

पावती क्र.

नोंदणी ३९ म.
Regn. 39 m.

दस्तऐवजाचा/अर्जाचा अनुक्रमांक

दिनांक ५.६ सन १९ २५

दस्तऐवजाचा प्रकार-

सादर करणाराचे नाव-

खालीलप्रमाणे फी मिळाली:-

नोंदणी फी

नक्कल फी (फोलिओ

पृष्ठांकनाची नक्कल फी

टपालखर्च

नकला किंवा जापने (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (फोलिओ

इतर फी (मागील पानावरील) बाब क्र.

"

"

"

"

"

"

"

"

एकूण ..

दस्तऐवज

नक्कल

रोजी तयार होईल व

नोंदणीकृत डाकेने पाठवली जाईल.

या कार्यालयात देण्यात येईल.

दुय्यम निबंधक.

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने पाठवावा.

हवाली करावा.

सादरकर्ता

शा. मु. वाई-४, ००, ०००-२-९३-ईए-३००*

ये. का. मु.-ईए-१४८/२५-१-९३

शा. नि., म. वि., क्र. ९६८४, दि. १०-१०-१४;

नो. म. पुणे. क्र. अभिलेख/नोंदणी/६३ मई/२०६९, दि. १८-१-७३.]

गुंडवली (मुं गुपनगर)

सूची क्र. दोन

विलेखाचा प्रकार व मोबदल्याचे स्वरूप (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार देतो ते नमूद करावे) Nature of deed and consideration (in case of lease, state whether lessor or lessee pays assessment)	१	२	क्षेत्रफल Area	आकारणी किंवा जुडी देण्यात येत असेल तेव्हा Assessment or Judic when given	४	५	६
२४९०००००/— बाजार भाव २९९५,२५,०००/—	२४९०००००/— बाजार भाव २९९५,२५,०००/—	मू-मापन, पोस्टहिसा व घर क्रमांक (असल्यास) Survey, Sub-Division and House No. (if any)	हे./H. २२-३५ ३६२, ३६३, ३६३/१	आ./A. २२-३५ ३६३, ३६३/१	रु./Rs. २२-३५ ३६३, ३६३/१	पै./P. २२-३५ ३६३, ३६३/१	श्रीमती किलावली बाई गुणलक्ष्मी चंद बाबाजी श्री - रोकडीया अपाटमेंट गुना गोगरदास रोड प्लॉक नं २२ अंधेरी मु ५२

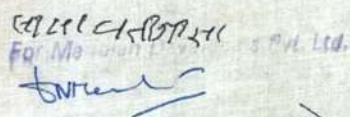


Diagram illustrating the location of the site under reference, showing the intersection of D.P. Road and Andheri Road, and the proximity to the Western Express Highway.

LOCATION PLAN
Scale - 330'-0" = 1"

Scanned with CamScanner

Receipt
10 July 1989



RS 95000/-

THIS INDENTURE is made at Bombay this
10th day of July 1989 BETWEEN MRS.
LEELAVATIBAI GULABCHAND BAMBORI alias MRS.
LEELAVATIBAI GULABCHAND SHAH herein referred to
as "THE VENDOR" (which expression shall unless
it be repugnant to the context or meaning
thereof include her heirs, executors,
administrators and assigns) of the ONE PART:

लेलावती
गुलाबचंद

लेलावती

AND MERIDIAN DEVELOPERS PVT. LTD., a Company
registered under the Companies Act, 1 of 1956
and having its registered office at 602, Sharda
Chambers, 15 New Marine Lines, Bombay 400 020
herein referred to as "THE PURCHASER" (which
expression shall unless it be repugnant to the
context or meaning thereof include its
successors and assigns) of the OTHER PART:

✓

लीलावती
for

W H E R E A S:

1. The Vendor is seized and possessed of or otherwise well and sufficiently entitled to an immoveable Property being land admeasuring 16 Gunthas (i.e. 1936 square yards equivalent to 1619 square metres) together with structure standing thereon situate lying and being at Village Gundavli, Andheri (East) in Greater Bombay and particularly described in the Schedule hereunder written (herein referred to as "the said Property").
2. The said Property is delineated on the Plan hereto annexed and thereon shown surrounded in red colour boundary line.
3. By and under an Agreement for Sale dated 28th April, 1984 the Vendor has agreed to sell the said property to Messrs. National Building Corporation (herein referred to as "the said Firm") at or for the price of Rs.9,00,000/- (Rupees Nine Lacs only).

4. The Vendor has from time to time received from the said Firm diverse amounts aggregating to Rs.7,00,000/- (Rupees Seven Lacs only) leaving Rs.2,00,000/- (Rupees Two Lacs only) as the balance purchase price.

5. The Purchaser has informed the Vendor that the said Firm in its turn agreed to sell the said property to (1) Shri. Anilkumar Nandlal Mehta and (2) Shri. Dharamdas Nandlala Mehta as the Promoters of the Proposed Limited Company (which they intended to get registered) at or for the price of Rs.9,50,000/- (Rupees Nine Lacs and Fifty Thousand only).

6. The Purchaser has informed the Vendor that accordingly (1) Shri. Anilkumar Nandlal Mehta and (2) Shri. Dharamdas Nandlal Mehta got a Private Limited Company in the name of Meridian Developers Private Limited (being the Purchaser herein) registered and accordingly the Purchaser is entitled to purchase the said Property by obtaining the Conveyance in respect thereof in its name.

7. The said Firm has to pay to the Vendor a sum of Rs.2,00,000/- (Rupees Two Lacs only) as the balance purchase price as aforesaid.

8. The Purchaser has prior to the execution hereof paid to the Vendor the sum of Rs.2,00,000/- (Rupees Two Lacs only) being the balance purchase price in respect of the said Property.

9. The Purchaser has informed the Vendor that the said Anil Kumar Nandlal Mehta and the said Dharamdas Nandlal Mehta and/or the Purchaser have prior to the execution hereof paid to the said firm diverse amounts aggregating to Rs.7,50,000/- (Rupees ^{Seven} ~~Two~~ Lacs Fifty Thousand only) which together with the sum of Rs.2,00,000/- (Rupees Two Lacs only) paid to the Vendor by the Purchaser on the execution hereof aggregate to Rs.9,50,000/- (Rupees Nine Lacs Fifty Thousand only) being the full purchase price payable to the said firm.



WATKINS

bn

10. At the request of the purchaser, the Vendor has agreed to execute this Conveyance directly in favour of the Purchaser.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said Agreement and in consideration of the sum of RS.9,00,000/- (Rupees Nine Lacs only) received by the Vendor as the full purchase price in respect of the property hereinafter mentioned (the payment and receipt of which said sum of Rs.9,00,000/- (Rupees Nine Lacs only) the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof for ever acquit release and discharge the said firm and the Purchaser) SHE the Vendor doth hereby grant, convey, transfer and assure unto the Purchaser all that piece or parcel of land hereditaments and premises described in the Schedule hereunder written situate lying and being at Village Gundavli, Andheri (East), in Greater Bombay and delineated on the Plan hereto annexed and thereon shown surrounded in red colour boundary line (which said land hereditaments and premises are hereinafter for brevity's sake referred to as "the said Property") TOGETHER WITH all and

singular houses, out-houses, edifices, buildings, court, yards, areas, compounds, sewers, ditches, fences, trees, drains, ways, paths, passages, common gullies, easements, profits, advantages, rights, members, covenants and/or appurtenances whatsoever to the said premises or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now or at any time heretofore usually held; occupied or enjoyed therewith or reputed or known as part or member thereof to belong or be appurtenant to the said Property and All The Estate Right Title Interest Claim and Demand whatsoever at law and in equity of the Vendor in to out of or upon the said property TO HAVE AND TO HOLD AND ALL AND SINGULAR the said Property hereby transferred, conveyed and assured or 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 for ever subject to the payment of all rents rates taxes assessments dues and duties now chargeable upon the same or hereafter to become payable to the Government of Maharashtra or to the Municipal Corporation of Greater Bombay or any other Public Body in

respect of the said property and the Vendor for herself, her heirs, executors and administrators doth hereby covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by her the Vendor or any person or persons lawfully or equitably claiming from through under or in trust for her made done committed or omitted or knowingly suffered to the contrary she the Vendor now hath in herself good right full power and absolute authority to grant, convey and transfer the said property hereby granted; conveyed and assured or intended so to be unto and to the use of the Purchaser in the manner aforesaid and the Purchaser shall and may at all times hereafter peaceably and quietly enter upon have occupy, possess and enjoy the said property and receive the rents issues and profits thereof for its own use and benefit without any suit eviction interruption claim or demand whatsoever from or by she the Vendor or her heirs; executors administrators and assigns or any person or persons lawfully or equitably claiming or to claim by from under or in trust for her or them or any of them and that free and clear and freely and clearly and absolutely acquitted exonerated and for ever discharged or

otherwise by the Vendor well and sufficiently saved, defended and kept harmless and indemnified of from and against all former and other estates titles, charges and incumbrances whatsoever had made executed occasioned or suffered by the Vendor or by any other person or persons lawfully or equitably claiming or to claim by from or under or in trust for her, them or any of them FURTHER THAT she the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said in the said property hereby transferred, conveyed and assured or any part thereof from under or in trust for the Vendor or her heirs, executors, administrators and assigns or any of them shall and will from time to time and at all times hereafter at the request and costs of the Purchaser to execute or cause to be done and executed all such further and other acts, deeds, things, conveyances and assurances in the law whatsoever for the better and more perfectly assuring the said property and every party thereof UNTO AND TO THE USE of the purchaser in the manner aforesaid as by the purchaser its successors and assigns or its or

their Counsel in law shall be reasonably required.

THE SCHEDULE ABOVE REFERRED TO

ALL that piece or parcel of land together with the structures standing thereon lying and being at Village Gundavli, Taluka Andheri, Bombay Suburban District bearing Survey No.22-A, Hissa No.3 of Village Gundavli and bearing C.T.S.No.362 and 363 and 363/1 of Village Gundavli admeasuring 16 Gunthas that is 1236 square yards equivalent to 1619 square metres or thereabouts in the Registration District and Sub-District of Bombay City and Bombay Suburban and boundaries as follows; that is to say:

On or towards the North partly by Kurla Road and partly by Survey No.22-A, Hissa No.2 belonging to Mr. E.L. Ezza; On or towards the South by Nala; On or towards the West by Nala; On or towards the East by property of Namdev Fulwala now owned by Gulam Hussain Alladin Padamsey.

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

21/11/19

for

SIGNED AND DELIVERED by the)
withinnamed "VENDOR")
MRS. LEELAVATIBAI GULABCHAND)
BAMBORI in the presence of...)
Am Jambhale
Shri & Shri

SIGNED AND DELIVERED by the)
withinnamed "PURCHASER")
MERIDIAN DEVELOPERS PVT. LTD.)
in the presence of....)
K.T. Damin.

For Meridian Developers Pvt. Ltd.
Director

ACKNOWLEDGE TO HAVE RECEIVED)
the sum of Rs.9,00,000/- (Rupees)
Nine Lacs ~~Only~~ Thousand only)
being the full purchase price)
to be by it to me as within)
mentioned.)

) Rs.9,00,000/-
I SAY RECEIVED

Am Jambhale

Am Jambhale
VENDOR.

Received & explained in
hand by me to the vendor
Am Jambhale
Am Jambhale

बालीलप्रमाणे की मिलाती :-

नौदणी	॥ ५०००-००
शेरे	॥ १-००
नक्कल (फोलिओज)	॥ १-००
रजवात	॥ ३-००
फाइलिंग	॥ १-००
टपाल	॥ २२-००
एकूण	॥ ५०५०-००

Eor Meridian Developers Pvt. Ltd.

Director

मुख्य निबंधक, मुंबई

मुख्य निबंधक, मुंबई

- १) श्रीमती विजयवती काई गुलाबचंद बंकोरी
नं. ७० धरुदाद. रा. रावुडीन मणाली
(मुठा नाला दाद रा. धरुदाद. रा. रावुडीन मणाली)
मु. ५९ रा. रा. रावुडीन मणाली
- २) श्री. धरुदाद. नंदराव मेहता का. रा. ९०
रा. ९० पैदागीर कोरे का. रा. रावुडीन मणाली
मु. २६ रा. रावुडीन मणाली
मे. रा. रावुडीन मणाली
रा. रा. रावुडीन मणाली

साध्याचरिना

Signature