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1971



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Serial No. 3761

Presented at the office of the
Sub-Registrar of Bombay
between the hours of 2 P M
and 3 P M. on the 28th Aug.
1971.

For Assnt. Supt. of Stamps.

Received fees for:-

Registration	Rs. 20-00
Photographing	
(Pages (a) <u>9</u>)	9-00
(b)	15-00
Extra under S. 30	"
(Copy S. 6)	" 6-75
Memo	" 1-00
Postage	" 2-25
Total Rs.	104-00

य. रसिकल मंगलदास शाह.

177-11

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

Rasiklali
Sub-Registrar.

वि वे कु आ

THIS INDENTURE made at Bombay this 28th day
of August One Thousand Nine Hundred and Seventy-One
BETWEEN SMT. BIMLADEVI wife of VEDKUMAR ANAND Indian
Inhabitant hereinafter called " the VENDOR " (which
expression shall unless it be repugnant to the context
or meaning thereof mean and include the said SMT.
BIMLADEVI wife of VEDKUMAR ANAND and her heirs, -
executors and administrators) of the One Part, A N D
RASIKLAL MANGALDAS SHAH and SMT. VIMLABEN wife of
RASIKLAL SHAH also Indian Inhabitants (hereinafter
called " the PURCHASERS " (which expression unless
it be repugnant to the context or meaning thereof
mean and include the said Rasiklal Mangaldas Shah and
Vimlaben wife of Rasiklal Shah or the survivor of

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them and the heirs, executors, administrators and assigns of the survivor) of the Other Part:

WHEREAS by a Deed of Conveyance dated 25th January 1957 and registered under Serial No.77 with the Registrar of Bassein at Borivli on 25th January 1957 the Vendor purchased all that piece or parcel of land bearing part of plot No. 43 of Daulatnagar admeasuring 145 sq. yards or thereabouts and more particularly described in the Second Schedule thereunder written being the same as described in the Schedule hereunder written from Seth Doulatram Mochandas AND WHEREAS the Vendor being absolutely seized and possessed of or otherwise well and sufficiently entitled to the land admeasuring 145 sq. yards hereditaments and premises more particularly described in the schedule written. AND WHEREAS the Vendor has agreed with the Purchasers to sell to them the said land hereditaments and premises being part of the plot No. 43 of Daulatnagar (equivalent to 112 sq. metres)



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situate in Daulatnagar Eksar Village, Borivli, Bombay and more particularly described in the Schedule hereunder written and intended to be hereby granted free from incumbrances at or for the price of Rs. 15,000/- (Rupees Fifteen Thousand) NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 2,700/- (Rupees Two thousand seven hundred) paid by the Purchasers to the Vendor on 5th July 1971 and Rs. 12,300/- paid on or before the execution of these presents to the Vendor by the Purchasers (the payment and receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof doth for ever acquit, release and discharge the Purchasers) She the Vendor doth hereby grant, sell, assign, release, convey and assure unto the Purchasers for ever all that piece or parcel of land or ground with building or structures standing thereon situate lying and being at Eksar Borivli bearing part of plot 43 of Daulatnagar on the West side of Road No.7 formerly in the registration district of Thana and Sub-District of Bassein and now in the registration district Bombay Suburban and Sub-District of Bandra in Greater Bombay (extended Suburbs) in the Island of Bombay containing by admeasurement 145 sq. yards or thereabouts and more particularly described in the schedule hereunder written together with all and singular the courts, yards, areas, ways, wells, compounds, paths, passages, waters, water-courses, sewers, ditches, drains, trees, plants, lights, liberties, easements, profits, privileges, advantages, rights, members and



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appurtenances whatsoever to the said piece or parcel of land or ground hereditaments and premises belonging or in anywise appertaining to or with the same or any part thereof now or at any time thereto usually held, used, occupied or enjoyed or reputed or known as part or member thereof or be appurtenant thereto AND ALSO together with all the deeds, documents, writings - vouchers and other evidences of title relating to the said piece or parcel of land or ground hereditaments and premises or any part thereof AND ALL the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever and also including the benefit of the covenant for - production of title deeds contained in Conveyance dated 25th January 1957 entered into between the Seth Dulatram Mochandas as Vendor of the First Part and Mrs. Bimla Devi Vedkumar Anand as Purchaser of the Other Part and registered with the Sub-Registrar of Bassein at Borivli on 25th January 1957 under Serial No.77 at pages 89 to 91 volume 16 of Additional Book No.1 TO HAVE AND TO HOLD the said piece or parcel of land or ground hereditaments and premises and all and singular and other the premises hereby - granted, conveyed and assured or intended so to be with their and every of their rights members and appurtenances UNTO and to the use and benefit of the Purchasers for ever as Joint tenants subject to all rents, taxes, assessments, rates, dues, and duties now chargeable upon the same or which may



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hereafter become payable in respect thereof to the Government of Maharashtra or the Municipal Corporation of Greater Bombay and the Vendor doth hereby for herself her heirs, executors and administrators covenant with the Purchasers that notwithstanding any act deed matter or thing whatsoever by her the Vendor or any person or persons lawfully or equitably claiming by from through under or in trust for her made done committed or omitted or knowingly suffered to the contrary she the Vendor now hath in herself good right full power and absolute authority to grant, release and assure the said piece or parcel of land or ground hereditaments and premises hereby granted, released or assured or intended so to be unto and to the use of the Purchasers in manner aforesaid AND that the Purchasers shall and may at all times hereafter peaceably and quietly enter upon have occupy possess and enjoy the said land hereditaments and premises and receive the rents issues and profits thereof and of every part thereof to and for their own use and benefit without any suit eviction interruption, claim or demand whatsoever from or by her the Vendor or any person or persons lawfully or equitably claiming or to claim by from under or in trust for her and that free and clear and freely clearly and absolutely acquitted exonerated and for ever discharged or otherwise by the Vendor 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





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persons lawfully or equitably claiming or to claim by from under or in trust for her AND FURTHER that she the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land hereditaments and premises or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchasers 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 land hereditaments and premises and every part thereof unto and to the use of the Purchasers in manner aforesaid as by the Purchasers their heirs, executors administrators and assigns or their counsel in law shall be - - reasonably require.

IN WITNESS WHEREOF the said Vendor has hereunto set and subscribed her hand the day and year first hereinabove written.

THE SCHEDULE ABOVE REFERRED TO :-

ALL THAT piece or parcel of land or ground with building thereon situate lying and being on West side of Road No.7 of Daulatnagar at Eksar (Borivli) Greater Bombay extended Suburbs in the registration Sub-District



of Bandra, Bombay Suburban District containing by -
 admeasurement 145 sq. yards i.e. 112.4 sq. meters
 bearing old Survey No. 177 and part of Plot No. 43
 of Daulatnagar and bearing City Survey No. 2539 and
 bearing Municipal R Ward No. R 6828, Daulatnagar Road
 No.7 (Bunglaw) and bounded as follows that is to say
 on the East by Road No.7 on the South by Building No.
 A-5, on the West by Building No. A-13 and on the North
 by Road 15' Private of the said Daulatnagar.

SIGNED AND DELIVERED by the
 within named Vendor SMT. BIMLADEVI
 wife of VEDKUMAR ANAND in the
 presence of.)

विमलादेवी दादुगुप्ते मा.
 अमोले
 (i.e. Bimladevi vedkumar
 Anand)

P.S. Bhatt
 Advocate Bombay
 (V.K. Anand)



RECEIVED the day and year first herein-)

-above written of and from the within named)
 Purchasers the sum of Rs. 12,300/- (Rupees)
 Twelve thousand three hundred only) which)
 together with the sum of Rs. 2,700/- received))
 on 5th day of July 1971 as aforesaid makes in)
 aggregate the sum of Rs. 15,000/- (Rupees -)
 Fifteen Thousand) being the full considera-)
 -tion money above mentioned to be by them)

Rs. 15000/-

paid to me . Consideration secured by Bank draft)
 No. 6/A 024 571 on Union Bank of India dated 28-8-71)
 WITNESSES: for Rs. 12300/- I SAY RECEIVED:

P.S. Bhatt
 (V.K. Anand)

विमलादेवी दादुगुप्ते मा.
 अमोले

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Smt. Bindaladevi w/o. Wadhwanar.
Amand. 40, house hold. at Director's
Banglow 17. Netru. Road, Santacruz
(East) Bombay 55 Indian Executive.
Party admits Execution of the Sanctioned
deed of Cancellation.

प्रिसला देवी देवकुमार आनंद

Shri P. S. Bhatt. Advocate, Crescent
Chambers, Tannir Lane Bombay 1,
and known to the Sub-Registrar states that he
knows the above executant and identifies
him.

P. S. Bhatt

Dated 28th Aug 1971.

[Signature]
Sub-Registrar.



Registered No. 3761/71 of Book No. 1

Date - 4 OCT 1971 Sub-Registrar,
Bombay.

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

3761

DATED THIS 28th DAY OF AUGUST 1971

SMT. BIMLADEVI wife of
VEDKUMAR ANAND VENDOR

T O

RASIKLAL MANGALDAS SHAH
AND ANOTHERPURCHASERS

~~19/8/71~~
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B.S.D. / ...

CONVEYANCE

Rs. 15,000/-

Page	70.00
1-7	7.00
Copy	5.00
Ev.	15.00
M.	1.00
Post.	2.00

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