

s Bhave
rupa Bhave
Devayani Bhave

BHAVE

&
COMPANY

ADVOCATES & NOTARY

2nd Flr., 65, Old Oriental Bldg.,
M. G. Road, Flora Fountain, Mumbai - 400 001.

Tel.: 2267 7242 / 2267 1810

Fax : 22673846

Email: mumbai@bhaveandcompany.com

Date: 30th October, 2019

To,
The Secretary,
Rose Blossom Co-Operative
Housing Society Ltd.
Mahim, Mumbai.

Ref.: Property being (Land together with the building known as "Rose Blossom C.H.S. Ltd.") bearing Original Plot No. 24, Final Plot No. 648 of TPS No. III, Cadastral Survey No. 728 of Mahim Division.

Sir,

Please find enclosed Certified copies of the Documents duly registered found during the search, the details of which are as follows :-

- i) Property Card.
- ii) Lease Deed dated 15th May, 1964 duly registered Sr. No. BOM/1650/1964
- iii) Release Deed dated 9th September, 1967 duly registered Sr. No. BOM/3256/1967.
- iv) Assignment Deed dated 22nd November, 1968 duly registered Sr. No. BOM/4069/1968.

Kindly acknowledge the receipt of the same.

Yours faithfully,
For **BHAVE & COMPANY**

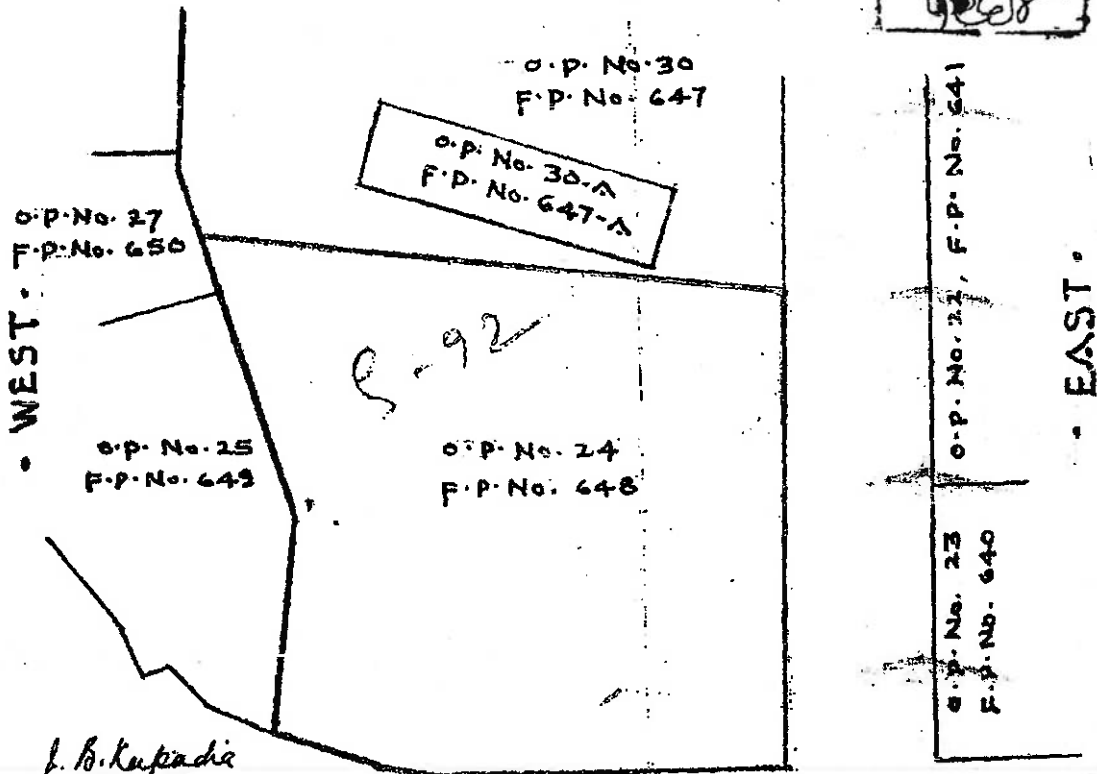
Shri. R. S. Bhave

PARTNER

- PLAN OF PROPERTY
- BOUNDARY COLOURED RED
- CONTAINING 1915.00 SQ. YDS
- BEARING O.P. No. 24 AND
- FINAL PLOT No 648 OF T.P.S.
- III MAHIM
- SCALE 40 FEET TO AN INCH

BOM.
 9/25/97
 9/25/97

• NORTH •



SITLADEVI TEMPLE ROAD

Chandrasen Vallabhadas
 Narayan Vallabhadas
 Chagnan Vallabhadas

• SOUTH •

Yogesh Chandrasen
 Motilal Chandrasen
 Haridas. Som. Jadhavani

DATE : 11.5.64

D. Sarda

- SARDAS MUKANAR
- ARCHITECT & ENGINEER
- 16, MOHATTA MARKET
- DALTON ROAD



BOM.
2003/2 he
1650



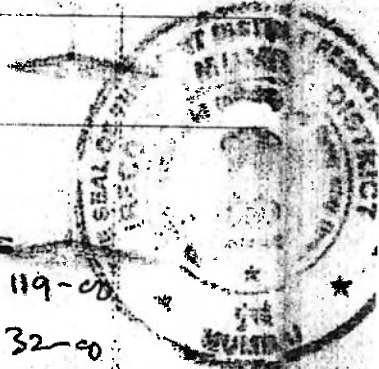
[Signature]
For Asst. Superintendent of Stamps
Bombay

Serial No. 1650 ✓
Presented at the office of
Sub-Registrar of Bombay
between the hours of 3 P.M.
and 4 P.M. on the 15th May
2006

to Herdwar in Bellari

[Signature]
Sub-Registrar of Bombay

Registration No. 119-00
Photographing 32-00
(Pages 37-41) " 2-00
Postage " 2-00
Total Rs. 153-80



[Signature]
Sub-Registrar

THIS INDENTURE made at Bombay this 15th day of
May One thousand nine hundred and
sixty-four Between VALABAI VALLABHDAS of Bombay Indian
Inhabitant, CHANDRASEN VALLABHDAS, YOGESH CHANDRASEN,
UDAY CHANDRASEN, DHIREN CHANDRASEN and KUNJAR CHANDRASEN,

(being....

RO
1950/3/22
9250

2

(being members of a Joint and undivided Hindu Family)

the said Dhiren Chandrasen and Kumar Chandrasen being minors by their father and guardian the said Chandrasen Vallabhdas all of Bombay Indian Inhabitants, HAROTTAM VALLABHDAS, ASHOK HAROTTAM and SUNIL HAROTTAM, (being members of a Joint and undivided Hindu Family) the said Ashok Harottam and Sunil Harottam being minors by their father and guardian the said Harottam

Vallabhdas all of Bombay Indian Inhabitants, BHAGWANLAS VALLABHDAS and VIKRAM BHAGWANLAS (being members of a joint and undivided Hindu Family) the said Vikram BhagwanDas being minor by his father and guardian the said BhagwanDas Vallabhdas both of Bombay Indian Inhabitants all hereinafter collectively referred to as "the Lessors" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include but not in the case of Valabai, the member or members for the time being of the respective joint families and also their respective heirs, executors and administrators) of the First Part JAGJHANLAS BHAGWANLAS KAPALIA also of Bombay Indian Inhabitant herein

after referred to as " Confirming Party" of the Second Part Haridas Morumal Bachaney and Kalawanti Sobhraj Bachaney both of Bombay Indian Inhabitants carrying on business in partnership under the firm name and style of Harikala Construction Co hereinafter referred to as " The Lessees" (which expression shall

unless..

BOM.
20/12/12
RECORDED

-- 3 --

unless it be repugnant to the context or meaning thereof be deemed to include their respective heirs, executors, administrators and permitted assigns") of the Third Part WHEREAS one Vallabhdas Tulsidas was during his life time inter alia seized and possessed of a piece or parcel of land or ground with the message tenement and hereditaments standing thereon situate at Mahim more particularly described in the First Schedule hereunder written AND WHEREAS the said Vallabhdas Tulsidas was a member of a joint Hindu family of which the said Vallabhdas Tulsidas and his sons Chandrasen Vallabhdas, Narottam Vallabhdas and Bhagwandas Vallabhdas were coparceners AND WHEREAS the said Vallabhdas Tulsidas died intestate at Bombay on or about the 26th day of July 1941 leaving movable and immovable properties including the property at Mahim mentioned in the First Schedule hereunder written as properties belonging to the said joint Hindu family of which the said Vallabhdas Tulsidas was a Karta AND WHEREAS the said Vallabhdas Tulsidas had left him surviving his wife Valabai Vallabhdas and his three sons Chandrasen, Narottam and Bhagwandas and four unmarried daughters and one married daughter AND WHEREAS a suit being Suit No. 48 of 1942 was filed by the said Chandrasen Vallabhdas and his son Yogesh Chandrasen who was then a minor, in the High Court of Judicature at Bombay against the said Narottam Vallabhdas, Valabai Vallabhdas, Bhagwandas Vallabhdas, ..



BOM.
9/29/42
9/29/42

Vallabhdas, (then a minor) and the four unmarried daughters of Vallabhdas Tulsidas of whom three were then minors praying inter alia for partition of the said joint family properties left by the Deceased Vallabhdas Tulsidas AND WHEREAS by a Consent Decree dated the 12th day of March, 1943 passed in the said Suit No. 48 of 1942 and expressed to be for the benefit of the minor parties the joint family properties mentioned in the Schedules annexed to the said Consent Decree (which included the property mentioned in the First Schedule hereunder written) were ordered to be partitioned between the Plaintiffs and the Defendants in manner therein mentioned AND WHEREAS the property mentioned in the First Schedule hereto was described eighthly in Schedule 'A' annexed to the said Consent Decree dated the 12th day of March 1943 AND WHEREAS the said Consent Decree inter alia provided that the properties at Bahim and Fssaji Street eighthly and ninthly described in Schedule 'A' annexed thereto be set apart as the Share on partition of the 2nd Defendant (i.e. Valabai Vallabhdas) and that the 2nd Defendant do receive the net rents profits and income of the said properties during her life time and that after her death the said properties be divided into three equal parts and one part shall be given to the Plaintiffs (i.e. Chandrasen Vallabhdas and Yogesh Chandrasen) the second part shall be given to the

1st...

BOM.
9/25/64
9/25

-- 5 --

1st Defendant (i.e. Narottam Vallabhdas) and the third part shall be given to the 3rd Defendant (i.e. BhagwanDas Vallabhdas) AND WHEREAS in terms of the said Consent Decree the said Valabai Vallabhdas was put in possession of and commenced to receive the rents profits and income of the said property at Mahim mentioned eighthly in Schedule 'A' to the said Consent Decree being the same as the property mentioned in the First Schedule hereunder AND WHEREAS under the Town Planning Scheme, Bombay City No. III (Mahim Area) the original holding, mentioned in the First Schedule hereto was re-constituted into a final plot and the Lessors were allotted the lands, hereditaments and premises mentioned in the Second Schedule hereunder written being final Plot No. 648 of the said Scheme AND WHEREAS by an Agreement to lease dated the 25th day of February 1964 the said Valabai Vallabhdas, Chandrasen Vallabhdas, Yogesh Chandrasen, Uday Chandrasen, Narottam Vallabhdas and BhagwanDas Vallabhdas agreed for their respective selves and as regards the second, fifth and sixth named Lessors also on behalf of their respective minor sons abovenamed, with the Confirming Party to grant to him or his nominee or nominees a Lease of the said land, hereditaments and premises at Mahim being final Plot No. 648 of Town Planning Scheme No. III more particularly described in the Second Schedule hereunder written and delineated on the Plan hereto annexed and shown thereon in red coloured...



SECRET
2/25/64
9/25/64

coloured boundary lines, for a term of 98 years with an option for renewal of the said lease for a further period of 98 years and upon terms and conditions mentioned herein AND WHEREAS the Confirming Party entered into the said Agreement of Lease for and on behalf of the Lessees AND WHEREAS by an Order dated the 27th day of March, 1964 made on the Petition being Petition No. 86 of 1964 filed in the High Court of Judicature at Bombay by the said Chandrasen Vallabhdas, Narottam Vallabhdas and Bhagwandas Vallabhdas the Lease (being these presents) of the property mentioned in the Second Schedule hereto was sanctioned by the said Court on behalf of the minors Khiren Chandrasen, Kumar Chandrasen, Ashok Narottam, Sunil Narottam and Vikram Bhagwandas AND WHEREAS by the said Order dated the 27th day of March, 1964 the said Chandrasen Vallabhdas was authorised to complete the Lease of the said property mentioned in the Second Schedule hereto and to execute the Deed of Lease and other Documents in favour of the Lessees and to do all acts and things necessary for the purpose as guardian on behalf of his minor sons Khiren Chandrasen and Kumar Chandrasen AND WHEREAS by the said Order dated the 27th day of March, 1964 the said Narottam Vallabhdas was authorised to complete the Lease of the said property mentioned in the Second Schedule hereto and to execute the Deed of Lease and other

documents...

BOM.
9/29/64
92608

-- 7 --

documents in favour of the Lessees and to do all acts and things necessary for the purpose as guardian on behalf of his minor sons Ashok Narottam and Sunil Narottam AND WHEREAS by the said Order dated the 27th day of March 1964 the said Bhagwandas Vallabhdas was authorised to complete the Lease of the said property mentioned in the Second Schedule hereto and to execute the Deed of Lease and other Documents in favour of the Lessees and to do all acts and things necessary for the purpose as guardian on behalf of his minor son Vikram Bhagwandas AND WHEREAS the Confirming Party has requested the Lessors to execute the Deed of Lease being these presents in favour of the Lessees NOW THIS INDENTURE WITNESSETH as follows:-

1. In pursuance of the said Agreement and in consideration of the rent hereinafter reserved and of the covenants conditions and agreements hereinafter contained and on the part of the Lessees to be paid observed and performed and in further consideration of the expenses to be incurred by the Lessees in erecting buildings and structures on the premises mentioned in the Second Schedule hereunder written as hereinafter mentioned THEY the Lessors at the request and directions of the Confirming Party do and each of them doth hereby demise unto the Lessees all that piece or parcel of land or ground together with the message tenements and hereditaments standing

thereon.....

K.S
L.S
H. 0108

W
C
MC

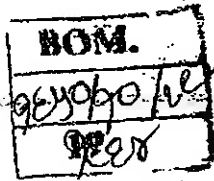


Bombay
1957/10/10
1960

ENR
N.V.
H.K.
K.S.
H.M.B.
K.S.
EN
N.V.
H.K.
AN
Y.C.
M.C.
K.S.
H.M.B.
Y.C.
EN
N.V.
H.K.
AN
Y.C.
M.C.
K.S.
H.M.B.

thereon
situate at Mahim outside the Fort of Bombay in the
Registration Sub-District of Bombay and more parti-
cularly described in the Second Schedule hereunder
written (hereinafter for brevity's sake referred to
as "the demised Premises") and delineated on the plan
thereof hereto annexed and thereon shown surrounded by
red coloured boundary lines TO THE INTENT that such
demise shall operate as a demise by the said Valabai
enuring only for her life time and that it shall
operate as an immediate demise by the other Lessors
hereinabove named in so far as concern their present
vested interest in the demised premises described in
the Second Schedule hereunder written which on the
death of the said Valabai shall become vested in
them in possession, so that as from that date this
demise shall operate as a demise by the said other
Lessors TO HOLD the same unto the Lessees from the
15th day of May 1964 for the term of 98 years re-
newable as hereinafter mentioned YIELDING AND PAYING
therefor upto the 14th day of May 1965 the monthly
rent of Re. 1/- and during the remainder of the said
term the yearly rent of Rs. 28,800/- by equal quarter-
ly payments in advance on the 15th day of May,
the 15th day of August
the 15th day of November and
the 15th day of February
in each year free and clear of all deductions of what-
soever nature the first payment thereof to be made on
the 15th day of May, 1965 such quarterly rents to be
paid...





paid to Valabai for and during her life time, and after her death one third of such quarterly rent viz Rs. 2,400/- to be paid to the said Chandrasen Vallabhdas, Yogesh Chandrasen, Uday Chandrasen, Dhiren Chandrasen and Kumar Chandrasen and other or others if any being for the time being coparceners of the joint and undivided Hindu family constituted by them, and another one third of such quarterly rent viz Rs. 2,400/- to be paid to Narottam Vallabhdas, Ashok Narottam and Sunil Narottam and other or others if any for the time being coparceners of the joint and undivided Hindu family constituted by them, and the last one third of such monthly rent viz Rs. 2,400/- to be paid to the said Bhagwandas Vallabhdas and Vikram Bhagwandas and other or others if any for the time being coparceners of the joint and undivided Hindu family constituted by them, AND upon conditions of the performance of the covenants on the part of the Lessees hereinafter contained.

2. The Lessees so as to bind themselves and their heirs, executors, administrators and permitted assigns and the occupier or occupiers for the time being of the demised premises and to the intent that the obligations herein may continue throughout the term hereby created covenants with the Lessors as follows:-

(a) During the said term to pay without any

deduction....



BOM.
1950/09/14
1950

deduction the rent hereinbefore reserved upon the days and in the manner and to the persons aforesaid.

(b) To bear pay and discharge regularly and punctually as and when they become due all rents, rates, cesses, taxes, assessments, dues, duties, impositions, outgoings, burdens and charges whatsoever which now are or may at any time hereafter during the said term be assessed, levied and charged or imposed upon the demised premises or any part thereof and/or any building or erections constructed thereon by the Government of Maharashtra or the Municipal Corporation of Bombay or any other local authority or by the Central Government or any other statutory authorities and whether payable by the Lessors or Lessees or owner or occupier of the same in respect thereof and not allow the same to fall in arrears.

(c) The Lessees shall pull down the existing structures and shall at their own cost and expense erect, construct, cover in and complete fit for occupation within the period of 3 years from the date hereof

OR...

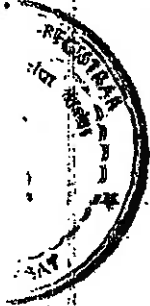
HM &
K.S
1950
1950

HA
1950



BOM.
gess/par/par
ap/er

or within such extended period as may be agreed upon in writing on the demised premises, building, or buildings or structures to be used for residence and/or offices and/or shops with suitable sewers, drains, roads and other works after securing the previous permission in writing of the Collector, the Municipal Corporation of Greater Bombay or any Public Body or other authority as may from time to time be necessary or required and all such construction to be carried out with good materials of their respective kinds and strictly in accordance with the municipal bye-laws and building rules and regulations for the time being in force in that behalf of the Collector, the Municipal Corporation of Greater Bombay or any Public Body as the case may be and as per the plans and specifications sanctioned by the Municipal Corporation of Greater Bombay and shall expend on the construction of such building or buildings a sum of at least Rs. 3,00,000/- (Rupees Three lacs) PROVIDED THAT the Lessees shall at all times remain liable for any breach or non-observance of law or bye-laws, building rules and other rules...



K.S
aj/ci
SV
N.V. JAK
H.M.S.

AN
YC
UC

A.M.B.
K.S
aj/ci
SV
N.V. JAK
AN
YC
UC

RECORDED
INDEXED
BY
H.M.B.

H.M.B.
K.S.
BY
H.M.B.

rules and regulations governing the construction of such building or buildings or works and indemnify the Lessors against any loss or damage to their consequential upon such breach.

H.M.B.
K.S.
BY
H.M.B.

(a) To execute all works in connection with the demised premises in accordance with all statutes applicable thereto and in accordance with the bye-laws and regulations of the local authorities and Bombay Municipality.

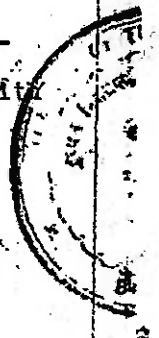
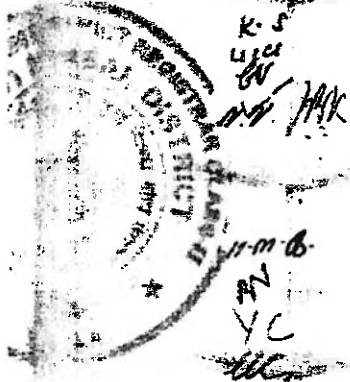
H.M.B.
K.S.
BY
H.M.B.

(e) To repair, uphold, maintain and keep in good and tenantable repair and condition and the said buildings and other structures and all additions thereto.

H.M.B.
K.S.
BY
H.M.B.

(f) To permit the Lessors or their Architects and Engineers when occasion requires in the day time after 24 (twenty four) hours previous notice in writing from the Lessors to enter into and upon the demised premises and all buildings and other structures erected thereon and to view the condition thereof.

(g) Not to sell or dispose of any earth, clay, gravel or sand from the demised premises nor to excavate the same EXCEPT so far as may be necessary for the execution of the said works PROVIDED NEVERTHELESS that the Lessees may use for...



BOM.
9/20/03
R/S

for the purpose of the said works any material excavated in the course of the proper execution thereof or lying on the said demised premises.

(h) To make, maintain and keep in repair all drains, sewers and gutters on and leading from the demised premises and at all times during the continuance of this demise to observe and to confirm to all such rules of the Municipality of Bombay as may be in force.

(1) Throughout the said term at their own costs to insure and keep insured against loss or damage by fire in the names of the Lessors and Lessees the said buildings or other structures and any building or buildings for the time being on the demised premises in some respectable Insurance Office in the sum of Rs. 3,00,000/- (Rupees Three lacs) at least AND whenever requested to produce to the Lessors all Policies for the time being in force and the receipts for the premium thereon for the current year.

As often as the demised premises or any part thereof shall be destroyed or damaged as aforesaid forthwith to rebuild and reinstate the same according to the plans approved by the Municipality and shall apply all moneys to be received by...



11/11/03
K.S
11.7.03
Municipality of Bombay
NYC
llc.

HOM.
25/11/21
DRAO

-- 14 --

by virtue of any such insurance as aforesaid for the said purpose and in case the same shall be insufficient, then to make up the deficiency out of his own moneys.

(k) Not to use the buildings on the demised premises at any time for any other purpose than private dwelling houses, offices, shops or godowns or for any illegal, immoral or improper purpose or to do cause permit or suffer to be done upon the demised premises or any part thereof anything which may be or become a nuisance or annoyance or cause damage to the Lessors or the occupiers of the neighbouring property.

(l) Not without the permission in writing of the Lessors to assign transfer or charge the demised premises or any part thereof PROVIDED FURTHER that such consent shall not be arbitrarily or unreasonably withheld and PROVIDED FURTHER that in case the building or buildings constructed over the demises premises have been so constructed on ownership flats basis the assignment or sub-demise of the demised premises shall be to a Co-operative Housing Society duly constituted and registered and the consent of the Lessors to such assignment or sub-demise shall only be accorded upon the Lessees...

BOM.
9/29/03
RPS

11-07-03
11-07-03
11-07-03
11-07-03

NY
Y C
UC
K. S

RECEIVED
11-07-03

Lessees satisfying the Lessors that any interest which any flat owner takes in any flat is subject in all respects to these presents. Within four calendar months after the demise of premises or any part thereof shall have become assigned or transferred whether absolutely or by death or operation of law or otherwise howsoever to give to the Lessors notice thereof in writing containing the name or names of the Assignee or Assignees, Transferee or Transferees and to produce to the Lessors the instruments of such assignment or transfer or other documents effecting or evidencing the same PROVIDED HOWEVER that the time taken in registering any document with the Sub-Registrar of Assurances shall not be included in computing the period aforesaid.

(m) To indemnify the Lessors from and against all claims and demands that may be made by the Municipal Corporation of Greater Bombay or the Owners of the neighbouring buildings or any other person in respect of this agreement and/or the construction of the building to be erected by the Lessees and all costs, charges and expenses incurred by the Lessors in respect thereof.

(n) At the expiration or sooner determination of...

RECORDED
11-07-03

DOM.
2/20/40
1940

of the said term to yield up the demised premises including all buildings erected thereon during the said term and additions thereto and all fixtures therein in such repair and condition as shall be in accordance with the covenants herein contained.

- (c) Not at any time to pull down and/or alter any buildings or other erections nor to erect any other erection or building on the land comprised in the demises premises without the written permission of the Lessors first had and obtained and any demolition addition alteration or other erection or work which may be made or done with such permission shall be made or done in accordance with plans approved by the Municipality and not otherwise.

3. The Lessors hereby covenant with the Lessees:-

- (a) That the Lessees paying the rent hereby reserved and observing and performing the several covenants and stipulations hereinbefore on their part contained may peaceably and quietly hold possess and enjoy the demised premises during the said term without any interruption by the Lessors or any person or persons lawfully claiming under or in trust for them.

(b)...

1940
K.S.
1/21
1/21
1/21
1/21
1/21

BOM.
9/23/03
9/23/03

(b) That the Lessors will on the written request of the Lessees made six calendar months before the expiration of the term hereby created and if there shall at the time of such request not be any existing breach or non-observance of any of the covenants on the part of the Lessees herein contained at the expense of the Lessees grant to the Lessees a lease of the demised premises for a further term of 08 years from the expiration of the said term at such rent as may represent the then prevailing market rate (to be determined in case of dispute by Arbitration under and in accordance with the provisions of the Indian Arbitration Act 1940 or any then subsisting statutory modification or re-enactment thereof) and containing the like covenants and provisions as are herein contained save and except the covenant for renewal.

SUB-REGISTRATION
11/03
Y.C.
M.C.
Y.S.

RECORDED

4. PROVIDED ALWAYS and it is hereby agreed and declared that if the rent hereby reserved or any part thereof shall be in arrears and unpaid for a space of 3 months after the same shall have become due or if default shall be made in the performance of any of the covenants and conditions or agreements herein contained to be observed and performed by the Lessees then and in any such case it shall be lawful for the Lessors...

~~Stamp~~

BOM
9/24/02
9/25

Lessors or any persons or person duly authorised by them in that behalf to enter into and upon the demised premises or any part thereof in the name of the whole and thereupon this demise shall cease and determine but without prejudice to any right of action or remedy of the Lessors under any of the covenants provisions and agreements herein contained PROVIDED ALWAYS that no entry shall be made under the foregoing power in respect of any breach of the covenants herein contained and on the part of the Lessees to be observed and performed unless and until the Lessors have given to the Lessees notice in writing specifying the breaches of the covenants which are required to be complied with or carried out and the Lessees shall have failed to comply with or carry out the same for the space of 30 days after service of such notice.

5. Any notice to be given to the Lessees under the term of these presents or in connection with the demised premises shall be considered as duly served if the same shall have been delivered to left for or posted addressed to the Lessees or the agents of the Lessee or any one of the persons (should such persons be more than one) to whom such notice should otherwise be given at the usual or last known place of residence or business in Bombay of the persons served or on or at any part of the demised premises or if the same shall have been affixed to any conspicuous...

BOM.
26/10/03
1903

19

K.S
G.L.C
N.V.
H.M.B

part of the
conspicuous building or erection whether temporary
or otherwise upon the demised premises.

THE SUB.
MB

N.V.
Y.C
M.C

6. The Lessors shall be entitled to receive the entire compensation amount awarded by the said Town Planning Scheme No. III and the Lessees shall have no right or claim to the said compensation or payment. The Lessors shall alone be liable to pay to the betterment charges if any payable to the local or other authorities.

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

K.S
N.V.
Y.C
M.C

THE FIRST SCHEDULE ABOVE REFERRED TO:

H.M.B
N.V.

ALL THAT piece or parcel of land or ground of the Pension and Tax tenure together with the messuage tenement of dwelling house standing thereon situate lying and being at Mahim without the Fort of Bombay in the Registration Sub-District of Bombay containing by admeasurement 2637.17 Square yards or thereabouts and registered in the books of the Collector of Land Revenue under Old No. 460 New No. A/4252 Old Survey No. 111, New Survey No. 2/29, Cadastral Survey No. 728 of Mahim Division and assessed by the Assessor and Collector of Municipal Rates and Taxes under G Ward No. 4931 (1-1A-2-3) and 4930 (1-2) and New Street Nos. 18, 18A, 18AA, 18B and 258.

K.S
N.V.
Y.C
M.C

THE....



BOM.
21/9
17/11
TRC

THE SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT ^{being C.S. No 728 of Mahim Division in registry} piece or parcel of land ^{with District} together with ^{subdistrict} District

the messuage tenement of dwelling House standing there-
on, situate lying and being at Mahim without the Fort
of Bombay and bearing original Plot No. 24 and Final
Plot No. 648 under the Final Award of the Town Plan-
ning Scheme No. III (Mahim Area) and admeasuring
1315 (One Thousand Nine Hundred and Fifteen) square
yards and bounded as follows:-

On or towards North by F. P. Nos. 647A and 647; On or
towards South by Sitaladevi Temple Road (formerly
Mahim Bazar Cross Road); On or towards East by pro-
posed 40'-0" wide road and beyond that by F.P. Nos.
640 and 641; On or towards West by F.P. Nos. 649 and
650.

SIGNED SEALD & DELIVERED
by the withinnamed VALABAI
YALLABHAI in the presence

✓
WITNESSES

of
Larry K. Mazagonwalla
Solicitor, Bombay.

Henry Cardozo
Clerk to Messrs. Mazagonwalla & Co.
Signed...

BOM.
2003/09/03
BOM

--21--

SIGNED SEALED & DELIVERED by
the withinnamed CHANDRASEN
VALLABHILAS in the presence of

Chandraseen Vallabhdas

Paviz K. Mazagonwalla
Avery Cardozo



SIGNED SEALED & DELIVERED by
the withinnamed YOGESH
CHANDRASEN in the presence of

Yogesh Chandraseen

Paviz K. Mazagonwalla
Avery Cardozo



SIGNED SEALED & DELIVERED by
the withinnamed UDAY CHANIRA-
SEN in the presence of

Uday Chandraseen

Paviz K. Mazagonwalla
Avery Cardozo

SIGNED...

~~CONFIDENTIAL~~

CONFIDENTIAL
OPERATIONAL
OPERATIONAL

SIGNED SEALED & DELIVERED by
the withinnamed ~~ELIEN~~
CHARARASEN and KULAR
CHALARASEN being minors by
their guardian the said
CHALARASEN VALLABHILAS in the
presence of.

✓
*Elieen Chandraseen
and Kumar Chandraseen
minors by their
guardian Chandraseen
Vallabhdas!*

*Poojy K. Hazgonwalla
Nery Cardozo*

SIGNED SEALED AND DELIVERED
by the withinnamed ~~NAJOTTA~~
VALLABHILAS in the presence of

✓
Narotam Vallabhdas

*Poojy K. Hazgonwalla
Nery Cardozo*

SIGNED...

ROM
02/07/03
0000

--23--

SIGNED SEALED AND DELIVERED
by the withinnamed ASHOK
NAROTTA and SUNIL NAROTTA
being minors by their guardian
the said NAROTTA VALLABHDAS
in the presence of

*Ashok Narotam and
Sunil Narotam minor
by their guardian Narotam
Vallabhdas*

*Paviz K. Mazgonalle
Ney Cardozo*



SIGNED SEALED AND DELIVERED
by the withinnamed BHAGWANDAS
VALLABHDAS in the presence of

Bhagwan Vallabhdas

*Paviz K. Mazgonalle
Ney Cardozo*

SIGNED...



BOM.
9/20/52
12060

SIGNED SEALED AND DELIVERED
by the withinnamed VIKRAM
BHAGWANLALAS being minor by
his guardian the said
BHAGWANLAL VALLABHLAS in
the presence of

Vikram Bhagwanlal
minor by his father and
guardian
Bhagwan Vallabhdas

Parviz K. Meghonnalkar
May Cardozo

SIGNED SEALED AND DELIVERED
by the withinnamed JAGMOHANLALAS
SHEKHANLALAS KAPALIA in the
presence of

J. B. Kapadia

Bhagwan D. T. Menon
S. K. B. B.

Handwritten
Attorney at Law

SIGNED SEALED AND DELIVERED by
the withinnamed HARIDAS
SURESHLAL BACHANEY and KALAWANTI
SURESHLAL BACHANEY in the pre-
sence of

Haridas M. Bachane

کالان و انتی سولہ
(i.e. Kalawanti Solh)

Bhagwan D. T. Menon
S. K. B. B.

Handwritten

Read over and explained to Bai Vallabai
Vallabhdas in Gujarati before execution

P. K. R.
K. K. R. Kalavanti

B. P. M.



9/5/64
RECORDED

(2) Udaychandrasen /

(3) Narotam Vallabhdas

(4) Bhagwan Vallabhdas

(5) J. B. Kapadia /

(6) Hades. m. Balleani /

(7) Kalawanti Sofharaj
(i.e. Kalawanti Sofharaj)

Ku. Sakkar H. Rayani aka Ms

Manojkumar & Co. Sols. Mumbai

knows the above executant and the contents

of them.

Date 15-5-1964

x Sakkar H. Rayani

Sub-Registrar

Shri Mahendra J. Shah Ms aka

knows the above executant and the contents

Date 15th May 1964

x Mahendra J. Shah
Sub-Registrar



BOM
908/26/66
BOM

Shri Valabhai Vantabhao
Executing party 74 Indian. transfer
reside at 2nd A work
area 18
admits execution of the so
called lease deed

> admit account

Shri J. C. Desai Advocate
at "Kanla" Phirochow Road
Blaw. SU.



and known to the Sub-Registrar states that he
knows the above executant and identifies

him. ms. ✓
Date 18th May 19 64

J. C. Desai Advocate
Sub-Registrar

Shri Yogesh Chandrashekhar
Executing party 27
Indian. Service. residing
at 11 Banjara Crow
Rad. Bombay. admit
execution of the so
called lease deed

Yogesh Chandrashekhar
5-9-1964

to Hustainbhai

Ku Sakkar Prayani
close to rd near corner
20 San. Bangle

and known to the Sub-Registrar states that he
knows the above executant and identifies

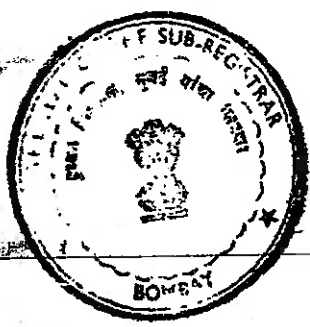
him.
Date 5-9-1964

S. H. Rayani
Sub-Registrar

पंजीकरण प्रस्तावना के लिये

BOM.
११/१०/१९६७
११/१०/६७

Received undischarged
Registration fee of Rs. 1067-50 only
of 31-1-1967
Sub Registrar



११५०/६४
दस्तावेज क्रमांक १..... क्रमांक..... दर
नोंदवा
तारीख ११/१०/६७

दुय्यम निबंधक, मंबई
अपिली मुंबई नगरपालिका
निघबताच सर्व भांडवल प्रकलेख

मी नकल
मी प्रकली
मी तपासली



सत्य प्रत

[Signature]

सत्य निदेशक निवाणक
वर्ग २ (अभिलेख)
मंबई जिल्हा

CD प्रमाणिका
मार्ग क्रमांक ५२४/१९
नांव कृपया शिंदे
शुद्धा तयारी १६/१०/१९६७
अर्जागुप्तार प्रमाण दिली.
दिनांक १६/१०/१९६७

[Signature]
मह जिल्हा निबंधक वर्ग-२ (अभिलेख)
मंबई जिल्हा

