



Serial No. 77  
 Presented at the office of the  
 Sub-Registrar of Bassein  
 between the hours of 2 and  
3 on the 25th 1957 (at Bonivelli  
25th Jan)

*[Signature]*  
 For Asstt. Superintendent of Stamps,  
 Bombay.

*[Signature]*  
 C. A. bin Seth Daulat ram  
*[Signature]*

*[Signature]*  
 Sub-Registrar,  
 Bassein.

RECEIVED fees for—  
 Registration Rs.  
 Copying Rs. 25-0  
 BSN (Index) 2 0-8  
 Endorsement Rs. 0-8  
 Postage Rs. 1-4  
 Total Rs. 0-6  
 Copying 2nd 0-10  
 Filing fee 0-10  
 Registrar. 28-4

BSN (Index)	2	0-8
Endorsement		Rs. 0-8
Postage		Rs. 1-4
195		Total Rs. 0-6

This Indenture made at Bombay this 25<sup>th</sup> day of January 1957  
 Between Seth Doulatram Moohandas of Bombay Hindu Inhabitant hereinafter  
 called "the Vendor" (which expression shall unless it be repugnant to the context  
 or meaning thereof include his heirs, executors, administrators and assigns) of  
 the one part and Mrs Bomla Devi Vedkumar Anand  
 hereinafter called "the Purchaser" (which  
 expression shall unless it be repugnant to the context or meaning thereof include  
 his heirs executors administrators and assigns) of the other part WHEREAS  
 the Vendor after having purchased all those pieces or parcels of land or ground  
 situate lying and being at Eksar in Taluka Salsette in the Thana District and  
 more particularly described in the first Schedule hereunder written from the  
 United India Assurance Co. Ltd. Madras through its Official Trustee laid out  
 roads and constructed wells and divided the said land into several plots for  
 building thereon residential quarters and shops etc. as shown on the plan hereto  
 attached and marked "A" with the object of founding a town designated as  
 Doulatnagar AND WHEREAS the Vendor erected a building on a part of plot  
 No. 43 shown in the said plan costing Rs. 6000/- AND WHEREAS the  
 Vendor has agreed with the Purchaser for the absolute sale of the plot being  
 part of plot No. 43 together with message or tenement lately  
 erected on the said plot of land or ground situate in the said Doulatnagar and  
 particularly described in the second Schedule hereunder written and intended to  
 be hereby granted free from incumbrances at or for the price of Rs. 6000/-  
 (Rupees Six thousand only.)  
 AND WHEREAS the Vendor has allocated the sum of Rs. 2000/- as the  
 price of the said plot and the sum of Rs. 4000/- as the price of the



building erected by him. NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 1000/- paid on or about 30<sup>th</sup> June 1955 as earnest money and of the further sum of Rs. 5000/- paid by the said Purchaser to the Vendor on or before the execution of these presents making together the said sum of Rs. 6000/- (the payment and receipt whereof the said Vendor doth hereby admit and acknowledge and of and from the same and every part thereof doth for ever acquit release and discharge the Purchaser) He the Vendor doth hereby grant, sell, assign release, convey and assure unto the Purchaser for ever All that piece or parcel of land of ground situate in Daulatnagar in Eksar being part of Plot No. 43 situate on the west-side of a new Road or Street called or intended to be called No. 7 Road and more particularly described in the Second Schedule hereunder written and delineated on the plan thereof hereto annexed and marked "B" surrounded by a red coloured boundary line AND ALSO the messuage or tenement lately erected on the said plot And Also full and free right and liberty in common with the owners and occupiers of the other messuages and tenements in the said road or street to pass and to repass over and along the same road and street either with or without horses, carts and carriages at all times and for all purposes and Also full and free right and liberty of drawing water from any of the wells shown in the said road or Street Together with all and singular the messuage or tenement, courts, yards, areas, compounds, sewers, ditches, fences, drains, ways, paths, passages, commons roads, wells, waters, watercourses, plants, lights, liberties, privileges, easements, profits, advantages, rights and appurtenances whatsoever to the said premises or and part thereof belonging to or in anywise appertaining to or with the same or and 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 be appurtenant thereto AND ALL the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever at law and in equity of the Vendor in to out of or upon the said piece or parcel of land or ground hereditaments and premises situate on part of Plot No. 43 or any part thereof TO HAVE AND TO HOLD ALL AND SINGULAR the said premises hereby granted, released, conveyed, intended and assured so to be with their and every of their rights, members and appurtenances unto and to the use and benefit of the Purchaser for ever subject to the payment of all rents, rates, taxes, assessments dues duties now chargeable upon the same or hereafter to become payable to the Government or to the Municipality or Notified Area Committee or any other public body in respect thereof And the Vendor doth hereby for himself, his heirs, executors and administrators covenant with the Purchaser that notwithstanding any act, deed matter or thing whatsoever by the Vendor or by any person or persons or in trust for him made done committed or knowingly or unknowingly or willingly or unwillingly suffered to the contrary He the Vendor now hath in himself good right full power and absolute authority to grant release convey and assure the said premises hereby granted released or assured and intended so to be unto and to the use of the 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,

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enter upon 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 his own use and benefit from the date of these presents without any suit, eviction interruption, claim or demand whatsoever from or by the Vendor or his heirs or any of them or any person or persons lawfully or equitably claiming or to claim by from under or in trust for him or them or any of And That free and clear and freely and clearly and absolutely acquitted, exonerated, released and for ever discharged or otherwise by the Vendor and well and sufficiently saved, defended, and kept harmless and indemnified of from and against all former and other estates, titles, charges and incumbrances whatsoever had made executed occasioned or suffered by the Vendor or by any other person or persons lawfully or equitably claiming or to claim by from under or in trust for him them or any of them And Further That He the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said hereditaments and premises or any part thereof from under or in trust for the Vendor or his heirs or any of them shall and will from time to time and at all times hereafter at the request and costs of The Purchaser do and execute or cause to be done and executed all such further and other acts deeds things conveyances and assurances in the law whatsoever for the better and more perfectly assuring the said hereditaments and premises and every part thereof unto and to the use of the Purchaser in manner aforesaid as by the Purchaser his heirs, executors administrators or assigns or his or their counsel in law shall be reasonably required And Whereas the deeds and writings comprised in the third Schedule hereto relate not only to the hereditaments and premises granted conveyed and assigned by these presents, but also to other hereditaments and premises of the Vendor it has therefore been agreed that the Vendor shall retain the said deeds and writings and shall enter into such covenants as are hereinafter contained NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the premises He the Vendor doth hereby for himself his heirs executors administrators and assigns covenant with the Purchaser his heirs executors administrators and assigns that he the Vendor will unless prevented by fire or some other inevitable accident from time to time and at all times hereafter upon every reasonable request and costs of the Purchaser his heirs, executors, administrators and assigns produce or cause to be produced unto him or them or his or their attorneys or agents or at any trial hearing commission or examination or otherwise as occasion shall require all or any of the deeds and writings comprised in the said third Schedule hereto for the purpose of showing his or their title to the hereditaments and premises comprised in these presents or any part thereof AND ALSO at the like request deliver or cause to be delivered unto the Purchaser his heirs, executors administrators or assigns such attested or other copies or extracts of or from the said deeds and writings or any of them as he or they may require and shall and will in the meantime unless prevented as aforesaid, keep the same deeds and writings safe, unobliterated and uncanceled.

In Witness Whereof the Vendor hath hereunto set his hand and seal the day and year first hereinabove written.

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## THE FIRST SCHEDULE ABOVE REFERRED TO

All those pieces or parcels of land or ground situate lying and being at Eksar in Taluka <sup>L.T. Baruli</sup> South Salsette in Thana District in the Registration Sub District of <sup>L.T. Barulin</sup> Thana containing by admeasurement 35 Acres and 4½ Gunthas or thereabouts and bearing the following Survey and Hissa Numbers according to the previous records.

Survey No.	Hissa No.	Area		Assessment. Rs. as. ps.
		Acre	Gunthas	
174	0	0	34	2-14-0
175	0	2	6	11-14-0
176	0	3	14½	26-0-0
177	0	24	14	
		4	16	73-0-0
Total		35	4½	113-12-0

i. e. admeasuring 1,70,000 (one lac and seventy thousand) square yards or thereabout or be the same more or less on actual measurement. The annual assessment of the above land payable to the Khot of Eksar has been redeemed by the Decree dated 4th July 1925 by the First Class Su's Jdgy. of Thana in Suit No. 310 of 1923 wherein Janmejay Chhabildas and others (Khot of Eksar Village) were plaintiffs and Pandurang Wamanrao was the defendant. The said pieces or parcels of lands are not within the limits of any Municipality or Notified Area Committee.

## THE SECOND SCHEDULE ABOVE REFERRED TO:-

All that piece or parcel of land or ground situate on the <sup>Doulatnagar</sup> side of New Road, or Street called or intended to be called <sup>Road No. 7</sup> Road lying and being at Eksar in the Registration District and Sub District of <sup>L.T. Baruli District</sup> Thana containing by admeasurement 145 square yards (being a portion of the land described in the First Schedule hereinabove written) bearing Old Survey No. 177 <sup>L.T. part of</sup> and Plot No. 43 of Doulatnagar and bounded on the East by <sup>Road No. 7</sup> \_\_\_\_\_

on the South by

<sup>Building No. A 5</sup> \_\_\_\_\_ on the West by

<sup>Building No. A 13</sup> \_\_\_\_\_ and on the North by

<sup>Road 15 Private</sup> of the said Doulatnagar.

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THE THIRD SCHEDULE ABOVE REFERRED TO:-

1. Certified copy of Deed of Partition dated 27th January 1883 between Manek Pandurang Patil and others.
2. Certified copy of Deed of Sale dated 27th January 1883 from Motiram Pandurang Patil to Shamrao Pandurang.
3. Certified copy of Consent Decree dated 4th July 1925 in Suit No. 310 of 1923 in the Court of the 1st Class Subjudge of Thana, Janmejaj Chhabildas and others versus Pandurang Wamanrao Velker,
4. Duplicate Deed of Partition dated 29th February 1940 between Sunderrao Shamrao and others And Pandurang Wamanrao and another.
5. Conveyance dated 5th February 1947 from Moreshwar Wamanrao Velkar and others to The Official Trustees of Madras, registered in the Bombay Sub Registry on the 23th February 1947 under Serial No. 699 of Book No. 1.
6. Conveyance dated the 8th day of November 1949 from the Official Trustee of Madras to Seth Doulatram Moohandas lodged in the Sub Registrar's office Bombay for registration under Serial No. 438 Book No. 1 of 1949.

Signed Sealed and Delivered by the withinnamed Doulatram Moohandas Vendor in the presence of

C. A. for Seth Doulatram Moohandas Lakhmandas

Acharya <sup>Laksh</sup> Chandruy  
Acharya <sup>Laksh</sup> Chandruy



Received the day and year first hereinabove written of and from the withinnamed Purchaser the sum of Rupees 1000/- one thousand only which together with the sum of Rs. 5000/- received on the 25th day January of 1957 makes up the sum of Rs. 6000/- Six thousand only being the full consideration money within mentioned to be paid by him to me.

Rs. 6000/-

I say Received  
C. A. for Seth Doulatram Moohandas Lakhmandas

Witness:

Acharya Laksh Chandruy

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Shri Sachchandas Tikandas  
constituted attorney for  
Daulatram Mookandas  
his Hindu service -  
residing at Daulat  
nagar Executive  
party admits execution

to Sachchandas Tikandas



Registered No. 77  
at pages 89 to 91  
Volume 16 of Book No. I  
dated 25-1-1957

M. M. M.  
Sub-Registrar,  
Bassein

~~25th Jan 1957~~

Shri Acharya  
Chandraraj  
Missionary  
Daulat nagar  
Bassein

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

to Acharya Chandraraj  
25th Jan 1957

M. M. M.  
Sub-Registrar,  
Bassein.



Dated this 25<sup>th</sup> Day of January 1934

SETH DOULATRAM MOOHANDA

To,

Mrs Bimla Devi Vedkumar Ar

CONVEYANCE.

Messrs DAYALJI & DIPCHAND.  
Attorneys-at-law.