

Monday, August 31, 2009
10:10 AM

Original

पृष्ठ 39 म
Page 39 M

पावती

पावती क्र. : 8334
दिनांक : 31/08/2009

गावाचे नाव : गिरगाव

दस्तऐवजाचा अनुक्रमांक : बबई3 - 7438 - 2009

दस्त ऐवजाचा प्रकार : अभिहस्तांतरणपत्र

सादर करणा-याचे नाव : जगदीश जे भंडारी

फी नोंदणी फी : 30,000.00

दस्त हाताळणी फी : 1,260.00

पृष्ठांची संख्या : 63

एकुण र. 31,260.00

अपणवण हा दस्त अंदाजे 3:36PM वा वेळेस मिळेल

DELIVERED

सह दु. ति. मुंबई शहर क्र :

सह दुय्यम निबंधक

मुंबई शहर क्र. ३

वाजार मूल्य : ₹.23,441,000/-

गोवदता :

अरतेले मुद्राक शुल्क : ₹.1,172,050/-

1) दस्तऐवजाचा प्रकार : By Demand Draft रकम : 30000

डीडी/ धनादेश क्रमांक : 271724 दिनांक : 28/08/2009

बँकेचे नाव व पत्ता : स्टेट बँक ऑफ इंदोर मं. 02

2) देयकाचा प्रकार : By Cash रकम : ₹.1,260

DELIVERED

ABYS

Customer Copy	Sr. No. 2740
Deposit Branch	Date 24/08/09
Acct. No. 45437200010055	idbi bank A/c Stamp duty
Type of Document <u>Deed of conveyance</u>	Special Adhesive
Type of Stamp	Rs. 11,72,050/-
Franking Value	Rs. 10/-
Service Charges	Rs. 11,72,060/-
Total	
Name and address of stamp duty paying party	
Mr. Jadhav J. Bhandari	
K001A01, Ground Floor, Malabar	
Bldg No. 16/48 - 15, Gwalior Street,	
Mumbai - 400 004	
Cheque / DD No. 271723	
Drawn on Bank	State Bank of India
Signature of Purchaser	<i>[Signature]</i>
DC No.	(For Bank's Use only)
Franking Sr. No.	Date
195920	
Authorised by	
(Sign., Name & EN)	
Please sign the declaration printed behind.	



DEED OF CONVEYANCE

For IDBI Bank Ltd.

THIS DEED OF CONVEYANCE made at Mumbai this 24th day of August 2009 Between 1. Mahendra S. Khandke 2. Hemlata R. Khandke 3. Devdas R. Khandke 4. Rashmi Chumbale 5. Sangeeta Deshmukh 6. Vijaya G. Khandke 7. Rahul G. Khandke 8. Pankaj G. Khandke 9. Tushar G. Khandke 10. Anajali P. Khandke 11. Charuhas P. Khandke 12. Nanda Achrekar 13. Nutan Kajbaje 14. Nayana Patange all having address at Bali House situated at 74/74-A, J. S. S. Road, Girgaum, Mumbai- 400 004, hereinafter referred to as "The Vendors", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators) of the **FIRST PART**;

Authorised Signatory

Industrial Development Bank of India Ltd. (Mumbai Office)
2nd Floor, Narayan Point
Mumbai-400021
D-SISTPMVC.R.400703005/1029-1032

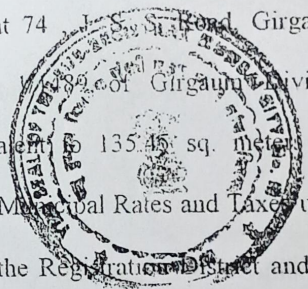
Stamp Duty Maharashtra
108509
172050/-P85280
12:45
AUG 29 2009

चंदाई - 3
6/2880
2009

[Handwritten signatures and initials: SK, V.G.K., etc.]

AND Mr. JAGDISH J. BHANDARI having address at Room No.1 Ground floor, Jannadas Building, 46/48-Islampura Street, Mumbai- 400 004, hereinafter referred to as the "PURCHASER" (which expression shall unless repugnant to the context or Meaning thereof be deemed to mean and include his legal representatives, legal heirs, executors and administrators) of the SECOND PART:

WHEREAS Originally 1. Ramakant Shankar Khandke 2. Gangadhar S. Khandke 3. Padamnath S. Khandke and 4. Mahendra S. Khandke have purchased an immovable property i.e. land together with building standing thereon known as Bali House situated at 74 J. S. Road, Girgaum, Mumbai- 400 004 bearing C. S. No. 13545 of Girgaum Division admeasuring about 162 sq. yards equivalent to 135.45 sq. meters and assessed by the Assessor and Collector of Municipal Rates and Taxes under D- Ward No- 203, Street No.-74/74A in the Registration District and Sub District of Mumbai City by Deed of Indenture dated 22nd day of July, 1965 from MANOHAR WAMAN PRADHAN of Bombay Indian Court Receiver, High Court, Bombay Receiver in Bombay City Civil Court at Bombay in Suit No. 487 of 1969 wherein Sushilabai K. Nandodkar as a Plaintiff and Damodar G Desai, Manek Wamanrao Welinkar, Vasantibai K. Welinkar, Kesarinath Shamrao Welinkar, Shrikrihna Shamrao Welinkar and Nalini Shamrao Welinkar are the Defendants therein, Called as Vendor of the First Part, Ramakant Shankar Khandke being the Confirming Party of the Second Part and the Vendors herein are the Purchaser therein of the third Part purchase the said property for a total consideration of Rs. 40, 000/- upon the



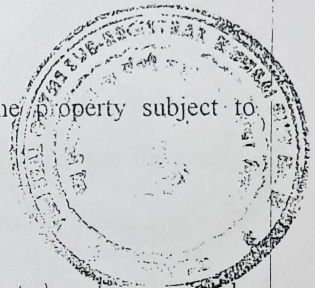
Page - 3
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2008

[Handwritten signatures and initials]
J.K.
S.K.
G.K.
V.G.K.
J.K.

AND WHEREAS by a Deed of Indemnity Bond dated 20.08.2008 duly registered with the sub-registrar of Mumbai City Under Sr. No. 7218/2008 wherein it is declare and stated that Vendor Nos 2 to 14 are the only surviving legal heirs and next of kin of Late Shri Ramakant Shankar Khandke , Late Shri Gangadhar S. Khandke and Late Shri Padamnath S. Khandke respectively.

AND WHEREAS by virtue of the said Indemnity Bond the Vendors Nos. 2 to 14 herein became the absolute joint owners of the said property alongwith Mahendra S. Khandke.

AND WHEREAS the Purchaser is purchasing the property subject to tenant/occupants in the building standing thereon.



AND WHEREAS the said property is fully tenanted and occupied by Tenants, the list whereof is annexed hereto as "Annexure - A".

AND WHEREAS the Vendors herein have agreed to sell and transfer the said property to the Purchaser and the Purchaser herein has agreed to acquire and purchase from the Vendors the said property on "As is Where is Basis" together with the building/structure standing thereon in possession/ occupation by the tenants and occupants therein and the Vendors have agreed to grant convey transfer and assure the said property to the Purchaser herein at or for the total price of Rs. 50, 00,000/- (Rupees Fifty Lakhs only)

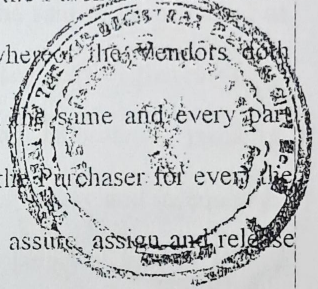
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and the Purchaser has already paid a sum of Rs. 50,00,000/- (Rupees Fifty Lakhs only) to the Vendors on or before the execution of this presents .

AND WHEREAS the Vendors are the absolute owners of the said property and are executing the present Indenture of conveyance with the Purchaser together with the building structures standing thereon in favour of the Purchaser in the manner mentioned hereunder.

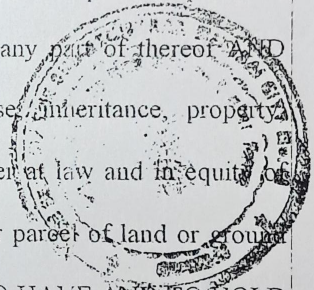
NOW THIS INDENTURE WITNESSETH that in consideration of the total sum of Rs. 75,00,000/- (Rupees Seventy Five Lakhs only) paid to the Vendors on or before execution and registration of this conveyance being the full and final purchase price payable by the Purchaser as aforesaid to the Vendors (the payment and the receipt whereof the Vendors doth hereby admit and acknowledge and of and from the same and every part thereof doth hereby acquit release and discharge the Purchaser for ever) the Vendors doth hereby grant, sell, convey, transfer, assure, assign and release unto the Purchaser free from any encumbrances and reasonable doubts forever ALL THAT piece or parcel of land or ground with the messages, tenements, building or structures standing thereon situated, lying and being known as Bali House situated at 74 , J .S. S. Road , Girgaum , Mumbai - 400 004 bearing C.S.No. 1/1489 of Girgaum Division admeasuring about 162 sq.yards equivalent to 135.45 sq. meters and assessed by the Assessor and Collector of Municipal Rates and Taxes under D- Ward No- 203 , Street No.-74/74A on "As is Where is Basis" in the Registration District and Sub District of Mumbai City and more particularly described in the schedule hereunder written with building structure in occupation and possession of monthly tenants/occupants hereinafter referred for brevity's sake as "The



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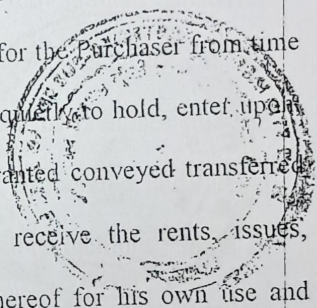
Said Property" TOGETHER WITH all the things permanently attached thereto or standing thereon and singular structures, houses, out-houses, fencing, compounds, edifices, buildings, courts yards, areas, compounds, sewers drains, ditches waves, paths passages, commons, gullies, advantage, rights, liberties, easements, profits, privileges, advantages, members and appurtenances whatsoever to the said piece or parcel of land or ground, hereditaments and premises belonging or in anywise appurtenant thereto or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known part or member thereof to belong or be appurtenant thereto along with the building/structure known as " Bali House " or any part thereof AND All the deeds, documents, writings and other evidences of title relating to the said piece or parcel of land or grounds hereditaments and premises to any part of thereof AND ALL THE ESTATES, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever at law and in equity of the Vendors into out of or upon the said piece or parcel of land or ground hereditaments and premises or any part thereof TO HAVE AND TO HOLD all and singular the said piece of land or any part thereof and all ground, hereditaments and premises hereby granted conveyed, sold, transferred and assured or intended or expressed so to be with their share and every of their rights, members and appurtenances UNTO AND TO THE USE and benefit of the Purchaser absolutely for ever SUBJECT TO the payment of all future rates assessments taxes and dues now chargeable upon the same or hereafter to become payable to the Government or to the Mumbai Municipal Corporation or any other public body or local authority in respect thereof and subject to tenant/occupants who are in use, occupation of their respective premises in the building standing thereon AND the Vendors doth



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GC
HMB
rl
SM
G.K.
S. J.

Handwritten notes and signatures in a box on the right margin:
USBC
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hereby for themselves and their heirs, executors and administrators covenant with Purchaser THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendors or by any person or persons lawfully or equitably claiming by from, through under or in trust for them made, done, committed, omitted or knowing or willingly suffered to the contrary. THEY the Vendors now have in themselves have good right full power and absolute authority to grant sell, assign, release, convey, transfer and assure the said piece or parcel of land ground heraditament or property alongwith building/structure known as " Bali House " more particularly described in the schedule hereunder written hereby granted sold assigned conveyed transferred and assured or intended so to be and hereby assigns and assures UNTO AND TO THE USE and benefit of the Purchaser forever in the manner aforesaid AND THAT it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy and enjoy the premises hereby granted conveyed transferred and assured with their appurtenances and to receive the rents, issues, easement and profits thereof and every part thereof for his own use and benefit without any suit, lawful eviction, interruption demand or claim whatsoever from or by the Vendors or their successors and assigns or any of them from or by any person lawfully or equitably claiming or to claim by from under or in trust for them AND THAT free and clearly and absolutely acquitted exonerated, released and forever discharged or otherwise by the Vendors well and sufficiently saved, defended, kept harmless and indemnified of from and against all former and other rights estates title charge and encumbrances whatsoever either already or hereafter made executed occasioned or suffered by the Vendors or any other person or persons lawfully or equitably claiming or to claim by from under or in trust



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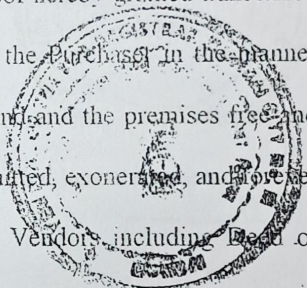
SH

V. G. K.

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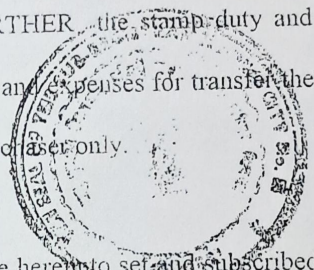
for them AND FURTHER that the Vendors and all person having lawfully or equitably claiming any estate, right, title or interest by law or in equity the said premises hereby granted, released, conveyed, assured or intended so to be or any part thereof by from under or in trust for them and the Vendors and their successor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyance and assurances in the law whatsoever for better, further and more perfectly and absolutely granting unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably require by the Purchaser his executors administrators or assigns or its counsel in law for assuring the said premises and every part thereof hereby granted transferred conveyed and assured unto and to the use of the Purchaser in the manner aforesaid. The Purchaser shall hold the said land and the premises free and clear and freely and clearly and absolutely acquitted, exonerated and forever released and discharged or otherwise by the Vendors including Debt of Mortgage if any and well and sufficiently saved, defended, kept harmless and indemnified of from and against all former and other estates, titles, charges and encumbrances whatsoever made occasioned and suffered by the Vendors or by any other person or persons claiming or to claim by from under or in trust for them AND the Vendors doth hereby declare that the premises hereby conveyed are **fully built-up and there is no balance F. S. I. (Floor space index), fully tenanted as per annexure -A and is not vacant land** AND the Vendors doth hereby confirm and record that they on execution hereof put the Purchaser in quiet, peaceful possession of the said property as owner thereof AND THIS INDENTURE FURTHER WITNESSETH that the VENDORS have covenanted with the Purchaser that



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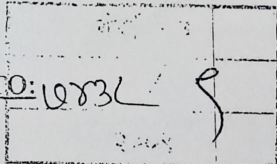
ck
JK
SK
G.K.

the Vendors shall and will execute sign, acknowledge and/or confirm or affirm all the documents, deeds, assurances, declarations, affidavits and/or any other writings as may be required by the Purchaser and/or its successors or assigns and/or any of the concerned authorities at his cost , charges and expenses interalia for the purpose of effectively transferring and vesting the said property in the name of Purchaser and assigns in the record of all the concerned authorities AND THIS INDENTURE FURTHER WITNESSTH that the sale of Vendors said property is on "As is Where is Basis" and the Purchaser has seen the condition of the said property and has agreed to acquire the same in its present form and FURTHER the stamp-duty and registration charges and all other costs charges and expenses for transfer the said property shall be borne and paid by the Purchaser only.



IN WITNESS WHEREOF the Vendors have hereinto set and subscribed their respective hand and seals the day and year first herein above written.

THE SCHEDULE ABOVE REFERRED TO:



ALL THAT piece and parcel of land together with building standing thereon known as Bali House situated at 74 , J. S. S. Road , Girgaum , Mumbai- 400 004 bearing C.S.No. 1/1489 of Girgaum Division admeasuring about 162 sq.yards equivalent to 135.45 sq. meters and assessed by the Assessor and Collector of Municipal Rates and Taxes under D- Ward No- 203, Street No.- 74/74A in the Registration District and Sub District of Mumbai City.

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ANNEXURE - I

LIST OF TENANTS

Sr. No.	Name of Tenant	Room/Shop No.	Floor	Rent	Sq. fts. Built up
1.	Seema Bhandari	Shop 1 A	Ground	100	25
2.	Seema Bhandari	Shop No.1 B	Ground	120	25
3.	Rekha Bhandari	Shop No.2	Ground	240	200
4.	Lalita Bhandari	Room No.3	Ground	135	100
5.	Lalita Bhandari	Room No.4	Ground	135	100
6.	Lalita Bhandari	Room No.5	Ground	99	100
7.	Lalita Bhandari	Room No.6	Ground	175	100
8.	Manjula Bhandari	Room No.7	1 st Floor	175	150
9.	Manjula Bhandari	Room No.8	1 st Floor	155	125
10.	Manjula Bhandari	Room No.9	1 st Floor	155	125
11.	Manjula Bhandari	Room No.10	1 st Floor	185	90
12.	Manjula Bhandari	Room No.11	1 st Floor	125	90
13.	Nikhil Bhandari	Room No.12	2 nd Floor	180	250
14.	Nikhil Bhandari	Room No.13	2 nd Floor	155	110
15.	Nikhil Bhandari	Room No.14	2 nd Floor	300	110
16.	Nikhil Bhandari	Room No.15	2 nd Floor	155	110
17.	Nikhil Bhandari	Room No.16	2 nd Floor	95	110
18.	Reshmi Bhandari	Room No.17	3 rd Floor	160	110
19.	Reshmi Bhandari	Room No.18	3 rd Floor	160	110
20.	Reshmi Bhandari	Room No.19	3 rd Floor	250	260
			Total	3254	2940

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SITE U/R



N

LOCATION PLAN
SCALE: 1:2500
DWARD 11

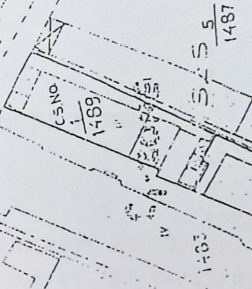
MR. PADMANABH S KHANDE
BC/GE, SONAWALA BLDG.
SLEATER ROAD,
TARDEO,
MUMBAI - 400007

E. P. Remarks have been affixed only from the Zoning Plan of area with reference to the entrance and exit of structures if any on the land in question. This plan is to be read with letter No. C/1480/DPC/ dated 2-8-2004.

A. E. D. P. (CITY) I

PLAN OF THE PROPERTY BEARING C.S. NO. 1489 OF GIRGAUM DIVISION AT NANA SHAMARSHEET ROAD IN D. W. R. D. MUMBAI.

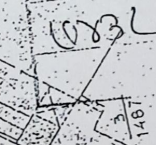
ZONAL LINE



BLOCK PLAN
SCALE: 1:500
SHEET NO. 18A

N

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MUNICIPAL CORPORATION OF GREATER BOMBAY.
 NO.AACD/5863/of 1993-1994; OF 17 DEC 1993

To
 Shri Mahendra Shankarao Khandake,
 63, Bhandari Street,
 Khandake Building,
 BOMBAY :- 400 004.

बहालगत करानवोक्त व सवलक/डी विभाग
 वृद्धनमुर्षी महानगरपालिका
 डी विभाग महाराष्ट्रिय भाग्यलवाची हसन
 जोधनपुर कृपण.
 बाया पीक. मुंबई-४०० ०००

Sub : Inspection Extract in respect of the
 property bearing D-Ward No. 203, Stt.
 No.74/74-A, J. S. S. Road.

Sir,

Ref : Your letter dated 16.12.93 and Misc.
 receipt passed under No.22425 dated
 16-12-1993.

Certified true copy of Inspection Extract for the year
 1992-93 in respect of the above mentioned property is furnished
 below as desired by you.

INSPECTION EXTRACT FOR THE YEAR :- 1992 - 93

		Monthly rent taken for Assessment Purpose.Rs.		
GROUND FLOOR.				
Shop No.	1	28-89		NR
"	2	80-20		NR
ROOM NO.	3	35-60		R
"	4	35-60		R
"	5	20-50		R
"	6	50-65		R
Add. Enc. Stall, near Stair-case		10-00		E
		261-44		
FIRST FLOOR.				
ROOM NO.	7	50-65		
"	8	43-15		
"	9	43-15		
"	10	54-40		
"	11	31-75		
		223-10		
SECOND FLOOR.				
ROOM NO.	12	51-99		
"	13	43-15		
"	14	43-15		
"	15	32-30		
"	16	33-15		
		203-74		
THIRD FLOOR.				
ROOM NO.	17	35-60		
"	18	35-60		
"	19	18-20		
		89-40		
TOTAL RENT RS.777-68				
N.R.RENT RS.109-09. R.V.RS.505/-N.P.A.(N.R.).				
Rent of 'R' Portion Rs.658-59 - R.V. RS.4195/-N.P.A.(R)				
N.R.'E'RENT RS.10/- R.V. RS.95/-N.P.A.				
THEREFORE TOTAL R.V.RS.4,795/-N.P.A.				
R. R.V. RS. 4195/-N.P.A. N.R.R.V. RS.600/-N.P.A.				

Yours faithfully,

Asstt. Assessee & Collector, D-Ward.

Kulkarni / W.D.
A.E.S.K.
acine melon
Still has been
from place to take
from hand to take
on hand
sections
17/12/93
S.M.C.T.

20/12/93
92/7623

Girgaon Division C.S. No. 1/1489

Zone No. 6/54

Rate	Land	Residence	Office	Shop
	58,000/-	1,07,200/-	1,99,300/-	2,13,500/-

Plot Area 135.45 sq. mts. X 2.5 = 338.62 sq. mts.

✓ Tenant Occupied Area 273.23 sq. mts. Balance F.S.I. 65.39 sq. mts.

i.e. Shop Area 32.52 sq. mts.

Residence 240.71 sq. mts.

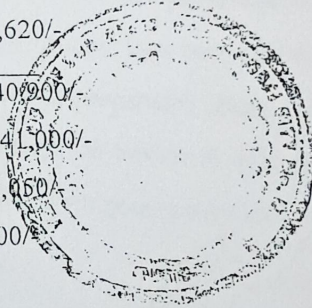
Building is Constructed in year 1961-62 as per B.M.C. Assessment

= 240.71 X 1,07,200 X 0.6 = 1,54,82,468/-

= 32.52 X 213,500 X 0.6 = 41,65,812/-

= 65.39 X 58,000 = 37,92,620/-

Total	2,34,40,900/-
i.e. M.V.	= 2,34,41,000/-
S.D.	= 11,72,650/-
R.F.	= 30,000/-

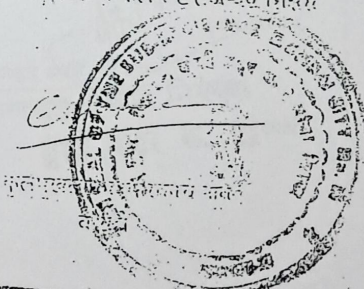


पत्र -- ३
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घोषणापत्र

मी या द्यावा पदांसाठी याद्वारे घोषित करतां की, दुय्यम
निकषक पुस्तक-३ यात वार्यांतयत २४२३/२४२४ या शिर्षकाचा दाखल
संदर्भासाठी सादर लक्ष्यात आता आहे. श्री. प्रदीप मजारी याद्वारे याद्वारे व ३. यांनी
दि. २०-०-०० रोजी भत्ता दिलेल्या कुलपुढत्यापत्राच्या आधारे मी, सादर दाखल नोंदणीस
सादर केला आहे / निष्पादित करून कर्तुलाने वाच दिला आहे. सादर कुलपुढत्यापत्र तिहिन देणार
यांनी कुलपुढत्यापत्र रर केलेले नाही किंवा कुलपुढत्यापत्र तिहिन देणार व्यक्तींपैकी कोणीही
अथवा झालेले नाही किंवा अग्य कोणत्याही कारणामुळे कुलपुढत्यापत्र ररचातल ठरलेले नाही.
सादरसे कुलपुढत्यापत्र पूर्णपणे वेध अग्यन उपरोक्त कृती करणारा मी पूर्णतः रररर आहे.
सादरसे कथन कुलीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये निरररर
मी सादर ररररन याची पत्ता जणोद आहे.

दिनांक : ३१-८-०८



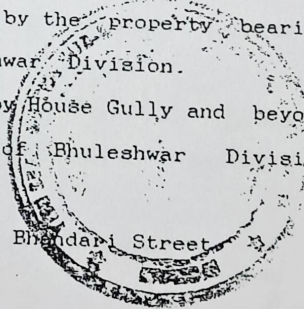
वर्ग - ३
५४३२-३५

65/BHANDARI STREET

SCHEDULE - A

All that piece or parcel of land of Quit and Ground rent tenure together with the buildings thereon situate lying and being at Bhandari Street, with the Registration Sub District and District of Bombay City and Bombay Suburban containing by admeasurement 99.50 sq.mtrs or thereabout and registered in the books of the Collector of Land Revenue under New Survey No.4858. Cadastral Survey No.3762 of Bhuleshwar Division and in the Books of Assessor & Collector of Municipal Rates and Taxes under 'C' Ward No.7492, Street No.65-65A and bounded as follows, that is to say :-

On or towards the North by the property bearing C.S No.3763 of Bhuleshwar Division.
On or towards the South by the property bearing C.S No.3761 of Bhuleshwar Division.
On or towards the East by House Gully and beyond that by C.S No.3752 of Bhuleshwar Division
AND
On or towards the West by Bhandari Street



पत्राई - 3	
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63/BHANDARI STREET

SCHEDULE - B

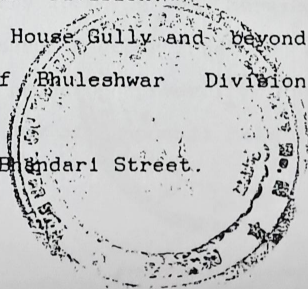
All that piece or parcel of land of Quit and Ground rent tenure together with the buildings thereon situate lying and being at Bhandari Street, with the Registration Sub District and District of Bombay City and Bombay Suburban containing by admeasurement 166.88 sq.yards or 138.88 sq.mtrs thereabout and registered in the books of the Collector of Land Revenue under New Survey No.X-4857,S-4856, Cadastral Survey No.3763 of Bhuleshwar Division and in the Books of Assessor & Collector of Municipal Rates and Taxes under 'C' Ward No.7492, Street No.63 and bounded as follows, that is to say :-

On or towards the North by the property bearing C.S No.3763 of Bhuleshwar Division.

On or towards the South by the property bearing C.S No.3761 of Bhuleshwar Division.

On or towards the East by House Gully and beyond that by C.S No.3752 of Bhuleshwar Division
AND

On or towards the West by Bhandari Street.

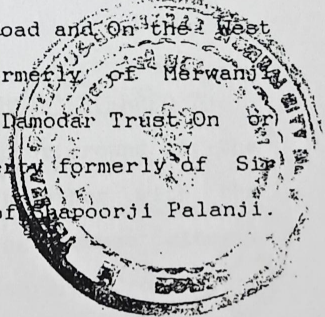
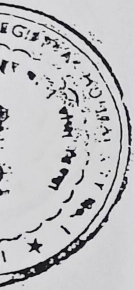


जंमई - ३
७४३८ / ५२
२००९

BALI HOUSE

SCHEDULE - C

All that piece or parcel of Pension and Tax land or Ground with the messuage tenements or buildings standing thereon situate lying and being On the west of the road- formerly called Beach Candy Road and now called the Girgaum Road in the city and the Registration Sub-District of Bombay in the island of Bombay containing by admeasurement 162 square yards or thereabouts and registered in the Books of the Collector of Land Revenue under Old No.722 Now No.A - 3270 Old Survey No.159 New Survey No.2/8023 Cadastral Survey No.1/1489 of Girgaum Division and in the Books of the Collector of Municipal Rates and taxes under D Ward No.203 and Street No.74 and 74A Girgaum Road and bounded as follows : that is to say On or towards the East by Girgaum Road formerly called Beach Candy Road and On the West and North by the property formerly of Merwanji Hirjibhai and now of Hansraj Damodar Trust On or towards the South by the property formerly of Sir Dinshaw Manekji Bart and now of Chappoorji Palanji.



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BYCULLA

SCHEDULE - D'

THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece or parcel of Free hold or Ground with the messuage tenements or dwelling houses situate thereon containing by admeasurement 130 square yards or thereabouts and situate at on the Northern side of Victoria Road (formerly called Mount Road) near the Victoria Gardens and Mazgaon in the registration Sub-District of Bombay which said piece or parcel forms part of plots 16 and 17 in the Government plan of the Mount estate and bearing New survey No.2/3649 and Cadastral Survey No.580 of Mazagaon Division and is bounded as follows :- that is to say On or towards the North and South by the property of Framji Rustamji Maidan On or towards the East by the property next hereinafter described and On or towards the West by the Victoria Cross Lane.

THE SECOND SCHEDULE ABOVE REFERRED TO

All that piece or parcel of land or ground of the Government leasehold tenure together with the messuage tenements or dwelling houses situate thereon situate at Victoria Road 3rd Cross Lane Mazgaon without the Port of Bombay in the registration Sub-District of Bombay containing by admeasurement 1214 square yards or thereabouts and registered in the Books of the Collector of Land Revenue under Collector New No.D/16340 and New

16340	and	New
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Survey No.1E/3649 Cadastral Survey No.580 of Mazagaon Division and bounded as follows :- that is to say On or towards the East by leasehold property bearing New Survey No.1E/3649 in the occupation of Nusserwanji Framji Madan and another on or towards the West by the property last hereinabove described On or towards the North partly by the Victoria Gardens and partly leasehold land bearing New Survey No.1/G3649 in the occupation of Cooverbai widow of C.M. Watcha and On or towards the South by the leasehold property bearing New Survey No.1/3649 in the occupation of the Trustees of Haji Mahomed Sullemen and which the said premises are assessed by the Collector of Municipal rates and taxes under E Ward No.7694(1) and Street No.3 & 1E.



दस्तावेज - ३
५४३८ / ५५
२००९