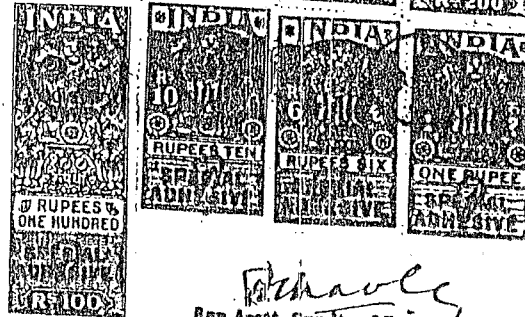


MAHUL



Serial No. 4859 122
Presented at the office of the
Sub-registrar of Bombay
between the hours of 12 noon
and 18 M. on the 2nd July
1959



For Anct. Supdt. of Stamp
Bombay.

Sub-Registrar of Bombay
exercising all the powers of
a Registrar except that of
hearing appeals.

BOM.
4859/118
1959

Extra 1 copy

THIS INDENTURE OF CONVEYANCE made at Bombay this 29th
day of June in the year One thousand nine hundred
and Fifty-nine Between NOWROJI ARDESHIR NARIELWALA, PIROJ-
SHAH ARDESHIR NARIELWALA, and NOWROJI RUSTAMJI ADENWALA --
all of Bombay Parsi Inhabitants the surviving Executors of
the Will of Ardeshir Shapurjee Narielwalla hereinafter ----
referred to as "the VENDORS" of the One Part And ----
Messrs. GANNON DUNKERLEY & CO. LTD. a Company registered --
under the Indian Companies Act, 1913 and having its register-
ed Office at Chartered Bank Building, Fort, Bombay 1, herein-
after referred to as "the COMPANY" (which expression shall -
include its successors and assigns) of the Other Part.

WHEREAS :

1. The said Ardeshir Shapurjee Narielwala (hereinafter
referred to as "the TESTATOR") was at the date of his death
hereinafter recited possessed of the land more particularly
firstly described in the Schedule hereunder written and ----

This is to
be certified that
original copy
is kept with
us.

For STATE BANK OF INDIA

A.G.M. & Relationship Manager
Commercial Branch, Mumbai

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1959

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delineated within red coloured boundary lines on the plan hereto annexed for an estate of inheritance in perpetuity free from incumbrances but subject to a right of way and certain other rights on the portion of the said land shown in pink colour on the said plan conferred on The Trustees of The Port of Bombay (a Corporation incorporated under -- Bombay Act VI of 1897 and hereinafter called "the Trustees") by an Agreement made on the 16th day of July 1930 between the Testator and the Trustees and registered by the Sub-Registrar of Assurances at Bombay under No.4652 of 1930 of Book No.1.

2. The Testator died at Bombay on or about the 9th -- day of November 1937 having by his Will dated the 18th day of March 1933 appointed the Vendors and Behrozbai his wife as the Executors and Executrix thereof and Probate of the said Will was granted by the High Court of Judicature at Bombay in its Testamentary and Intestate Jurisdiction to the Vendors and the said Behrozbai on the 29th day of -- July 1938.

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BOM.

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3. By the said Will, the Testator directed the Executors to sell, call in and convert into money all his real and --- personal estate and to invest the proceeds and to stand --- possessed of such investments upon the Trusts therein mentioned

4. The said Behrozbai died at Bombay on or about the -- 21st day of July 1947 and the Vendors are the surviving --- Executors and as such have agreed to sell the said land to the Company at or for a price to be calculated at the rate of Rs.2-75 nP. for every square yard of the said land and -- received from the Company a sum of Rs.13,000/- as earnest on or about the 28th day of September 1957.

5. The part of the said land which is coloured green on the said plan and admeasures 3683 sq.yds. having been encroached upon by one K.J.Divecha it has been agreed between the -- Vendors and the Company that on the Company paying to the -- Vendors the price for the portion of the said land not encroached upon and which portion admeasures 44233 sq. yds. the Vendors should convey the said portion to the Company and further that upon the said encroachment being removed and the Vendors being able to give vacant possession to the Company of the portion of the said land encroached upon as aforesaid the Company -- should pay the price thereof at the aforesaid rate and the Vendors should convey the same to the Company.

6. The price of the portion of the said land not encroached upon as aforesaid and intended to be hereby conveyed amounts at the aforesaid rate of Rs.2.75 nPs. per sq. yd. to ----- Rs.1,21,640 Naye Paise 75.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.13,000/- paid on or about the 28th day of September 1957 as earnest - money and of the further sum of Rs.1,08,640/-75 NPs. paid by

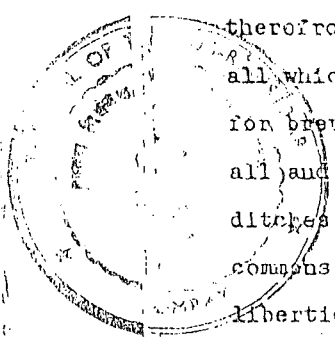
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the Company to the Vendors on or before the execution of --
these presents making together the sum of Rs.1,21,640/75 nP. |
(the receipt and payment whereof the Vendors hereby admit -
and acknowledge) -THEY the VENDORS as such Executors as ---
aforesaid hereby grant convey and assure unto the Company -
for ever ALL that the piece or parcel of land or ground ---
situate in the village of Mahul (formerly in the District -
of Thane but now included in Greater Bombay and in the ----
Registration Sub-District of Bandra) and more particularly
Secondly described in the Schedule hereunder written and --
being part of the land Firstly described in the said -----
Schedule and being the land delineated on the plan hereto -
annexed within a red colour boundary line but excluding ---
therefrom the portion coloured green on the said plan and -
all which land hereby conveyed is hereinafter referred to -
for brevity's sake as "the said premises") TOGETHER WITH
all and singular the Courts, yards, areas, compounds, sewers,
ditches, fences, trees, drains, ways, paths, passages, ----
commons, gullies, wells, waters, water-courses, plants, ---
liberties, privileges, easements, profits, advantages, rights,
members and appurtenances whatsoever to the said premises or
any part thereof belonging or in anywise appertaining 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 to belong or be appurtenant ----
thereto AND ALL the estate, right, title, interest, claim and
demand whatsoever at law and in equity of the Vendors in to -
out of or upon the said premises or any part thereof TO HAVE
AND TO HOLD all the same unto and to the use of the Company --
for ever SUBJECT to the rights conferred on the Trustees by --
the said Agreement of the 16th day of July 1930 over the ----
portion of the said premises coloured pink on the plan hereto
annexed AND ALSO Subject to the payment of all rents, rates.



Post-Tenants
road

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taxes, assessments, dues and duties now chargeable upon the said premises or hereafter to become payable to the Government of Bombay or to the Municipality of Bombay or any other public body in respect thereof AND each of the Vendors as to his own acts and deeds only hereby for himself his heirs, executors and administrators covenant with the Company that THEY the said covenanting parties respectively have not at any time done or knowingly suffered or been party or privy to any act deed or thing whereby they are prevented from granting and assuring the said premises aforesaid or whereby the same or any part thereof are is can or may be incumbered.

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

THE SCHEDULE OF THE PROPERTY ABOVE
REFERRED TO:

FIRSTLY:- ALL that piece of agricultural land situate in the village of Mahul formerly in the District of Thana but now included in Greater Bombay and in the Registration Sub-District of Bandra and bearing Survey No.15, Hissa No.1 and admeasuring 47916 sq.yds. or thereabouts and bounded on or towards the NORTH: by a nulla; on or towards the SOUTH: by the piece of land bearing Survey No.15, Hissa Nos. 2 and 3; on or towards the EAST: by the land bearing Survey No.27 -- and on or towards the WEST: partly by the piece of land bearing Survey No.15, Hissa No.2 and partly by a nulla all which piece of land is delineated on the plan hereto annexed within red coloured boundary line.

SECONDLY :- ALL that piece of agricultural land situate in the village of Mahul formerly in the District of Thana but now included in Greater Bombay and in the Registration Sub-District of Bandra and being part of the land hereinabove -

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firstly described and admeasuring 44233 sq.yds. or thereabouts and bounded on or towards the NORTH: by a nulla; on or towards the SOUTH: by the pieces of land bearing Survey No.15, Hissa Nos. 2 and 3; on or towards the EAST: partly by the piece of land bearing Survey No.27 and partly by -- the portion coloured green on the plan hereto annexed of -- the land hereinabove firstly described and on or towards -- the WEST: partly by the piece of land bearing Survey No.15, Hissa No.2 and partly by a nulla.

SIGNED SEALED AND DELIVERED By)
the withinnamed NOWROJI ARDE-)
SHIR NARIELWALA, PIROJSHAH ---)
ARDESHIR NARIELWALA and -----)
NOWROJI RUSTOMJI ADENWALA in)
the presence of:)

R. A. Narielwala ✓
P. A. Narielwala ✓
K. L. Adenwala ✓

R. S. Indares
S. P. C. Amik

RECEIVED the day and year first herein-)
above written of and from the Company the --)
sum of Rs.1,08,640/75 which together with the)
sum of Rs.13,000/- received on the 28th day)
of September 1958 makes in the aggregate the)
sum of Rs.1,21,640/-75 nP. being the full ---) Rs.1,21,640/75 nP.
consideration money to be by the Company ---)
paid to us.)

We say received.

Witnesses:

S. P. C. Amik
R. S. Indares
Service
Tata Industries Pr. Ltd.
Bombay House,
Bombay 1.

R. A. Narielwala
P. A. Narielwala
K. L. Adenwala

RRR...

J

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Received fees for:-
Registration
Photographing

Rs. 315 - 00

(Pages (a) 10 4-50
(b))

Extra under S. 30 " 6-00
1 Copy S. 67 " 3-00
Memo " 0-65
Postage " 1-31

Total Rs. 330-46

Sub-Registrar.

BOM.

4859/7/8

1959

Shri Nowroji Runtowji Adenwalla,
executing party 66, Endume, Merchant,
57 New Marine Lines, Bombay, admits
execution

K. L. Ganesha

Shri P. R. Rajput, Chira Bazar T.D.
Hemaneji & Co. 2012, Chira Bazar

and known to the Sub-Registrar states that he
knows the above executant and his name

Date 2nd July 1959

P. R. Rajput
Sub-Registrar.

Shri Pirog Shree Adeshwar
Varadwala, executing party,
59, Indray, C. D. S., Sindurghat,
Breach Candy House, Warden
22, Bombay 26, admits
execution

P. A. Narichwala

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Shri S. R. Shroff, clerk

to Mr. A. H. Dindharjee

Shri. Bhulashwar

R/M.
4857/8/8
1959

and known to the Sub-Registrar states that he knows the above executant and identifies

him.

Date 5-8-1959

[Signature]
asmih
Sub-Registrar.

Shri Nawrooji Aadeshwar Narichwala, 60,
Business, Icomin Lodge, Narayan Sen Rd, B'bay 6
executing party, Indian adms execution

x A. H. Narichwala

Shri S. R. Shroff, clerk to Mr. A. H.

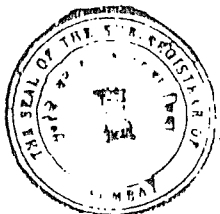
Dindharjee Solrs Bhulashwar

and known to the Sub-Registrar states that he knows the above executant and identifies

him

Date 21 Oct 1959

[Signature]
asmih
Sub-Registrar.



Registered No. 41857/59 of Book No. 1

Date 22nd July 1960 Sub-Registrar, Bombay.

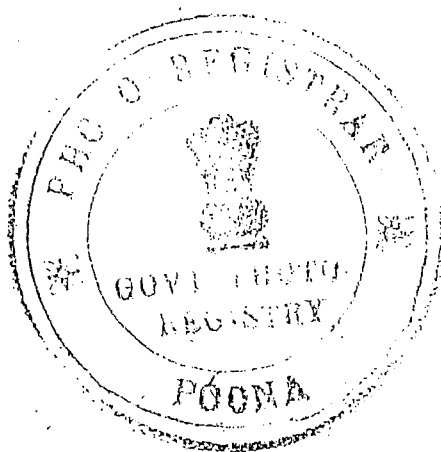
exercising all the powers of a Registrar except that of hearing appeals.

[Signature]

TRUE COPY
DOCUMENT No 4859
PAGE 1 of 8

K.R. Deobhanur
PROD. REG. NO.

6-9-60

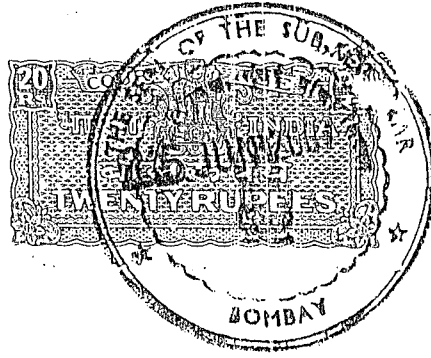


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8/9/60

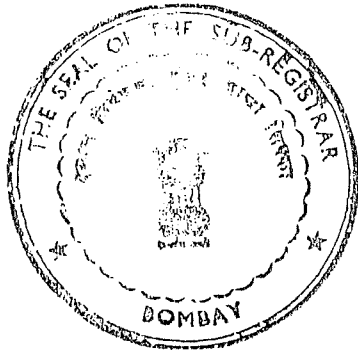


Copy (with copy of the
Copy of the above
plan forwarded to the District
Registrar of 92-5-11 under
S. 67 of Act XVI of 1908.
Date 8/9/60

1960
K.R. Deobhanur
Sub-Registrar.



मी सबकल केली
मी मायली.
मी तामाराली.



सत्य प्रत

Attestation
सह जिल्हा निबंधक
वर्ग-२ (अभिलेख),
मुंबई जिल्हा.



अर्ज क्रमांक ७०६५/०७
नांव *मंगल सुंदरलाल शिंदे*
यांचा त्रास *२०१६-०७*
अर्जासमोर *२०१६-०७*
दिनांक *२०१६-०७*

Attestation
सह जिल्हा निबंधक वर्ग-२ (अभिलेख),
मुंबई जिल्हा.

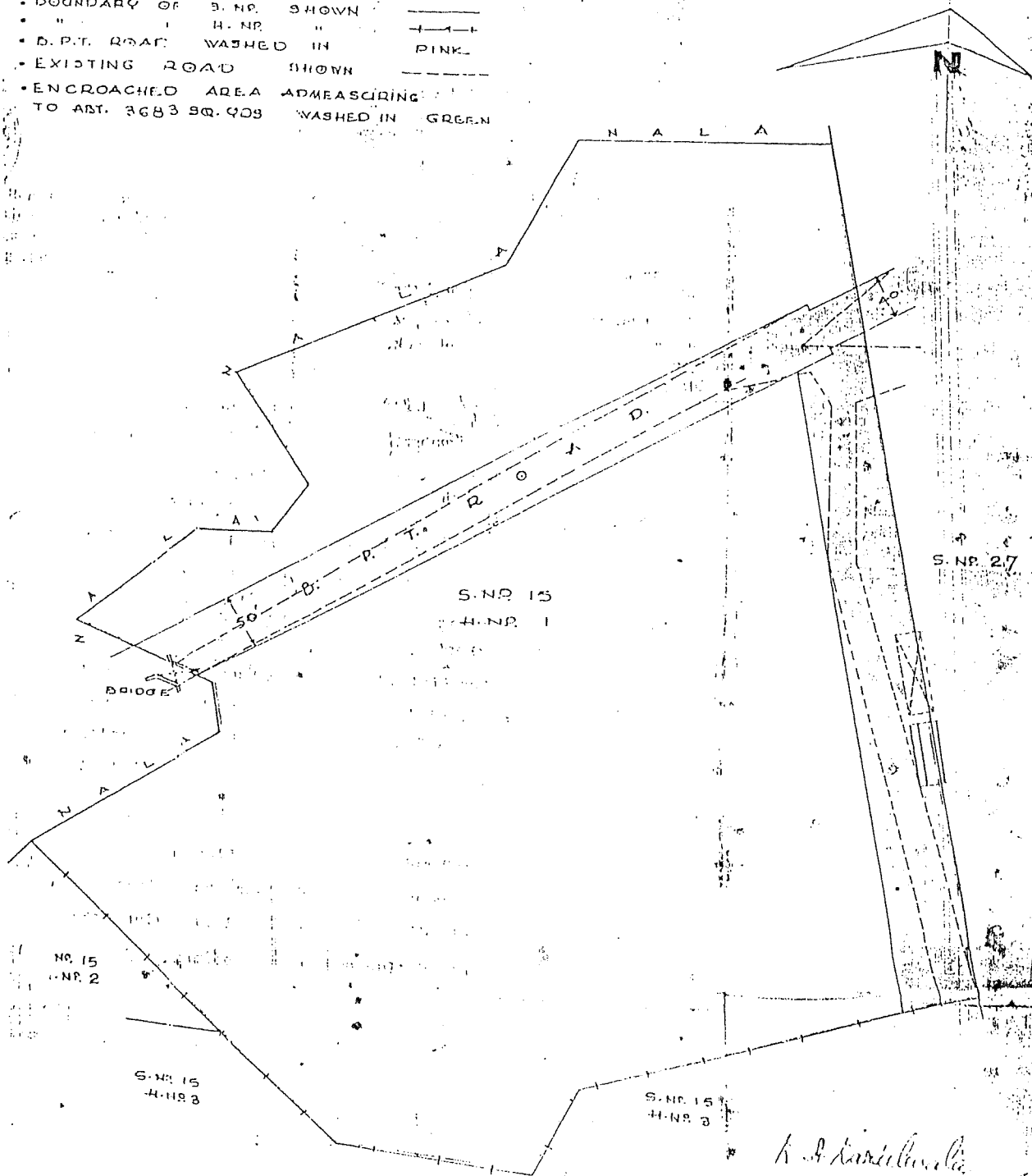
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PROPERTY
 NR 15, H. NR. 1
 GE MAHUL
 DARY COLOURED RED
 AINING 9 ACRES & 30 GUNTAS AS PER RECORD
 9 ACRES & 36 GUNTAS AS PER SURVEY

SCALE: 82 1/2' = 1"

NOTES:-

- BOUNDARY OF S. NR. SHOWN
- " " H. NR. " " " " " "
- D.P.T. ROAD WASHED IN PINK
- EXISTING ROAD SHOWN
- ENCROACHED AREA ADMEASURING TO ANT. 3683 SQ. YDS WASHED IN GREEN



NR NC-31-CON.
 -59

K. S. Kulkarni
L. S. Kulkarni
 OF M/S. D. R. VAIDYA & CO.
 ARCHITECTS, ENGINEERS
 & CONSULTING SURVEYORS
 42, HAMAM ST. FORT, BOMBAY-1