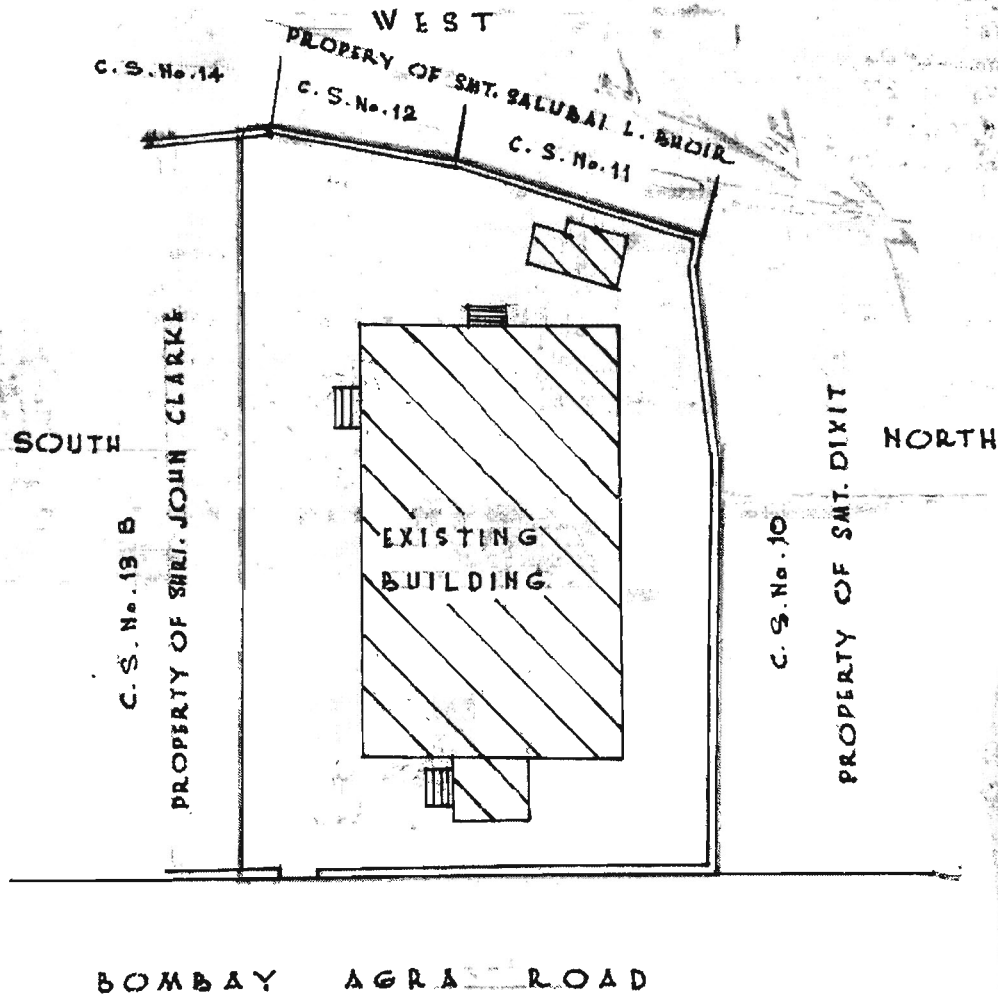


Conveyance - 1968

PLAN OF THE PROPERTY BEARING TIKA  
No 8, C. S. No. 13A, AT BOMBAY AGRA ROAD,  
THANA, ADMESURING 537 SQ. YDS. (490.8  
SQ. METERS) BOUNDARY COLOURED RED.

SCALE:- 20 FT. TO AN INCH.



EAST

*Edmund Gregory Almeida*

OWNER'S SIGNATURE

*Pradhan Pradhan Walavalkar*  
PRADHAN • PRADHAN • WALAVALKAR  
ARCHITECTS, SURVEYORS, INT. DES.  
SHIVAJI PATH, GURU-PREERANA,  
WADI, • T H A N A •



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heirs, executors, administrators or assigns) of the ONE PART A N D VINCENT NORBERT ALMEIDA Christian Inhabitant of Thana hereinafter called the PURCHASER (which expression shall mean and include his heirs, executors, administrators or assigns) of the ONE PART:

WHEREAS one MARIAN GASPER DE ALMEIDA father of VENDOR owned and possessed an open plot bearing Tika No.8, C.S.No.13 admeasuring 1696 Square yards or thereabout along with other property AND WHEREAS after death of the said MARIAN GASPER DE ALMEIDA under a PARTITION DEED dated 29th October 1938 duly executed by the heirs of deceased MARIAN and registered at Serial No.350 at pages 145 to 165 in Volume No.531 of Book No.1 on 1st November 1938 565 Square yards of open land out of Tika No.8 C.S.No.13, was allotted to the share of the VENDOR AND WHEREAS the VENDOR has constructed a ground floor structure with Manglore Tiles with his own money on the said plot coming to his share and now bearing Tika No.8, C.S.No.13A AND WHEREAS the VENDOR thus seized and possessed of the property more particularly described in the schedule hereunder written and delineated on Plan shown in red coloured boundary line agreed to sell the same to the Purchaser at and for a lump sum price of Rs.5,000/- (Rupees five thousand only).



NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.5,000/- (Rupees five thousand only) paid on or

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before execution of these presents being the full consideration money agreed to be paid as aforesaid (the payment and receipt whereof the Vendor doth hereby admit, acknowledge and of and from the same and every part thereof doth hereby acquit release and discharge the Purchaser) the Vendor doth hereby grant convey and assure unto the Purchaser ALL THAT the property situate in K.VILLA Thana on Bombay Poona Road and bearing Tika No.8 C.S.No.13 A, Area 537 Square yards as per present record of city survey Department a free hold plot together with the Vendor's residential house within limits of Thana Municipal Council and within jurisdiction of Sub-Registration District Thana and Registration District Thana more particularly described in the schedule hereunder written and delineated on plan and shown therein by red coloured boundary line and annexed hereto TOGETHER with all structures courts, compounds, trees ways, paths, passages, sewers, drains, water courses, lights easements of light and air, profits, privileges, advantages, rights members and appurtenances whatsoever to the said land hereditaments and premises or any part thereof belonging or in any wise appertaining to and with the same now or at any time hereto before or usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto or be part or member thereof AND ALL the estate right title interest claim and demand whatsoever of the Vendor into and upon the said land hereditaments and premises TO HOLD the said land hereditaments and premises hereinbefore expressed to be hereby granted conveyed and assured with their appurtenances (hereinafter called "the said premises) UNTO AND TO THE USE of the Purchaser for ever SUBJECT



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nevertheless to the payment of all rates taxes assessments dues and duties now chargeable on the same or which may hereafter become payable to Government or to any Local Body or authority in respect thereof.

AND THE VENDOR DOETH HEREBY COVENANT with the Purchaser that notwithstanding any act deed or thing by the Vendor done executed omitted or knowingly suffered to the contrary he the Vendor now has good right full power and absolute authority to grant convey and assure the said premises unto and to the use of the Purchaser in manner and subject as aforesaid AND THAT the said premises and every part thereof shall remain and be to the use of the Purchaser in manner aforesaid and shall be quietly entered into and upon and held and enjoyed and the rents and profits thereof received accordingly without any eviction, interruption disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor AND THAT free and discharged from or otherwise by the Vendor indemnified against all estate incumbrances claims and demands created occasioned made or suffered by the Vendor or any person or persons claiming as aforesaid AND FURTHER THAT the Vendor and all persons having or lawfully equitably claiming any estate right title or interest in or to the said premises or any part thereof from under or intrust for the Vendor shall and will from time to time and at all times hereafter at



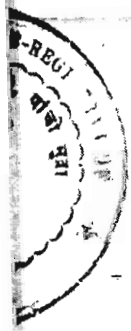
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the request and cost of the person or persons so requiring the same execute and do or cause to be executed and done all such assurances acts deeds matters and things whatsoever for further and more effectually assuring the said premises or any part thereof 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.

AND the Vendor doth hereby covenant with the Purchaser that he the Vendor has not done omitted, knowingly or willingly suffered or been party or privy to any act deed or thing whereby he is prevented from granting or conveying the said premises in manner aforesaid or whereby the same or any part thereof is can or may be charged, encumbered or prejudicially affected in estate, title or otherwise howsoever.



IN WITNESS WHEREOF the Vendor has hereunto set his hand the day and year first above mentioned.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

ALL THAT piece or parcel of land or ground together with ground floor structure of Manglore tiled roof admeasuring 537 Square yards or 490.8 Square meters or thereabout and bearing Tika No.8 C.S.No.13A situate at K.VILLA, Thana within limits of Municipal Council and within jurisdiction of Sub-Registration District of Thana and Registration District of Thana and bounded as under:-

On or towards Nort by T.No.8, C.S.No.10, property of Mrs.Dixit.

On or towards South by T.No.8, C.S.No.13B property owned by Late John Clark.

On or towards East by Bombay Poona Road.

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On or towards the West by T.No.8, C.S.Nos 11 & 12  
Property of Mrs. Salubai Lukadya Bhoir.

A Plan showing the property sold in red coloured  
boundary line is annexed to the Deed.

SIGNED AND DELIVERED )  
by the withinnamed )  
Vendor Shri Edmund )  
Gregory Almeida, in )  
the presence of. )

*Edmund Gregory Almeida*

Witnesses:

1. *W. B. Balavallur Associate*
2. *S. S. Shinde*



RECEIVED the day and year first hereinabove written)  
of and from Shri Vincent Norbert Almeida the )  
Purchaser abovenamed the sum of Rs. 5,000/- (Rupees )Rs. 5,000/-  
five thousand only) in the presence of. ... )

Witnesses:

1. *W. B. Balavallur Associate*
2. *S. S. Shinde*

I SAY RECEIVED.

*Edmund Gregory Almeida*

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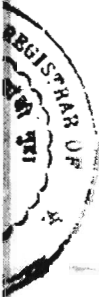
Sri. Edmund Gregory  
 Almeida, 75 Retired  
 bank servant. K'Villa  
 Bombay Poona Rd. Thana.

Executing party .....

.....

admits execution of the so  
 called ~~document~~.

x Edmund Gregory Almeida



Sri. C. B. Walawalkar  
 Advocate, Thana.

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

x C. B. Walawalkar

REGISTERED No. 758 of  
 Book No. I

26<sup>th</sup> August 1968.

26-8-68. [Signature]  
 Sub-Registrar.

[Signature]  
 Sub-Registrar, Thana

