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Serial No. 1360.

Presented at the office of the
Sub-Registrar of Bandra between
the hours of 3 PM and 4 PM.
on the 12th June 1970

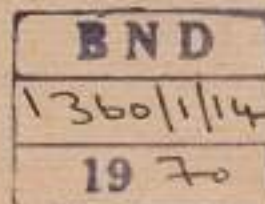
Assessed fees for	Rs. 1/-
Registration	
Photographing (Sides)	
Postage	2-15
Total Rs.	2-15

[Signature]
Sub-Registrar,
Bandra

For MULUND PADMAVATI CO-OP. HOUSING SOCIETY LTD.

[Signature]
Sub-Registrar,
Bandra

[Signature]
Secretary

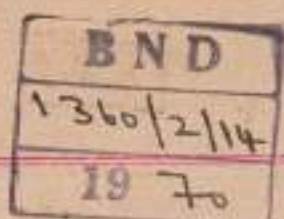


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D. G. G. G.
F. J. J.
H. H. H.

THIS INDENTURE made at Bombay this 12th day of
JUN 1970 B E T W E E N (1) NATHIBAI LALLOOBHAI of Bombay
Hindu Inhabitant hereinafter called the FIRST ASSIGNOR
(which expression shall unless repugnant to the context
or meaning thereof include her heirs executors and -
administrators) of the First Part, (2) NATHIBAI LALLOOBHAI,
(2) DINESH LALLOOBHAI, (3) PRAMOD LALLOOBHAI a minor under
the age of 18 years byz his mother and duly appointed
guardian the said Nathibai Lalloobhai and (4) NAINA
daughter of Lalloobhai Gulabrai a minor under the age
of 18 years by her mother and duly appointed guardian
the said Nathibai Lalloobhai all of Bombay Hindu -
Inhabitants the heirs and legal representatives of -
Lalloobhai Gulabrai hereinafter called the SECOND ASSIGNOR

(which



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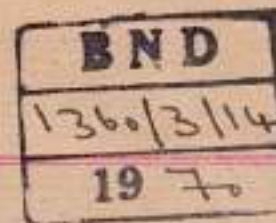
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(which expression shall unless repugnant to the context or meaning thereof include the survivors or survivor of them and their heirs executors and administrators) of the Second Part, S. KANNAN AND K. S. VISHWANATHAN both of Bombay Indian Inhabitants hereinafter called the Confirming Party (which expression shall unless repugnant to the context or meaning thereof include their heirs executors and administrators) of the Third Part A N D MULUND PADMAVATI COOPERATIVE HOUSING SOCIETY LTD., a Society registered under Maharashtra Co-Operative Societies Act 1961 Act No. XXIV of 1960 under No. B.O.S.H.S.G.2278 of 1970 and having its registered office at Anasuya Sadan, Retanshi Hirji Bhojraj Road, Mulund (West), Bombay-80 hereinafter called THE ASSIGNEES (which expression shall unless repugnant to the context or meaning thereof be deemed to include their successors and Assigns) of the Fourth Part:-

WHEREAS by an Indenture of Lease bearing date the 30th day of December 1959 and made between the Vijay Co-Operative Housing Society Ltd. therein and hereinafter referred to as "the Lessors" of the One Part And Lalloobhai Gulabrai and Nathibhai Lalloobhai therein and hereinafter referred to as "the Lessee" of the Other Part and registered in the Office of the Sub-Registrar of Assurances of Bombay under No. 9604 of 1959 in consideration of the sum of Rs. 3,885/- paid as premium and of the rent and Lessee's covenants therein reserved and contained the Lessor did thereby demise upto the Lessee all that piece or parcel of land or ground - forming part of the Mulund Development Scheme situate

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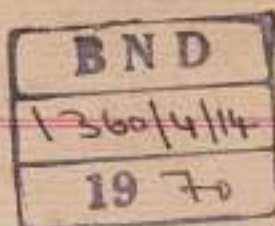


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lying and being at Mulund Bombay in the Registration - Sub-District of Bandra being Plot No. 154B of the Lessor's Estate and more particularly described therein and also in the Schedule hereunder written and shown on the plan annexed thereto and thereon coloured Pink - together with the right in common with the Lessor and all members of the Lessor Society and the Occupiers of the adjoining premises to use & for all purposes the Roads and passages made or thereafter to be made by or for the accomodation of the Lessor and the members of the Lessor Society Except and always reserved the free passage and running of water and soil coming from any other buildings and lands of the Lessor and the Lessees and tenants of the Lessor by in or through the channels water courses sewers and drains made or to be made - thereafter upon or under the demised premises And Except And Reserving Also all mines and minerals in or under the said land TO HOLD the said premises unto the - Lessee from the 30th day of December 1952 for the term of **nine** hundred ninty nine years paying therefor during the said term yearly rent of Rupee one during the continuance of the said demise and subject to the covenants and conditions therein contained AND WHEREAS the said Lalloobhai Gulabrai died intestate at Bombay on or about the 23rd day of April 1963 leaving him surviving the second Assignors as his only heirs and legal representatives and entitled to the estate left by the said deceased AND WHEREAS by an agreement for sale dated the 21st day of November 1969 and made - between the 1st Assignor of the One Part and the - Confirming Parties as Promoters of the Mulund Padmavati



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Co- Operative Housing Society the 1st Assignor agreed to sell to the said Confirming Party the said land and premises particularly described in the Schedule hereunder written free from incumbrances at or for the price - calculated at the rate of Rs. 50/- per sq. yard on the actual area to be ascertained on joint measurement and agreed to execute the assignment in favour of their nominee or nominees on the terms and conditions therein contained AND WHEREAS the said Confirming Party paid Rs. ~~5500/-~~ 5500/- (Rupees five thousand five hundred) as earnest money or deposit on 21st day of November 1969 AND WHEREAS the Confirming Party agreed to purchase the said land as Promoters of the Assignees and paid the said earnest money for and on behalf of the said Assignees AND WHEREAS the Confirming Party requested the 1st and 2nd Assignors to execute the Assignment in favour of the Assignees which the 1st and 2nd - Assignors have agreed to do AND WHEREAS by an order made by the High Court of Judicature at Bombay in its Inherent and General jurisdiction on the 27th day of April 1970 the said Agreement for sale has been sanctioned as for the benefit of the minor Assignors Pramod Lalloobhai and Naina daughter of Lalloobhai Gulabrai and the 1st Assignor Nathibai Lalloobhai has been - appointed guardian of the shares, right, title and interest of the said minors in the land and premises described in the Schedule hereunder written and is - authorised to sell the said Property to the Assignees as per terms and conditions contained in the said - agreement for sale dated the 21st day of November 1969 and to execute the necessary Conveyance and other -



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assurances to complete the sale as such guardian of the said minors and to receive the consideration money - AND WHEREAS under Cl. 2 (14) of the said Lease the Lessee has covenanted not to assign the demised plot and - premises at any time during the said term without the written consent of the Lessorx for that purpose previously had and obtained such consent not to be withheld in the case of a respectable and responsible tenant being a registered member of the said Lessor Society AND WHEREAS the Assignees have become member of the said Lessor Society AND WHEREAS ~~the~~ by its letter dated the ^{22nd} 14th day of February 1970 the Lessors Society has given its consent to the Assignor Assigning the said land and premises hereby assigned to the Assignees AND WHEREAS on actual measurement being taken on joint survey the area is found to be 777 sq. yard equivalent to 649.649 sq.meters And the consideration money herein payable amounts to Rs. 38,850/- AND WHEREAS the Assignees have to pay all costs charges and expenses of the sale and assignment including stamp and registration charges AND WHEREAS the Assignees being a Co-Operative Housing Society - registered under the Maharashtra Co-Operative Societies Act this assignment is exempt from Stamp duty.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.5500/- (Rupees five thousand five hundred) paid on the 21st day of November 1969 by the Confirming Part on behalf of the Assignees and a further sum of Rs. 33,350/- (Rupees thirty three thousand and three hundred fifty) paid at or before the execution of these presents by the Assignees to the Assignors making together the

sum...



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sum of Rs. 38,850/- (Rupees thirty eight thousand eight hundred fifty) being the full consideration money (the payment and receipt whereof the 1st and 2nd Assignors do and each of them doth hereby admit and acknowledge and of and from the same and every part thereof doth for ever acquit release and discharge the Assignees) They the first Assignee and the second Assignees and each of them doth hereby assign, transfer sell release and assure and the Confirming Party do hereby confirm unto the Assignees All that piece or parcel of land being Plot No. 154B forming part of Mulund Development Scheme lying and being at Mulund and comprised in and demised by the hereinbefore recited Indenture of Lease dated the 30th December 1959 and more particularly - described in the Schedule hereunder written TOGETHER WITH the right in common with the said Lessor and all members of the Lessor and the occupiers of the adjoining - premises to use for all purposes the roads and passages made or to be made by or for the accommodation of the Lessor and the members of the Lessor Society except and always reserved the free passage and running of water and soil coming from any other buildings and lands of the Lessor and the Lessees and tenants of Lessor by or through the channels water courses sewers and drains made or to be made upon or under the said land or any part thereof AND except AND ALWAYS reserving also all mines and minerals in or under the said land with full right at any time to win and get the same, provided that no damage is done to the Assignees nor his free occupation of the premises disturbed or interrupted AND TOGETHER WITH all easements, privileges, rights,

liberties,....

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END

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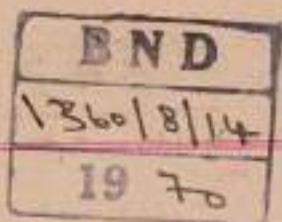
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liberties, advantages and appurtenances thereto and also TOGETHER WITH all and singular the houses, out-houses, edifices, buildings, courts yards, areas, compounds, sewers, ditches, fences, trees, drains, ways, paths, passages, commons', gullies, wells, water, water-courses, plants, lights, liberties, privileges, easements, - profits, advantages, rights, members and 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, used, occupied or enjoyed therewith or reputed or known as part or member thereof to belong or be appurtenant thereto AND also together with all the deeds, documents, writings, vouchers and other 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 at law and in equity of the Assignors in to out of or upon the said premises hereby assigned transferred released assured or expressed so to be or any part thereof with their and every of their estate, right, title, interest, claim and demand whatsoever both at law and equity of the Assignors in to out of or upon the said premises and every part thereof TO HAVE AND TO HOLD the said premises and ALL AND SINGULAR and other the premises hereby assigned, transferred, - released and assured or expressed so to be unto and to the use of the Assignees for the unexpired period of the said lease subject however to the payment of the rent reserved by and the performance and observance of

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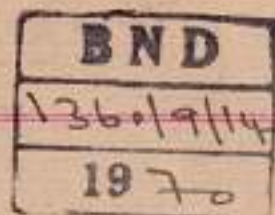
covenants and conditions contained in the said herein-
-before recited lease and which henceforth on the
part of the Assignees to be paid performed and observed
and subject also to the payment of all the rents rates,
taxes, assessments, dues and duties now or hereafter
to become payable in respect of the said premises to
the Government of Maharashtra or the Municipal Corpora-
-tion of Greater Bombay or any other public body or
authority and the Assigners do and each of them doth
hereby covenant with the Assignees that notwithstanding
any act deed matter or thing whatsoever by them the
Assignors or any person or persons lawfully or equitably
claiming by from through under or in trust for them
made done or omitted or knowingly suffered to the
contrary the hereinbefore recited Indenture of Lease
is now a good valid, subsisting and effectual Lease
in the law of the premises hereby assigned or expressed
so to be and has not been forfeited or surrendered or
become void or voidable and that the rents covenants
and conditions by and in the said lease reserved and
contained have been duly paid observed and performed
upto the date of these presents and that notwithstanding
any such act deed or thing as aforesaid they the -
Assignors now have in themselves good right full power
and absolute authority to assign the premises heretofore
assigned transferred released and assured or intended
so to be unto the Assignees in manner aforesaid and
that the Assignees shall and may at all times hereafter
during the term of the said lease peaceably and quietly
enter upon have occupy possess and enjoy the said -
premises and receive the rents issues and profits

thereof...



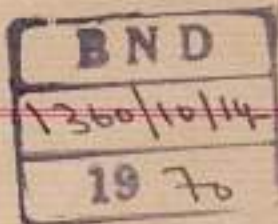
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thereof and of every part thereof for their own use and benefit without any suit eviction interruption claim or demand whatsoever from or by them the Assignors their heirs or any of them or any person or persons lawfully or equitably claiming or to claim by from under or in trust for them or any of them AND that free and clear and freely clearly and absolutely acquitted exonerated and forever discharged or otherwise by the Assignors 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 Assignors or by any other person or persons lawfully or equitably claiming or to claim by from under or in trust for them or any of them AND further that they the assignors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said premises or any part thereof from under or in trust for the Assignors or their heirs or any of them shall and will from time to time and at all times hereafter at the request and costs of the Assignees do and execute or cause to be done and executed all such further and other acts deeds things and assurances in the law whatsoever for the better and more perfectly assigning and - assuring the said premises and every part thereof unto and to the use of the Assignees for the term granted by the said lease as by the Assignees their heirs - executors administrators or assigns or their counsel in law shall be reasonably required AND the Assignees do hereby covenant with the Assignors that they the Assignees will at all times hereafter pay the rent

reserved...



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by and observed and perform all the covenants and -
conditions contained in the said Indenture of Lease
and henceforth on the part of the Assignees their heirs
executors administrators or assigns to be observed and
performed and will at all times hereafter keep indemni-
fied the Assignors and their estates and effects from
and against the payment of the said rent and observance
and performance of the said covenants and conditions
and all actions suits claims and demands whatsoever for
or on account of the same or in anywise relating thereto.



IN WITNESS WHEREOF the Assignors and the
Confirming Party hereto have hereunto set and subscribed
their respective hands and seals and the Assignees have
affixed their Common Seal hereto at Bombay the day and
year first hereinabove written.

THE SCHEDULE ABOVE REFERRED TO.

ALL that piece or plot of land or ground
forming part of the Mulund Development Scheme situate
lying and being at Mulund Bombay 49 in the Registration
Sub-District of Bandra of the Bombay Suburban District
Taluka South Salsettee of the Bombay Suburban District
~~Taluka-South-Salsettee-of-the-Bombay-Sub~~ being part
of Entry No. 263, part of New Survey No. 1000, bearing
No. Hissa Numbers being Plot No. 154B of the Lessors
Estate and containing by admeasurement 777 square yards
equivalent to 649.649 square meter or thereabouts and
bounded as follows that is to say on or towards.

The North by Plot No. 141 of the Lessor estate,
The South by Plot No. 154A of the Lessor estate,
The East by the proposed cross Road, and
The West by Plot No. 153B of the Lessor's Estate.

SIGNED....

SIGNED SEALED AND DELIVERED
by the withinnamef FIRST
ASSIGNOR NATHIBAI LALLOOBHAI
in the presence of.

1. Mrs Chokoy
Solomon
2. T. W. W. W.

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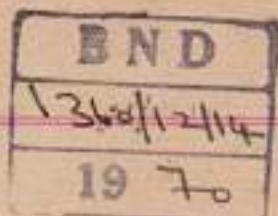
SIGNED SEALED AND DELIVERED
by the withinnamed SECOND
ASSIGNORS (1) NATHIBAI LALLOO-
-BHAI, (2) DINESH LALLOOBHAI,
PRAMOD LALLOOBHAI and, (4)
NAINA daughter of Lalloobhai
Gulabrai 3 and 4 a minors
under the age of 18 years
by her mother and duly appoint-
-ed guardian the said Nathibai
Lalloobhai in the presence of.

1. Mrs Chace
2. P. C. M.

SIGNED SEALED AND DELIVERED)
by the withinnamed CONFIRMING)
PARTY S. KANNAN AND K.5.VISHWA-)
-NATHAN in the presence of.)

1. Mr B Chaffey
Solicitor
2. T. C. C. C.

Priswallowin



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The Common Seal of the Mulund)
Padmavati Co-Operative Housing)
Society Ltd. was affixed hereto)
pursuant to a Resolution duly)
passed at a meeting of the)
committee of the Society held)
on the 1st day of February 1970)
in the presence of the under-)
signed being two members of)
the Committee of the Society)
and the Secretary of the)
Society.

1. Mr. B. Choksey
2. T. R. Shah



[Signature]
CHAIRMAN
HO member
(H. G. H. P. M.)
[Signature]
SECRETARY. Rpt

RECEIVED the day and year first)
hereinabove written of and from the with-)
-innamed ASSIGNEES the sum of Rs. 33,350/-)
(Rupees thirty three thousand three hundred)
fifty) which together with the sum of Rs.)
5,500/- (Rupees five thousand five hundred))
received on the 21st day of November 1969)
from the Confirming Party on behalf of the)
Assignees as earnest money makes together)
the sum of Rs. 38,850/- (Rupees Thirty eight)
thousand eight hundred fifty) only being)
the full consideration money to be by them)
paid to us.) Rs. 38,850/-

WITNESSES.

1. Mr. B. Choksey
2. T. R. Shah

WE SAY RECEIVED.

[Signature]

[Signature]

[Signature]
For. Minors, Pramod & Nagesh Lallubhai

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Shri R. N. Shah,
 Advocate, 54, Ali-Chaubers
 Jan Kird Lane, Bombay.

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

X *R. N. Shah*
 Advocate.

12th JUN 1970

[Signature]
 Sub-Registrar,
 Bandra.

Registered at No. 1360 1970
 of Bk. No. 1.

12th JUN 1970

[Signature]
 Sub-Registrar,
 Bandra



