be UNTO AND TO THE USE of the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the same and receive the rents and profits thereof and of every part thereof to and for their own use and benefit without any eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully and equitably claiming as aforesaid and that free and clear and freely and clearly and absolutely acquitted exonerated and forever discharged or otherwise by the Vendors well and sufficiently saved and defended and kept harmless and indemnified of from or against all former and other estates, titles, charges and incumbrances whatsoever had made executed occasioned or suffered by the Vendors or by any other person or persons lawfully or equitably claiming or to claim by from under or in trust for them or any of them AND FURTHER THAT they the Vendors and all persons having or lawfully or equitably claiming any estate right title or interest whatsoever in the said land hereditaments and premises or any part thereof from under or in trust for the Vendors or their heirs or any of them shall and will from time to time and at all times hereafter....



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hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such further and other lawful acts deeds and things whatsoever for further and better and more perfectly assuring the said land and hereditaments and premises and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.

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



THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :

ALL THAT piece or parcel of pension and tax land or ground (cess whereof is redeemed) together with the messuage or building standing thereon known as " Sadashiv Nivas " and " KqmalaNivas " situate lying and being on the South side of Girgaon Back Road, now known as Vithalbhai Patel Road, without the Fort of Bombay in the Registration Sub-District of Bombay containing

by admeasurement as originally believed 450 square yards *equivalent to 376.25 sq. meters or thereabouts* but on more accurate measurement found to admeasure *equivalent to 414 sq. meters or thereabouts* 495.5 square yards or thereabouts and Registered in the

Books of the Collector of Land Revenue with other property under Old No.334, ³⁴⁴~~334~~ New No.1 B/2155, 2156 Old Survey No.601, New Survey No.2C/7951 and Cadastral Survey No.1616 of Girgaon Division and bounded as follows that is to say on or towards the East by the property of Joseph Alexander Valladares on or towards the West by the property of Jose Mariano De'Almeda on or towards the South by the property of Paper Mill and on or towards

the....

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the North by the Public passage of the Cart and assessed by the Assessor and Collector of Municipal Taxes and Rates under D Ward No.1446 Old Street No.5, New Street No.365-F and 365-FF.

SIGNED SEALED AND DELIVERED

by the withinnamed VENDORS

(1) PRAMOD HARISCHANDRA HATE
for self and on behalf of
CHARUDATTA HARISCHANDRA HATE

~~(2) CHARUDATTA HARISCHANDRA
HATE~~ and

(2) Mrs. PRAFULLATA SUHAS
WADIVKAR (formerly Kumari
Prafullata Harischandra Hate)
in the presence of.

Pramod H. Hate
for self and as a guardian
of Charudatta H. Hate.

P.S. Wadivkar



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Witnesses : Karsondas B. Kargi
Kolave Solicitor, High Court Bombay

RECEIVED the day and year first hereinabove written of and from the Purchaser KESHAV SINAI KUNDE the sum of Rupees Fifty Thousand which together with the sum of Rupees Twenty Thousand received on the 4th day of December 1967 respectively make up the sum of Rupees Seventy Thousand only being the full consideration money abovementioned to be by the Purchaser paid to the Vendors.

Rs.70,000-00

WITNESSES :

WE SAY RECEIVED :

Karsondas B. Kargi
Kolave

Pramod H. Hate

P.S. Wadivkar

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as also Pramod Haris Chandra Hake
herself and as guardian of
his minor daughter Charudatta,
24, Service, S. C., 2nd Dukash -
Lane, V. P. Rd., Dhayga & Co.
Smt Profulla Bai Sukas -
Wadivkar, 26, Household, Wadiv-
kar W'was, Turul Pathadi, Maleed
(West), Dhayga 64, executing
warrant, judgments, admit spe-
cimens of me. So called
Conveyance deed.

1 Pramod H. Hake.

2 P. S. Wadivkar.

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Shri Karsondas B. Kazi, Sahakar
Fard, Dhayga 1

and known to the Sub-Registrar states that he
knows the above executant and identifies

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Karsondas B. Kazi
Sub-Registrar



Registered No. 878/68 of Book No. 11
Sub-Registrar

EXTRACT

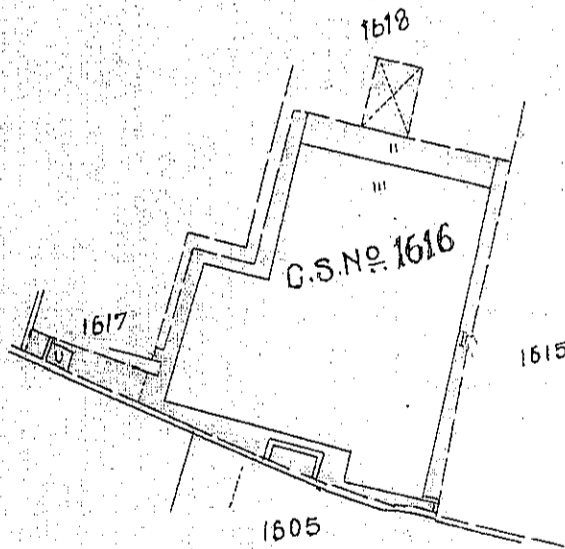
FROM THE

CADASTRAL SURVEY MAP OF THE TOWN AND ISLAND OF BOMBAY

UNDER SECTION 10(4) OF THE BOMBAY CITY SURVEY ACT, 1915

CADASTRAL SURVEY No.1616

DIVISION GIRGAUM



Scale 40 Feet to 1 Inch.

Bombay :

Dated 2ND JANUARY 1925.

Drawn by N.Y. KARNIK
Checked by [Signature]

[Signature]

Superintendent,

Bombay City Survey and Land Records Office.

[Signature]