

Serial No. 1517

Presented at the office of the
Sub-Registrar of Bombay
between the hours of 3 P. M.
and 4 P. M. on the 10th April

1962 By collector of Bombay under
his letter no S-Blcc2/LND 1306 dt

23-3-62

Sub-Registrar

2819/10.3
GENERAL STAMP OFFICE,
Bombay, 25th Jan 1962

RECEIVED from Mrs. Tyabji Daryabhai
Rupees (3=00) Three only
Stamp duty

CERTIFIED under Sec. 32 of the Bombay Stamp
Act, 1958, that the full stamp duty Rupees 3=00

Three only
with which this instrument is
chargeable has been paid.

Received fees for :-

Registration Rs. 10-00

Postage paid on
original

Total Rs. 10-00



Sub-Registrar

Collector
COLLECTOR

This Deed made at Bombay the 23rd day
of MARCH One thousand nine hundred and sixty-one
BETWEEN SHREE LUXMI WOOLLEN MILLS ESTATE PRIVATE
LIMITED a Company incorporated under the Companies Act I of 1956
and having its registered office at Bombay hereinafter called "the
Surrenderor" (which expression shall, unless the context does not so
admit be deemed to include its successors and assigns) of the one part
and THE GOVERNOR OF MAHARASHTRA hereinafter called "the
Lessor" (which expression shall, unless the context does not so admit,
include his successors and assigns) of the other part.

WHEREAS by a Lease dated the 31st day of December 1952 made
between the Governor of Bombay of the one part and Shree Maha-
laxmi Woollen Mills Limited a Company incorporated under the Indian
Companies Act, VII of 1913, of the other part and registered with the
Sub-Registrar of Bombay on the 9th November 1953 under Serial No. 912
at pages 189-92 of Volume 306 of Additional Book No. 1, ALL that piece
of land situate near Haines Road within the City and Registration

which two parts are respectively described in the Second and Third Schedules hereto and for granting a separate lease in respect of the plot admeasuring 5,477 square yards described in the said Second Schedule.

AND WHEREAS by his letter dated the 13th July 1960 bearing No. SB/CC2/LND-1306 the Collector of Bombay communicated to the Surrenderor the Government sanction to the proposed sub-division subject to the Surrenderor agreeing *inter alia* to surrender the said land and premises more particularly described in the said Second Schedule hereto and to pay to the Lessor a sum of Rs. 3,000/- as premium for the grant of the fresh lease.

AND WHEREAS by virtue of the provisions of the Bombay Reorganisation Act, 1960, the executive power formerly exercisable by the Governor of Bombay with respect to the said lease became and is now exercisable by the Lessor.

AND WHEREAS this Deed is also intended to be supplemental to the said lease dated the 31st day of December 1952.

NOW THIS DEED WITNESSETH AS FOLLOWS :—

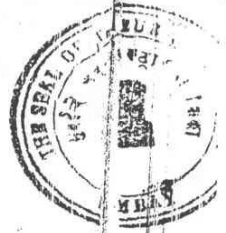
1. In consideration of the premises the Surrenderor doth hereby convey and surrender unto the Lessor ALL that piece or parcel of land situate near Haines Road within the City and Registration Sub-District of Bombay containing by admeasurement 5,477 square yards or thereabouts and more particularly described in the Second Schedule hereto AND all the estate right title and interest of the Surrenderor therein to the intent that the residue now to come and unexpired of the said term granted by the hereinbefore recited Indenture of Lease may be merged in the reversion expectant upon the termination of the aforesaid lease and that the said lease in respect of the land and premises more particularly described in the Second Schedule hereto may be extinguished and the Surrenderor doth hereby covenant with the Lessor that notwithstanding any act, deed or thing by the

Surrenderor done or executed, omitted or knowingly suffered to the contrary the Surrenderor now hath good right to surrender the said land and premises described in the said Second Schedule hereto unto the Lessor in the manner hereinbefore expressed free from incumbrances made or suffered by the Surrenderor and further that the Surrenderor and any person or persons having or lawfully claiming any estate or interest in the said land and premises or any part thereof under or by virtue of the said lease shall and will at all times hereafter at the request of the Lessor execute and do all such acts deeds and things whatsoever for further and more perfectly surrendering the said land and premises and every part thereof in the manner aforesaid as by the Lessor shall be reasonably required.

2. In consideration of the Surrender hereinbefore contained the Lessor doth hereby agree that as from the ^{23rd} day of MARCH 1962 the yearly rent reserved under the said lease dated the 31st day of December 1952 in respect of the remaining land and premises described in the Third Schedule hereto shall stand reduced to Rs. 871-50, but shall be payable on the days at the times and in the manner provided in the said Lease in all respects.

3. The parties hereto agree and declare that all the covenants and conditions in the said lease and the proviso for re-entry therein contained shall hereafter continue in force in relation to the land hereditaments and premises described in the Third Schedule hereto and remaining subject to the said lease as if the said lease was originally granted in respect of the said land hereditaments and premises alone but at the rent as reduced under the provisions hereof.

IN WITNESS WHEREOF the Common Seal of Shree Luxmi Woollen Mills Estate Private Limited has been affixed hereto and the Governor of Maharashtra hath caused the Collector of Bombay to set his hand and affix his official Seal hereto the day and year first above written.



and
by

THE FIRST SCHEDULE ABOVE REFERRED TO.

ALL that piece of land situate near Haines Road within the City and Registration Sub-District of Bombay containing by admeasurement 19,421 square yards or thereabouts whereof 892 square yards distinctively shown on the plan hereto annexed form part of a private road from Haines Road to the Northern extremity and shown in green colour on the plan hereunto annexed and which said piece of land is bounded on or towards the south by the property bearing Cadastral Survey No. 66 of Lower Parel Division on or towards the North and East by the property bearing Cadastral Survey No. 43 of Lower Parel Division and on or towards the West by the property bearing Cadastral Survey Nos. 1/66 (Part) and 2/69 of Lower Parel Division and is registered in the Books of the Collector of Bombay under Rent Roll No. A/8451, and bears Cadastral Survey No. 1/66 (Part) and 1A/66 of the Lower Parel Division and is particularly delineated on the plan annexed to these presents being thereon verged red the portion thereof consisting of the private Road aforesaid being shown thereon in green colour together within common with other owners or occupiers for the time being of property on either side of such road the right of way over the whole of the said road running from the Haines Road to the Northern extremity of the piece of land adjoining the premises hereby demised and now in occupation of the Western Railway Stores Yard and is common with others as aforesaid full and free liberty at all times to pass and repass over the whole of the said road with carts and carriage or otherwise.

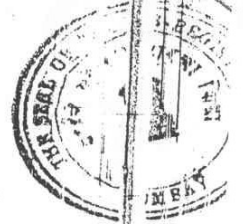
THE SECOND SCHEDULE ABOVE REFERRED TO.

ALL that piece of land situate near the Haines Road in the City and Registration Sub-District of Bombay containing 5,477 square yards by admeasurement whereof 247 square yards distinctively shown on the

plan hereto annexed forms a part of the private road from Haines Road to the Northern extremity and shown in green colour on the plan hereunto annexed and which said piece of land is bounded or or towards the North by C. S. No. 1/66 (Part) on or towards the South by C. S. No. 66 on the East by the Western Railway Stores Yard bearing C. S. No. 43 and on or towards the West by C. S. Nos. 1/66 (Part) and 2/69 and registered in the Books of the Collector of Bombay under Rent Roll No. A1/8451 and bears Cadastral Survey No. 1A/66 of the Lower Parel Division and is particularly delineated on the plan thereof hereunto annexed and therein verged green the portion thereof consisting of part of the private road aforesaid being shown thereon in white hatched lines.

THE THIRD SCHEDULE ABOVE REFERRED TO.

ALL that piece of land situate on the North side of Haines Road within the City and Registration Sub-District of Bombay containing by admeasurement 13,944 square yards whereof 645 square yards distinctively shown on the plan hereto annexed forms a part of a private road from Haines Road to the Northern extremity and shown in green colour on the plan hereto annexed and which said piece of land is bounded on or towards the North by Cadastral Survey No. 43 on or towards the South by Cadastral Survey No. 1A/66 on the East by Cadastral Survey No. 43 on or towards the West by Cadastral Survey No. 1/66 and is registered in the Books of the Collector of Bombay under Rent Roll No. A/8451 and bears Cadastral Survey No. 1/66 (Part) of the Lower Parel Division and is particularly delineated in the plan thereof hereunto annexed signed by the Collector of Bombay and therein verged yellow the portion thereof consisting of the part of the private road aforesaid being shown thereon scored yellow.



The Common Seal of Shree Luxmi Woollen Mills Estate Private Limited has been affixed hereto in pursuance of the resolution passed by the Board of Directors of the Company at the meeting held in the 3rd day of January 1962

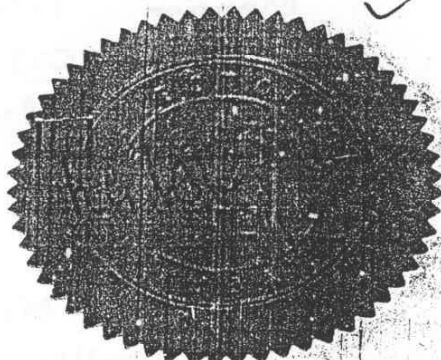
Directors of the Company who have set their respective hands hereto in the presence of —

Witnesses.

- (1) *J. Wadhvani*
Solicitor
- (2) *G. D. Deshpande*
his clerk.

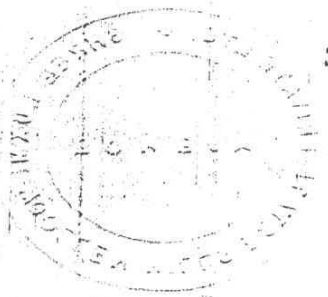
Handwritten signatures and marks:
Handwritten signature ✓
Handwritten signature ✓
Directors

SIGNED SEALED AND DELIVERED by Shri *N. G. Abhyankar* I.A.S., Collector of Bombay in the presence of —



(1) *R. J. Sethna* ✓
 Superintendent,
 Bombay City Survey & Land Records.

(2) *G. D. Deshpande*
 Clerk, Collector's Office, Bombay.



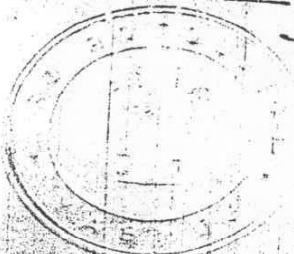
Shri N. G. Abhyankar J. A. S.
Collector of Bombay

executing party is
exempt from personal appearance under
S. 83 of the Indian Registration Act, 1908
(XVI of 1908). His signature and seal
are known
identified by

who is personally known to the
undersigned Sub-Registrar.
Date 10th April 1962

J. A. S.
Sub-Registrar.

- (1) Shri Manbharad Dwarkadas Mehta
54 Indian Business residing at Jhaveri
Mansion, Little Cibbe Road - Malbas Hill
Bhay. 6.
- (2) Shri Vrajlal Darnodas
das Mehta 49, Indian Business
at 163, Ashok, Sion, West Bbay.



executing parties admit execution
of the so called deed of Lease
as Directors of The Laxmi -
Woolen Mills Coy Pvt Ltd &
identify its seal

(1) *M. D. Phasal*

(2) *M. D. Phasal*

Shri M. D. Phasal charu M.
Tayabji Daryabhai & Co sons
known to the Sub-Registrar states that he
knows the above executant and identifies
this. Bbay 2

Date 11 April 1962

11 April 1962

M. D. Phasal
Sub-Registrar.



Registered No. 1516/62 at pages 129 to 133
Volume 353 of Additional Book
No. 1.

[Signature]
Sub-Registrar of Bombay

Date 7th February 1963

Dated the 23rd day of March 1961.

SHREE LUXMI WOOLLEN MILLS ESTATE
PRIVATE LIMITED

and

THE GOVERNOR OF MAHARASHTRA.

Duplicate

Deed of Surrender

and

Supplemental Deed to Lease dated 31st
December 1952.

Surrender of 5,477 square yards bearing
C. S. No. 1A/66 of Lower Parel Division
C. R. R. No. A1/8451.

Collector's File No. LND. 1306.

8

Shri R. D. NIGUDKAR,
Solicitor to Government,
Law and Judiciary Department.

(G.C.P.) L-B II 3521-3 (15-11-61).