

THIS INDENTURE made the ⁴ day of *September* 1919
BETWEEN THE SECRETARY OF STATE FOR INDEA IN COUNCIL (
hereinafter called the Lessor) of the one part and Mr.
Behram N. Karanjia (hereinafter called the Lessee) of the
other part WITNESSETH that in consideration of the sum
of Rs. one thousand and four hundred at or before the exe-
cution of these presents paid by the said Lessee to the
said Lessor of the yearly rents hereinafter reserved and
of the covenants hereinafter contained on the part and
behalf of the said Lessee his executors administrators
and assigns the said Lessor doth hereby demise and lease
unto the said Lessee his executors administrators and
assigns . All that piece or parcel of Government unoccu-
pied land part of survey No. 90 situate at the village of
Versova in the Registration Sub-District of Bandra in the
Bandra Mahal, Thana District containing by admeasurement
14 ^{ac and bounded as} gunthas follows that is to say on or towards the north
by part of survey No. 90 on or towards the south by lot
No. 6 on or towards the east by road on or towards the
west by survey No. 82.

ALL which said premises are now in the occupation
of the Lessee and are more particularly delineated by a
yellow colour in the plan thereof signed by the ~~Assistant~~
Collector of Thana hereunto annexed TO HOLD the said
land unto the said Lessee his executors administrators
and assigns for the ~~term~~ residue of the term of 50 years
from the 1st day of May 1888 PAYING therefor during the
said term unto the said Lessor his successors or assigns
the yearly rents or assessments following that is to say
for and during the first five years of the said term the
yearly rent or assessment of 0-1-6 (one anna and six piec
AND from and after the expiration of the first five years
of the said term that is to say from and after the thir-
teenth day of April 1924 and for and during the residue
then to come of the said term of 50 years the yearly rent
or assessment of Rs. seven only such yearly rents or a
assessments to be paid on or before the 30th

in each year into the Bandra Mahalkari's Office at
Bandra AND the said Lessee for himself his heirs ex-
ecutors administrators and assigns doth hereby covenant
with the said Lessor his successors and assigns that he in
the said Lessee his executors, or assigns will during
the said term pay unto the said Lessor his successors
or assigns the respective yearly rents or assessment-
hereinbefore respectively reserved at the time and in
the manner hereinbefore mentioned or referred to for
payment of the same respectively AND will during the
continuance of the said term pay bear and discharge all
rates taxes local fund cess duties and charges which
are or may become due and payable in respect of the said
premises or any building or erection to be built or
erected thereon and will within twelve months from the
date of these presents build good and substantial bound-
ary marks upon ~~the~~ ^{and} surrounding the said premises hereby
devised in such places and in such manner as the said
~~Subordinate~~ Collector or Thana shall direct and approve
AND will maintain and keep the same boundary marks in go
good and proper repair to the satisfaction of the said
Collector throughout the said term and will keep the
land always open i.e. free from buildings or other erect
erections on the said plot AND the said Lessee doth here
by for himself his heirs executors administrators and
assigns further covenant and agree that the said Lessor
or his agents surveyors and workmen may at all reasonable
times during the said term enter upon the said devised
premises to inspect the same AND that he the said Lessee
his heirs executors administrators or assigns will ^{at} the
expiration or earlier determination of the term hereby
granted quietly and peaceably surrender and deliver up
the said land hereby devised unto the said Lessor his su
successors or assigns together with all improvements made
by him PROVIDED ALWAYS and it is hereby agreed and declared
by and between the said parties to these presents that if
the said Lessee his heirs executors administrators or

1 at the end of the term hereby granted be de-

circumstances of receiving any lease of the said land hereby
demised and of such desire shall give notice in writing
to the said Collector or than three calendar months be-
fore the expiration of the term hereby granted the said
Lessor his successors or assigns shall and will at the
cost and expense of the said Lessee his heirs executors
administrators or assigns and upon his or their executing
a counterpart thereof grant to the said Lessee his heirs
executors administrators or assigns a new lease of the
said land hereby demised for such further term of years
at such rent or assessment and on conditions as the said
Lessor his successors or assigns may think expedient and
proper PROVIDED ALSO and it is hereby agreed between the
said parties hereto that if the yearly rents or assessmen-
ents hereinbefore respectively reserved or any part there-
of respectively and shall be unpaid for 21 days next
after any of the days of payment thereon the same respec-
tively ought to be paid as aforesaid without necessity
for the same being demanded or on breach non-performance
neglect or non-observance of any of the covenants herein-
before contained and on the part of the Lessee to be ob-
served and performed it shall be lawful for the said
Lessor his successors or assigns into and upon the said
premises or any part thereof in the name of the whole to
re-enter and the same together with all buildings and im-
provements thereon to possess and enjoy as if these pre-
sents had not been made and in such case no compensation
shall be payable to or claimed by the said Lessee his
heirs executors administrators or assigns on account of
any improvements built or made by him or them AND the
said Lessor for himself his successors and assigns doth
hereby covenant with the said Lessee his heirs executors
administrators and assigns that he and they paying the
rents hereinbefore respectively reserved and observing
and performing the covenants and agreements hereinbefore
contained and on the part of the Lessee to be observed
and performed shall and may (subject to all the proviso
covenants and clauses herein contained) peaceably hold

and enjoy the said premises hereby demised during the...
continuance of the term hereby granted without the law
ful let suit trouble eviction or interruption of the
said Lessor his successors or assigns or of any person
or persons lawfully claiming or to claim by force or
under his them or any of them IN WITNESS WHEREOF the
Honourable the Governor of Bombay in Council hath
caused the said ^{SC} ~~Collector~~ Collector of Thana ^{SC} ~~Collector~~
~~Collector~~ to set his hand and seal of
office to one part of these presents and the said
Lessee hath to another part thereof set his hand ^{CC} ~~and~~
^{SC} ~~and~~ the day and year first above written.

Signed sealed and delivered by
the ^{CC} ~~Collector~~ Collector of Thana
in the presence of



B. H. Rakar
Collector to the
Collector of Thana
accepted

[Signature]
Assistant Collector, Thana

Salsatte Development Officer.

Behram Navroji Karanjia

Signed by Mr. Behram Navroji Karanjia
in the presence of *[Signature]*
no. clerk
Wm. Sab. Dev. Officer