

GENERAL STAMP OFFICE
TOWN HALL, FORT,
MUMBAI - 400 023.
MAH/GSO/001



STAMP DUTY

महाराष्ट्र

SPECIAL ADHESIVE

Rs. 0035000

-7.4.99

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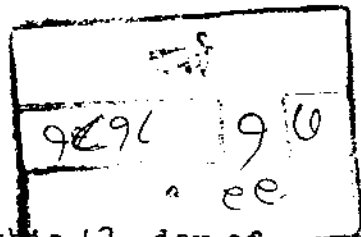
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INDIA

MAHARASHTRA

Rs 35,000-Thirty five thousand only

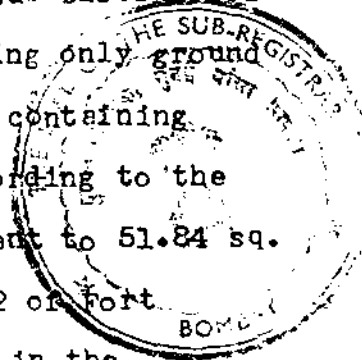
M. M. Pednekar
M. M. Pednekar
Proper Officer,
General Stamp Office Mumbai



THIS DEED OF CONVEYANCE made at Mumbai this 12 day of April One Thousand Nine Hundred and Nine 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. MKRCHANT 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 59.40 sq. yards but according to the cadastral survey No 62 sq. yards equivalent to 51.84 sq. mtrs. or thereabouts bearing C.S.No. 1082 of Fort Division and more particularly described in the Schedule hereunder written (hereinafter referred to as the "said property").

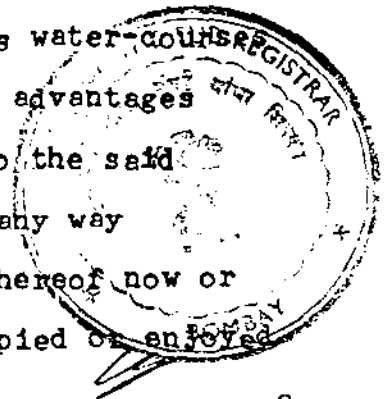




- 11) The Vendor has agreed to sell to the Purchaser and the purchaser has agreed to purchase from the Vendor the said Property more particularly described in the Schedule hereunder written at or for the lump sum price of Rs.3,50,000/- (Rupees Three Lacs Fifty Thousand only) free from all encumbrances.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the 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 Mumbai in the Registration District and Sub-District of Mumbai with more than 80 years old building standing with only one ground floor tenanted shop thereon containing by admeasurement 59.40 sq. yards but according to the Cadastral Survey 62 sq. yards equivalent to 51.84 sq. mtrs. or thereabouts bearing C.S.No.1082 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

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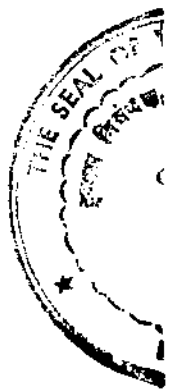
or reputed or known as part or member thereof to belong or be appertenant therewith AND ALL THE ESTATE right title interest use inheritance property possession benefit claim and demand whatsoever at law and in equity of the Vendor into out of or upon the said Property or any part thereof TO HAVE AND TO HOLD all and singular the said Property hereby granted released conveyed transferred and assured and intended or expressed so to be with their and 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 profits thereof and of every part thereof to and for his own use and benefit without and suit lawful eviction 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 forever 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 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 ~~xxx~~ 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 law for assuring the said Property and every part thereof hereby granted conveyed transferred and assured unto and to the Purchaser in the manner aforesaid.

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





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१९८८

पिहितवाचक

७३ तारीख १९८८

मजपावे परम्याल पुष्पम मिश्रवा

दोहणी ३५०० w

पिडे वाचे कार्यालवाल इजर देवा

बोटो जे (पाने L) ४०

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पुष्पम निबंधक, मुंबई

३३५५५

अपस्तु अ. विरय
वम २८ ले, वल्लभ भाव
२/ अजिष वल्लभ, लामने (३)
ही. नम ५ रडे २८/११/८८



२८/११/८८

१९८८/११/०६
१९८८

३३५५५



चंद्रकांत सा. चुरमूले
मजपावा श्री. आयु. टी.
माल नं. १३/७०. मुंबई नं. ११

११/११/८८
२/११/८८
३३/११/८८

३३/११/८८

३३/११/८८







नागरी अमीन मर्यादा कायदा १९७६
कलम २७ अन्वये डिफ्लेक्शन फॉर्म
बेऊन दस्तवेचन नोंदणीसाठी पाठवला.
दिनांक २७/१२/९९

१
दुय्यम निबंधक मुंबई.

सदर दस्तावेजाला भिन्नकृत छी आडेत्तत्वाच्या अडून
आडेत्तत्वाप्रमाणे मुल्यांकन केले असता न्यून मुल्यांकन
आल्याचे दिसून येत नाही.



दि. ६/५/२०००

दुय्यम निबंधक मुंबई.

१५६
१८९८/७५
३६९



बर्कट-१८९८/५६
दुय्यम निबंधक मुंबई.

भौदला.
९/५/२०००
नारीब.

दुय्यम निबंधक मुंबई.

मी नक्कल केली.
मी दाखली.
मी हस्ताक्षरी.

सत्य प्रत

सह जिल्हा निबंधक
वर्ग-२ (अभिलेख)
मुंबई जिल्हा प्रशासन



अर्ज क्रमांक ८६८३
सह जिल्हा निबंधक मुंबई
सह जिल्हा निबंधक मुंबई
सह जिल्हा निबंधक मुंबई

सह जिल्हा निबंधक मुंबई (अभिलेख)
मुंबई जिल्हा प्रशासन

