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— PLAN —

SHOWING LAND BEARING S.NO. 126 H.NO. 6 (PART) SITUATED AT

MULUND TALUKA KURLA DIST. B.S.D.

— NORTH —

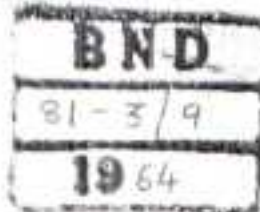
7-13



SCALE 1 INCH = 40 FEET

NOTE: —

BOUNDARY COLOURED RED CONTAINS 1208 SQ YDS



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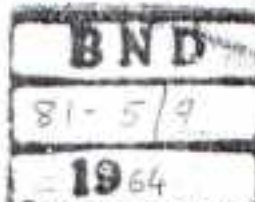
and include his heirs, executors, administrators and assigns) of the Other Part; WHEREAS by a Conveyance dated 29-1-1934 and registered on 1-2-1934 with the Bombay Sub-Registrar, one Khengar Hirji sold and conveyed a piece or parcel of freehold vacant land admeasuring 22½ Gunthas or thereabout AND WHEREAS the Vendors as heirs of the said Marya Pandu Vaity are absolutely seized and possessed of or are otherwise well and sufficiently entitled to a freehold vacant land bearing Survey No.126, Hissa No.6 (situate at Navgarpada, Mulund (East), Bombay, 80 in the "Registration Sub-District Bandra of Bombay Suburban District and admeasuring 1208 sq. yards or thereabout and more particularly described in the Schedule hereto annexed to be hereby granted AND WHEREAS by an agreement dated the 17th January, 1963, the Vendors have agreed to sell to the Purchaser for the absolute sale to him of the said vacant land in fee simple and inheritance thereof in possession free from all incumbrances at or for the price of Rs.9/- (Rupees Nine Only) which is not ~~XXXXXXXX~~ per square yard on the actual area covered by the proposed road falling in the said vacant land though the Conveyance is made of the whole of the said vacant land AND WHEREAS of the said total area of 1208 sq. yards or thereabout, an area of 444 sq. yards fall under the said proposed road AND WHEREAS the price is payable on the balance of the area, that is 764 sq. yards AND WHEREAS the Purchaser has paid to the Vendors a sum of Rs.1,000/- (Rupees One Thousand Only) as Earnest Money on the execution of the said agreement dated the 17th day of January,



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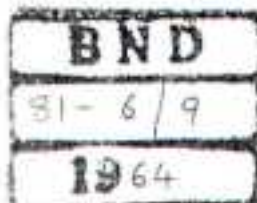
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or hereafter to become payable to the Government Municipality or any other Public Body in respect thereof and the Vendors do hereby for themselves, their respective heirs, executors and administrators covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendors or by any person or persons lawfully or equitably claiming by from, through, under or in trust for them made, done or committed, omitted or knowingly or willingly suffered to the contrary, they the Vendors now have in themselves good right, full power and absolute authority to grant, release, convey and assure the said premises hereby granted, released, conveyed or assured or intended or expressed so to be unto and to the use of the Purchaser in M 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, have, occupy, possess and enjoy the said premises hereby granted with the appurtenances thereto and receive the rents, issues and profits thereof and every part thereof to and for his own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendors their heirs or by any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for them And that free and clear and freely and clearly and absolutely acquitted, exonerated, released and for ever discharged or otherwise by the Vendors well and sufficiently saved, defended, kept harmless and indemnified of, from and against all XXX former and other estates, titles and charges and encumbrances whatsoever either already or to be hereafter had made, executed, occasioned, suffered by the Vendors or by any other person or persons lawfully or equitably



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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 or executed all such further and other lawful and reasonable acts, deeds, matters, things, conveniences and assurances in law whatsoever for the better, further and more perfectly and absolutely granting and assenting the said premises and every part thereof hereby granted unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required by the Purchaser, his heirs, executors, administrators or assigns or their counsel in law. And the Vendors do hereby covenant with the Purchaser that they have not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby they or any of them are prevented from granting, and conveying the said premises in the manner aforesaid or whereby the same or any part thereof are, is, can or may be charged, encumbered or prejudicially affected in estate, title or otherwise howsoever.

THE SCHEDULE ABOVE REFERRED TO:

ALL that piece or parcel of freehold vacant land situate at Navgarpada, Malund (East), Bombay, 60 in the Registration Sub-District Bandra of Bombay Suburban District, Taluka Kurla and admeasuring 1208 sq. yards or thereabout and bearing Survey No.126, Hissa No.6 (Part) and bounded on or towards North by land bearing Survey No. 126, Hissa No.4 belonging to Meshav Gulam Vaity, on or towards South by Land bearing Survey No.126, Hissa No.7 belonging to Naryan to/Ramchandra Vaity, on or towards East by land bearing Survey No.126, Hissa No.6(Part) belonging to Jagannath Hira Patel and on or towards West by land bearing Survey No.125 belonging to Manglia Halia Vaity and Gharla Halia Vaity.

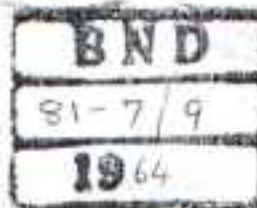
IN WITNESS WHEREOF the parties hereto have

hereunto set and subscribed their respective hands and seals:



6/4

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the day and the year first hereinabove written.

Signed, sealed and delivered by the
withinnamed (1) Jagannath Marya
Vaity (2) Akhar Marya Vaity (3)
Govind Mahadev Vaity and (4) Sowar
Mahadev Vaity in the presence of

[Signature]
Witness to the fact
Nathan Ram Gupta

Signed, sealed and delivered by the
withinnamed Nagubai widow of Mahadev
Marya Vaity for herself and her minor
sons Balkrishna Mahadev Vaity and
Babu Mahadev Vaity as their mother
and natural guardian in the presence
of

[Signature]
Witness to the fact
Nathan Ram Gupta

Signed, sealed and delivered by the
withinnamed Purchaser Trilokinath
Gopinath Mam in the presence of

[Signature]
Witness to the fact
Nathan Ram Gupta

Received of and from the withinnamed Purchaser
on the day and the year first hereinabove written
the total sum of Rs. 6,876/- (Rupees Six Thousand
Eight Hundred and Seventy Six Only) being the

जगन्नाथ मर्या वैती

आखर मर्या वैती



L.H. Thumb impression of
Nagubai widow of
Mahadev Marya Vaity
taken in my presence
and explained the contents
of these presents.



सोवार महोदय

L.H. Thumb impression of
Govind Mahadev Vaity
taken in my presence
and explained the contents
of these presents.



L.H. Thumb impression
of Nagubai widow
of Mahadev Marya
Vaity taken in my
presence and
explained contents
of these presents.

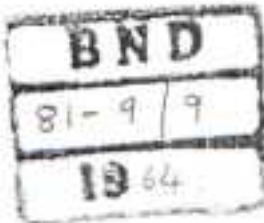
[Signature]



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L. H. Ramcharan Advocate
Retiring at Mysore

and known to the Sub-Registrar
states that he personally knows
the above executant and identi-
fies him, them



[Signature]
13-1-64
[Signature]
Sub-Registrar,
Mandya.

Registered at No. 81 of 1964
Ek. No. 1.
13-1-64
[Signature]
Sub-Registrar.

