

Serial No. 51294.

6 FEB 1979

Cenugasa
Rs. 48279/-
Shri Amohandus.

Amount fees for:-

Registration	Rs.	490-00
Photographing		
(Pages (a) 9 ..		18-00
(b) ..		
Extra under S. 30	..	6-00
Copy S.	..	}
Memo	..	
Postage	..	
Total Rs.		514-00

Sub-Registrar

[Handwritten Signature]

[Handwritten Signature]

For SUBHNEN PLY PVT. LTD.

S. L. Shah
Director.

TRUE COPY

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BOMBAY, THIS 5th DAY OF FEBRUARY, 1979

Eliseo Clement D'Souza.

and

R. Mohandas And Ann.

DEED OF CONVEYANCE.

Shri K. S. Jagmag,
Advocate High Court,
127, Satang Street,
Bombay-400 003.

COPY

For THIS INDENTURE made and entered into at
 Bombay this 5th day of February, 1979 BETWEEN
ELIAS CLEMENT D'SOUZA of Bombay, Indian Inhabitant
 hereinafter called "The Vendor" (which expression
 shall unless repugnant to the context or meaning
 thereof mean and include his heirs, executors,
 administrators and assigns) of the One Part A N D
 A. MOHANDAS and A. DEVDAS also of Bombay Indian
 Inhabitant, hereinafter called "the Purchasers"
 (which expression shall unless repugnant to the
 context or meaning thereof mean and include their
 heirs, executors, administrators and assigns) of
 the Other Part;

AO
Prof

WHEREAS the Vendor is absolutely seized
 and possessed of or otherwise well and sufficiently
 entitled to the Plot of land bearing Survey No. 63;

For SUBHNEN PLY PVT. LTD.
 S. L. Shah
 Director.

For
 TRUE COPY

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Hissa No.1)Part) bearing C.T.S.No.569 with ~~the~~ the structure standing thereon, situate at Mohilli Village, Kuria, more particularly described in the Schedule hereunder written and intended to be hereby granted and sold AND WHEREAS the Vendor has agreed with the Purchaser for the absolute sale to him of the said land hereditaments and premises in fee simple and the inheritance thereof in possession free from all encumbrances at or for the price of Rs.48279/- (Rupees fortyeight two hundred seventy nine only).

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of the sum of Rs.48279/- paid by the Purchasers to the Vendor on or before the execution of these presents (the payment and receipt whereof the Vendor doth hereby admit acknowledge and of and from the same and discharge the Purchaser) HE the Vendor doth hereby grant sell assign release convey and assure unto the Purchasers for ever ALL THAT the said piece of land or ground with the messuage hereditaments and premises situate at Mohilli Village, Kuria, in the Registration District and Sub-District of Bombay City and Bombay Suburban and more particularly described in the Schedule hereunder written and delineated on the Plan thereof hereto annexed and thereon surrounded by a red colour boundary line (all which said land hereditaments and premises are hereinafter for brevity's sake referred to as "the said premises") TOGETHER WITH all and singular houses,

-; 3 :-

outhouses, edifices, buildings, courts, yards, areas, compounds, sewers, ditches, fences, trees, drains, ways paths, passages, common gullies, wells, water, water courses, plants, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said premises or any part thereof now or at any time hereafter usually held used occupied or enjoyed therewith or reputed or known as part or member thereof to belong or be appurtenant thereto and also TOGETHER WITH all the deeds, documents, writings, vouchers, and other evidences of title relating to the said piece or parcel of land or ground hereditaments and premises or any part thereof and all the estate right title interest use inheritance property possession benefit claim and demand whatsoever at Law and in equity of the Vendor into out of or upon the said premises or any part thereof TO HAVE AND TO HOLD ALL AND SINGULAR the said premises hereby granted released conveyed and assured and intended or expressed so to be with their and every of their rights members and appurtenances unto and to the use of the Purchasers with a right to access to the said premises through the Vendor's other land by a roads as shown in the Plan hereto annexed for ever subject to the payment of all rents rates taxes assessments dues and duties now chargeable upon the same or hereafter or become payable to the Govt. of Maharashtra of the Municipal Corporation of Bombay or any other public body in respect thereof and the Vendor doth hereby for himself his heirs executors and administrators covenant with the Purchasers that notwithstanding any act deed matter or

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that whosoever by the Vendor or by any person or persons lawfully or equitably claiming by from through under or in trust for him made done committed omitted or knowingly or willingly suffered to the contrary HE the Vendor now hath in himself good right full power and absolute authority to grant release convey and assure the said premises hereby granted released conveyed or assured or intended so to be unto and to the use of the Purchasers in manner aforesaid and that it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly to hold enter upon have occupy possess and enjoy the said premises hereby granted with their appurtenances and receive the rents issues and profits thereof and of every part thereof to and for his own use and benefit without any suit lawful eviction interruption claim and demand whatsoever from or by the Vendor or his heirs or any of them or by any person or persons lawfully or equitably claiming or to claim by from under or in trust for him or any of them A N D that free and clear and freely and clearly and absolutely acquitted exonerated released and forever discharged or otherwise by the Vendor well and sufficiently saved defended kept harmless and indemnified or from and against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter had made executed occasioned or suffered by the Vendor or by any persons lawfully or equitably claiming or to claim from under or in trust for him or any of them A N D further that he the Vendor and all persons having or lawfully or equitably claiming any estate right title

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- 5 :-

interest at law or in equity in the said premises hereby granted or any part thereof by from under or in trust for him the Vendor his heirs or any of them shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such further and lawful and reasonable acts deeds things matters conveyances and assurances in the Law whatsoever for the better further and lawful and reasonable acts deeds things matters conveyances and assurances in the Law whatsoever for the better further and more perfectly and absolutely granting and assuring the said premises and every part thereof hereby granted unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required by the Purchaser his heirs executors administrators or assigns or his or their counsel-in-law.

IN WITNESS WHEREOF the Vendor hath hereunto set and subscribed his hand the day and year first hereinabove written.)

SCHEDULE ABOVE REFERRED TO :

Plot of land bearing Survey No, 53, Hissa No. 1
(Part) CTS No, 569 measuring 2299 Sq. Yds i.e. 1922.3
Sq. meters situate at Mohini Village, Kuria, in the
registration sub-district and District of Bombay City
and Bombay Suburban and bounded as follows that is to
say on or towards the East by the property bearing
Survey No. 36 on or towards the West by the Pipe Line
on or towards the South by the Plot bearing Survey

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TRUE COPY

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No.63, Hissa No.5.6 and 2 on or towards the North
by the property bearing Survey No.35.

SIGNED SEALED AND DELIVERED)
by the withinnamed Elias)
Clement D'Souza, Vendor, in)
the presence of)



D'Souza

SIGNED SEALED AND DELIVERED)
by the withinnamed A.Mohan Das &)
A.Devdas, the Purchasers, in the)
presence of)

Mohan Das

Devdas

D'Souza

RECEIVED the day and year first hereinabove)
written of and from the said Purchasers the)
sum of Rs.48279/-(Rupees Forty eight thousand)
two hundred and Seventy nine only) being)
the full consideration money abovementioned)
to by him paid to me by a demand draft.)Rs.48279/-

WITNESS:

D'Souza

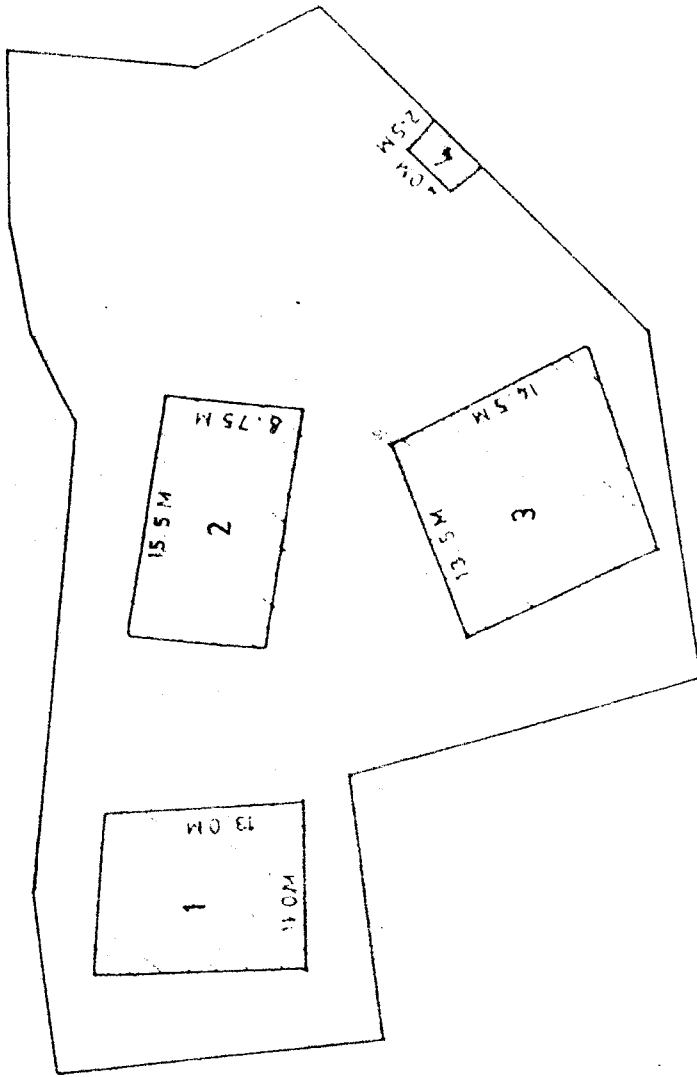
I SAY RECEIVED.



Vendor.

For SUBHNEN PLY PVT. LTD.
S.L. Shah
Director.

TRUE COPY



For SUBHNEN FLY PVT. LTD.
S. C. Shukh
 Director.

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AREA STATEMENTS	
1.	500 * (18.2 * 20.2)
	500 * 367.64
	867.64 SQ.MTS
2.	500 * (22.7 * 15.95)
	500 * 362.07
	862.07 SQ.MTS
3.	500 * (20.7 * 21.7)
	500 * 449.19
	949.19 SQ.MTS
4.	500 * (11.2 * 6.1)
	500 * 68.32
	568.32 SQ.MTS.
	Total Area = <u>3247.22 SQ.MTS.</u>