

8 1081

GENERAL STAMP OFFICE
TOWN HALL, FORT
MUMBAI - 400 022
MAH/GSO/001

भारत

STAMP DUTY

महाराष्ट्र

SPECIAL ADHESIVE



Rs. 0035000

7.4.99

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INDIA

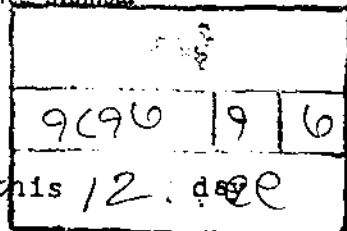
MAHARASHTRA

Rs 35,000/- Thirtyfive thousand only

M. M. Pednekar

Proper Officer,

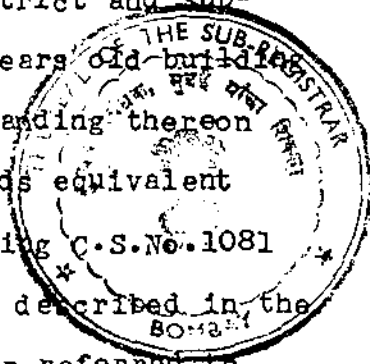
General Stamp Office, Mumbai

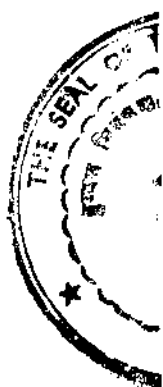


THIS DEED OF CONVEYANCE made at Mumbai this 12th day of April One Thousand Nine Hundred and Ninety Nine B E T W E E N AFZAL A. BIRYA of Mumbai Indian Inhabitant hereinafter called the VENDOR (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors and administrators) of the one Part A N D AFROZ T. MERCHANT also of Mumbai Indian Inhabitant hereinafter called the PURCHASER (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the other part:

W H E R E A S:

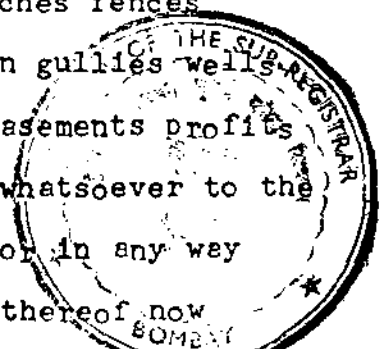
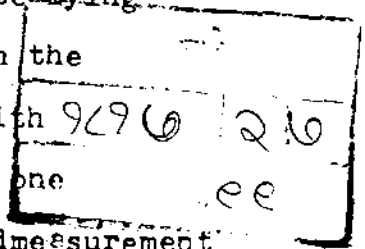
- 1) The Vendor is seized and possessed of, or otherwise well and sufficiently entitled to all that piece or parcel of land or ground of the quit and ground rent tenure situate lying and being at Mint Road, within the Fort of Mumbai in the Registration District and sub-District of Mumbai with more than 80 years old building only ground floor tenanted one shop standing thereon containing by admeasurement 59 sq. yards equivalent to 50.17 sq. mtrs. or thereabouts bearing C.S.No. 1081 of Fort Division and more particularly described in the Schedule hereunder written (hereinafter referred to as the "said Property");





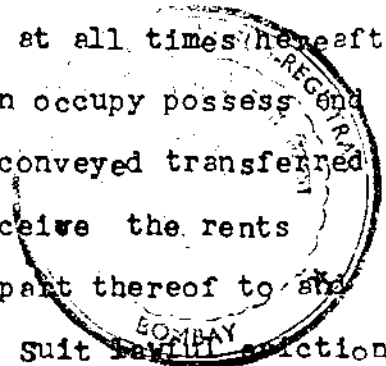
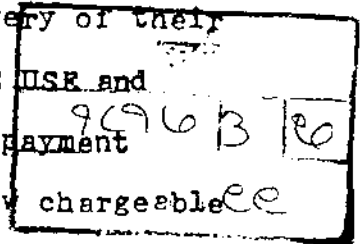
11) The Vendor has agreed to sell to the purchaser and the purchaser has agreed to purchase from the vendor the said Property more particularly described in the Schedule hereunder written at or for the lump sum price of Rs.3,50,000/- (Rupees Three Lacs Fifty Thousand only) free from all encumbrances.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of a sum of Rs.3,50,000/- (Rupees Three Lacs Fifty Thousand only) paid by the purchaser to the Vendor being the full consideration amount on or before the execution hereof (the payment and receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same acquit, release and discharge the purchaser forever) HE THE VENDOR doth hereby grant convey sell transfer and assure unto the purchaser all that piece or parcel of land or ground of the quit and Ground Rent Tenure situate lying and being at Mint Road within the Fort of Bombay in the Registration District and Sub-District of Bombay with more than 80 years old building standing with only one ground floor tenanted shop thereon containing by admeasurement 59 sq. yards. equivalent to 50.17 sq. mtrs. or thereabouts bearing C.S.No. 1081 of Fort Division and more particularly described in the Schedule hereunder written TOGETHER WITH all and singular the houses, out-houses, edifices building courtyards areas compounds severs drains ditches fences trees plants shrubs ways paths passage common gullies wells water-courses lights liberties privileges easements profits advantages rights members and appurtenances whatsoever to the said Property or any part thereof belonging or in any way appertenant 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 to belong or





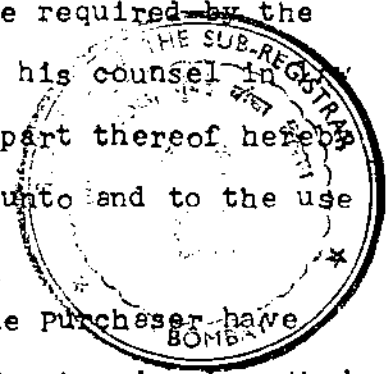
be appertenant therewith AND ALL THE ESTATE right title interest use inheritance property possession benefit claim and demand whatsoever at law and in equity of the Vendor into out of or upon the said Property or any part thereof TO HAVE AND TO HOLD all and singular the said Property hereby granted released conveyed transferred and assured and intended or expressed so to be with their end every of their rights members and appurtenances UNTO AND TO THE USE and benefit of the purchaser forever SUBJECT to the payment of all rents rates assessments taxes and dues now chargeable upon the same or hereafter to become payable to the Government of Maharashtra or any other local or public body or authority in respect thereof AND HE the Vendor doth hereby for himself and his successors and assigns covenant with the purchaser THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or any person or persons lawfully or equitably claiming by from through under or in trust for him made done committed omitted or knowingly or willingly suffered to the contrary HE the Vendor now have in himself good right full power and absolute authority to grant convey transfer and assure the said Property hereby granted conveyed transferred and assured or intended so to be Unto And To The Use of the Purchaser 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 occupy possess and enjoy the said Property hereby granted conveyed transferred assured with their appurtenances and receive the rents issues and profit thereof and of every part thereof to and for his own use and benefit without and Suit Lawful action interruption claim and demand whatsoever from or by the Vendor or his successors and assigns or by any person





lawfully or equitably claiming or to claim by from under or in trust for him AND THAT free and clear and freely and clearly and absolutely acquitted exonerated released and for ever discharged or otherwise by the Vendor well and sufficiently saved defended kept harmless and indemnified or from and against all former and other estates title charges and encumbrances whatsoever either already or hereafter had made executed occasioned or suffered by the Vendor or by and other person or persons lawfully or equitably claiming or to claim by from under or in trust for him AND FURTHER THAT HE the Vendor and all persons having or lawfully or equitably claiming an estate right title or interest at law or in equity in the said Property hereby granted conveyed transferred and assured or any part thereof by from under or in trust for him THE Vendor his heirs or any of them shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts deeds matters things conveyances and assurances in the whatsoever for the better further and more perfectly and absolutely granting unto and to the use of the purchaser as aforesaid as shall or may be reasonable required by the Purchaser or his successors or assigns or his counsel in for assuring the said Property and every part thereof hereby granted conveyed transferred and assured unto and to the use of the purchaser in the manner aforesaid.

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IN WITNESS WHEREOF the Vendor and the Purchaser have hereunto and to the duplicate part hereof set and subscribed their respective hands the day and year first hereinabove written:

Handwritten signature



THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land or ground of quit and Ground Rent Tenure situate lying and being at Mint Road, within the Fort of Bombay in the Registration District and Sub-District of Bombay with a shop thereon containing by admeasurement 59 sq. yards equivalent to 50.17 sq. mtrs. or thereabouts bearing Collector's New No.17205 New survey No.9786 Cadastral Survey No.1081 of Fort Division and registered in the Books of the Bombay Municipality under "A" Ward No. 1943 (4), Street No.96 and bounded as follows: that is to say on or towards the North by the property of Byramji Hirjibhoy Warden, on or towards the South by the Property formerly of Ardeshir Hormusji Chinoy and now belonging to the Vendor on or towards the East by the footpath and beyond that by the Mint Road and on or towards the East by passage separating the said piece of land from the property bearing Cadastral Survey No.1058 and with the said Property is now in the occupation of tenant occupant.

SIGNED AND DELIVERED by the)
within named Vendor)
AFZAL A. BIRYA in the)
presence of:)

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M. D. Achil
Aswacha Solicitor

RECEIVED of and from the within mentioned)
Purchaser a sum of Rupees Three Lacs Fifty)

Thousand only vide cheque bearing No. 63739)
dated 6/3/59 of A/c No. 2499 ANZ Bank of India)

Bank Branch Hyderabad Canal Branch Hyderabad)

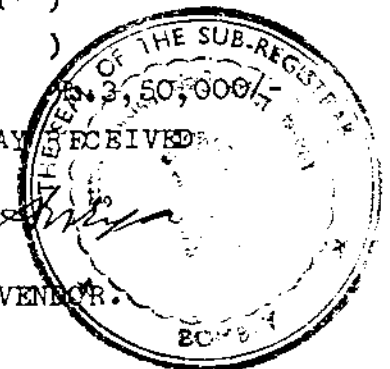
being the entire consideration paid by him)
to me:)

WITNESSES:

M. D. Achil

I SAY RECEIVED

VENDOR.





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बर्बर		
१८७०	१३	१३
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चंद्रकांत सा. चुरमूले

अग्नीवादा श्री. आयु. टी.

गळ नं. १३/७०. मुंबई नं. १३

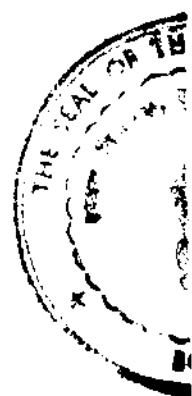
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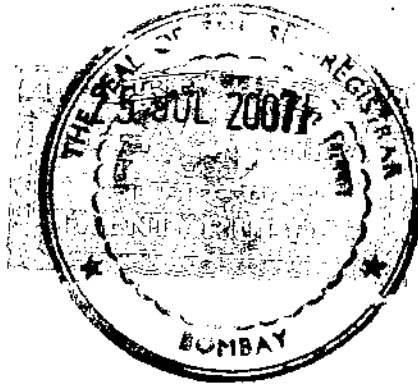
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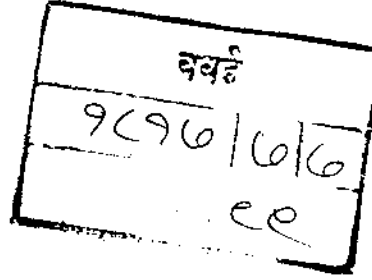
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नागरी जमीन मर्चाबा कायदा १९७६
कलम २९ बन्वये दिक्लेशन पार्श्व
वेऊन वस्तुपेचज नोंदणीसाठी पाठविला,
दिनांक २०/७/००



दुय्यम निबंधक मुंबई.

सदर दस्तानील मिळकत ही भाडेत्तवाच्या अधून
भाडेत्तवाप्रमाणे मुल्याकडे छेडे असता न्हून मुल्याकडे
बाल्याचे दिसून येत नाही.



दि. २१/५/२०००

दुय्यम निबंधक मुंबई.



वर्य-९८९७/००
दुय्यम निबंधक मुंबई.
दस्तावेज क्रमांक ९८९७/००
दस्तावेज क्रमांक ९८९७/००
दस्तावेज क्रमांक ९८९७/००

सत्य प्रत

सदर निष्ठा निबंधक
वर्ग-२ (अभिलेख)
मुंबई जिल्हा, तालुका

मी नक्का केला
मी वाचली.
मी तपासली.



अजें क्रमांक ९८९७/००
नांव
वर्ग
मालक
मालकी
मालकी
मालकी



सदर निष्ठा निबंधक वर्ग-२ (अभिलेख),
मुंबई जिल्हा, तालुका