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M. H. W.
for Asst. Superintendent of Stamps,
Bombay.

Collector's Office,
Thana, 15th September 1955.

Received from Shri Arideshi Rustom Hansi
of Igatpuri insufficient stamp duty of Rs. 1722-
One thousand seven hundred and twenty-two and
annas twelve only.

Certified under sec. 42 of Act No. II of 1899 that
the proper stamp duty of Rs. (5172-12-0) Five thousand
one hundred and seventy-two and annas twelve only
has been paid in respect of this instrument.

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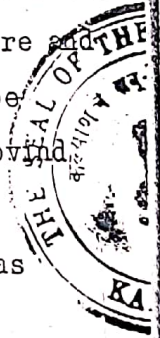
[Signature]
As Collector 15/9/55
15/11/55

THIS INDENTURE made at Bombay the 27th day of August
1955 Between KANJI GOVIND KARSAN, and RAMJI KANJI KARSAN both
of Kalyan Hindu Inhabitants hereinafter called "the Vendors"
(which expression shall unless repugnant to the context or
meaning thereof be deemed to include their respective heirs
executors and administrators and the members for the time
being of the joint Hindu family of Kanji Govind Karsan the
survivors or survivor of them and the heirs executors and
administrators of the last survivor) of the one part and

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ARDESHIR RUSTOM IRANI and RUSTOM ARDESHIR IRANI both also
of Kalyan, ^{1954 Apr 18/42 Business 1954} Iranian Zoroastrian Inhabitants hereinafter
called "the Purchasers" (which expression shall unless
repugnant to the context or meaning thereof be deemed to
include their respective heirs executors administrators
and assigns) of the other part WHEREAS by an Indenture of
Mortgage dated the 7th day of May 1951 and made between
Kanji Govind Karsan, and Ramji Kanji of the one part and
Popatlal Parbhudas, Kokoobhai Nandlal and Jagatrai
Jamnadas of the other part and registered with the Sub-
Registrar of Assurances at Bombay under Serial No.2581 of
Book No.1 on the 23rd day of July 1951 certain lands
hereditaments and premises therein mentioned including
the lands hereditaments and premises situate at Kalyan
more particularly fourthly described in the Schedule
thereto and also more particularly described in the First
Schedule hereto and formerly known as Gokurn Theatre and
now known as Kar Krishna Talkies and intended to be
hereby granted were mortgaged by the said Kanji Govind
Karsan and another in favour of the said Popatlal
Parbhudas and others to secure the mortgage debt as
therein mentioned AND WHEREAS by an Indenture of
Reconveyance of even date herewith and executed immediately
prior to these presents and made between the said Popatlal
Parbhudas and others of the one part and the said Kanji
Govind Karsan and another of the other part and lodged
for registration with the Sub-Registrar of Assurances at
Bombay under Serial No. 5894 of 1955 Book No.1 the said
lands hereditaments and premises more particularly
described in the Schedule thereto and also more particularly
described



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described in the First Schedule hereto were re-conveyed and released by the said Popatlal Farbhudas and others to the said Kanji Govind Karsan and another freed and discharged from all the mortgage debt and all the claims of the Mortgagees for the consideration therein mentioned AND WHEREAS under the circumstances the Vendors are absolutely seized and possessed of and otherwise well and sufficiently entitled to the said lands hereditaments and premises more particularly described in the First Schedule hereunder written and now known as Kar Krishna Talkies together with the furniture therein contained and certain fixtures therein which belong to the Vendors (but excluding the projecting machines, amplifiers, loud-speakers, petrol pumping plants and certain other equipment, machinery and fixtures which belong to the Purchasers) AND WHEREAS the Vendors have agreed with the Purchasers for the absolute sale to them of the said lands hereditaments and premises more particularly described in the First Schedule hereunder written and known as Kar Krishna Talkies together with all the furniture and certain fixtures and equipments which belong to the Vendors and are lying in or about the said Kar Krishna Talkies free from all incumbrances at or for the price of Rs.1,15,000/- AND WHEREAS the Purchasers have paid to the Vendors a sum of Rs.15,000/- as earnest money NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.15,000/- paid as earnest money as aforesaid and of the further sum of Rs.1,00,000/- to the Vendors paid by the Purchasers on or before the execution of these presents making together the



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said sum of Rs.1,15,000/- (the receipt whereof the Vendors do hereby admit and acknowledge and of and from the same and every part thereof do hereby acquit release and discharge the Purchasers for ever) They the Vendors do and each of them doth grant release convey and assure unto the Purchasers All that the said piece of land hereditaments and premises situate at Agra Road Kalyan in the Registration Sub-district of Kalyan District Thana and more particularly described in the First Schedule hereunder written TOGETHER WITH all houses out-houses edifices buildings yards compounds sewers fences trees drains ways paths passages commons gullies wells waters watercourses lights liberties rights privileges easements and appurtenances whatsoever to the said land hereditaments and premises or any part thereof belonging or in anywise appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto And Also Together With all the Furniture therein contained and all the fixtures therein belonging to the Vendors And all the estate right title interest property claim and demand whatsoever at law and in equity of the the Vendors of in and to the said land hereditaments and premises and every part thereof TO HAVE AND TO HOLD all and singular the said land hereditaments and premises and all other the premises hereby granted released conveyed and assured or expressed so to be with their appurtenances (all which are hereinafter referred to for brevity's sake as "the said Premises") unto and to the use of the Purchasers for ever as tenants in common in equal shares subject to the payment of all rents rates taxes assessment dues

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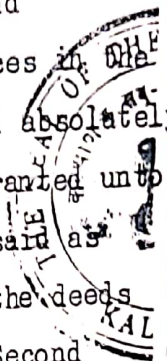
dues and duties now or hereafter to become payable to the Government of Bombay or to the Municipality of Kalyan or any other public body in respect thereof AND the Vendors do and each of them doth hereby covenant with the Purchasers that notwithstanding any act deed matter or thing whatsoever by the Vendors or by any person or persons lawfully or equitably claiming from under or in trust for them made done omitted or executed knowingly or willingly suffered to the contrary they the Vendors now have in themselves good right and absolute power to grant release convey and assure the said Premises unto and to the use of the Purchasers in manner aforesaid AND that it shall be lawful for the Purchasers from time to time and at all times hereafter peaceably and quietly to hold possess and enjoy the said Premises hereby granted with their appurtenances and receive the rents and profits thereof for their own use and benefit without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or from or by any other person or persons lawfully or equitably claiming by from under or in trust for them AND that free and clear and freely and clearly and absolutely acquitted exonerated released and for ever discharged or otherwise by the Vendors sufficiently saved defended kept harmless and indemnified of from and against all estates charges and incumbrances whatever either already or to be hereafter had made executed occasioned and suffered by the Vendors or by any other person or persons lawfully or equitably claiming by from under or in trust for them AND further that the Vendors and all persons having or lawfully or equitably claiming any estate right title or interest at law or in equity in the



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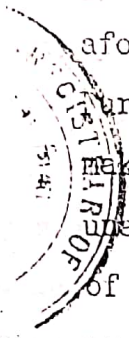
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said Premises hereby granted or any part thereof by from under or in trust for them the Vendors shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do and execute or cause to be done and executed all such further and other lawful and reasonable acts deeds things matters and assurances in law whatsoever for further and more perfectly and absolutely granting and assuring the said Premises hereby granted unto and to the use of the Purchasers in manner aforesaid as shall or may be reasonably required AND WHEREAS the deeds and writings more particularly described in the Second Schedule hereunder written relate to certain other properties of the Vendors as well as to the lands hereditaments and premises more particularly described in the First Schedule hereunder written and it has been agreed that the Vendors shall retain the said title deeds and writings and shall enter into such covenants with regard thereto as hereinafter contained NOW THIS INDENTURE FURTHER WITNESSETH that they the Vendors do and each of them doth hereby covenant with the Purchasers that the Vendors will unless prevented by fire or other inevitable accident upon every reasonable request by the Purchasers or either of them or any person or persons claiming any right title or interest for or upon the said lands hereditaments and premises described in the First Schedule hereunder written and hereinbefore expressed to be hereby granted or any part thereof at the cost of the Purchasers or the person or persons requiring the same produce and show to the Purchasers or either of them or to such person or persons as they or he shall require at any trial or examination in any Court of law or in execution of any



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any commission or otherwise as the occasion shall require every or any of the said title deeds and writings specified in the Second Schedule hereunder written for the manifestation defence or support of the estate title and possession of the Purchasers or any such other person or persons as aforesaid and will at all such times at the request of the Purchasers or any such other person or persons as aforesaid make or procure to him or them such true copies attested or unattested or such abstracts from or extracts of all or any of the said title deeds and writings as they or he may require and will in the meantime keep the same title deeds and writings safe unobliterated uncancelled and undefaced unless prevented by fire or inevitable accident PROVIDED ALWAYS AND IT IS HEREBY DECLARED that if the Vendors shall deliver the said title deeds and writings or any of them to any person or persons then lawfully entitled to the custody thereof and shall thereupon at their own expense procure the person or persons to whom the same title deeds and writings shall be delivered to enter into with and deliver to the Purchasers or the person or persons then entitled to the benefit thereof and the covenants hereinbefore contained a covenant to the like purport and effect then and thenceforth the covenants hereinbefore contained shall become void so far as relate to the title deeds and writings the subject of such substituted covenant.

IN WITNESS WHEREOF the Vendors have hereunto set their respective hands and seals the day and year first hereinabove written.

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by the Sub-Registrar of Assurances at Bombay under No. 2580/51 of Book No. 1 on 25th March 1952.

3. Mortgage dated 7th May 1951 made between Hanji Govind Karsan and another of the one part and Lopatal Parbhude and others of the other part and registered by the Sub-Registrar of Assurances at Bombay under No. 2581 of Book No. 1 on 23rd March 1952.

4. Deed of Partition (in Marathi) dated 18th September 1946 made between Hanji Govind Karsan and another of the first part, Rao Saheb Kaba Govind Karsan and another of the second part and Benibai widow of Govind Karsan Ramji of the third part and registered by the Sub-Registrar of Assurances at Kalyan under No. 1436 of Book No. 1 on the 18th day of September 1946.



SIGNED SEALED AND DELIVERED by)
 the abovenamed Hanji Govind)
 Karsan and Ramji Kanji Karsan)
 in the presence of:)

Mr. Chokke
Solhan
Harjand - Karsan

Hanji Govind Karsan
Kanji Kanji Karsan

RECORDED

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RECEIVED the day and year first)
hereinabove written of and from the)
Purchasers the sum of Rs.1,00,000/-)
which together with sum of Rs.15,000/-)
paid as earnest money makes up in all)
the sum of Rs.1,15,000/- being the) Rs.1,15,000/-.
full consideration money within)
expressed to have been paid by them)
to us.)

Witnesses:

Mr B Chetty
Solli
Marayanda, Kalyan

We say Received:

Kamji, Kalyan
Kamji, Kalyan

Received Fees For :-

Registration Rs. 297-8-0
Photo Copying Rs. 4-2-0
Postage Rs. 1-4-0

Serial No. 728

Presented at the office of the (11 sides)
Sub-Registrar of Kalyan
between the hours of 4 and
5 on the 16th September 1955

Total Rs. 302-14-0

A. Datar

A. Datar
Sub-Registrar
Kalyan

A. Datar

SUB. REGISTRAR.
KALYAN



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- 1) Kanji Govind Karsan, 55, Hindu,
Business, and
 - 2) Ramji Kanji Karsan, 20, Hindu,
Business,
- both residing at Kalyan.

Executing party admits execution. They are personally known to the undersigned Sub-Registrar.
Ramji Govind Karsan

Ramji Kanji Karsan

Date, 16th September 1955

M. Datar
 SUB. REGISTRAR.
 KALYAN.

Registered No. 728.
 of Book No. I

M. Datar
 Sub-Registrar
 Date - 16th September
 1955



Dated this 27th day of August 1955.

KANJI GOVIND KARSAN & ANOTHER
TO
ARDESHIR RUSTOM IRANI & ANOTHER

sg Kanjan
I have

(6)
(10)

CONVEYANCE

Rs. 115,000

Rs. 277-8
" 4-2
" 6-0
" 2-1
" 0-10
" 1-2
" 3-2-2

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M/s Mulla Mulla & Co. C.B. & Co.
30-8-55
Attorneys-at-Law