

Tr. No. 6/116-9-1949

No. in the Collector's Rent Roll 882 - 976

No. in Collector's last Rent Roll 3842 - A/3949, 3953.

C.S. Nos 654 & 655 of Mahim Division.

Laughton's Survey Nos 1521 - 1517 Tenure Pension & Tax,
and

Area in square yards 6065 - 1915 Pension & Tax

Assessment Rs 79-1-8 } Due date 10th June.
Rs 1-2-7 } and

10th June.

The Deed of Conveyance dated the 15-6-49
Notice of Transfer

of the above property has been duly noted and the property is now shown in

the Rent Roll and the Survey Register in the name of The Reserve

Banks of India

which I hereby certify.

BOMBAY COLLECTOR'S OFFICE,
OLD CUSTOM HOUSE:

Bombay, 12th October 1949

[Signature]
Superintendent,
Bombay City Survey and Land Records.



Serial No. 3172

Presented at the office of the
Sub-Registrar of Bombay
between the hours of 11 A.M.
and 12 A.M. on the 6th July
1949

22/1132

[Signature]
For Asst. Superintendent of Stamps,
Bombay.

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[Signature]
G.A. to the Reserve Bank of India

BOM.
3172/219
1949.

MAHIM ESTRS.

This Indenture made the 15th day of
June in the Christian year One thousand Nine
hundred and forty nine Between Rijhumal
Valiram and Kiranand Valiram both of
Bombay Hindu Inhabitants (hereinafter called "the
Vendors" in which expression are included unless such
inclusion is inconsistent with the context their respective heirs
executors and administrators) of the one part and The
Reserve Bank of India a corporation constituted
by the Reserve Bank of India Act, 1934, (hereinafter called
"the Purchaser" in which expression are included unless
such inclusion is inconsistent with the context its successors
and assigns) of the other part

Whereas

BOM.
3172/3/9
1949

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Whereas the Vendors are seized in unencumbered possession of a piece of land of Pension and Tax tenure situate at Lady Hardinge Road, Matunga, without the Fort and in the City and Island and Sub-Registration District of Bombay and intended to be hereby conveyed and more particularly described in the schedule hereto and delineated on the plan hereto annexed being thereon surrounded by red boundary lines

And Whereas by an Agreement dated the Twenty-first day of January One thousand Nine hundred and forty-nine the Vendors agreed to sell and the Purchaser agreed to purchase the said land with its appurtenances free from encumbrances at or for the price to be paid at the rate of Rupees Forty per every square yard of the area to be actually ascertained by measurement jointly by the architects of the Vendors and the architects of the Purchaser and on the same day that is to say the said Twenty-first day of January One thousand Nine hundred and forty-nine the Purchaser paid to the Vendors the sum of Rupees Thirty thousand as and by way of earnest money

And Whereas upon a joint survey it was ascertained that the said land agreed to be sold to the Purchaser and intended to be hereby conveyed admeasured Seven thousand and eighty square yards or thereabouts

And Whereas the price of the said land calculated at the rate of Rupees Forty per every square yard as aforesaid amounts to Rupees Two lacs eighty three thousand and two hundred

Now This Indenture Witnesseth that in pursuance of the said Agreement and in consideration

BOM.
3172/519
19 47

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City of Bombay or any public or local body or authority in respect thereof.

And The Vendors Do hereby jointly and each of them doth hereby severally and so as to bind themselves and their respective heirs executors and administrators Covenant with the Purchaser its successors and assigns That notwithstanding any act deed or thing by the Vendors done or executed or knowingly suffered to the contrary the Vendors now have good right and full power to convey and transfer the said land and premises unto and to the use of the Purchaser in the manner aforesaid And That the Purchaser shall and may at all times hereafter peaceably and quietly enter upon occupy possess and enjoy the said land and premises and receive the rents and profits thereof without any suit lawful eviction interruption claim or demand whatsoever from or by the Vendors or either of them or any person or persons claiming from under or in trust for them or either of them And That freed and discharged or otherwise by the Vendors sufficiently indemnified against all estates encumbrances claims and demands created occasioned made or suffered by them the Vendors or either of them or any person or persons claiming as aforesaid And Further that they the Vendors and all persons having or claiming any estate right title or interest in the said land and premises or any part thereof from under or in trust for the Vendors 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 and executed all such acts deeds and things

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BOM.
3172/4/9
1949



MAIN DEPT. (11)

consideration of the sum of Rupees Thirty thousand paid to the Vendors by the Purchaser as and by way of earnest money as aforesaid and of the further sum of Rupees Two Lacs Fifty three thousand and two hundred at or before the execution of these presents paid by the Purchaser to the Vendors making together the sum of Rupees Two Lacs eighty three thousand and two hundred being the full consideration money agreed to be paid (the receipt whereof the Vendors do and each of them doth hereby admit and acknowledge) The Vendors Do and each of them doth hereby Convey and Transfer unto the Purchaser All That piece or parcel of land of the Pension and Tax tenure admeasuring Seven thousand and eighty square yards or thereabouts situate lying and being at Lady Hardinge Road, Matunga, without the Fort and in the City and Island and Sub-Registration District of Bombay and more particularly described in the Schedule hereto and delineated with the boundaries thereof on the plan hereto annexed being thereon surrounded by red boundary lines Together with all sewers drains ditches waters water courses liberties rights easements advantages and appurtenances whatsoever to the said land or any part thereof belonging or with the same now or at any time heretofore held used occupied or enjoyed And All the estate right title interest claim and demand whatsoever of the Vendors in to and upon the said land and premises or any part thereof To Hold the said land and premises and all other the premises hereinbefore expressed to be hereby assured with their appurtenances unto and to the use of the Purchaser and its successors and assigns for ever Subject nevertheless to the payment thereof of all rates taxes and assessments now or hereafter to become payable to Government or to the Municipal Corporation of the City

BOM.

31/12/679

1949

things whatsoever for further and more perfectly assuring the said land and premises and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required

In Witness whereof the Vendors have hereunto set their respective hands and seals the day and year first above written.

The Schedule above referred to

All That piece or parcel of land of the Pension and Tax tenure admeasuring Seven thousand and eighty square yards or thereabouts situate lying and being at Lady Hardinge Road, Matunga, without the Fort and in the City and Island and Sub-Registration District of Bombay and bounded as follows that is to say on or towards the north by property bearing Cadastral Survey No. 650 belonging to D. H. Pitale and others on or towards the East by a public lane on or towards the South partly by Lady Hardinge Road aforesaid and partly by property bearing Cadastral Survey No. 653 belonging to Kacham Jeeb and on or towards the West partly by the said property bearing Cadastral Survey No. 653 belonging to Kacham Jeeb and partly by property bearing Cadastral Survey No. 652 belonging to Ashwarlab. Manohubhai and other Trustees Which said land bears the Collector's Rent Roll No. 882 and 976 New Nos. 3842 and A/9949, New Survey Nos. 1/1521 and 1517, Cadastral Survey Nos. 654 and 655 of Mahim Division and is assessable by the Assessor and Collector of Municipal Rates and Taxes under 34(G) Ward Nos. 4808, 4809(1) & (2) and 4810 Street No. 137 Lady Hardinge Road and

MAHIM NOTES 14 (b)

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BDM.
3172/719
1947

RECORDS OF THE
GOVERNMENT
SECRETARY
TO THE
GOVERNMENT
OF
INDIA

and is delineated with the boundaries thereof on the plan hereto annexed being thereon surrounded by red coloured boundary lines.

Signed Sealed and Delivered } Rishumal Valisam
by the abovenamed Rishumal }
Valisam in the presence of }
Patanth... }
M... }
U... }
The Clerk

Signed Sealed and Delivered } Hiranand Valisam
by the abovenamed Hiranand }
Valisam in the presence of }
Patanth... }
U... }

Received

BOM.
3122/8/7
1949.

Received the day and year first above written of and from the abovenamed The Reserve Bank of India the sum of Rupees Two lacs Fifty three thousand and two hundred making together with the sum of Rupees Thirty thousand paid on the Twenty first day of January One thousand Nine hundred and forty nine as earnest money the full consideration of Rupees Two lacs eighty three thousand and two hundred above expressed to be by it paid to us. Rs. 2,83,200/-

Witnesses:-
[Signature]

We say Received
Rishumal Valiram
Hiransud Valiram

[Signature]

MAHARAJAS
140

Received fees for	
Registration	720-0-0
Photographing	
(Pages 87)	3-6-0
Postage	1-4-0
Total Rs.	<u>724-10-0</u>

[Signature]
Sub-Registrar

Messrs. (1) Rishumal Valiram, 54 & (2) Hiransud Valiram, 52, executing parties both Hindus, Merchants, Shri. Jorawat Pothuvar, Queens Rd., Bombay, admit execution
1 Rishumal Valiram. 2 Hiransud Valiram

[Handwritten signature]

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3172/9/9
1949

Mr. Padam R. Bhargava, Solicitor
 Hoshang House, Cumballa Hill

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

Date 11th July 1949.

[Handwritten signature]
 Sub-Registrar



Registered No. 3172 of Book No. 1.

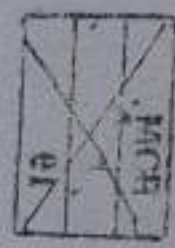
Date 30th July 1949
[Handwritten signature]
 Sub-Registrar Bombay.

MAHIM BERTS
14(VI)

MATTIN GORRS
14(VII)

129

21/10/14
21/10/14
21/10/14



PROPERTY OF
ISHWARLAL MANCHURJAI
AND OTHER TRUSTEES.

C.S. NR 652.

PROPERTY OF D.M. PITALE
AND OTHERS.

C.S. NR 650.

PROPERTY OF HANSHAM JODSUB.

C.S. NR 653.

C.S. NRS 654 & 655.

NORTH.

21/10/14
21/10/14

PLAN OF THE PROPERTY
BOUNDARY COLOURED RED
CONTAINING (7080) SQ. YDS.
SCALE: 40 FEET TO AN INCH.

EDM.
3/72/117
1949



C.S. NR 640.

EAST.

LADY HARDINGE ROAD.

SOUTH.



WEST.

Registered Valuer
Hansham Jodsub



BRIHANMUMBAI MAHANAGAR PALIKA

Assessment and Collection Dept. **NEFT**

Received with Thanks from :-
Billing Name : THE CHIEF GENERAL MANAGER

Assessee's Name : RESERVE BANK OF INDIA

PG.Tm No:null
Date : 22/11/2021 10:37:08
Receipt No : 2021ACR03326078
Tax : Property
Account No GN1001690060000

State Code	PAN No.	GST No.	UIN No.	Place of Supply	Registered		
Bill No.	Bill Dt.	Amount	ND+W.Fee+M.Pnty+G.Pnty+ Dischg.F.+Unlawful+Adm.Chrg	Total Dues	Early Bird Discount	Net Payable	Cash/ Chg Amt.
202110BIL13366445	01/09/2021	4828	0+0+0+0+0+0+0	4828	0	4828	4828
202120BIL13366446	01/09/2021	4828	0+0+0+0+0+0+0	4828	0	4828	4828

Seq.No.	Instrument type	Date	No.	MICR No.	Bank Status	Amount	
1/	NEFT	0004NE3262100155/	1/	9656	NEFT()	9656	
						-----	9656

Net Amount	CGST	SGST	UGST	IGST	Gross Value
9656	0	0	0	0	9656

Total In Words: Nine Thousand Six Hundred Fifty Six Only

Advance Payment : Full Payment
 Remark : Authorised

HSN/SAC NO : 9991111
 MCGM PAN NO : AAALM0042L
 MCGM GST NO : 27AAALM0042L3Z4

Created By :
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