

सं. भा. म. — ३,००,००० — २८२५१३* — (डी) ६४०
 ए. ति. म. क्र. ९६८४, ति. १०-१०-१४;
 टी. म. पु. म. क्र. अशिलख/नोदणी/६३ मई/२०६६, ति. २८-१-७३।

पुणे न्यायालय

पिकाव

विलेखाचा प्रकार व मोदतयाचे स्वरूप (साडेपट्ट्याचा, जावतील पट्टीकार आकारणी देतो की पट्टीकार देतो ते नमूद करावे) <small>Nature of deed and consideration (in case of lease, state whether lessor or lessee pays a assessment)</small>	म-भागन, पोटदिव्सा व पर क्रमांक (असल्यास) <small>Survey, Sub-Division and House No. (if any)</small>	क्षेत्रफळ <small>Area</small>	आकारणी किंवा जुडी देण्याचे मोत असेल तेव्हा <small>Assessment or Judgment when given</small>	दस्तऐवज, कलम देणाऱ्या पक्षांकराचे नाव किंवा दिव्याणी न्यायालयद्वारा ठरुभरणाया किंवा आदेश असल्या, यातबारीचे नाव <small>Name of the executing party or in case of a Decree or Order of Civil Court, of Defendant</small>
रितीत २१,१५०,०००/-	म. नं. २२४ क. स. नं. २३१०	हे. अ. इ. ३ २ ३	२००/- १००/- १००/-	१) श्री. शोभाजीचंद राजीवराव आवड २) श्रीमती प्रेरणा राजेशचंद आवड ३) श्रीमती रंजनादेवी मंगलरुद्र लाल शो ना) शा. भा. लाल वि. दि. क. म. रोज म. उ. ना) शा. म. ना. व. ना. उ. ना. उ. ना. ना) शा. म. ना. उ. ना. उ. ना. ना) शा. म. ना. उ. ना. उ. ना.

INDEX No. II



श्री ६९ म. व
नं. ६३ म. व.



दस्तावेज करून घेणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, वादीचे नाव Name of the claiming party or in case of a Decree or Order of Civil Court, of Plaintiff	दिनांक Dates of		अनुक्रमांक, खंड व. पृष्ठ Serial No., Vol. and Page	शेज Remarks
	करून दिल्याचा Execution	नोंदणीचा Registration		

१) श्रीमती. ललिता धीरजलाल शाह	४	४	१५९९	मुं. र. नं. १५,०००/-
२) श्री. धीरजलाल अमिजंद शाह			६५	नो. र. नं. १५,०००/-
३) श्री. शंकर रा. व. शेतेतवाडी				
नाम निवास मुं. व.				



खरी प्रत
दुय्यम निबंधक मंडळ

Sealed by
Read by
Compared by

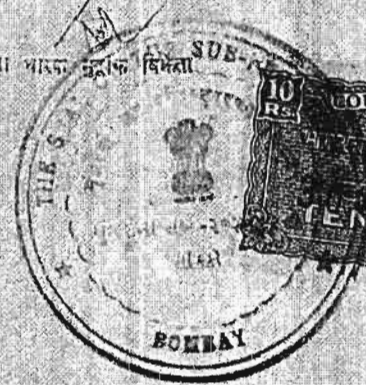
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श्री. ...
 परमाणु ...
 452
 ... Shah
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27 APR 1996

परधाना भासक क्राफिक विभता



THIS DEED OF RELEASE EXECUTED at Bombay this
 25 day of April 1996 by (1) SOBHAGCHAND AMICHAND
 SHAH, (2) PRERNA UMESH SHAH and (3) RANJANBEN
 MANSUKHLAL SHAH, hereinafter called "the RELEASORS"
 (which expression shall unless it be repugnant to the
 context or meaning thereof be deemed to mean and
 include their respective heirs, executors
 administrators and assigns) of the ONE PART in favour
 of (1) SMT. LALITA DHIRAJLAL SHAH and (2) DHIRAJLAL



1000Rs.



श्री. सुनिल दत्ताराम कदम

परधाना धारक मुद्रांक विभक्ता, दाहली

23 APR 1996

.....

 बांधकाम.....

परधाना धारक मुद्रांक विभक्ता



AMICHAND SHAH. hereinafter jointly called "the
 RELEASEES" (which expression shall unless it be
 repugnant to the context or meaning thereof be deemed
 to mean and include their respective heirs, executors,
 administrators and assigns) of the OTHER PART :

WHEREAS :

- (a) By a Deed of Conveyance dated 12th
 February 1993 and lodged for
 Registration under Sr. No. BBE-304/93,



1000Rs.



श्री. सुनिल केशवराव
 परमाना भारत मुद्रांक विभागा, ठाकुरी
 क्रमांक 485
 संबंधी/... K. D. Shah
 माना रु...

23 APR 1996

परमाना भारत मुद्रांक विभागा

(3)

Mr. Indravadan Hiralal Mahimtura sold,
 Conveyed and transferred immoveable
 property together with messuage tenement
 fully tenanted dwelling house known as
 Shri Ram Niwas standing thereon situated
 at 25/29, Khetwadi 7th Lane, Bombay -
 400 004 and more particularly described
 in the Schedule hereto to Kesurdas
 Amichand Shah and 9 others and herein
 referred to as "the said immoveable



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1000Rs.



श्री. राजेश कुमार कदम
 पत्नी श्री. राजेश कुमार कदम, ठाणे
 क्रमांक 453 23 APR 1996
 संपादन/दस्तावेज L.D. Shah
 बिलासपुर

सकल अधिकार सुरक्षित

(4)

property". List of tenants is annexed hereto and marked as Annexure 'A'. The said Kesurdas Amichand Shah died intestate at Bombay on 17th June, 1995 leaving his wife Smt. Hiralaxmi Kesurdas Shah as his legal heir and representative.



अ. ए. ए.
 23

(b) Under the Deed of Conveyance dated 12th February, 1993 it is agreed by and



1000Rs.



श्री. सुनिल कल्याण कदम

परधाना १५५५ मुद्रांक विभाग, टाकली

क्रमांक ५१६

23 APR 1996

परधाना H.D. Shah

परधाना १५५५ मुद्रांक विभाग, टाकली

परधाना १५५५ मुद्रांक विभाग

between Mr. Indravadan H. Mahimtura and
Smt. Hiralaxmi Kesurdas Shah & 5 others
were entitled to their respective shares
in the said immoveable property i.e.

- (1) SMT. HIRALAXMI KESURDAS SHAH widow
of late SHRI KESURDAS AMICHAND SHAH,
were holding 10 paise share
- (2) KETAN
SOBHAGCHAND SHAH were holding 9 paise
share,
- (3) KAUSHIK SOBHAGCHAND SHAH,
were holding 9 paise share
- (4) NILA



१. ५१.
२. ५१.



1000Rs.



श्री. सुनिल कृष्ण कदम

पंचमाला माला ए. वी. वी. वी. ठाडली

क्रमांक... 23 APR 1996

सर्वोपयोगिता... H. P. Shah

यांना स... न्याय न्यायालय मध्ये नि दला

भरपाती भांडू ए. वी. वी. वी.

(6)

DHIRAJLAL SHAH were having 9 paise share

(5) VARSHA SURESH SHAH having 9 paise share and (6) GIRA NITINCHANDRA SHAH having 9 paise share;

(c) By Release Deed dated 16th day of October, 1995 and registered under Sr.No.BBE-3439 of 1995 on 21st November, 1995 SMT. HIRALAXMI KESURDAS SHAH & 5 others released their shares to 1) SHRI

W. E. A.
20/11/95





1000Rs.



श्री. सुबहचंद अमिचंद कदम

पत्तनम्, ... विद्या, ठाकुरी

क्रमांक 438

सर्वस्वी/श्री/श्रीमान् ... Mr. Shah

नाम ह ...

[Signature]
परबन्ना चारक युद्धांक विवेका

(7)

SOBHAGCHAND AMICHAND SHAH, 2) SMT. PRERNA UMESHCHANDRA SHAH, 3) SMT. LALITA DHIRAJLAL SHAH and 4) SMT. RANJANBEN MANSUKHLAL SHAH. Under the said Released Deed MR. SOBHAGCHAND A. SHAH were holding 26.5% share, SMT. PRERNA U. SHAH were holding 16.5% share, SMT. LALITA D. SHAH were holding 40.5% share and Smt. Ranjanben M. Shah were holding 16.5% share in the said property. The



1. 8A
2. 2A



1000Rs.



श्री. रविशंकर तारा कदम
 पत्नी श्री. रविशंकर तारा कदम
 भा.सं. 1/57
 र.सं. R. D. Shah
 पं.सं. वि.सं. वि.सं. वि.सं.

23 APR 1996

पत्नी श्री. रविशंकर तारा कदम

(8)

Parties of the Other Part paid to the Parties of the One Part an amount of Rs.1,50,000/- (Rupees One lac Fifty thousand only) for the respective share of the three Releasors in the said property. Now SMT. LALITA DHIRAJLAL SHAH will hold 50% share by getting 9.5% share from the parties of the One Part and balance 50% share from the parties of the One Part will go to Dhirajlal A.

4. 8/11

2/11/2011





1000Rs.



श्री. सुविधा कर्मागम कदम

परमाना धारक गुद्राक विधेता ठाकुरी

क्रमांक 11/0

सर्वोद्वेग कर्मागम कदम

माता रु.

23 APR 1976

परमाना धारक गुद्राक विधेता

(3)

Shah, so Dhirajlal Amichand Shah will hold 50% share in the said property.

Therefore parties of the One Part releasing their right, title and interest in the said property to the Parties of the Other Part;

(d) Releasors releases their right, title and interest in the said property in favour of Releasees absolutely and

2/1x 2/1





1000Rs.



श्री. लुकि नारायण कदम

परवाना नं. ... जंजा, ठाकुरी

क्रमांक. 461

23 APR 1996

सक. ... K. D. Shah

धारा 10 ... नगर वि. ए. सा.

परवाना धारक मुद्रांक विधेता

(10)

therefore the Releasees have requested the Releasors to release, assign and transfers their respective shares in the said immoveable property in favour of the Releasees to which the parties of the ONE PART have agreed.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid they the Releasors do and each of them doth hereby releases, grants, conveys,





1000Rs.



श्री. सुनिल कृष्णराम कदम

परमाना धारक, 46, ... ठाकुरली

23 APR 1996

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... सुदंत पेंडर वि. कला

[Signature]
परमाना धारक सुदंत विवेका

(11)

assigns, transfers and assures all their respective rights, title, interests, claims and shares in the said immoveable property situate at 25/29, Khetwadi, 7th Khetwadi which is and more particularly described in the Schedule hereto free from all claims and demands in respect thereof or in anywise relating thereto unto the Releasees and they the Releasors have not at any time now or earlier made, done or knowingly suffered or been party or privy to any act, deeds or things whereby or by reason or means whereof they are prevented from





1000Rs.



श्री. सुनिव रत्तागम कदम

परधाना पारक मुद्राक विवेका, ठाकुरी

कत... 463

21 APR 1996

य... H.D. Shukh

प... मुद्राक विवेका

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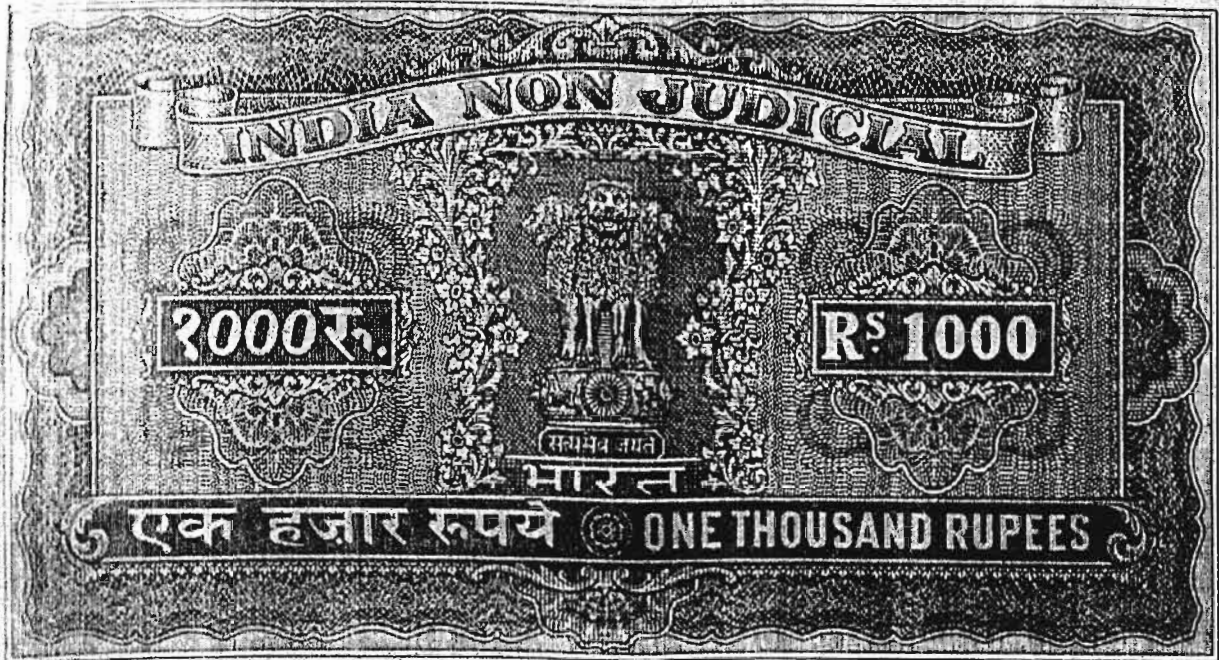
(12)

releasing their rights, titles, interests and shares in the said immoveable property in the manner aforesaid AND FURTHER covenants with the Releasees that they had not created any encumbrances on the said immoveable property and they have well and sufficiently kept their respective shares in the said immoveable property free and harmless and that they have full power and absolute authority to grants, releases, convey, transfer and assures their respective shares in the said immoveable property unto and to the use of Releasees as provided





1000Rs.



श्री. सुनील दत्ताराम कदम

परचाना भारत डाक विभागा, राकूली

क्रमांक... 495...

23 APR 1996

संबंधी/श्री/श्रीमती... H.D. Jhal...

थाना रु... म्हा नगर मुंबई पार वि. कला.

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परचाना भारत डाक विभागा

(13)

herein and further assures to the Releasees that as and when reasonably required by the Releasees and at the cost and request of the Releasees they will execute or cause to be done and executed all such further and lawful reasonable acts, deeds, writings, things, conveyances in law whatsoever for perfecting the title of the Releasees in the said immoveable property AND it is further recorded that on execution hereof the Releasors have handed over to the Releasees vacant and peaceful possession of their said respective shares in





1000Rs.



श्री. लक्ष्मी नारायण स्वामी
 परदाता श्री. लक्ष्मी नारायण स्वामी राहली
 23 APRIL 1950
 J. D. Shah
 बरवाणा, बारक कुवाक विवेका

(14)

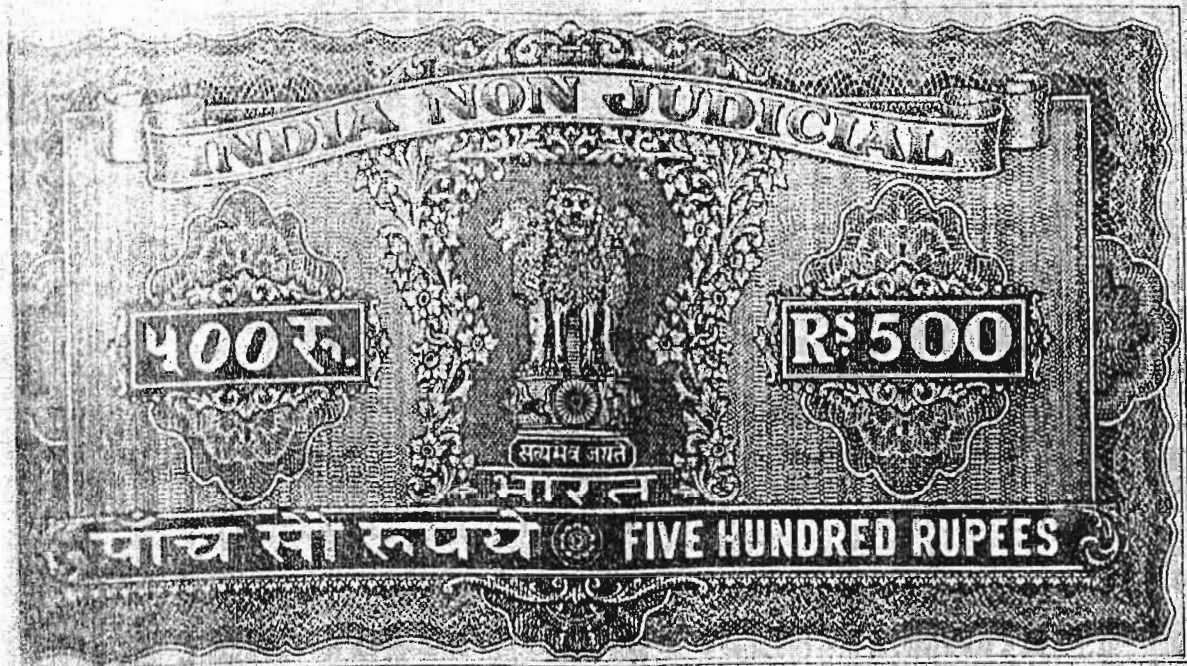
the said immoveable property. AND the Releasees shall be fully entitled to use, occupy, possess and own and enjoy the said immoveable property now released together with the structure thereof in their own right as owners thereof. whatsoever from or by the Releasor or their successors and assigns or any of them from or by any person lawfully or equitably claiming by, from under or in trust for them and the Releasors have hence forth no rights, title, interests, claims of whatsoever nature in the said immoveable property thereof or any







500Rs.



श्री. सुनिल कागाम के.
 परबाना थाना एतना जिला, ठाकुरी
 पत्ता ASI.....
 कागाम श्री. D. Shah
 कागाम मुद्रांक पत्र विपदा

23 APR 1996

[Signature]
 परबाना थाना एतना जिला

{16}

7th Lane in the City of Bombay together with the
 messuage tenement or fully tenanted dwelling house
 known as Shri Ram Niwas standing thereon containing by
 admeasurement 369 3/9 sq. yards equivalent to 337 1/2
 square meters or thereabouts and situated within the
 registration Sub-District of Bombay and registered by
 the Collector of Land Revenue under Old Nos.2141 and
 2142, New Nos. 9240, Old Survey No.772 and New Survey
 No.4/5460 and bearing C.S. No. 802 of Girgaum Division
 and assessed by the Assessor and Collector of Municipal





(17)

rates and taxes under 'D' Ward No.1969 and 1970, 25/29, Khetwadi 7th Lane, Bombay and bounded as follows: that is to say on or towards the North by the property of Manekji Hormasji Kabraji. On or towards the South by the property of Bai Shirinbai widow of Sheriar Rustomji Irani, On or towards the West by the Khetwadi 7th Lane and On or towards the East partly by the property of Parasarm Bhao Rokds and partly by the property of Karsondas Jivraj. Total Built up area 454.95 M² and construction in 1910.

SIGNED SEALED AND DELIVERED)

by the withinnamed "RELEASORS")

1. SHRI SOBHAGCHAND AMICHAND
SHAH)

Sobhagchand Amichand Shah

2. SMT. PRERNA UMESHCHANDRA
SHAH)

Prerna Umesh





(18)

3. SMT. RANJANABEN MANSUKHLAL)
SHAH) 2 જાણીત મહાસ્થાન.

in the presence of ...)

SIGNED SEALED AND DELIVERED)

by the withinnamed "RELEASEES")

1. SMT. LALITA DHIRAJLAL SHAH)
1 લાલિતા દિરાજલાલ

2. MR. DHIRAJLAL AMICHAND SHAH)
2 દિરાજલાલ અમીચંદ

in the presence of ...)





(19)

ANNEXURE 'A'

SR. NO.	NAME	SHOP OR ROOM
<u>GR. FLOOR</u>		
1.	MR. PREMJI BHAGWAN	Shop No.1
2.	MR. MATHURADAS KABABAI	Shop No.2
3.	MR. PANDU JYOTI	Shop No.3 & 4
4.	MR. ANANT BALWANT KHANVILKAR	Room No.5
5.	MR. SHRIKANT RAMCHANDRA	Room No.6
6.	MR. NAGARDAS THAKORDAS	Room No.7
7.	MR. VITHALBHAJ KERALBHAJ PARMER	Room No.8
8.	MR. RAMJI SONU	Room No.9
9.	MR. AMRUT MANSINGH KHANVILKAR	Room No.10
10.	MR. DAULAT SRIPAT	Room No.11

1ST FLOOR

11.	MR. URMILA NIRANJAN GANDHI	Room No.12 to 15
12.	MR. HARSHAD BABUBHAJ RATHOD	Room No.16
13.	MRS. RAKSHABEN RAJENDRAKUMAR SHAH	Room No.17 to 18
14.	MR. CHUNILAL MANSUKHLAL SHAH	Room No.19 to 20





{20}

2ND FLOOR

15.	MR. RASHMIKANT FULCHAND ZAVERI	Room No.21
16.	MR. MOHANLAL PUNMAJI PARMAR	Room No.22
17.	MR. MOHANLAL P. PARMAR	Room No.23
18.	MR. BACHUBHAI DEVABHAI	Room No.24
19.	MRS. PUSHPABEN MUKESH SHAH	Room No.25
20.	MR. JIVRAJ HIRJI CHAVAN	Room No.26 to 27
21.	MRS. KOKILABEN BABULAL SHAH	Room No.28
22.	MR. BABULAL C. SHAH	Room No.29

3RD FLOOR

23.	MRS. PUSHPABEN VIN ^P CHANDRA SHAH	Room No.30, 31 and 32
24.	MRS. ASHABEN MUKESH SHAH	Room No.33 to 34
25.	MR. SUMATILAL AMRUTLAL	Room No.35 & 36

4TH FLOOR

26.	MR. SURENDRA DEEPCHAND DASSANI	Room No.37 to 40
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Total Rent Rs.900/- per month



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2/21

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1/21





1) श्री. विजय कृष्ण कान्ति 29 2118
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वस्तुपत्र कर्तव्य देना
क्याकथित विजय वस्तुपत्र
पत्रक दिवसाचे कर्तव्य करतात.

2) विजय कान्ति 3) Prasanna 1

3) विजय कान्ति 4) विजय कान्ति

4) विजय कान्ति

5) श्री. विजय कान्ति 21 21 21 21 21 21
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6) श्री. विजय कान्ति 22 22 22 22 22 22
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2 व्यापी कोठ्यास देतात

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4 विजय कान्ति

विजय कान्ति
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नागरी जमीन मर्यादा कायदा १९७६
फॉर्म २७ अन्वये डिक्लेरेशन फॉर्म
श्रीमन् ब्रह्मपेयज नोंदणीसाठी पाठविला.
दिनांक २६/०८/८६

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दुय्यम निबंधक मुंबई.

२६/०८/८६

असाधारण दिव्याचारात घुसणारी
पुस्तकालय भाष्ये विक्रमात
आहे असाही अर्थाने सा-
द्वारात घुसणारी पुस्तकालय
असाधारण दिव्याचारात असाही अर्थाने
आहे
२६/०८/८६

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दुय्यम निबंधक मुंबई.



वर्क-१५९/८६
पुस्तक क्रमांक १ क्रमांक
नोंदला.
तारीख २६-८-८६

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दुय्यम निबंधक, मुंबई



खरी प्रत
[Signature]
दुय्यम निबंधक, मुंबई