

Serial No. 49
1965

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2401/3702

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1653
Presented at the Office of the
Sub-Registrar, Thana, between
the dates of 11-11-64 and 12-11-64
on 26-11-64

GENERAL STAMP OFFICE

Bombay, 1st December 1964

RECEIVED from Scottish Indian Machine
Tools Ltd. (Bumby) Stamp duty
Rupees (10,450/-) Ten thousand four hundred
and fifty only.

CERTIFIED under Sec. 82 of the Bombay Stamp
Act, 1958, that the sub stamp duty Rupees (10,450/-)
Ten thousand four hundred & fifty only
with which this instrument is
chargeable has been paid.

[Signature]

[Signature]

Sub-Registrar, Thana.

THN
49/1/11
1965



[Signature]
COLLECTOR

THIS INDENTURE made the 18th day of November One
Thousand Nine Hundred and Sixty Four BETWEEN SHRIMATI GOPIKABAI
JAGANNATH SATGHARE, SHRI VINAYAK JAGANNATH SATGHARE, SHRI CHANDRA-
KANT JAGANNATH SATGHARE, SHRI VASUDEV JAGANNATH SATGHARE, SHRI
MADAN JAGANNATH SATGHARE, SHRI SADASHIV JAGANNATH SATGHARE, SHRI
SHAMRAO JAGANNATH SATGHARE, SHRI RAMAKANT JAGANNATH SATGHARE,
SHRI DINKAR JAGANNATH SATGHARE and SHRI PRABHAKAR JAGANNATH
SATGHARE of Thana Hindu Inhabitants (hereinafter called "the
Vendors" which expression shall unless repugnant to the context or
meaning thereof be deemed to include their respective heirs,
executors, administrators and assigns) of the One Part and SCOTTISH
INDIAN MACHINE TOOLS LIMITED a Company registered under the Com-
panies Act 1958 and having its registered office at 19 Graham Road,
Ballard Estate, Bombay 1 (hereinafter called "the Purchasers"
which expression shall unless repugnant to the context or meaning
thereof be deemed to include their respective successors in business
or assigns) of the Other Part

WHEREAS the VENDORS are absolutely seized and possessed of
and otherwise well and sufficiently entitled to all those pieces or

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T H N

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parcels of land situate at Panchpakhadi, Thana, and more particularly described in the Schedule hereunder written and intended to be hereby granted (hereinafter unless otherwise described referred to as the said lands)

AND WHEREAS the VENDORS have come to an understanding with the PURCHASERS under the terms of which the VENDORS have agreed to sell the said lands by private treaty to the PURCHASERS at the price and on the terms herein stated free from all encumbrances including any tenancy or tenancy rights

AND WHEREAS pursuant to the said agreement the VENDORS have at the request of the PURCHASERS agreed to transfer and convey the said lands to the PURCHASERS in the manner hereinafter appearing free from all incumbrances in consideration of -- -- Rs.1,04,060/- (Rupees One lakh Four Thousand and Sixty only) agreed to be paid by the PURCHASERS to the VENDORS

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.1,04,060/- (Rupees One lakh Four Thousand and Sixty only) to the VENDORS paid by the PURCHASERS on or before the execution of these presents (the receipt whereof the VENDORS do and each of them doth hereby admit and acknowledge and of and from the same and every part thereof do hereby acquit release and discharge the PURCHASERS for ever) They the VENDORS do and each of them doth hereby grant release convey assure and transfer unto the PURCHASERS All Those pieces or parcels of land situate in Panchpakhadi, Thana, and more particularly described in the Schedule hereunder written TOGETHER WITH all compounds sewers fences trees drains ways paths passages common gullies wells waters watercourses lights liberties rights privileges easements and appurtenances whatsoever to the said lands or any part thereof belonging or in anywise appertaining or usually held or occupied



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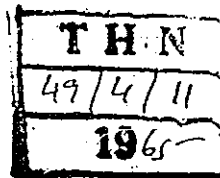
therewith or reputed to belong or be appurtenant thereto free from all encumbrances including tenancies and tenancy rights And all the estate right title interest property claim and demand whatsoever at law and in equity of them the VENDORS of in and to the said lands and every part thereof TO HAVE AND TO HOLD all and singular the said lands and all other premises hereby granted released conveyed assured and transferred or expressed so to be with their appurtenances (all which are hereinafter referred to for brevity's sake as "the said Premises") unto and to the use of the PURCHASERS for ever subject to the payment of all rents rates taxes assessments dues and duties now or hereafter to become payable to the Government of Maharashtra or to the Municipality or any other public body in respect thereof AND the VENDORS do and each of them doth hereby covenant with the PURCHASERS that the VENDORS now have in themselves good right and absolute power to grant release convey assure and transfer the said lands and premises unto and to the use of the PURCHASERS in manner aforesaid AND that it shall be lawful for the PURCHASERS from time to time and at all times hereafter peaceably and quietly to hold possess and enjoy the said lands and premises hereby granted with their appurtenances and receive the rents and profits thereof for their own use and benefits without any lawful eviction interruption claim or demand whatsoever from or by the VENDORS or from or by any other person or persons lawfully or equitably claiming 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 sufficiently saved defended kept harmless and indemnified of from and against all estates charges and incumbrances whatever either already or to be hereafter had made executed occasioned and suffered by the VENDORS or by any other person or persons lawfully or

best land
transferred
from the
C. P. K. S. S.
S. S. S.

attested by
C. A. S. S.

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equitably claiming by from under or in trust for them AND further that the VENDORS and all persons having or lawfully or equitably claiming any estate right title or interest at law or in equity in the said lands and premises hereby granted or any part thereof by from under or in trust for them the VENDORS shall and will from time to time and at all times hereafter at the request and cost of the PURCHASERS do and execute or cause to be done and executed all such further and other lawful and reasonable acts deeds things matters and assurances in the law whatsoever for further and more perfectly and absolutely granting and assuring the said lands and premises hereby granted unto and to the use of the PURCHASERS in manner aforesaid as shall or may be reasonably required.

IN WITNESS WHEREOF the parties have executed this Deed the day and year first hereinabove written

THE SCHEDULE ABOVE REFERRED TO :-

ALL THOSE PIECES or parcels of vacant lands situated in the village of Panchpakhadi and registration Sub-District of Thana, District Thana bearing the Survey Nos. Hissa Nos. and admeasuring in the aggregate Four Acres and Twelve Gunthas as detailed in — Statement I hereunder and bounded on or towards the North South East and West respectively as described in Statement II below and delineated on the plan hereto annexed and thereon coloured red.

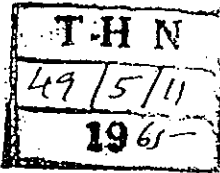
This property is within the Municipal area.

		<u>STATEMENT I</u>		
Survey No.	Hissa No.	Area		
		A.	G.	As.
75	1	2	7	8
75	2	0	10	8
76	-	1	34	0
Total		4	12	0

STATEMENT II

Survey No. 75, Hissa 1 and 2: Bounded on the North by Nalla, on the East by Survey No. 74, on the South by Survey No. 76 and on the West

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by Survey No.502A.

Survey No.76: Bounded on the North by Survey No.75, on the East by Survey No.74, on the South by Survey No.77 and on the West by Survey No.121.

SIGNED SEALED AND DELIVERED by the abovenamed ^{left hand thumb impression of Shri. Gopikarai Jagannath Satghare}  ^{attested by C.A. Chitale}

SHRIMATI GOPIKARAI JAGANNATH SATGHARE,

SHRI VINAYAK JAGANNATH SATGHARE,

SHRI CHANDRAKANT JAGANNATH SATGHARE,

SHRI VASUDEV JAGANNATH SATGHARE,

SHRI MADAN JAGANNATH SATGHARE,

SHRI SADASHIV JAGANNATH SATGHARE,

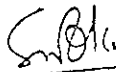
SHRI SHAMRAO JAGANNATH SATGHARE,

SHRI RAMAKANT JAGANNATH SATGHARE,

SHRI DINKAR JAGANNATH SATGHARE And

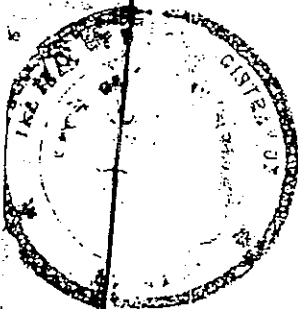
SHRI PRABHAKAR JAGANNATH SATGHARE

in the presence of.



Advocate

G.A. Chitale



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THE COMMON SEAL OF SCOTTISH INDIAN
MACHINE TOOLS LIMITED was hereunto
affixed in the presence of
Mr. S. K. Handoo
and Mr. R. J. Dams
two of the Directors of the Company
who in token thereof have hereunto
affixed their signatures in the
presence of Mr. K. R. V. SUB-
RAHM ANIAN, Secretary of
the Company

S. K. Handoo

R. J. Dams

K. R. V. Subrahmanian

RECEIVED the day and year first
hereinabove written of and from the
PURCHASERS the sum of Rs. 1,04,060/-
(Rupees One lakh Four Thousand and
Sixty only) being the full consider-
ation money within expressed to have
been paid by them to us.

WITNESSES:

C. A. Gokhale
Advocate, Dhule
C. A. Gokhale.

THN
49/6/11
1965

Left hand thumb impression
of Mr. Subrahmanian
in presence of
C. A. Gokhale

RECEIVED

C. A. Gokhale
S. K. Handoo
R. J. Dams
K. R. V. Subrahmanian
C. A. Gokhale
S. K. Handoo
R. J. Dams
K. R. V. Subrahmanian
C. A. Gokhale
S. K. Handoo
R. J. Dams
K. R. V. Subrahmanian

29th September 1964

Sub-Registration: 12/2/2011

- 1) Skri. Shri. G. Pitabha Jagamath Satghare
65, Household, Thane.
- 2) Skri. Shri. Jagamath Satghare.
34, Contractor, Thane
- 3) Skri. Dinkar Jagamath Satghare.
30, Service Lane

Executing party

admits execution of the so
called Conveyance deed. due to ignorance

No
I



2) S. J. Satghare

3) S. Satghare

Skri. G. A. Gokhale.
P. Service Lane

Known to the Sub-Registrar
states that he personally
knows the above executed
and identifies him.
G. A. Gokhale,

THN
49/8/11
1965

8 December
1964
Sub-Registrar, Thane.



Shri Ranabhai Jagannath Salghare
35. Serun Hans

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Executing party

admits execution of the so
called conveyance deed.

Ranabhai

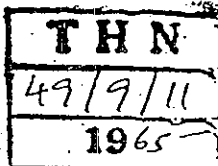
Shri G. A. Gokhale
P. Serun Hans.

Known to the Sub-Registrar
states that he personally
knows the abovementioned
and identifies him.

G. A. Gokhale

4th January 1964

Sub-Registrar, Thane.



1) Shri Madan Jagannath
Salghare
45. Serun Hans

2) Shri Chandra Shankar
Jagannath Salghare
57. Serun Hans

3) Shri Sadashiv Jagannath
Salghare
42. Serun Hans

Executing party

admits execution of the so
called conveyance deed.

1) m/s Salghare

2) C. J. Satghare

3) Satghare

Shri G. A. Gokhale
P. Serun Hans

Known to the Sub-Registrar
states that he personally
knows the above mentioned
and identifies him.

G. A. Gokhale

4th January 1965

Sub-Registrar, Thane.

1) Shri Vinayak Jagannath Salghare.

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52. Baram - H. Sarnath.

2) Shri Prabhakar Jagannath Salghare

29, Sarnath

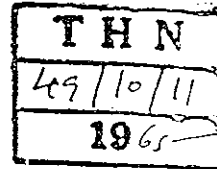
Executing parties

.....

admits execution of the SO
called conveyance deed.

1) ~~Prabhakar Jagannath~~

2) P. J. Salghare



Shri C. A. Gokhale
P. Sarnath

Known to the Sub-Registrar
states that he personally
knows the above executing parties
and identifies him.

C. A. Gokhale

11/12/65
Sub-Registrar, Thane



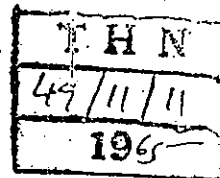
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Shri Venkatesh Jagannath Salgare
48, Serrin Lane

Executing party ~~XXXXXX~~

admits execution of the so
called conveyance deed.

[Signature]



Shri. G. A. Ghorale
P. Serrin Lane

Known to the Sub-Registrar
states that he personally
knows the abovesaid
and identifies him.

G. A. Ghorale

11th January 1965 -

[Signature]
Sub-Registrar, Thana.

Registered No. 49
of Book No. I

Date *11th January 1965*
Sub-Registrar.

