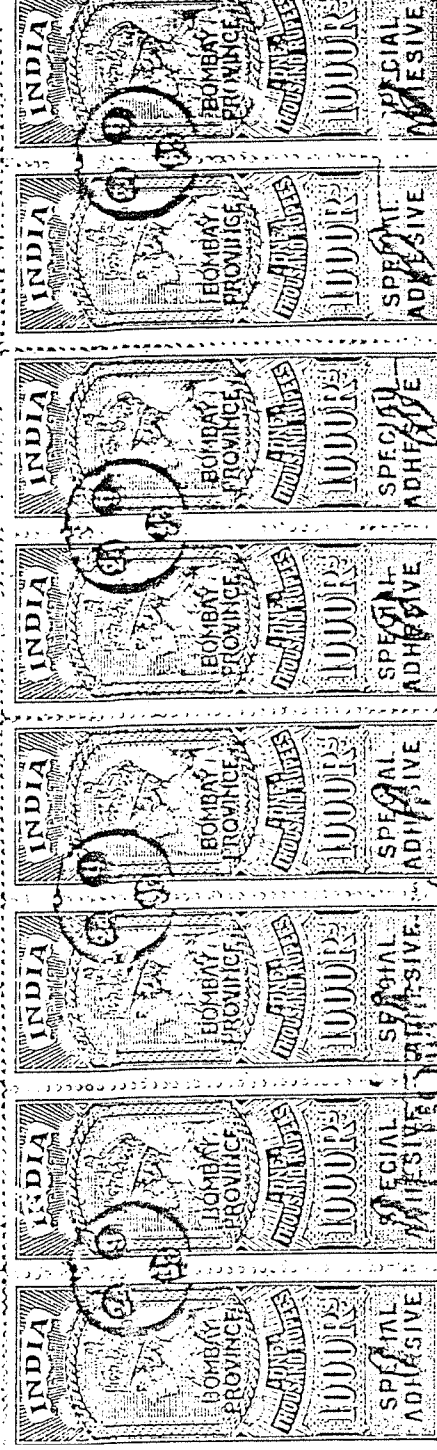
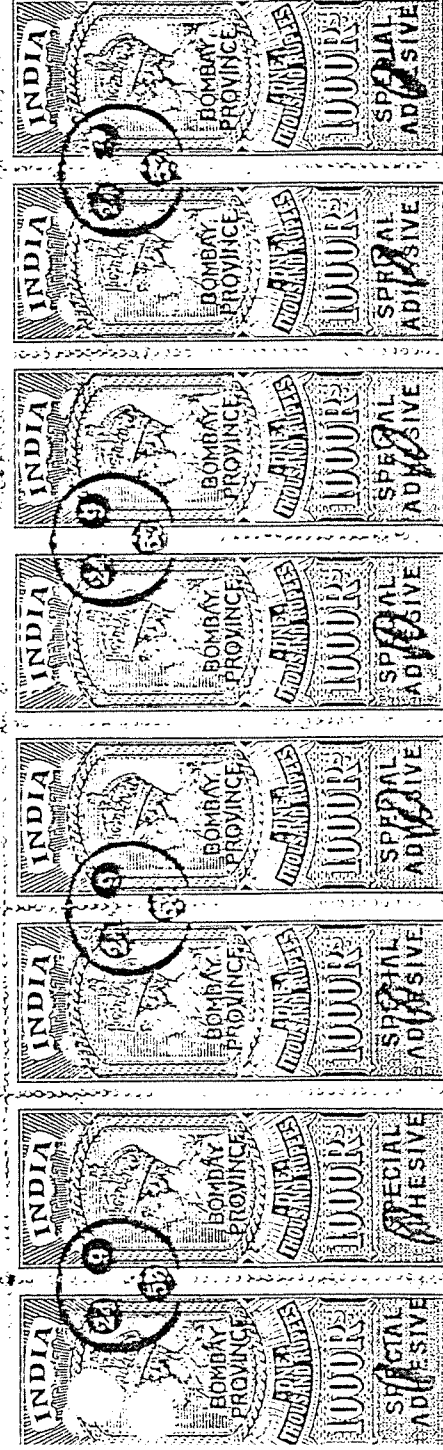
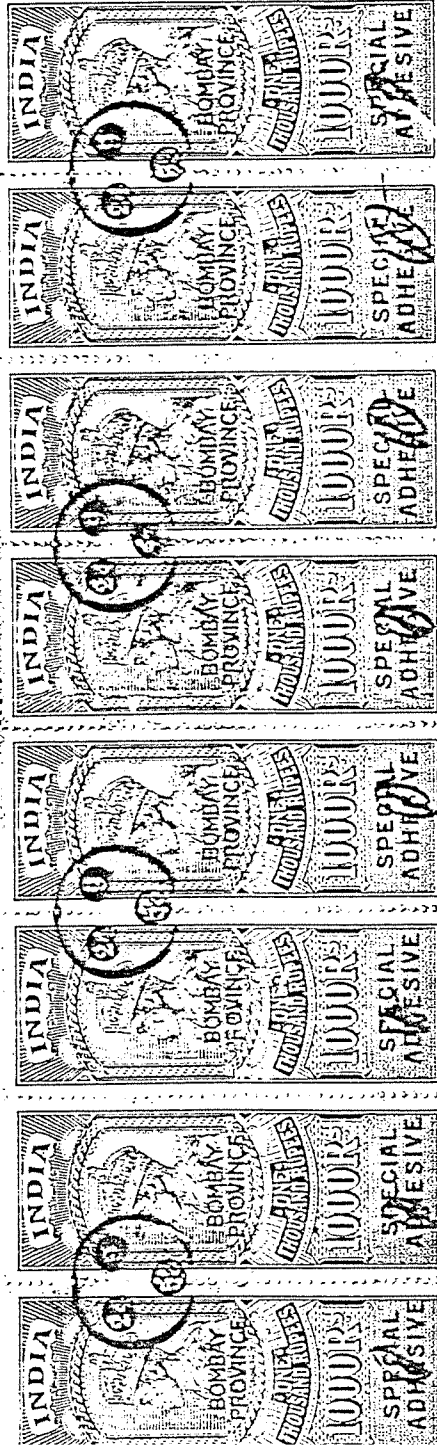
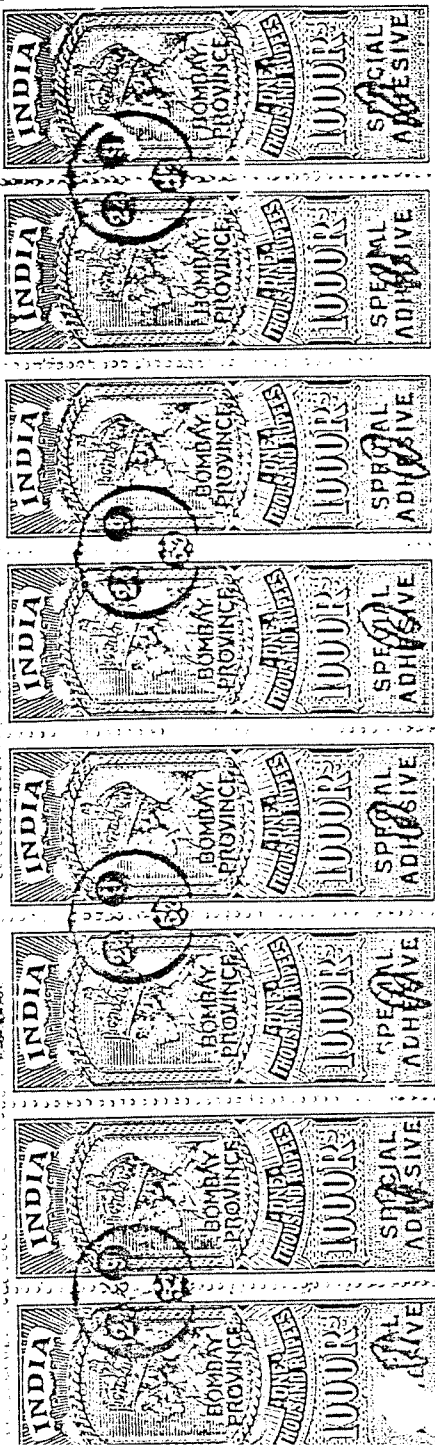
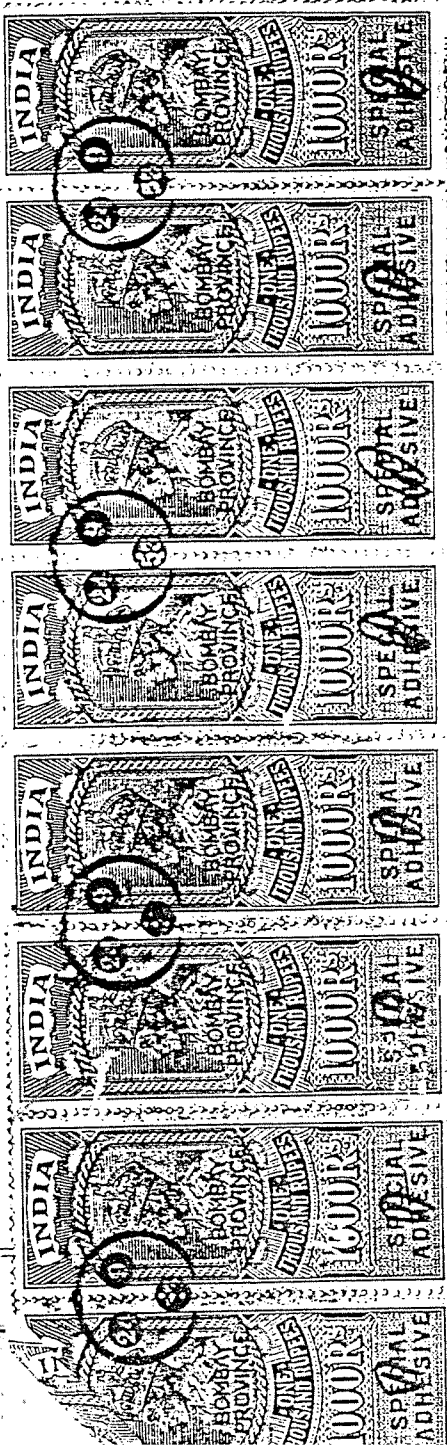


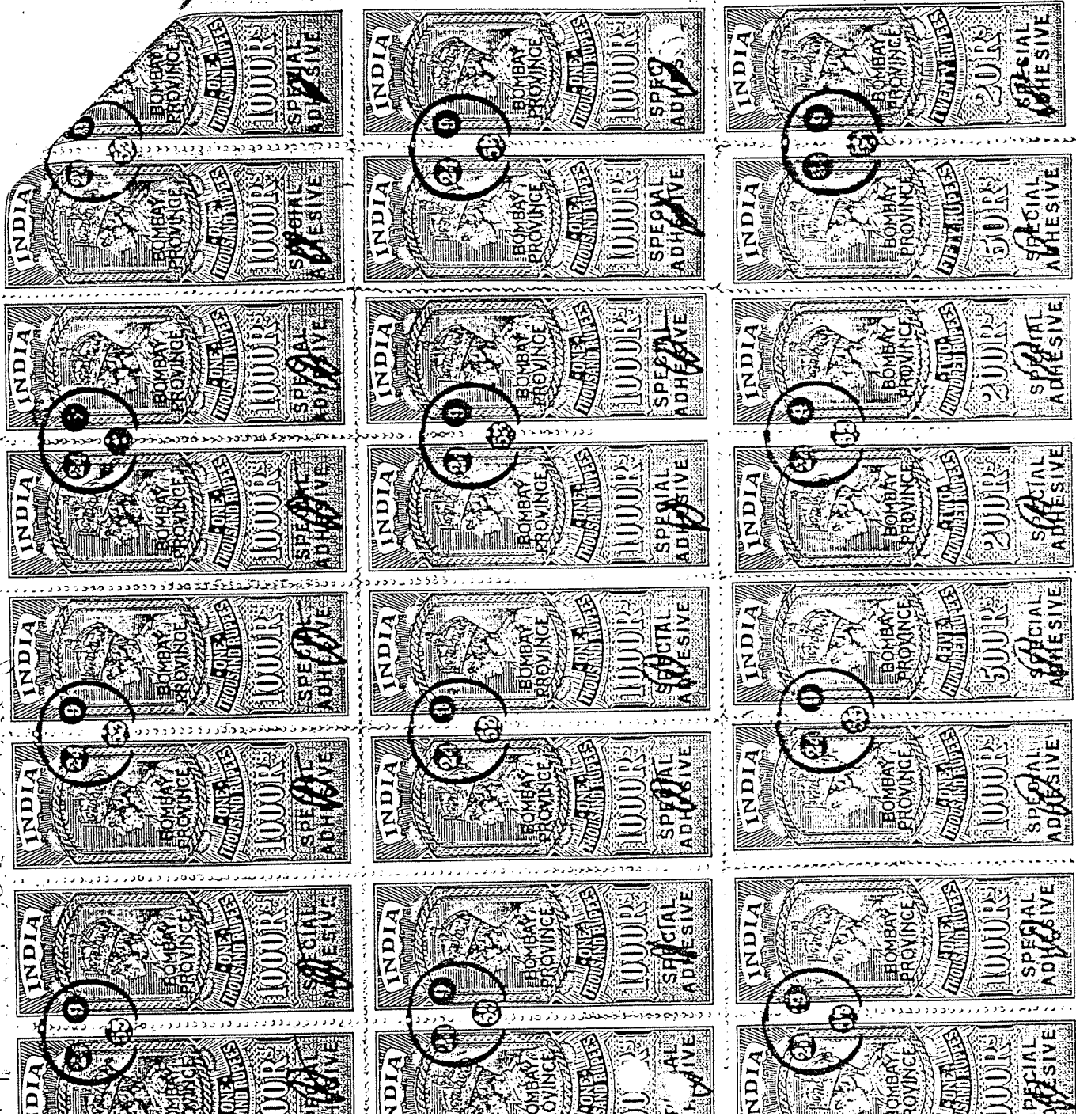
160

Colonial Bungalow



5632/119

161



Rupees fifty nine thousand, nine hundred
 ninety seven only.
 Asstt. Superintendent of Stamps,
 Bombay.

Received fees for:-
 Registration Rs. 25/0-0-0
 Photographing
 (Pages 10) " 3-12-0
 " " " 1-4-0
 Total Rs. 25/5-0-0

Serial No. 5632
 Presented at the office of the
 Sub-Registrar of Bombay
 between the hours of 3 P.M.
 and 4 P.M. on the 24th Sept. 1910

Sub-Registrar

This Indenture made at Bombay the 24th day of
 September in the Christian year one thousand nine hundred

1853

and fifty three Between SETTI RAMKUMAR SHRINIVAS MORARKA of Bombay Hindu Inhabitant hereinafter called "the Vendor" (which expression shall, unless it be repugnant to the context or meaning thereof include his heirs, executors, administrators and assigns) of the one part and GANNON DUNKERLEY & CO. LTD. a Company incorporated in India and registered under the Indian Companies Act VII of 1913 having its registered office at Chartered Bank Building, Fort, Bombay and carrying on business in Bombay hereinafter called "the Purchaser" (which expression shall, unless it be repugnant to the context or meaning thereof include its successors and assigns) of the other part WITNES the Vendor being absolutely seized and possessed of or otherwise well and sufficient-ly entitled to the piece or parcel of land or ground, hereditaments and premises hereinafter described and intended to be hereby granted and conveyed or expressed so to be hath agreed with the Purchaser to sell to it the Purchaser the said land or ground hereditaments and premises in fee simple and the inheritance thereof in possession free from incumbrances at or for the price of Rs 10,00,000/- NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs 10,00,000/- (ten lacs) paid on or about the 31st day of M A R C H 1950 to the Vendor by the Purchaser

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5632/5/9

1953

164

-4-

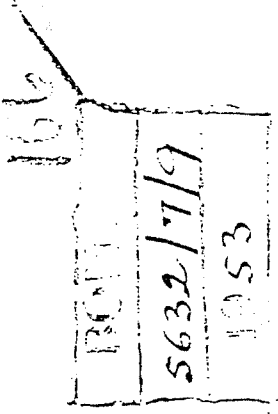
evidences of title relating to the said piece or parcel of land or ground, hereditaments and premises or any part thereof AND ALL the estate, right, title, interest, use, inheritance, property, possession, benefit, claim, and demand whatsoever both at law and equity of the - Vendor in to out of or upon the said piece or parcel of land or ground hereditaments and premises or any part thereof TO HAVE AND TO HOLD the said piece or parcel of land or ground, hereditaments and premises and all and singular and other the premises hereby granted, released and assured or intended 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 all rents, taxes, assessments, rates, duties, now chargeable upon the same or which may hereafter become payable in respect thereof, to the Government of Bombay or the Municipality of Bombay AND the Vendor doth hereby for himself his heirs, executors and administrators - COVENANT with the Purchaser that notwithstanding any act, deed matter or thing whatsoever by him the Vendor or any person or persons lawfully or equitably claiming by, from, through, under or in trust for him made, done committed or omitted or knowingly suffered to the - contrary he the Vendor now hath in himself good right, full

162

-3-

5632/4/9
1053

Purchaser (the payment and receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof doth for ever acquit, release and discharge the Purchaser) He the Vendor doth hereby grant, sell, assign, release, convey and assure unto the Purchaser for ever ALL that piece or parcel of land or ground with the messuages tenements or dwelling houses standing thereon, situate, lying and being at Carmichael Road in the Registration Sub District of Bombay in the Island of Bombay containing by admeasurement 2957 square yards or thereabouts and more particularly described in the Schedule hereunder written together with all and singular the houses, outhouses, edifices, buildings, courts, yards, areas, ways, wells, compounds, paths, passages, waters, water-courses, sewers, ditches, drains, trees, plants, lights, liberties, easements, profits, privileges, advantages, rights, members, and appurtenances whatsoever to the said piece or parcel of land or ground, hereditaments and premises belonging or in anywise appertaining 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 or be appurtenant thereto AND ALSO TOGETHER WITH all the deeds, documents, writings, vouchers, and other



whatsoever in the said hereditaments and premises or any part thereof from under or in trust for the Vendor or his heirs or any of them 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 acts, deeds, things, conveyances and assurances in the law whatsoever for the better and more perfectly assuring the said hereditaments and premises and every part thereof unto and to the use of the Purchaser in manner aforesaid as by the Purchaser its successors or assigns or its or their counsel in law shall be reasonably required.

IN WITNESS WHEREOF the Vendor has hereunto set his hand and seal the day and year first hereinabove written.

✓ THE SCHEDULE ABOVE REFERRED TO:-

(ALL that piece or parcel of land or ground together with the pucca building structure, bungalow and the - garages built thereon being a portion of Plot No. A of Sir Dorab Jamsheedji Tata Peddar Road Estate of Pension and Tax Tenure (the cess whereof has been redeemed) containing by admeasurement 2957 (two thousand nine hundred and fifty seven) square yards or thereabouts situate lying and being at Carmichael Road, without the Fort of Bombay in

165

-5-

BOOK
5632/6/9
1853

full power and absolute authority to grant, release and assure the said piece or parcel of land or ground and hereditaments and premises hereby granted, released or assured or intended so to be unto and to the use of the Purchaser in manner aforesaid AND that the Purchaser shall and may at all times hereafter peaceably and quietly enter upon, have, occupy, possess and enjoy the said land hereditaments and premises and receive the rents, issues and profits thereof and of every part thereof to and for its own use and benefit without any suit eviction interruption, claim or demand whatsoever from or by him the Vendor or his heirs, or any of them or any person or persons lawfully or equitably claiming or to claim by from under or in trust for him or them or any of them AND that free and clear and freely, 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 under or in trust for him, them or any of them AND FURTHER that he the Vendor and all persons having or lawfully or equitably claiming any estate or interest

167

-7-

5632/8/9
1053

in the Registration Sub District of Bombay, registered in the Books of the Collector of Land Revenue along with other plots of land under Old Nos. 17, 309, 343, 381 and 616 New Nos. 88, 2094, 2559 and 2951 and Old Survey Nos. 81, 81, 818, 81 84, and New Survey Nos. 7116, 7117, 2/7118, 3/7118, 7109 and 7118 and bearing Cadastral - Survey No. 2A0722 of Malabar and Cumballa Hill Division and assessed by the Assessor and Collector of Municipal Rates and Taxes under "D" Ward No. 3454 and Old Street No. 9 New No. 24-B Carmichael Road and bounded as follows:-

that is to say on or towards the North by Carmichael Road, on or towards the South by the property of Bai Meharbai A. Yakil (now known as Bhagwati Bhawan), on or towards the East by the property of Pragji Jannudes and others and on or towards the West by the property of Hariram Jethabbai.]

Signed Sealed and Delivered)
 by the withinnamed Seth)
 Ramkumar Shrinivas Morarka)
 in the presence of)

Amended D. No. 16
 Section 11(1),
 G. B. No. 16
 for any other

1718/4/5/10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/1222/1223/1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Dated this 24th day of September 1953

Seth Ramkumar Shrinivas Morarka

To

Gannon Dunkerley & Co. Ltd.

(57)

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CONVEYANCE

Conveyance

10/10/1953

15/10/1953

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Messrs. Dayal J. and Dipchand
Attorneys-at-law

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