

194

No 3910
GENERAL STAMP OFFICE.

Bombay, 6th February 1959
RECEIVED from M/s J.B. Advani & Co
Private Ltd Bombay. Stamp duty
Rupees (1257/-) one thousand two hundred
fifty seven only

CERTIFIED under Sec. 32 of Act No. 11 of 1899
that the full stamp duty Rupees (1257/-) one thousand
two hundred fifty seven only
with which this instrument is
chargeable has been paid.

Serial No. 2276

Presented at the office of the
Sub-Registrar of Bombay
between the hours of 9 P. M.
and 4 P. M. on the 24th March
19 59

R.P.
R.K. Thakur
C.A.



M. Advani

Sub-Registrar of Bombay
exercising all the powers of
a Registrar except that of
hearing appeals.

*J.B. Advani & Co
Private Ltd.*

COLLECTOR

BOM.
2276/1/8
1959

Extra copy.

4833

This Indenture made at Bombay the 24th day of ~~February~~ ^{March} 1959 between Sheshmal Pragji and Hajarimal Pragji of Thana Hindus Inhabitant hereinafter called the Vendors (which expression unless repugnant to the context or meaning thereof be deemed to include their heirs, executors and administrators) of the One Part and J.B. Advani & Co. Private Ltd. having its registered office at "Advani Chambers", Pheroazshah Mehta Road, Bombay hereinafter called the Purchaser (which expression shall unless repugnant to the context or meaning thereof be deemed to include its successors and assigns) of the Other Part

Whereas the Vendors are absolutely seized and possessed of or otherwise well and sufficiently entitled to the piece or parcel of land or ground hereditament and premises situate at unsurveyed Khoti village of Bhandup and more particularly described in the Schedule hereunder written and intended to be

BOM.

2276/2/8

1959

Page 2.

195

hereby granted AND WHEREAS the Vendors have agreed with the Purchaser for the absolute sale to the Purchaser of the said land ground, hereditaments and premises free from all encumbrances at or for the price of Rs. ^{20758.50} ~~20,556.00~~ (Rupees Twenty thousand ^{seven} ~~five~~ hundred ^{fifty eight and fifty up} ~~and fiftysix~~) calculated at Rs.4.50 nP per square yard on the basis that the area is ⁴⁶¹³ ~~4,568~~ square yards AND WHEREAS the Purchaser has paid to the Vendor a sum of Rs.1,000.00 as earnest money

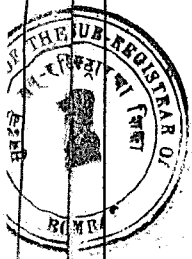
Now THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.1,000.00 paid on the 2nd day of December 1958 as earnest money and of the further sum of Rs. ^{19758.50} ~~19,556.00~~ (Rupees Nineteen thousand ^{seven} ~~five~~ hundred ^{fifty eight and fifty up} ~~and fiftysix~~) paid by the Purchaser to the Vendors on or before the execution of these presents making together the sum of Rs. ^{20578.50} ~~20,556.00~~ (the payment and receipt whereof the Vendors do hereby admit and acknowledge and of and from the same and every part thereof do for ever acquit, release and discharge the Purchaser) THEY the Vendors do hereby grant sell assign release convey and assure unto the Purchaser for ever All That said piece or parcel of land or ground with the messuage hereditaments and premises situated at Bhandup within Greater Bombay and within the Registration sub-district of Bandra and more particularly described in the Schedule hereunder written and delineated on the plan thereof hereto annexed and thereon surrounded by a red coloured boundary line (and all which land, ground hereditaments and premises are hereinafter referred for brevity sake as the said Premises) TOGETHER with all and singular houses, outhouses, edifices, buildings, areas, compounds, sewers, ditches, fences, trees, drains, ways, paths, passages, common gullies, well waters, water courses, plants, lights, liberties, privileges, easements, profits, advantages, rights,



196

BOM.
2276/3/8
1959

members and appurtenances whatsoever to the said Premises or any part thereof belonging or in any wise appertaining to or with the same or any part thereof now or at any time heretofore usually held used occupied or enjoyed therewith or reputed or known as part or member thereof to belong or to be appurtenant thereto AND also together with all the deeds, documents, writings, voucher and other evidence of title relating to the said Premises or any part thereof in their possession AND ALL the estate title interest use inheritance property possession benefit claim and demand whatsoever at law and in equity of the said Vendors 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 and benefit of the said Purchaser for ever subject to the payment of all rents rates taxes assessments dues and duties now chargeable upon the same or hereafter to become payable to the Khot or the Government or to the Municipality or any other public body in respect thereof AND the Vendors do hereby for themselves their heirs executors and administrators covenant with the Purchaser that notwithstanding any act deed matter or thing whatsoever by the Vendors or by any person or persons lawfully or equitably claiming by from through under or in trust for them made done committed omitted or knowingly or willingly suffered to the contrary they the Vendors now have in themselves 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 into and to the use of the said Purchaser in manner aforesaid AND that it shall be lawful for the



BOM.

2276/4/8

1959

Page 4.

197



Purchaser from time to time and at all times hereafter peace-ably 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 the Purchaser's own use and benefit without any suit lawful eviction interruption claim and demand whatsoever from or by the Vendors or their heirs or any of them from or by any person or persons lawfully or equitably claiming or to claim by from under or in trust for them or any of them AND that free and clear and fully and clearly and absolutely acquitted exonerated released and forever discharged or otherwise by the Vendors well and sufficiently saved defended kept harmless and indemnified of from and against all former and other estates titles charges and incumbrances whatsoever either already or to be hereafter 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 at law or in equity in the said premises hereby granted or any part thereof by from under or in trust for them the Vendors or their heirs, heirs of 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 other 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 said Purchasers in manner aforesaid as shall or may be reasonably required by the said Purchaser AND the Vendors do hereby covenant with the Purchaser

198

BOM.
2276/5/8
1959

that they the Vendors have not done omitted or knowingly or willingly suffered or been party or privy to any act deed or thing whereby they are prevented from granting and conveying the said Premises in manner aforesaid or whereby the same or any part thereof is can or may be charged incumbered or prejudicially affected in estate title or otherwise howsoever.

In witness whereof the party of the One Part have hereunto set their hands the day and year first hereinabove written.

SCHEDULE.

All that piece or parcel of agricultural land or ground or hereditaments situate, lying and being at unsurveyed Khoti village of Bhandup, ^{Sub District Bhandra. B.S.D.} Taluka Thana, District Thana, now within Greater Bombay, admeasuring ⁴⁶¹³ ~~4560~~ square yards on actual measurement, bounded as follows: On or towards the East by the property of J.B.Advani & Co. Private Ltd., on or towards the South by Bombay-Agra Road, on or towards the West by the property of J.B.Advani & Co. Private Ltd., on or towards the North by the property formerly of Mrs. Ladibai Ramji Mahatre and now of Shri. Umedmal Chaturbhuj together with trees, streams, stones, ditches, drains, paths, passages, ways, rights of ways, rights of easements and all the rights appertaining thereto without reservation of any rights and shown on a rough plan hereto annexed.

Signed and delivered by the within named Sheshmal Pragji and Hajarimal Pragji in the presence of:

Sheshmal Pragji
Hajarimal Pragji

K.D. Nait. Pleader
Shema.

Received the day and year first hereinabove written

199

of and from the said Purchaser the sum of Rupees Nineteen thousand ~~Five hundred and fiftysix~~ ^{Seven hundred fifty eight and fifty up} which together with the sum of Rupees One thousand received on the 2nd day of December 1958 makes in the aggregate the sum of Rupees Twenty thousand ~~and fiftysix~~ ^{Seven hundred fifty eight and fifty up} being the full consideration money above mentioned to be by them to us.

BOM.
2276/6/8
1959

We say received.

[Signature]
 ie Shekhar Praggi
[Signature]
 ie. Hazarimal Praggi

Witness:

K.D. Nair
 Pleader, Dhans.

Signed and delivered by the within named J.B. Advani & Co. Private Ltd., by its constituted attorney, Mr. M.R.K. Murti

For J.B. Advani & Co. Private Ltd.

[Signature]
 M.R.K. Murti

Constituted Attorney.

Witness:

H. G. Malhani
 Advocate
 Bombay.



200

Received fees for:-
Registration Rs. 62-50
Photographing

(Pages (a) & (b)) " 3-60

Extra under S. 30 " 6-00

Copy S. 6) " 2-40

Memo " 0-65

Postage " 1-21

Total Rs. 76-36
Sub-Registrar

BOM.
2276/7/8
1959

(1) Shri Sheshmal Pragji, 46.
(2) Shri Hazarimal Pragji, 35,
both Shroffs. Tembinaka. Puroshottaru
Anandji's Bungabw. Thana. (3) Shri
Manargudi Rajgopal Kotsima Murti,
S.I. Service. 60, Ganesh Bang. Vincent
rd. Matunga. Bombay. as an Ally of
J.S. Advani & Co. Private Ltd. all
Indians. executing parties. admit
execution

(1) ~~Shri Sheshmal Pragji~~
Shri Sheshmal Pragji

(2) ~~Shri Hazarimal Pragji~~
Shri Hazarimal Pragji

K.D. Naik

Shri K.D. Naik Pleader Thana

and known to the Sub-Registrar states that he
personally knows the above executant and identifies
him. 2124-3-59 K.D. Naik Pleader Thana
Date 19

Sub-Registrar



201

Shri H. G. Malhani, Advocate, Achani Chambers
P. M. Rd. Bombay
and known to the Sub-Registrar states that he
personally knows the above executant and identifies
him.

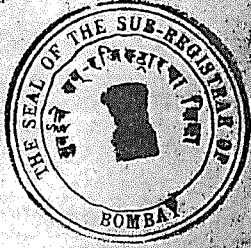
Date 24th March 1959

H. G. Malhani

[Signature]

Sub-Registrar.

BOM.
2276/8/8
1959



Registered No. 2276 of Book No. 1

Date 8 APR 1959

[Signature]
Sub-Registrar,
Bombay.



exercising all the powers of
Registrar except that of
hearing appeals.



PMB

WS

①

2279

24th March 1959
17

Sheshmal Pragji
and
Hajarimal Pragji

to the Mumbai
J.B. Advani & Co. Private Ltd.
Manoj B. Bhandari
Surat

DEED OF SALE



Chavara
2-578-50

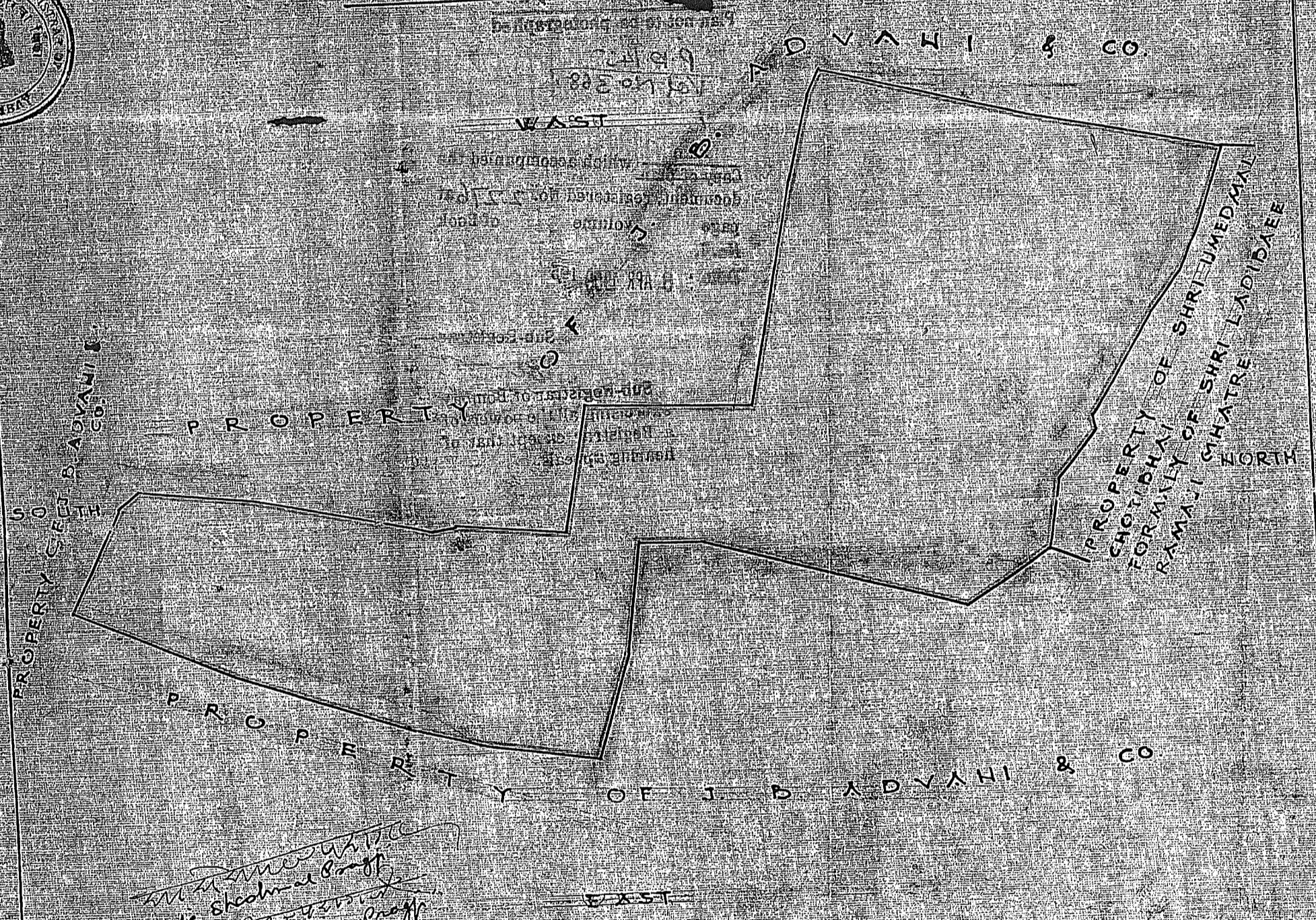
<i>WS</i>	<i>62-50</i>
<i>P 8</i>	<i>3-60</i>
<i>P 10</i>	<i>6-00</i>
<i>W 10</i>	<i>2-40</i>
<i>W 10</i>	<i>0-75</i>
<i>W 10</i>	<i>1-21</i>
<i>Range</i>	<i>76-36</i>

Two copies of deed
Surat

Hasonal G. Malkani,
Advocate,
"Advani Chambers" Top Floor,
Pheroazshah Mehta Road, Fort,
BOMBAY 1.

PLAN OF THE PROPERTY
 BOUNDARY COLOURED RED
 SITUATED AT VILLAGE BHANDUP TALUKA,
 SOUTH SALSETTE (DIST) BOMBAY SUBURBAN
 CONTAINING (4613) SQ YDS (APPROX)

SCALE 40 FEET TO AN INCH



Handwritten notes:
 1. Sheshmal Pruff
 2. Sheshmal Pruff
 3. Sheshmal Pruff

Signature:
 ARIJA A.I.A.
 CHARTERED ARCHITECTS
 M/S ARCHITECTURAL CORNER
 24B HAMAM ST FORT
 BOMBAY

5 MAR 1953