

INDIA NON JUDICIAL

७५० रु.

Rs 750

सात सौ पचास रुपया SEVEN HUNDRED FIFTY RUPEES

ISSUED to J. B. Advani 27/11/61  
 stamped paper of Rs. 750/-

Stamp Vendor.

BOM. / R  
 7863/1/8  
 1561

Extra 1 copy.

Serial No. 7863  
 Presented at the office of the  
 Sub-Registrar of Bombay  
 between the hours of 3 P. M.  
 and 4 P. M. on the 27th Nov  
 1961

*J. B. Advani*  
 Solicitor  
*J. B. Advani*

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

Received fees for:—

Registration	Rs. 63-00
Photographing	
(Pages (a) 8)	8-00
(b)	15-00
Extra under S. 30	4-00
1 Copy S. 67	1-00
Memo	1-31
Postage	
<b>Total Rs.</b>	<b>92-31</b>

*[Signature]*  
 Sub-Registrar.

6-22

This Indenture made at Bombay the 27<sup>th</sup> day of November  
 1961 between Umedmal Chaturbhuj and Devichand Ratnaji of  
 P.T.O.

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7883/2/8  
1961

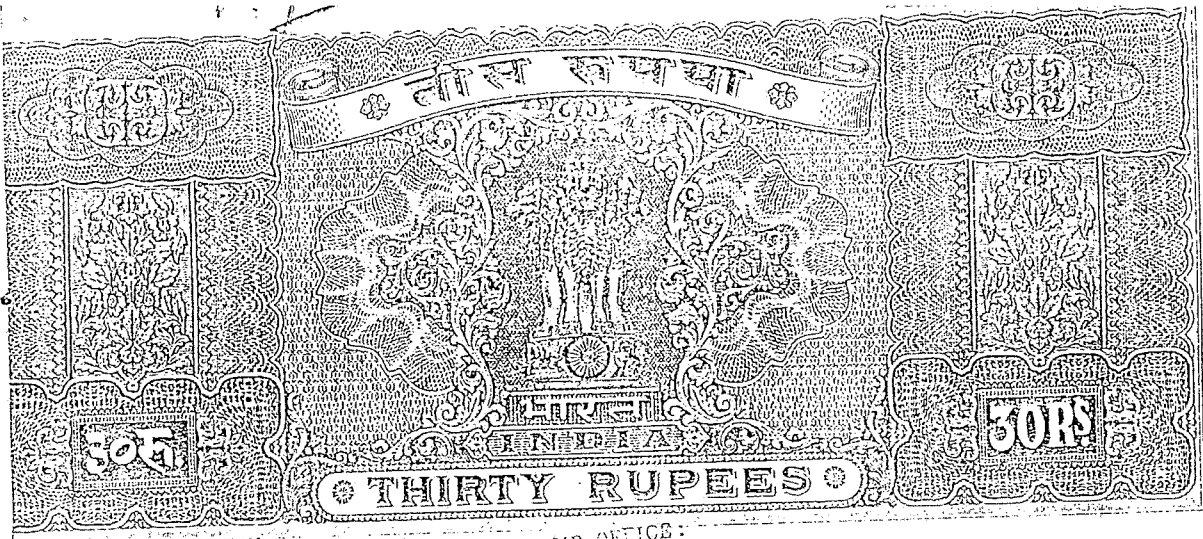
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*Attor*  
*for*  
*(Signature)*

Edulji Road, Tembi Naka, Thana Hindu Inhabitants hereinafter called the Vendors (which expression <sup>shall</sup> 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" Pherozshah 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 Bhandup and more particularly described in the Schedule hereunder written and intended to be 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.12,888/- (Rupees Twelve thousand eight hundred and eighty-eight) calculated at Rs.4.50n.p. per square yard on the basis that the area is 2864 square yards AND WHEREAS the Purchaser has paid to the Vendor a sum of Rs.1,500/- as earnest money on 3rd December 1960, NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.1,500/- paid on the 3rd day of December 1960 as earnest money and of the further sum of Rs.11,388/- (Rupees Eleven thousand three hundred and eighty-eight only) paid by the Purchaser to the Vendors on or before the execution of these presents making together the sum of Rs.12,888/- (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



GENERAL STAMP OFFICE:

262 Bombay, 2-6-1951

ISSUED to J. B. ...

stamped paper of Rs. 30

Stamp Vendor.



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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 ~~mentioned~~ for brevity sake referred to 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 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

*W. B. ...*  
*[Signature]*

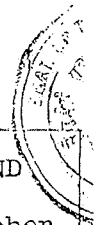
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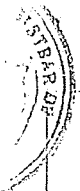
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or member thereof to belong or to be appurtenant thereto AND also together with all the deeds, documents, writings, voucher and other evidence of title relating to the said Premises or any part thereof in their possession AND ALL the estate title interest 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 ~~as~~ 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 Khod 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 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 the Purchaser's own use and benefit without any suit lawful eviction interruption claim



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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 Vendor do hereby covenant with the Purchaser 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 discharged incur or prejudicially affected in estate title or

P.T.O.

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otherwise howsoever.

In witness whereof the parties hereto 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 village of Bhandup, Registration Sub-District of Bhandra District B.S.D. within Greater Bombay, Municipal Ward N and bearing S.No.192 Hissa No.2 admeasuring 2864 square yards on actual measurement, bounded as follows: On the East, South and West by the property of J.B.Advani & Co. Private Ltd., on or towards the North by common bund and beyond the property of Gangaben Waman and of Dr. Bose 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 plan hereto annexed and therein shown by red coloured boundary line.

Signed and delivered by the within named Umedmal Chaturbhuji and Devichand Ratnaji in the presence of:  
Witnesses:

1. V. L. Angel
2. H. G. Maham Advani

~~Umedmal Chaturbhuji~~  
That is Umedmal Chaturbhuji.  
~~Devichand Ratnaji~~  
Devichand Ratnaji.

Signed and delivered by the within named J. B. Advani & Co Private Ltd., by the constituted attorney Mr. R. N. Ramaswamy in the presence of:  
Witnesses:

1. H. G. Maham Advani
- 2.

J. B. Advani & Co  
A.S. Constituted Attorney  
of J. B. Advani & Co

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Received the day and year first hereinabove written of and from the said Purchaser the sum of Rs.11,388/- (Rupees Eleven thousand three hundred and eighty eight only) which together with the sum of Rs.1,500/- (Rupees One thousand five hundred only) received on the 3rd day of December 1961 makes in the aggregate the sum of Rs.12,888/- (Twelve thousand eight hundred and eighty eight only) being the full consideration money above mentioned to be by them to us.

Rs.12,888/-

We say received.

*Umedmal Chaturbhuj*  
That is, Umedmal Chaturbhuj

Witnesses:

1. V. L. Anzod
2. N. G. Mithan  
Arreca

*Devichand Ratnaji*  
Devichand Ratnaji

1) Shri Umedmal Chaturbhuj, 70, Agriculturist, &  
2) Shri Devichand Ratnaji, 27, Business,  
both of Edelji Rd. Tambhurna, Dhana. and  
3) Shri Reshinaradamaayalam Narayan Ramaswamy,  
60, Business, Yashoda Pukur, Chaudharnagar Rd.  
Matunga, Bombay 19. as Con. Atty of M/s G.B. Advani &  
Co Private Ltd., all Indians, executing parties  
admit execution

1) *Umedmal Chaturbhuj*  
is Umedmal Chaturbhuj  
2) *Devichand Ratnaji*  
is Devichand Ratnaji  
3) *Ramaswamy*

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श्री शशिधरसोमयजी

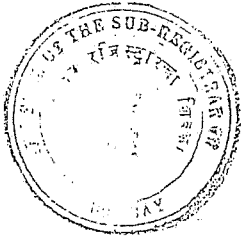
श्री हासनाल गुलाबजी मल्लिकानी, Advokat  
- 4 Mehta Mansion, 12 Dargachowk S.R. Bombay

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

Date 27th November 1961

H. G. Mehani

Sub-Registrar.



Registered No. 7863/6 (of Book No. 1)

Date 21st January 1963  
Sub-Registrar  
Bombay.

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

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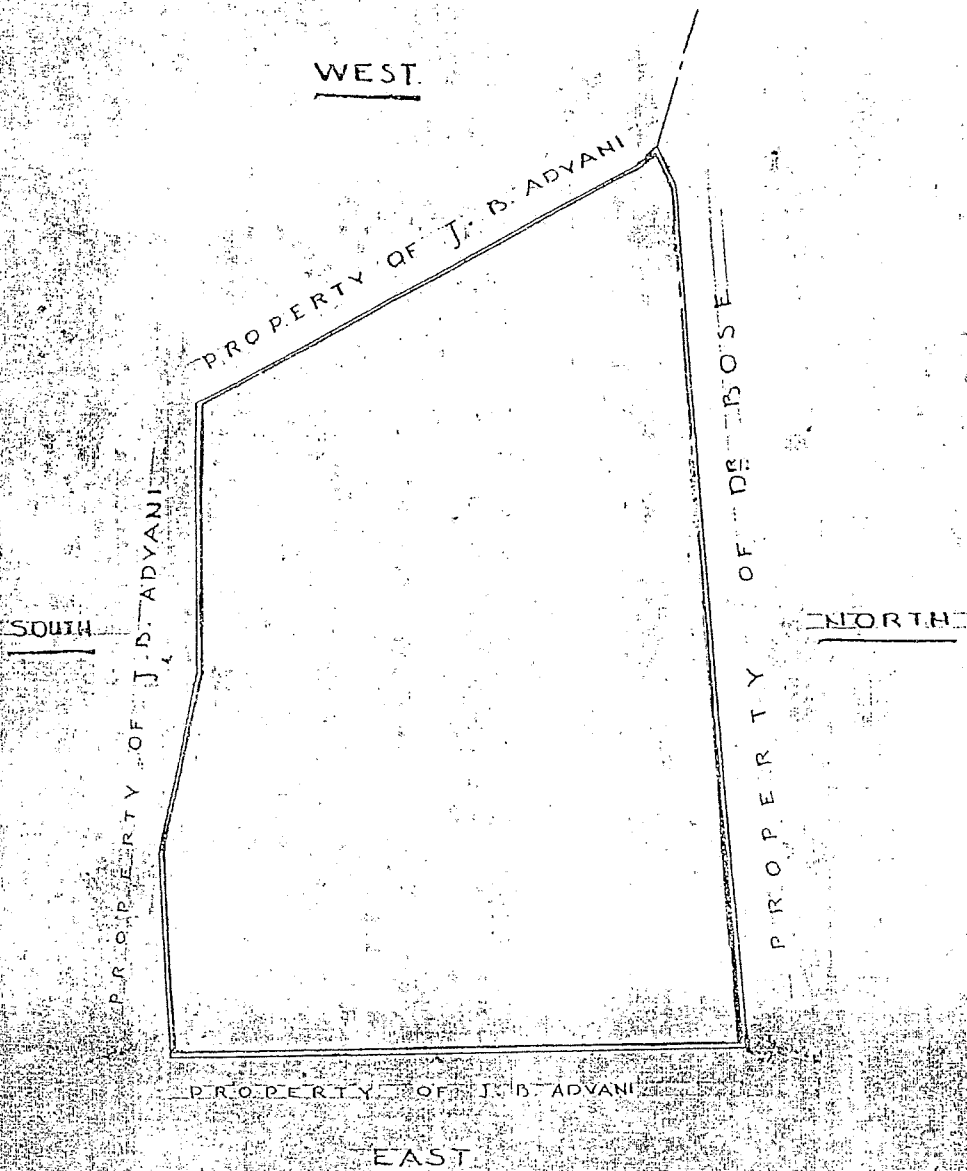
PLAN OF THE PROPERTY  
BOUNDARY COLOURED RED

S. N<sup>o</sup> 192 (PART) AT VILLAGE BHANDUP

TALUKA SOUTH SALSETTE B.S.D.

CONTAINING (2864.00) SQ. YDS.

SCALE 40 FT. TO AN INCH.



*Devichand Kulkarni*  
*Surveyor*

DATE 2/6/61

*B. G. J. J.*

A.R.I.N.A. A.I.I.A.  
CHARTERED ARCHITECTS  
M/S ARCHITECTURAL CORNER  
RAJA BAHADUR COMPOUND  
24B HAMAN STREET BOMBAY

