



महाराष्ट्र

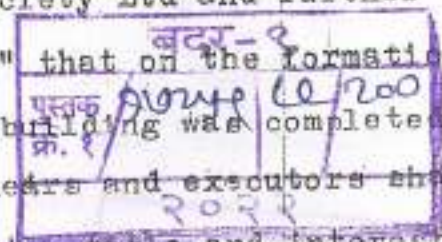
दिनांक 18 JUL 1974

कर्मचारी
सचिव महाराष्ट्र कायदा
अधिवक्ता/सचिव महाराष्ट्र
मुंबई

- 3 -



owners, the "original purchaser" expired on or around 25th July 1962 leaving behind the vendors as the only surviving heirs of the original purchaser, AND WHEREAS after the demise of the "original purchaser", the vendors herein completed the building "Manohar" and delivered to the individual flat owners the possession of their respective flats, AND WHEREAS after the demise of the original purchaser, the vendors were brought on record of the Sub-registrar of assurances as the legal heirs of the original purchaser under serial No. 1709 dated 21st July 1962. AND WHEREAS by the aforesaid agreements, the respective flat holders had specifically agreed with the "original purchaser" to join and form a Co-operative Housing Society Ltd and further agreed with the "original purchaser" that on the formation of the said society and after the building was completed the "original purchaser" and his heirs and executors shall transfer and assign all their rights, title and interest in the said plot together with building "Manohar" standing





AND WHEREAS the flat / garage holders have now joined and ~~themselves~~ formed the society duly registered under the Maharashtra Co-op. Societies Act, being the purchaser herein, AND WHEREAS the vendors now being absolutely seized and possessed of of otherwise well and sufficiently entitled to piece and parcel of land together with building Manohar standing thereon, hereinafter described and intended to be hereby granted and conveyed or expressed so to be being agreed with the purchasers to be sold to them the purchaser, the said land together with building 'Manohar' standing thereon, free from all incumbrances at or for the aggregate total consideration mentioned in the individual agreements of sale between " original purchaser" and flat holders. AND WHEREAS the purchasers herein now for and on behalf of the flat/ garage holder have now requested the vendors to transfer, convey and assign, all the rights, title and interest of the vendors unto purchasers which the vendors have agreed to do in the manner hereinafter appearing-

NOW, THEREFORE, THIS INDENTURE WITNESSETH that in pursuance of the said agreements entered into between "Original purchasers" and the flat holders and in consideration of ~~Rs 15,000/-~~ ^{Rs 15,000/-} received by the "original purchaser" from the individual flat holders being the full consideration of the land together with building Manohar standing thereon the receipt whereof the vendors do hereby admit, acknowledge and own and from the same and every part therein do hereby release and discharge the individual flat holders and garage holders and purchasers, AND in consideration and in pursuance to the agreements arrived between the "original purchaser" and the flat/garage holders and at the request of purchasers to the vendors, they the vendors ~~all~~ do hereby

convey in all their rights title and interest as also

बदर-९	2022
पुस्तक क्र. १	2022



assign and transfer unto the purchaser all that piece or parcel of land or ground being plot No.152 in T.P.S.IVI Bandra admeasuring 740 sq.yards or thereabout in city and Island and in the registration of sub-registrar of Bombay together with building 'Manohar' standing thereon and more particularly described in first schedule hereunder written (for brevity's sake hereinafter referred to as the said land hereditament and premises) together with all and singular the houses, out houses, edies buildings, court yards, areas, ways, walls, compounds, paths, passages water course, sewers, drains, trees, plants, lights, members and appurtenances whatsoever, to the said land, hereditaments and premises belonging to or otherwise appertaining to or with the same or any part thereof, now or at any time, hereto before usually held, used, occupied or enjoyed therewith or reputed or known as part of or members thereof or be appurtenant thereto and also together with all the deeds, coduments, writings, vouchers and other evidence of title, relating to the said land, hereditaments and premises or any part thereof, in the possession of the vendors and all the estate right, title, interest, claim and demand whatsoever with at law and equity of the vendors into, out of, or upon the said land together with building 'Manohar' hereditaments and premises, described in the first schedule hereunder written and all the singular, premises hereby assigned or expressed so to be with their and every of their rights, members and appurtenants unto and to the use and benefit of the purchasers AND TO HAVE AND TO HOLD the said piece or parcel of land or ground, hereditament and premises together with building 'Manohar' standing hereon and all the singular and other premises thereby 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 Purchasers 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 the State of Maharashtra or the Municipal Corporation of Greater Bombay, AND THE Vendors do and each of them DOth HEREBY, for themselves, their heirs, executors and administrators COVENANT with the Purchasers that notwithstanding any act, deed, matter or thing whatsoever by them or any of them, they the Vendors or any person or persons lawfully or equitably, claiming by, from, through, under or in trust for them, made, done, committed or omitted or knowingly suffered to the contrary, they and each of them the Vendors now have in themselves good right full power and absolute authority to grant, release and assure, the said piece or parcel of land or ground and the building Manohar standing thereon, hereby granted, released or assured or intended so to be unto and to the use of the Purchasers in the manner aforesaid AND THAT the Purchasers, shall at all times, hereafter peaceably and quietly have, occupy, possesses and enjoy, the said land and premises together with building 'Manohar' standing thereon and receive the rents, income and profits thereof and of every part thereof to and for their own use and benefit without any suit, eviction, interruption, claim or demand whatsoever from or by them the Vendors or 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 him, her or them or any of them AND that free and clear and freely, clearly and absolutely acquitted, exonerated and forever discharged or otherwise by the Vendors, well and sufficiently saved, defended and kept harmless and indemnified, of, from and against all former and other estates, titles, charges and encumbrances, whatsoever had, made, executed, occasioned or suffered by the Vendors or by any other person or persons, lawfully or equitably claiming, or to claim by, from, under, or in trust for him, her, them or any of them AND FURTHER that they the Vendors and all persons having lawfully or equitably, claiming any estate or interest whatsoever in the said hereditaments and premises or any part thereof, from, under, or in trust, for



2022

2022

2022

it,
ted
ges
fully
d

the meantime unless,
and writings safe,
पुस्तक क्र. ६
Motiram Manukhani

(4) Smt. Verkha Chandru Mirchandani (Nee Susheila Motiram

Mansukahni) have hereunto set their respective hands and seals
the day and year first above written.



THE FIRST SCHEDULE HEREINABOVE REFERRED TO:-

All that piece or parcel of land or ground and premises together with building 'Manohar' situate lying and being Danda in the Registration Sub-District ^{and District} of ~~Bandra District~~ ^{City and Bombay} Bombay Suburban containing by admeasurement 740 Square yards or thereabout and bearing Final Plot No. 152 of Town Planning Scheme No. III Bandra and New City Survey No. F/685 and in the Books of the Collector of Municipal Rates and Taxes under "H" Ward No. 5478 and Street No. 152 at T.P.S. III aforesaid and bounded as follows, that is to say, on or towards the East by Final Plot No. 153 of the said Town Planning Scheme or or towards the West by Final Plot No. 131 of the said Town Planning Scheme, on or towards the North by 30th Road of the said Town Planning Scheme and on or towards the South partly by Final Plot No. 161 and partly by Final Plot No. 162 of the said Town Planning Scheme.

THE SECOND SCHEDULE HEREBINABOVE REFERRED TO:-

- (1) Reconveyance dated 18th April 1944 from Pozmal
Hansaji & Co., to Anastasia P. Pereira and anr.

(1a) Deed of Conveyance dated the 17th day of August 1974
made between Anastazia P. Perreira and Ahmed Ebrahim

and another registered with the Sub-Registrar
of Assurance at Bandra under Serial No.1026 of
1944 of Book No.1 on 17th August 1944.



- (2) Deed of Conveyance dated the 5th day of March 1948 made between Ahmed Ebrahim and another and Mrs. Krishan Kapoor registered with the Sub-Registrar of Assurances at Bombay under Serial No. 1209 of 1948 of Book No. 1 on the 16th November 1948:

बदर-९		made
पुस्तक क्र. १	name २४/२००	Kapoor Bomba
२०२२		the

- (3) Deed of Conveyance dated 25th day of May 1950 made between Mrs. Krishna Kapoor of the one part and

Witnesses: We, the undersigned, and Eileen Dorothy Goss.

Gonsalves registered with the Sub-Registrar of Assurances at Bombay under Serial No. 2561 of Book No. 1 on 7th July 1950.

(4) General Power of Attorney dated 7th March 1949 from Mrs. Krishna Kapoor to Prakash Kapoor.

(5) Declaration of Paul Augustin D'Abrao dated 16th May 1950 registered with the Sub-Registrar of Assurances at Bombay under Serial No. 2562 of Book No. 1 on 7th July 1950.

Deed of Conveyance dated 7/7/74, made between Lawrence Victor Gonsalves and Eileen Dorothy Gonsalves registered with Sub-registrar of assurances, at Bandra under Serial No. 1709-2/10 1962

1. Marli Motiram Mansukhani
2. Manohar Motiram Mansukhani
3. Smt. Hiroo B. Mansukhani
4. Smt. Verkha Chandra Mirchandani.
(Nee. Sushella Motiram Mansukhani)

SIGNED SEALED AND DELIVERED

by the withinnamed (1) Marli Motiram Mansukhani (2) Manohar Motiram

Mansukhani (3) Smt. Hiroo B. Mansukhani

(4) Smt. Verkha Chandra Mirchandani -
(Nee Sushella Motiram Mansukhani) in the

presence of:

RECEIVED the day and year written in agreement for sale between the flat /garage holders and original purchasers the full consideration money as mentioned in the said agreements paid by them to the original purchaser

Witnesses:-

क्र. १	24/200
We say received.	

The Common seal of IDEAL MONOHAR
CO-OP. HOUSING SOCIETY LTD: has
been hereunto affixed pursuant
to the resolution of the Managing
Committee of the society passed
on the 29th day of Jan 1975
in the presence of

- (1) Mrs. S. R. Punj
(2) Mr. Lalwani

Members of Managing Committee

members of the managing committee
and Shri M. H. Chavhan
Secretary of the society who have
respectively set and subscribed
their respective signatures herein
taken thereof in the presence of
Mr. Khanna

Mrs. S. R. Punj

Chavhan

Secretary of the Society



बदर-९		
पुस्तक	अनुक्र	२००
क्र. १		
२०२३		

Serial No. 568

Presented at the Office of the
Joint Sub-Registrar IV Bombay Bandra

between the hours of 10 AM to 11 AM
on the 17th April 1975

Received fees for

Rs. 00/00

Registration

Photographing (Stamp)

Postage

Total Rs.

3 = 00

3 = 00



Joint Sub-Registrar IV
Bombay (Bandra)

tree

Joint Sub-Registrar IV
Photographing (Stamp)

Shri. Mubli Motiram ~~Prasanna~~ Pray Sukhani,
44, Service Rkt B/4 New
Sardar Colony, Juhu Lane Andheri

Page 58

Shri. Manohar Motiram
38, Business

बदर-९	
पुस्तक क्र. १	पुस्तक क्र. २
2022	2022

Shri. Hiroo B. Mansukhani, 42,
Service

Lot 223 Rkt 144 Shivaji Park
Dadar Page 28.

Shri. Ramchand Hirchand Lalwani,
49, Business Rkt Manohar Bldg
flat no 6, 30th Patti Rd, Bandra
Page 50, as member

(5) Mrs. Seema Ram. Phurani, 28
housewife Rkt 11 Manohar
Bldg, 30th Patti Rd Bandra

(6) Shri. Mahan Maharam Chaitani,
38, Service Rkt 9 Manohar
Bldg, Bandra Page 50 as Secretary

Proposing Party

Joint Sub-Registrar IV

Joint Sub-Registrar IV

(2) Panwani

(3) HBK 21/10

(4) Rathod

(5) S. R. Panu

(6) T. Choudhary

Shri R. Panwani
Advocate, Plot
Bandra Bay 50

and known to the Sub-Registrar
state that he personally knows
the above executants and identi-
fies the same.

to Executives by me.

Panwani
17/4/15

DT 17/4/15



Joint Sub-Registrar IV
Bombay (Bandra)

Verka Chandra Mirchandani, she
having failed to appear with
the time allowed by Section
Reg. Act 1908.

बंदर-९	
पुस्तक क्र. ९	पृष्ठ १८/२००
१५/४/१५	

Joint Sub Registrar IV,
Bombay (Bandra).