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एकूण मुद्राक शुल्क रु. ४४,५०९/-

संक्रम नंबर 6625 26
 तन १९८८ के नो. २८
 तारखेत 9 प. 2 के दरम्यात
 के २०५११ के दुर्यम निबंधक यति
 वचरोत भाषून विना.

घतला ता -
 शीदणी की ५००/-
 कोटो पाने (32) रु. ६५/-
 पादो की रु.
 रपाल की रु. १५/-
 एकूण रु. ५०८१/-

[Signature]

[Signature]
 दुर्यम विबंधक, उल्वाड

[Signature]
 दुर्यम विबंधक, उल्वाड

INDENTURE OF CONVEYANCE.

THIS INDENTURE OF CONVEYANCE made and entered into at Kalyan this 28th day of November in the Christian Year One Thousand Nine Hundred and Eighty-Eight (28-11-1988) BETWEEN :

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[Signature] Mrs. D. A. Srani

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1. SHRIMATI. DOLLYBAI ALIAS DOLLY ARDESHIR IRANI, Aged about 64 Years, an Indian Parsi Zoroastrian Inhabitant of Bombay residing at Fourth Floor, Glamour House, Arthur Bunder Road, Colaba, Bombay : 400 005 (hereinafter for the sake of brevity referred to as "the Vendor" which expression shall unless the same be repugnant to the context or meaning thereof shall be deemed to mean and include her heirs, executors, administrators and assigns) of the FIRST PART.

2. SHRI. JIMMY ARDESHIR IRANI, Aged about 42 Years, an Indian Parsi Zoroastrian Inhabitant of Bombay residing at Fourth Floor, Glamour House, Arthur Bunder Road, Colaba, Bombay : 400 005 (hereinafter for the sake of brevity referred to as "the Confirming Party" which expression shall unless the same be repugnant to the context or meaning thereof shall be deemed to mean and include his heirs, executors, administrators and assigns) of the SECOND PART.

Mrs. B.

AND.

3(a). SHRIMATI. DOLLY ALIAS DAULATABAI RUSTOM IRANI, Aged about 63 Years, an Indian Parsi Zoroastrian Inhabitant of Kalyan

D. R. Irani

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residing at Borgaonkarwadi, Station Road, Kalyan : 421 304; District : Thane, State of Maharashtra (hereinafter for the sake of brevity referred to as "the said Dolly").

AND.

3(b).

✓ SHRI. JEHANGIR RUSTOM IRANI, Aged about 47 Years, an Indian Parsi Zoroastrian Inhabitant of Kalyan residing at Second Floor, Krishna Cinema Building, Rambhau Patwardhan Road, Shivaji Chowk, Kalyan : 421 301; District : Thane, State of Maharashtra (hereinafter for the sake of brevity referred to as "the said Jehangir") (the said Dolly and the said Jehangir as referred herein are hereinafter for the sake of brevity collectively referred to as "the Purchasers" which expression shall unless the same be repugnant to the context or meaning thereof shall be deemed to mean and include the survivor of them, their respective heirs, executors, administrators and assigns) of the THIRD PART.

WHEREAS one late Shri. Ardeshir Rustom Irani died intestate at Kalyan on the 26th day of August 1980 (hereinafter for the sake of brevity referred to as "the said First Deceased").

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AND WHEREAS the Vendor herein is the widow and the Confirming Party herein is the only issue and major son of the said First Deceased.

AND WHEREAS another late Shri. Rustom Ardeshir Irani died intestate at Kalyan on the 1st day of June 1988 (hereinafter for the sake of brevity referred to as "the said Second Deceased").

AND WHEREAS the said Second Deceased late Shri. R.A. Irani left behind six living legal heirs, viz; the said Dolly as his widow, the said Jehangir as his eldest son as well as three other major sons Shri. Sarosh Rustom Irani, Shri. Farheng Rustom Irani and Shri. Khodayar Rustom Irani and one married daughter Shrimati. Katy Minoos Chemi (the last three named sons and a married daughter of the said Second Deceased as named herein are hereinafter for the sake of brevity collectively referred to as "the said Other Legal Heirs").

AND WHEREAS there exists a piece or parcel of land hereditaments and premises situate, lying and being at Kalyan, within the limits of Kalyan Municipal Corporation, Taluka and Registration Sub-District : Kalyan, Registration District : Thane bearing Revenue Survey No. 262 A, Hissa No. 2 and also bearing C.T.S. No. 1830-B approximately admeasuring 2495 Square Yards or thereabouts equivalent to 2095.80 Square Metres or thereabouts consisting alongwith all the existing structures standing thereon and commonly known as "Krishna Cinema Property"

[Signature]
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with attached benefits of a dissolved firm Messrs. Krishna Cinema Exhibitors as well as a residential-cum-commercial building standing thereon which also comprises of diverse tenanted shops and galas including six cabins near the main entrance to Krishna Cinema Property registered in the Books of Kalyan Municipal Corporation under Old Municipal Ali No. 51 and New Municipal Ali No. 51 as well as Old House Nos. 81 and 81-A and New House Nos. 478 and 479 more particularly described in the Schedule herounder written and shown as surrounded by Red Coloured Boundary Line on the Plan annexed hereto (hereinafter for the sake of brevity referred to as "the said property" which expression shall unless the same be repugnant to the context or meaning thereof shall be deemed to mean and include all prior and/or subsequent changes, modifications and substitutions either fully or partly by any other Old and/or New Survey Number and/or Hissa Number and/or City Survey Number and/or C.T.S. Number or any part or portion thereof including any variation or variations of boundary or boundaries alongwith all diverse and ancillary structures comprising Krishna Cinema Building with attached benefits of the firm of Messrs. Krishna Cinema Exhibitors as well as a residential-cum-commercial building standing thereon which also comprises of diverse tenanted shops and galas including all corporeal or incorporeal estates and all other tangible or intangible assets attached thereto as mentioned herein).



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AND WHEREAS under a Registered Indenture of Conveyance dated the 27th day of August 1955 and executed between Shri. Kanji Govind Karsan and Shri. Ramji Kanji Karsan referred to therein as the Vendors of the One Part and the said First Deceased late Shri. A.R. Irani and the said Second Deceased late Shri. R.A. Irani jointly referred to therein as the Purchasers, the said First Deceased and the said Second Deceased jointly acquired purchased and got conveyed unto themselves the said property as the joint-owners thereof in equal ratio for the consideration as recited therein and which Indenture of Conveyance was duly registered with the Office of Sub-Registrar of Assurances of Kalyan on the 16th day of September 1955 under Serial No. 728 of 1955.

AND WHEREAS on and from the year 1955 till the demise of the said First Deceased late Shri. A.R. Irani on the 26th day of August 1980 as aforesaid, the said First Deceased and the said Second Deceased late Shri. R.A. Irani herein jointly owned and possessed of the said property and enjoyed the income thereof in equal ratio.

AND WHEREAS the Confirming Party herein states and declares and the Vendor herein further ratifies and confirms that on and from the date of demise of the said First Deceased late Shri. A.R. Irani the Confirming Party do not have any claim, right, title, share, interest, possession or legacy in any manner whatsoever in one half share held and possessed

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by the said First Deceased late Shri. A.R. Irani in the said property as well as any income, profits or benefits thereof and further that on and from the date of demise of the said First Deceased the entire estate of the said First Deceased including his one half share in the said property stood absolutely relinquished in favour of the Vendor herein and as such the Vendor remained in full control, possession and managed thereof and further exclusively availed of all the incomes, profits and benefits thereof.



AND WHEREAS the Vendor has assured the Purchasers and each of them that the Vendor has every right and full and perfect title to sell away undivided half share in the said property known as "Krishna Cinema" including a residential-cum-commercial building, shops and galas to the Purchasers and that no one else has got any share, right, title or interest in the said one half share of the said property.

AND WHEREAS in the circumstances as aforesaid at the request of the Vendor and the Purchasers, the Confirming Party is joining in execution hereof for removal of any doubts as also for the betterment and perfecting the title of the Purchasers in respect of the said property in the manner as recited hereinafter.

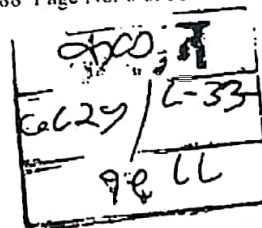
AND WHEREAS the Vendor doth hereby declares

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that upon the demise of the said First Deceased late Shri. A.R. Irani no Petition for Grant of Letters of Administration was filed before any Competent Court as envisaged by the provisions of The Indian Succession Act, 1925.

AND WHEREAS it has been represented by the Vendor to the Purchasers that the Vendor as an Accountable Person had filed the requisite Return of Estate Duty with the Estate Duty Authority under the provisions of The Estate Duty Act, 1953 and which Return also comprises of share of the said First Deceased in the said property.

AND WHEREAS it has been further represented by the Vendor to the Purchasers that the Estate Duty Authority have since duly granted the Final Estate Duty Clearance Certificate pertaining to the estate of the said First Deceased late Shri. A.R. Irani to the Vendor and prior to the execution of this Indenture a copy of the said Certificate has been duly furnished by the Vendor jointly to the Purchasers.



AND WHEREAS again on and from the 26th day of August 1980 till the 24th day of December 1986 the Vendor on one hand and the said Second Deceased late Shri. R.A. Irani on the other hand jointly owned and possessed the said property and enjoyed income thereof in equal ratio.

AND WHEREAS after the demise of the

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said First Deceased late Shri. A.R. Irani the Vendor being of advanced age continued to keep indifferent health and also on account of long distance of location of the said property was unable to attend daily affairs of the business and other matters connected with the said property resulting into the Vendor deciding to dispose off her one half undivided but specified share in the said property.

AND WHEREAS again prior to the 24th day of December 1986 the Vendor expressed her desire to discontinue joint ownership of the said property and decided to release, convey, transfer, assign, alienate and relinquish her one half undivided but specified share in the said property and as such by way of right of pre-emption in favour of the said Second Deceased late Shri. R.A. Irani being the remaining joint-owner in equal half undivided but specified ratio in the said property and further negotiated and finally arrived at diverse terms, conditions and stipulations with the said Second Deceased.

AND WHEREAS again prior to the 24th day of December 1986 upon prior consultations and negotiations held at that stage it was mutually agreed and decided between the Vendor and the said Second Deceased late Shri. R.A. Irani that the Vendor shall sell, convey, transfer, assign and alienate to the said Second Deceased and the Second Deceased agreed to purchase acquire and convey unto himself one-fourth undivided but specified share of the Vendor in the said property and likewise with the concurrence and consent of the said Second Deceased the Vendor shall sell, convey, transfer, assign and alienate to the said Jehangir and the said Jehangir agreed to purchase, acquire and convey unto himself the remaining one-fourth undivided but specified

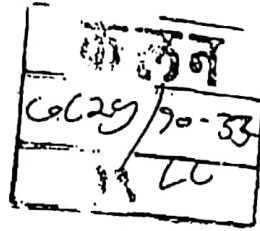


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share of the Vendor in the said property.

AND WHEREAS as per terms of the aforesaid negotiations it was mutually agreed at that stage between the Vendor on one hand and the said Second Deceased late Shri. R.A. Irani and the said Jehangir jointly on the other hand that the total consideration or price was ad-hoc fixed at the total sum of Rs. 6,50,000/- (Rupees Six Lacs and Fifty Thousand only) for acquiring aggregate one-half ownership as well as share, right, title, interest and benefits of the Vendor in the said property by the said Second Deceased and the said Jehangir to be equally paid by the said Second Deceased and the said Jehangir respectively to the Vendor to the extent of Rs. 3,25,000/- (Rupees Three Lacs and Twenty Five Thousand only) each.

AND WHEREAS the total consideration of Rs. 6,50,000 (Rupees Six Lacs and Fifty Thousand only) comprises value of Rs. 5,00,000/- (Rupees Five Lacs only) towards land, cinema building, residential-cum-commercial building including wooden cabins, tenanted shops and galas and Rs. 1,50,000/- (Rupees One Lac and Fifty Thousand only) towards value of tangible and intangible, corporeal and incorporeal rights cinematographic machineries, electrical equipments, furnitures, fittings, fixtures and other paraphernalias capable of passing off by delivery as moveables which are appurtenant thereto as aforesaid.

AND WHEREAS in terms of the aforesaid concluded negotiations on the 25th day of December 1986 an Agreement for Sale was executed between the Vendor on one hand and the said Second Deceased late Shri. R.A. Irani and the said Jehangir jointly on the other hand (hereinafter

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for the sake of brevity referred to as "the said Agreement").

AND WHEREAS it has been duly recorded under the Clause No. 2 of the said Agreement that the Vendor had received a sum of Rs. 1,00,000/- (Rupees One Lac only) from the Second Deceased late Shri. R.A. Irani by mode of Payee's Account Cheque No. 177838 dated the 25th day of December 1986 drawn on The Sangli Bank Limited, Kalyan Branch as part consideration out of the total consideration of Rs. 3,25,000/- (Rupees Three Lacs and Twenty Five Thousand only) payable at the time of execution of and registration of the requisite Deed of Conveyance.

AND WHEREAS likewise again it has been duly recorded under the Clause No. 2 of the said Agreement that the Vendor had received a sum of Rs. 1,00,000/- (Rupees One Lac only) from the said Jchangir by mode of Payee's Account Cheque No. 056153 dated the 25th day of December 1986 drawn on Union Bank of India, Kalyan Branch as part consideration out of total consideration of Rs. 3,25,000/- (Rupees Three Lacs and Twenty Five Thousand only) payable at the time of execution and registration of the requisite Deed of Conveyance.

AND WHEREAS again it has been duly recorded under the Clause No. 3 of the said Agreement that as and by way of part performance of the contract on the date of execution of the said Agreement the

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Vendor divested herself and absolutely pre-empted and delivered unto the said Second Deceased and the said Jehangir her equal half ratio of ownership and undivided but specified share in the said property alongwith the absolute possession thereof.

AND WHEREAS it has been duly recorded under the Clause No. 6 of the said Agreement that within one year from the date of execution of the said Agreement the Vendor shall secure the necessary permission for sale and transfer of the entire one half share of the Vendor in the said property under the provisions of The Urban Land (Ceiling and Regulation) Act, 1976.

AND WHEREAS prior to the execution hereof the Vendor had duly applied to and obtained from the Competent Authority requisite permission under Section 27(2) of The Urban Land (Ceiling and Regulation) Act, 1976 and copy/copies whereof are duly handed over by the Vendor to the Purchasers.

8 AND WHEREAS under the Clause No. 7 of the said Agreement the Vendor undertook to obtain and produce the necessary Income-Tax/Clearance Certificate as required by Section 230 A of The Income Tax Act, 1961 and that the Vendor shall produce the same before the Sub-Registrar of Assurances at Kalyan at the time of registration of the Deed of Conveyance.

AND WHEREAS the Vendor had since

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applied to the requisite Authority for the necessary Income Tax Clearance Certificate under the provisions of Section 230 A of The Income Tax Act, 1961 and shall forthwith provide copies thereof to the Purchasers no sooner the same being obtained.

AND WHEREAS though it was agreed between the Vendor on one hand and the said Second Deceased late Shri. R.A. Irani and the said Jehangir jointly on the other hand to conclude the transaction as arrived at, and reduced into writing within one year from the date of execution of the said Agreement i.e. on or before 24th day of December 1987 but as mutually agreed between the Vendor on one hand and the said period of one year was extended to for a further period of one year and which extension of time the said Dolly is bound to observe and perform.

AND WHEREAS in addition to the aforesaid sum of part consideration of Rs. 1,00,000/- (Rupees One Lac only) out of total consideration of Rs. 3,25,000/- (Rupees Three Lacs and Twenty Five Thousand only) paid by the said Second Deceased late Shri. R.A. Irani to the Vendor, the said Second Deceased also made further payments of total sum of Rs. 1,50,000/- (Rupees One Lac and Fifty Thousand only) by six cheques, viz;

- (1). Rs. 20,000/- (Rupees Twenty Thousand only) by mode of Payee's Account
Cheque No. 178761 dated the
17th day of March 1987 drawn



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on The Sangli Bank Limited,
Kalyan Branch.

(2). Rs. 20,000/-.

(Rupees Twenty Thousand
only) by mode of Payee's
Account Cheque No. 178767
dated the 31st day of July
1987 drawn on The Sangli
Bank Limited, Kalyan
Branch.

(3). Rs. 20,000/-.

(Rupees Twenty Thousand
only) by mode of Payee's
Account Cheque No. 178769
dated the 29th day of
August 1987 drawn on The
Sangli Bank Limited,
Kalyan Branch.

(4). Rs. 20,000/-.

(Rupees Twenty Thousand
only) by mode of Payee's
Account Cheque No. 682981
dated the 1st day of
October 1987 drawn on
The Sangli Bank Limited,
Kalyan Branch.

(5). Rs. 20,000/-.

(Rupees Twenty Thousand
only) by mode of Payee's
Account Cheque No. 682984
dated the 25th day of
December 1987 drawn on
The Sangli Bank Limited,
Kalyan Branch.

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AND.

(6). Rs. 50,000/- (Rupees Fifty Thousand only) by mode of Payee's Account Cheque No. 682989 dated the 27th day of January 1988 drawn on The Sangli Bank Limited, Kalyan Branch.

aggregating to Rs. 2,50,000/- (Rupees Two Lacs and Fifty Thousand only) leaving a balance sum of Rs. 75,000/- (Rupees Seventy Five Thousand only) payable by the said Second Deceased late Shri. R.A. Irani to the Vendor at the time of executing and duly registering the requisite Deed of Conveyance by the Vendor.

AND WHEREAS in addition to the aforesaid sum of part consideration of Rs. 1,00,000/- (Rupees One Lac only) out of total consideration of Rs. 3,25,000/- (Rupees Three Lac and Twenty Five Thousand only) paid by the said Jehangir to the Vendor, prior to the execution of this Indenture the said Jehangir also made a further payment of total full sum of Rs. 2,25,000/- (Rupees Two Lacs and Twenty Five Thousand only) thereby making payment of full consideration payable on part of the said Jehangir to the Vendor by eight cheques, viz;

(1). Rs. 20,000/- (Rupees Twenty Thousand only) by mode of Payee's Account Cheque No. 056154



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dated the 15th day of
April 1987 drawn on Union
Bank of India, Kalyan
Branch.

(2). Rs. 20,000/-.

(Rupees Twenty Thousand
only) by mode of Payee's
Account Cheque No. 056156
dated the 18th May 1987 drawn
on Union Bank of India,
Kalyan Branch.

(3). Rs. 20,000/-.

(Rupees Twenty-Thousand.
only) by mode of Payee's
Account Cheque No. 056156
dated the 2nd July 1987
drawn on Union Bank of
India, Kalyan Branch.

(4). Rs. 20,000/-.

(Rupees Twenty Thousand
only) by mode of Payee's
Account Cheque No. 056157
dated the 2nd November 1987
drawn on Union Bank of
India, Kalyan Branch.

(5). Rs. 20,000/-.

(Rupees Twenty Thousand
only) by mode of Payee's
Account Cheque No. 056158
dated the 3rd day of
December 1987 drawn on
Union Bank of India,
Kalyan Branch.



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(6). Rs. 50,000/- . (Rupees Fifty Thousand only)
by mode of Payee's Account
Cheque No. 013864 dated the
15th day of November 1988
drawn on Union Bank of India,
Kalyan Branch.

(7). Rs. 50,000/- . (Rupees Fifty Thousand only)
by mode of Payee's Account
Cheque No. 013865 dated the
17th day of November 1988
drawn on Union Bank of India,
Kalyan Branch.


AND.

(8). Rs. 25,000/- . (Rupees Twenty Five Thousand
only) by mode of Payee's
Account Cheque No. 013866
dated the 21st November 1988
drawn on Union Bank of
India, Kalyan Branch.



AND WHEREAS as aforesaid pending completion
of the transaction, the said Second Deceased Shri.
R.A. Irani expired on the 1st day of June 1988
leaving behind the said Dolly, the said Jehangir.
and the said Other Legal Heirs as the legatees to
the estate left behind by the said Second Deceased
including the said property and benefits of the
said Agreement as per tenets of personal Parsi
Law of Intestate Succession.

AND WHEREAS upon the demise of the said


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Second Deceased late Shri. R.A. Irani mutual deliberations and negotiations were held between the said Dolly, the said Jehangir and the said Other Legal Heirs for the devolution and succession of the share of the said Second Deceased in respect of the said property as also the said Agreement.

AND WHEREAS the aforesaid deliberations and negotiations held as aforesaid ultimately terminated upon arrival of mutual terms and conditions to the effect that the said Jehangir and the said Other Legal Heirs unanimously decided to absolutely and unconditionally relinquish, waive, disclaim and surrender all their joint share, right, title, interest, benefits and legacy to the extent of the said property and the said Agreement in favour of the said Dolly (widow of late Shri. Rustom A. Irani) in respect whereof the said Jehangir and the said Other Legal Heirs have separately executed a Joint-Declaration and a copy duly handed over to the Vendor and the Confirming Party.

AND WHEREAS the Purchasers herein have already communicated to the Vendor and the Confirming Party regarding the aforesaid mutual decision as arrived at between the said Jehangir and the said Other Legal Heirs regarding relinquishment of their joint share and legacy to the extent in the said property and the said Agreement in favour of the said Dolly (widow of late Shri. Rustom A. Irani).

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AND WHEREAS prior to the execution hereof and at the request of the Vendor, the said Dolly made the balance payment of Rs. 75,000/- (Rupees Seventy Five Thousand only) to the Vendor by mode of Payee's Account Cheque No. 015987 dated 21st November 1988 drawn on Union Bank of India, Kalyan Branch. Thereby making payment of full consideration formally payable by the said Second Deceased and now payable by the said Dolly to the Vendor.

AND WHEREAS the Purchasers have expressed their desire to get executed this Indenture of Conveyance in favour of the Purchasers which the Vendor has agreed to do in the manner hereinafter appearing and the Confirming Party has agreed to confirm it.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and the total consideration of the sum of Rs. 6,50,000/- (Rupees Six Lacs and Fifty Thousand only) including the value of moveables & capable of passing off by delivery as stated above originally payable by the said Second Deceased late Shri. R.A. Irani and the said Jehangir and now payable by the said Dolly (widow of late Shri. R.A. Irani) and the said Jehangir to the Vendor in equal ratio and out of a sum of Rs. 3,25,000/- (Rupees Three Lacs and Twenty Five Thousand only) payable by the said Second Deceased to the Vendor in terms of the said Agreement, the said Second Deceased in his lifetime had already paid the major portion of total consideration in the manner as aforesaid being that

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the said Second Deceased paid to the Vendor a sum of Rs. 1,00,000/- (Rupees One Lac only) by mode of Payee's Account Cheque No. 177838 dated the 25th day of December 1986 drawn on The Sangli Bank Limited, Kalyan Branch which has been duly recorded in the receipt clause of the said Agreement and further made payments of :-

(1). Rs. 20,000/- (Rupees Twenty Thousand only) by mode of Payee's Account Cheque No. 178761 dated the 17th day of March 1987 drawn on The Sangli Bank Limited, Kalyan Branch.

(2). Rs. 20,000/- (Rupees Twenty Thousand only) by mode of Payee's Account Cheque No. 178767 dated the 31st day of July 1987 drawn on The Sangli Bank Limited, Kalyan Branch.

(3). Rs. 20,000/- (Rupees Twenty Thousand only) by mode of Payee's Account Cheque No. 178769 dated the 29th day of August 1987 drawn on The Sangli Bank Limited, Kalyan Branch.

(4). Rs. 20,000/- (Rupees Twenty Thousand only) by mode of Payee's Account Cheque No. 682981 dated the 1st day of October 1987 drawn on The Sangli Bank Limited, Kalyan Branch.


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(5). Rs.20,000/-.

(Rupees Twenty Thousand only) by mode of Payee's Account Cheque No. 682984 dated the 25th December 1987 drawn on The Sangli Bank Limited, Kalyan Branch.

AND.

(6). Rs.50,000/-

(Rupees Fifty Thousand only) by mode of Payee's Account Cheque No. 682989 dated the 27th January 1988 drawn on The Sangli Bank Limited, Kalyan Branch.

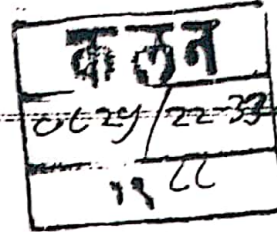


aggregating to Rs.2,50,000/- (Rupees Two Lacs and Fifty Thousand only) and the balance sum of Rs. 75,000/- (Rupees Seventy Five Thousand only) paid by the said Dolly (widow of late Shri. R.A.Irani) to the Vendor prior to the execution hereof as well as lodging for registration and admitting execution of this Indenture of Conveyance by mode of Payee's Account Cheque No. 015987 dated the 21st day of November 1988 drawn on Union Bank of India, Kalyan Branch making together the said total sum of Rs.3,25,000/- (Rupees Three Lacs and Twenty Five Thousand only) being the total price or consideration payable by the said Dolly to the Vendor as aforesaid (the receipt whereof the Vendor doth hereby acknowledges and admits and of and from the same and every party thereof doth hereby acquit, release and discharge the said Dolly for ever) AND further out

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of a sum of Rs.3,25,000/- (Rupees Three Lacs and Twenty Five Thousand only) payable by the said Jehangir to the Vendor in terms of the said Agreement, the said Jehangir had already paid the total consideration in the manner as aforesaid being that the said Jehangir paid to the Vendor a sum of Rs.1,00,000/- (Rupees One Lac only) by mode of Payee's Account Cheque No. 056153 dated the 25th day of December 1986 drawn on Union Bank of India, Kalyan Branch which has been duly recorded in the receipt clause of the said Agreement and made further payments :

(1). Rs.20,000/-.

(Rupees Twenty Thousand only) mode of Payee's Account Cheque No. 056154 dated the 15th day of April 1987 drawn on Union Bank of India, Kalyan Branch.

(2). Rs.20,000/-.

(Rupees Twenty Thousand only) mode of Payee's Account Cheque No. 056155 dated the 18th day of May 1987 drawn on Union Bank of India, Kalyan Branch.

(3). Rs.20,000/-

(Rupees Twenty Thousand only) mode of Payee's Account Cheque No. 056156 dated the 2nd day of June 1987 drawn on Union Bank of India, Kalyan Branch.

(4). Rs.20,000/-

(Rupees Twenty Thousand only) mode of Payee's Account Cheque No. 056157 dated the 2nd day of

D. R. Desai

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(5). Rs.20,000/-
November 1987 drawn on Union Bank of India, Kalyan Branch. (Rupees Twenty Thousand only)
By mode of Payee's Account
Cheque No. 056158 dated the 3rd day of December 1987 drawn on Union Bank of India, Kalyan Branch.

(6). Rs.50,000/-
by mode of Payee's Account
Cheque No. 013864 dated the 15th day of November 1988 drawn on Union Bank of India, Kalyan Branch.

J. Saini



(7). Rs.50,000/-
(Rupees Fifty Thousand only)
by mode of Payee's Account
Cheque No. 013865 dated the 17th day of November 1988 drawn on Union Bank of India, Kalyan Branch.

(8). Rs.25,000/-
(Rupees Twenty Five Thousand only) by mode of Payee's Account
Cheque No. 013866 dated the 21st November 1988 drawn on Union Bank of India, Kalyan Branch.

making together the said total sum of Rs.3,25,000/- (Rupees Three Lacs and Twenty Five Thousand only) being the total price or consideration payable by the said Jehangir to the Vendor as aforesaid (the receipt whereof

J. Saini

J. Saini

D. R. Gargi

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the Vendor doth hereby acknowledges and admits and of from the same and every part thereof doth hereby acqui release and discharge the said Jehangir for ever) ~~SHE~~ the Vendor doth hereby releases, conveys, assigns and assures and the Confirming Party doth hereby confirms UNTO the Purchasers and each of them (as the co-owners in equal shares) forever ALL that one half share, right title, interest and benefits of the Vendor alongwith the absolute possession in the said piece or parcel of land hereditaments and premises situate, lying and being at Kalyan, District : Thane within the limits of Kalyan Municipal Corporation, Taluka and Registration Sub-Div Kalyan, Registration District : Thane, bearing Survey No. 262 A, Hissa No. 2 and also bearing C.T.S.No. 1830 approximately admeasuring 2495 Square Yards or thereabout equivalent to 2095.80 Square Metres or thereabouts consisting alongwith all the existing structures standing thereon and commonly known as "Krishna Cinema Property with attached benefits of a dissolved firm, Messrs. Krishna Cinema Exhibitors as well as a residential-commercial building standing thereon which also comprises of diverse tenanted shops and galas including six or near the main entrances to Krishna Cinema Property registered in the Books of Kalyan Municipal Corporation under Old Municipal All No. 51 and New Municipal All No. 51 as well as Old House Nos. 81 and 81-A and New House Nos. 478 and 479 and more particularly described in the Schedule hereunder written and shown as surrounded by a Red Coloured Boundary Line on the Plan annexed herewith TOGETHER WITH all and singular houses out-houses,

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D. R. Jirani

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edifices, buildings, court yards, area, compounds, sewers, drains, ditches, fences, trees, plants, shrubs, ways, paths, passages, common gullies, wells, water courses, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said property or grounds hereditaments and premises or any part thereof including all corporeal or incorporeal estates and all other tangible or intangible assets as well as other moveables like machinaries, electrical equipments, fans and fixtures, furnitures and fittings belonging or in any manner appurtenant to or with the same or any part thereof now or at any time heretofore usually held used occupied or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereof AND ALL THE ESTATE right, title, interest and demands whatsoever at law and in equity of the Vendor into out of or upon the said property or any part thereof TO HAVE AND TO HOLD the one half share (as co-owners in equal shares) in the said piece or parcel of land or grounds, hereditaments and premises and all singular and other premises hereby released, assigned, conveyed and assured or intended to be with in and every of her right, members and appurtenances thereto (all of which hereinafter collectively called " the said premises") UNTO and to the use and benefit of the Purchasers and each of them forever absolutely SUBJECT to all rents, taxes, municipal taxes, assessments, revenues, rates, dues, premises, duties, deposits, electric bills, firm bills and all other specified or unspecified outgoings now chargeable.



A. S. Gami

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D. R. Gami.

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upon the same or which may hereafter become payable in respect thereof to the Government of Maharashtra, Kalyan Municipal Corporation, Town Planning Authority, Collector of Thane, Tahsildar, City Survey Office, Talathi or any other Public Body or Authority whosoever AND the Vendor doth hereby for her heirs, executors and administrators covenants with the Purchasers and each of them that notwithstanding any act, matter or thing whatsoever done or committed by the Vendor or any person or persons lawfully or equitably claiming by, from, under or in trust for her made, done, committed or omitted or knowing suffered to the contrary or had been a party or privy to any act deed or thing whereby the Vendor is being prevented from selling or conveying her one half undivided but specified share and she the Vendor now has in herself good right, full power and absolute authority to release, convey, alienate and assign her one half undivided but specified share in the said piece or parcel of land of ground hereditaments and premises including all corporeal or incorporeal estates and all other tangible and intangible assets as well as all other moveables like machineries, electrical equipments, fans, fixtures, furnitures and fittings hereby released and assigned or intended so to be unto and to the use of the Purchasers and each of them in the manner as aforesaid AND that the Purchasers and each of them shall at all time hereafter continue to enter upon, occupy, possess and enjoy the said one half undivided but specified share of the Vendor in the said land hereditaments and all other moveables including all corporeal or incorporeal estates and all

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other tangible or intangible assets as well as all machineries electrical equipments fans fixtures furnitures and fittings being the said premises and receive the rents, issues, benefits, profits, income and every party thereof to and for their own use and benefits without any suit eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming or to claim by from under or in trust for her AND THAT freely, clearly and absolutely acquitted exonerated and forever discharged or otherwise by the Vendor will and sufficiently saved defended and kept harmless indemnified of from and against all former and other estates, charges and incumbrance whatsoever made, executed, occasioned or sheltered by the Vendor or any person or persons lawfully equitably claiming or to claim by from under or in trust for her AND FURTHER that the Vendor further covenants with the Purchasers and each of them that 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 shall and will from time to time and all time hereafter at the request and costs of the Purchasers do and executed or cause to be done and executed all such further and other acts, things and assurances including furnishing or providing all statements, forms, writings, or declarations pertaining to the said premises whatsoever for the better and more perfectly releasing assuring conveying and assigning undivided but specified one half share of the Vendor in the said premises (both moveable and



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immoveables) and every part thereof unto and to the use of the Purchasers and each of them in the manner as aforesaid or for effectuating mutations of the said premises with Kalyan Municipal Corporation, City Survey Office, Revenue Authorities or any other Public Body, Local Body or other Government Authority for effectually and perfectly transferring the said premises in the names of the Purchasers or their respective heirs, executors, administrators or assigns or their counsel in law shall be reasonably required AND FURTHER ALSO that in the event of detecting or coming to light after execution hereof of any error mistake or mis-description of area, boundary or any other specifications of the said premises or any part thereof more particularly described under the Schedule hereunder written and shown as surrounded by Red Coloured Boundary Line on the Plan annexed hereto then in that event this Indenture shall in no manner affected, impaired, prejudiced or annulled and the Purchasers and each of them are fully empowered and authorised to upgrade or rectify all such errors, mistakes or misdescriptions of the said premises at the costs of the Purchasers AND it is finally mutually agreed between the Parties heretofore to be borne and pay all costs, charges, expenses including stamp duty, registration charges, Advocates fees, other writings, and incidental charges in equal share between the Vendor and the Purchasers.

THE SCHEDULE OF THE PROPERTY ABOVE-REFERRED TO :

ALL the piece or parcel of land/ground hereditance

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[Signature]

D. R. Prani

Mrs. *[Signature]*

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and premises with all the mesuages, tenements, cinema theatre building, stalls, toilets and other structures standing thereof and also all the machinaries, equipments, furnitures, fixtures and fittings thereon which Cinema Theatre was formerly known as "Gokul" Theatre" and thereafter "Kar Krishna Theatre" and now known as "Krishna Cinema" situate lying and being at Kalyan with-

-in the limits of Kalyan Municipal Corporation, Taluka and Registration Sub-District : Kalyan, Registration District : Thane bearing Survey No. 262 A, Hissa No. 2 and also bearing C.T.S. No. 1830-B approximately admeasuring 2495 Square Yards or thereabouts equivalent 2095.80 Square Metres or thereabouts consisting

alongwith all the existing structures standing thereon and commonly known as " Krishna Cinema Property" including a residential-Cum-Commercial building standing thereon and registered in the Books of Kalyan Municipal Corporation under Old Ali No. 51 and New Municipal Ali No. 51 as well as Old House Nos. 81 and 81-A and New

House Nos. 478 and 479 and bounded as follows : -

- On or towards the North : by Fish Market Road (Dr. Ambedkar Road).
- On or towards the South: by Rambhau Patwardhan Road (Valli Peer Road)..
- On or towards the East : by Agra Road and Shivaji Chowk.
- On or towards the West: by Survey Nos. 262, 267 and 291. (Satpute Foolwalla Chawl).

IN WITNESS WHEREOF the Vendor, the Confirming Party and the Purchasers have signed this Indenture on the date, month and year first hereinabove written.

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D. R. Irani

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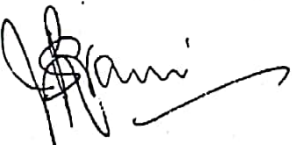
SIGNED SEALED AND DELIVERED)
by the withinnamed the Vendor.)
SHRIMATI. DOLLYBAI ALIAS DOLLY)
ARDESHIR IRANI in the presence)
of...)

Mrs D.A. Irani

1. 
2. Rushi. A. Irani

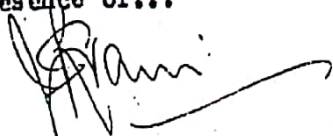
SIGNED SEALED AND DELIVERED)
by the withinnamed the Confir-))
-ming Party SHRI JIMMY ARDESHIR)
IRANI in the presence of ..)




1. 
2. Rushi. A. Irani

SIGNED SEALED AND DELIVERED)
by the withinnamed the)
Purchasers (1). SHRIMATI.)
DOLLY ALIAS DAULATBAI RUSTOM)
IRANI AND (2). SHRI. JEHANGIR)
RUSTOM IRANI in the)
presence of...)

D. R. Irani

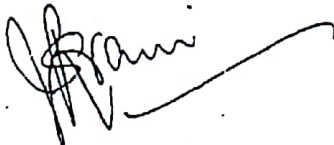
1. 
2. Rushi. A. Irani



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629/87-33
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RECEIVED the total consideration)
of Rs. 6,50,000/- (Rupees Six)
Lacs and Fifty Thousand only))
from the withinnamed the Purchasers)
(1). SHRIMATI. DOLLY ALIAS)
DAULATBAI RUSTOM IRANI AND (2).)
SHRI. JEHANGIR RUSTOM IRANI)
comprising of a sum of Rs. 3,25,000/-)
(Rupees Three Lacs and Twenty)
Five Thousand only) received)
from THE LATE SHRI. RUSTOM)
ARDESHIR IRANI AND SHRIMATI. DOLLY)
ALIAS DAULATBAI RUSTOM IRANI)
by total Eight Cheques as)
aforesaid and Rs. 3,25,000/-)
(Rupees Three Lacs and Twenty)
Five Thousand only) received)
from SHRI. JEHANGIR RUSTOM IRANI) Rs. 6,50,000/-
by total Nine Cheques as) (Rupees Six Lacs
aforesaid being full consideration) and Fifty Thousand
amount as within mentioned) only).
payable by them to me.

WITNESSES :

1. 

I SAY RECEIVED.

2. Rumi A. Iran

Mrs. D. A. Iran

SHRIMATI. DOLLYBAI ALIAS DOLLY
ARDESHIR IRANI.
THE VENDOR.

① (कि. देणार)

श्रीमती - डौलीबाई उर्फ डौली फ.
ईराणी - वय - ६४ घन्डा -
घरकाम - रा - मुंबई - ४.

② (मा. देणार)

जिम्मी फ. ईराणी
वय - ४२ घन्डा - व्यापार
रा - मुंबई - ४.

③ (कि. देणार)

श्रीमती - डौली उर्फ डौलीबाई
सस्लम ईराणी - वय - ६३
घन्डा - घरकाम.

जेहांगिर सस्लम ईराणी
वय - २७ घन्डा - व्यापार
दीवे रा - कतयाण.

वस्तुपेपर फारम देणार
तथापरी खरीदी वा
वस्तुपेपर करमा दिव्याव कबूल करतात.

Mrs. D. A. Irani

[Signature]

D. R. Irani

[Signature]

वापकर अधिनियम १९६२-कलम
२३० (अ) (१) नुसार किरान
देणार यांचो प्रमाणपत्र हजर
केले, दिनांक १-१-२००८

[Signature]
दुय्यम निबंधक, कल्याण.



उपजिम्मीकारी व सक्षम प्राधीकारी
उत्हासनगट नागरी संकुळन अधिकाारी
दणे यांचे विक्री परवानगी पत्र क्र.
ULC/ULN/ISS/ER 27/7113 Dated.
25-11-88 नुसार हजर केले.
दि - १-१-८८.

[Signature]
दुय्यम निबंधक, कल्याण.

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- १) शीक्य शकिल कतात,
किंय - लेफटीय. कतयाण.
- २) सगला कळत. वरानी,
किंय - एमपट ४. कतयाण.

असे निवेदन करीत आहो
की, ते वस्तुपेपर फारम
देणान्या उभयपक्षां हजरतास
व्यतिशत: जायतात व त्याची
पोळव पटावतात.

A. C. Dani

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दि. २८-११-८८

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दुय्यम निबंधक, कल्याण.

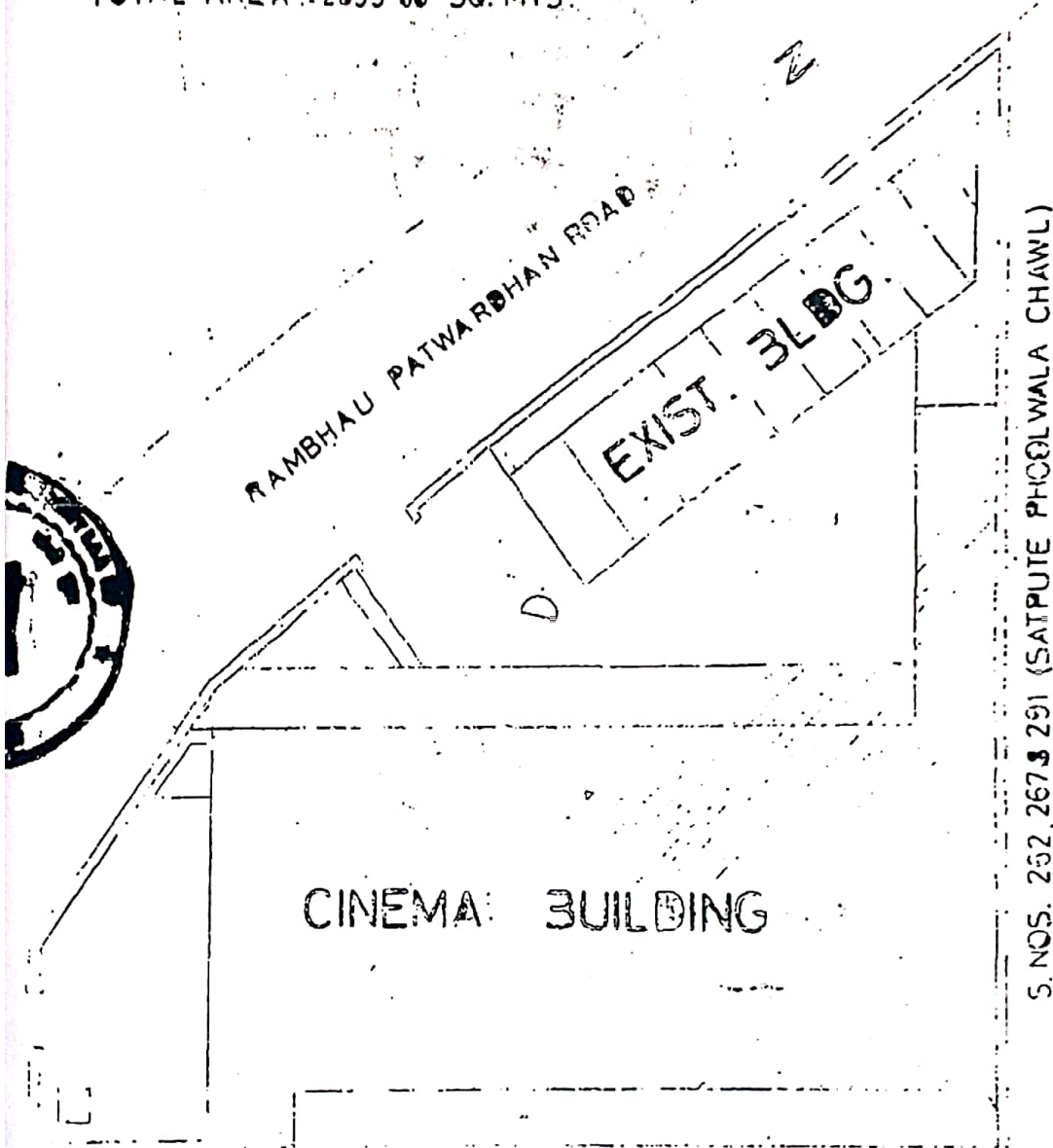
पुस्तक क्रमांक 6629 व
क्रमांकावर नोंदला

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दुय्यम निबंधक, कल्याण.
दिनांक १२ माहे १२ १९८८.

SITE PLAN OF KRISHNA CINEMA PROPERTY

95 00 0
6024/33-3
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BEARING C.T.S. NO. 1830 B, R.S. NO. 262A,
HISSA NO. 2, ALI NO. 51, MUNICIPAL HOUSE
NOS. 478 479 AT SHIVAJI CHOWK
A. V. YAN, DISTRICT: THANE
TOTAL AREA: 2095.80 SQ. MTS.



CINEMA BUILDING

S. NOS. 252, 267 & 291 (SATPUTE PHOOLWALA CHAWL)

DR. AMBENKAR ROAD

P. R. Irani
SMT. DOLLY RUSTOM IRANI

SMT. DOLLYBAI ARDESHIR IRANI
THE VENDOR

SHRI. JEHANGIR RUSTOM IRANI
THE PURCHASERS

Mrs. D. D. Irani

सत्य प्रत

दस्तावेज क्र. 6624/LL

पृष्ठ १ ते ३३

दिनांक

१०/१२/०८

छायाचित्र निबंधक

