6189 / 30-7-92

Receipt No. 61737 Dt. 21-9-92

No. 17[illegible] - 54

GENERAL STAMP OFFICE

BOMBAY - 29-9-1992

RECEIVED from Santacruz Mangal Murti
co of housing Society STAMP DUTY Rupees 1595
Rs- One Thousand five hundred Ninety five only
CERTIFIED Under Section 32 of the Bombay
Stamp Act 1958 that the full Stamp Duty Rupees 1595/-
Rs- One Thousand five Hundred Ninety five only
with which this Instruments is Chargeable has
been paid Art 36(a) (v) 2(d)

ADJUDICATION
F.R.L.
RUPEES
25/-
PAID

COLLECTOR

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THIS INDENTURE OF LEASE made at Bombay this day of 29th September 1992 (One thousand nine hundred and ~~eighty~~ Ninety two) between the MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY a Corporation constituted under the Maharashtra Housing and Area Development Act, 1976 (Mah. XXVIII of 1977) (hereinafter referred to as "the said Act") having its office at Griha Nirman Bhavan Kala Nagar Bandra (East), Bombay 400 051 the Lessor (hereinafter referred to as "the Authority" which expression shall unless the context requires otherwise include its successors and assigns) of the One Part:

AND

Santacruz Mangal Murti Co-operative Housing Society Limited a society duly registered under the Maharashtra Co-operative Societies Act, 1960 (Mah. XXIV of 1961) and bearing Registration No. Bom/CW/H-East/HSG(T.C.)/3997/88-89 dated the 3.2.89 1988 having its registered office at Kalanagar, Bandra (E) Bombay 51 the Lessee (hereinafter referred to as "the Society" which expression shall unless the context requires otherwise include its successors and permitted assigns) of the Other Part;

WHEREAS the Authority is possessed of or otherwise well and sufficiently entitled to a piece or parcel of land admeasuring

_____ Sq. yards that is 1821-80 Sq. Metres or thereabouts situated at S.No. _____ CTS No. 2046 9 2048 being part of the Authority's estate at Prabhat Colony, Santacruz Bombay in the registration sub-district of Bandra Bombay Suburban District and more particularly described in Schedule I hereinunder written and shown by red coloured boundary line on the plan hereto appended (hereinafter referred to as "the said plot of land");

AND WHEREAS the said plot of land has been unauthorisedly occupied by persons specified in column 3 of Schedule II hereinunder written (hereinafter referred to as "the slum dweller or the slums dwellers" as the context may require) each occupying an area as specified in column 4 thereof;

AND WHEREAS the Authority has prepared an upgradation scheme for carrying out environmental improvement of the said plot of land by providing infra-structural facilities and amenities such as common latrines common stand pipes passages internal gutter lanes sewerage system etc. and for rehabilitating the Slum Dwellers on a secure tenure provided they form a co-operative housing society for management and maintenance of the said common services facilities and amenities and for orderly conduct of all their common problems and matters;

AND WHEREAS the slum dwellers on the said plot of land have accordingly formed themselves into a co-operative housing society called the Santacruz Mangal Murti Co-operative Housing Society Ltd. the lessee hereto for the aforesaid purposes;

AND WHEREAS the Authority has agreed and decided to give the said plot of land to the said society on lease for a period of thirty years with effect from the date of execution of these presents/the 29-9-1992 on payment of a lease rent of Rs. 12/- (Rupees twelve only) per annum revisable at the expiry of a period of

twenty years and on payment of improvemental charges to be paid by each slum dweller member of the society as specified in column 5 of Schedule II hereunder written for and on behalf of the society for the purpose of rehabilitation of the slum dweller members by carrying out environmental improvement and improvement of their dwellings on the terms conditions and covenants hereinafter contained;

AND WHEREAS before the execution of these presents the society and the slum dweller members thereof have paid a sum of Rs. 30469/- (Rupees Thirty thousand four hundred sixty nine only. towards a part of the improvemental charges out of the total amount of the said Improvemental charges of Rs. 158250/- (Rupees One lac fifty eight thousand two hundred fifty only. the rest of the amount with interest thereon at the rate of twelve percent per annum being agreed to be paid to the Authority within a period of twenty years in 240 monthly instalments of Rs. 1467/- (Rupees One thousand four hundred sixty seven only) and/or of such other modified sum as may be determined by the Authority from time to time and a sum of Rs. 12/- (Rupees twelve only) towards lease rent for one year (the receipt of which the Authority doth hereby admit and acknowledge);

AND WHEREAS it is expedient and necessary to execute this Indenture of Lease in favour of the society in pursuance of the above mentioned decision of the Authority agreed to by the society and by each member of the said society.

NOW THIS INDENTURE OF LEASE WITNESSETH AS FOLLOWS:

1. In consideration of the aforesaid sum of Rs. 30469/- (Rupees Thirty thousand four hundred sixty nine only) being a part of the Improvemental charges out of the total amount of the said Improvemental charges of Rs. 158250/- (Rupees One lac fifty eight thousand two hundred fifty only. only) the rest of the amount being agreed to be paid by the society and

by its members to the Authority in 240 monthly instalments as specified in Schedule II hereinunder written and Rs. 12/- (Rupees twelve only) being the lease rent for one year paid by the society to the Authority before the execution of these presents (the receipt of which the Authority doth hereby admit and acknowledge) and in consideration of the lease rent hereinafter reserved and covenants hereinafter contained the Authority doth hereby demise by way of lease unto the society the said plot of land being a part of the Authority's estate and shown on the plan annexed hereto and thereon bounded in red TO HAVE AND TO HOLD the said plot of land for a term of thirty years commencing from the date of execution of these presents/the 29-9- 1992 (hereinafter referred to as "the commencement date") subject to the terms and conditions hereinafter mentioned yielding and paying therefor during the said term a sum of Rs. 12/- (Rupees twelve only) per annum as lease rent for a period of twenty years and a sum as may be revised thereafter in accordance with terms and conditions hereinafter contained without any deduction to be paid in advance every year on or before the day from the date on which the yearly term begins every year at the office of the Authority or such other place as the Authority may from time to time specify in this behalf and intimate to the society.

2. (i) It is hereby agreed between the parties that the amounts towards environmental improvement charges remaining to be paid by the society to the Authority on the date of execution of these presents shall be treated as a loan to the society as well as to each of the slum dweller members thereto as specified in Schedule II hereinunder written and shall be repaid in 240 monthly instalments as specified in the said Schedule II. Repayment of the said amount shall be the first charge on the said plot of land and the hutments or structures erected or to be erected thereafter thereon and shall also be liable to be recovered as arrears of land revenue under section 180 of the said Act;

(ii) It is also agreed that the amount to be paid towards the

environmental improvement charges shall be liable to be paid jointly and severally by the society and by the individual slum dweller members as specified in Schedule II hereinunder written;

(iii) It is further agreed that each slum dweller member of the society shall have only the occupancy right of the area occupied by him;

(iv) The slum dweller members of the society have agreed to pay as specified in Schedule II hereinunder written through the Society the amounts of instalments towards the environmental improvement charges and other dues if any;

(v) The society hereby undertakes and agrees to collect from the slum dweller members the monthly instalments as specified in Schedule II hereinunder written and other dues if any every month and to pay the same before the 20th day of the said month and accordingly for that purpose shall require each of its members occupying the area in the demised premises to pay the monthly instalment in respect of such area occupied by him to the society before the 15th day of each month. The Society further undertakes and agrees that it shall not utilise the amounts so collected from the occupant members of Society for any of its own purposes and shall pay the same to the Authority without any deduction therefrom at such place as it may direct within the period herein mentioned. On receipt of the amounts in the office of the Authority the Authority shall arrange to pass individual receipts in favour of each occupier specified in Schedule II and an acknowledgement to the society of the total amount received from it. It is further agreed that if any occupier fails to pay the monthly dues before the 15th day of any month the Authority shall be at liberty to recover the same from the occupier member together with delayed payment fee at the rate specified in Schedule II hereinunder written as arrears of land revenue under the said Act;

(vi) The society hereby agrees that the Authority is entitled as aforesaid to recover the monthly instalments from the occupant members of the society and to enforce the terms and conditions of the orders conferring occupancy rights on them in respect of the part of land occupied by them and the undertakings given by them to the Authority with respect to the same;

(vii) The society hereby agrees that in the event of any of the occupant members of the society vacating the tenement whether as a result of the proceedings taken by the Authority against him under the said Act for his failure to pay instalments in time or for the breach of any of the terms and conditions of occupation or for any other reason whatsoever the Authority shall be entitled to allot the occupancy right of the part of the land occupied by him to any other person on such terms and conditions as the Authority may think fit and the Society shall admit such allottee as a member of the Society on intimation by the Authority to that effect. On the admission of such allottee member and fixation of his monthly instalment if necessary Schedule II to these presents shall be deemed to have been modified accordingly.

3. The Society doth hereby covenant with the Authority in the following manner that is to say:-

(a) to pay delayed payment fees on such amount of lease rent or any part thereof or of the environmental improvement charges or of any other dues to be paid by the society or its members to the Authority as shall remain unpaid whether formally demanded or not for thirty days after the date on which the said amount or any other dues has or have become payable as aforesaid at the rate specified in Schedule II hereinunder written until the whole of such amount or dues has or have been paid;

(b) to take over the said plot of land in its existing condition and

to incur all expenditure if any for the development of the said plot of land and to peacefully vacate the said plot of land on the expiry of the term of the lease hereby agreed to be granted or the extended term or earlier determination of the lease as the case may be and hand over the possession of the same to the Authority in its then existing condition;

(c) to abide by all rules and regulations bye laws and conditions now or at any time hereafter duly prescribed by the Government Municipal Corporation of Greater Bombay or by any other authority in so far as they relate to the said plot of land and the hutments or construction standing or erected thereon;

(d) to abide by and be bound by the provisions of the said Act and the rules and regulations and bye laws made under the said Act or under any law for the time being in force in so far as they relate to the said plot of land and to the hutments or constructions standing or erected thereon;

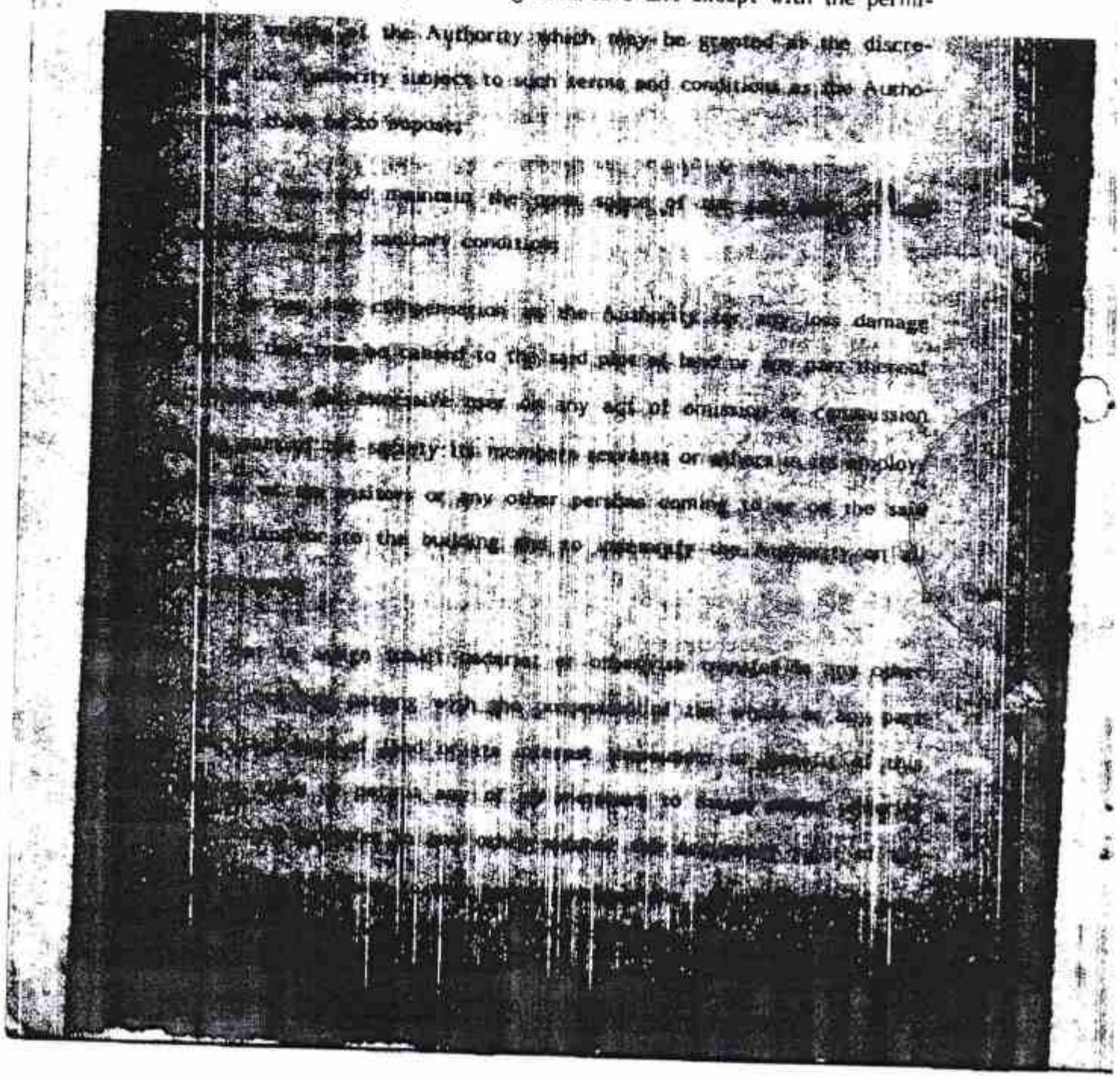
(e) to make or require its members to make any improvement or development of the hutments or constructions erected on the said plot of land in accordance with rules and regulations and bye laws made by the Municipal Corporation of Greater Bombay and the Authority or any other statutory authority and not to commence such improvement or development as aforesaid without the written approval of the said Corporation and the Authority;

(f) to bear pay and discharge all the present and future rates taxes cessess assessments including N.A. assessment levies duties impositions penalties and outgoings whatsoever assessed imposed and charged upon or in respect of the said plot of land or hutments or constructions standing or constructed thereon by the Government or the Municipal Corporation of Greater Bombay or any other local Authority or statu-

tory body under any law for the time being in force including all sanitary and water cesses of any kind whatsoever whether payable by the Authority or the society and all expenses relating thereto if any and save and keep harmless and indemnified the Authority in respect thereof; At present no Taxes are payable.

(g) to permit the Authority and its authorised agents at all reasonable times to enter upon the said land and buildings erected thereon for the purpose of collection of rent or any other dues or for any other lawful purpose;

(h) not to use the said plot of land or allow or permit the members occupying the buildings constructed thereon for any purpose other than the one for which they are being used save and except with the permi-



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mission of the Authority. In case the Authority decides to grant such permission the Authority shall be entitled to grant the same on such terms and conditions including the condition to charge and recover such transfer charges as may be determined by the Authority: Provided that such permission shall not ordinarily be given to a member of the society for transfer as aforesaid of his occupancy right of the area occupied by him for a period of five years from the date of the execution of these presents: Provided further that the Authority shall not ordinarily withhold its permission to the society mortgaging its lease hold rights in the said plot of land for obtaining loan for providing or maintaining common facilities amenities or services or to the members thereof mortgaging their rights of occupancy of the part of land occupied by them for raising loans for their home improvement. Any such

sweeping and cleaning of pathways collection of household garbage and carrying it to the nearest municipal dustbin maintenance and replacement of common conveniences maintenance and replacement of common structures for social facilities such as Balwadi dispensary etc. The society shall be entitled to levy suitable service charges on its members or users of the facilities for this purpose.

5. The Authority hereby covenants with the society that on the society and its members paying the rents hereby reserved and the instalments of environmental improvement charges and of other dues if any and observing and complying with the duties and obligations of the society and of the members thereof shall peacefully hold and enjoy the said plot of land and the portions occupied by them during the said term without any unlawful interruption by the Authority or any person claiming through or under the Authority.

6. It is hereby agreed and declared that all moneys sums dues and other charges payable by the society or its members under these presents shall be deemed to be arrears of rent payable in respect of the said plot of land and shall be recoverable from the Society and/or its members in the same manner as arrears of land revenue as provided in sections 67 and 180 of the said Act as amended from time to time provided always that this clause shall not affect other rights powers and remedies of the Authority in this behalf.

7. It is hereby agreed that if the lease rent hereby reserved or any part thereof or any monthly instalment of environmental improvement charges or other does if any together with delayed fees thereon if any to be paid by the society or by any member thereof shall be in arrears for sixty days after becoming payable (whether formally demanded or not) or if the society or the member fails to observe any of the terms conditions or covenants stipulated herein then and in any of the said events it shall be lawful for the Authority at any time thereafter by

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giving ninety days notice to terminate forthwith the lease of the land or any part thereof in respect of which the breach has occured and thereupon re-enter upon and take possession of the said plot of land and the said part thereof and the building and other erections fixtures materials plants chattels and effects thereupon and to hold and dispose of the same as the property of the Authority as if this lease had not been entered into and without making to the society or to the member committing the breach any compensation or allowances for the same. It is hereby further agreed that the rights given by this clause shall be without prejudice to any other right of action of the Authority in respect of any breach of the covenants herein contained by the society or its members and it shall be lawful for the Authority to remove the society or the member committing the breach and all other persons in or upon the said plot of land or any part thereof and its effects therefrom without in any way being liable to any suit action indictment or other proceedings for tresspass damage or otherwise provided that if the society or the member committing the breach complies with the requirements of the aforesaid notice within the period stipulated in such a notice or within such extended period as the Authority may permit in writing the Authority shall not exercise the said right of re-entry.

The Authority and the society further agree that the lease rent of Rs. 12/- per annum hereinbefore specified shall be liable to be revised by the Authority at the expiry of the twenty years of the lease period and that on expiry of the lease period of thirty years renewal of the lease shall be at the option of the Authority and if renewed shall be for such period not exceeding thirty years and on such terms and conditions as the Authority may deem fit.

9. Any notice intimation or demand required to be given or made by the Authority on the Society or the members thereof under this

Indenture of Lease shall be deemed to be duly and properly given or made if given by the officer duly authorised by the Authority in that behalf and shall be deemed to be duly served if addressed to the society and/or the member as the case may be and delivered or affixed at the said plot of land or part thereof occupied by the member concerned or at the address of the society as stated hereinabove and any notice to be given to the Authority will be sufficiently served if addressed to the Vice-President of the Authority and delivered at his office.

10. The society shall bear and pay all costs charges and expenses and professional charges of and incidental to the correspondence preparation execution and completion of this lease in duplicate thereof incurred by the Authority including stamp duty registration charges out of pocket expenses and other outgoings in relation thereto and occassioned to the Authority by reasons of any breach of terms conditions and covenants contained in these presents and for enforcing any right of the Authority under these presents.

11. The society hereby declares that the terms and conditions contained in this indenture of lease are acceptable to all the members of the society and that the society has unanimously passed Resolution No. 2. approving of the same in a meeting held on the 26th day of July 92 1998 attended by all the members of the society. A copy of the said resolution signed by all the members of the society is annexed as Schedule III to these presents.

IN WITNESS WHEREOF THE Signature of Shri P.S. Shaeva, C.C.D.O., ~~Director~~ World Bank Project of the Maharashtra Housing and Area Development Authority for and on behalf of the Authority has been set hereunder and the seal of the Authority has been affixed and attested by the Officer of the Authority and the signatures of Shri Sunder Gangaya Kaskera Chairman and Shri Mansukhlal Gohwalal Joshi Secretary and Shri Dattatraya Mukund Bhawale member of the managing committee

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of the Co-operative Housing Society for and on behalf of the Society and the seal of the society have been affixed hereunto on the day and year first hereinabove written.

SCHEDULE I

All that piece or parcel of land or ground of plot situated and lying at City Survey No. 2046 9 2048 of Prabhat Colony Bombay in the Registration Sub-District of Bandra Bombay Suburban District admeasuring 1821.80 Square metres or thereabouts and bounded as follows that is to say:-

On or towards the North by : Boundary of Prabhat Colony Municipal primary school.
On or towards the South by : Boundary of T.P.S 4th Road.
On or towards the East by : Boundary of H/E municipal ward office.
On or towards the West by : Boundary of Madhava Bhawan.

SCHEDULE II

1.	2. Sub-Plot No.	3. Name of the occupier	4. Area occupied
As per statement attached			

5. Amount of Improvemental charges to be recovered	6. Monthly equated instalment towards repayment of Improvemental charges	7. Amount of loan granted	8. Monthly instalment towards repayment loan
As per statement attached			

Amount of other dues, if any	Monthly instalment towards other dues	Delayed payment fee if and when payable (Rupees per month per instalment)	Total amount to be paid every month
9.	10.	11.	12.
As per statement attached			

SCHEDULE III

(Resolution No. 2 dated the 26/7/92 passed by the Society in its meeting held on the 26/7/92.).

Signed, Sealed and Delivered by Shri P.S. Sharma C.C.D.O. ~~Director~~, World Bank Project, Maharashtra Housing and Area Development Authority in the presence of Shri C.M. Mahasundar Dy. Legal Advicer/A

Sd/- P.S. Sharma
(P.S. Sharma.)
C.C.D.O.
~~Director~~, World Bank Project,
Maharashtra Housing and Area
Development Authority,
Bombay.

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The Common Seal of the Maharashtra Housing and Area Development Authority is affixed hereunto in the presence of Shri C.M. Vachasundar Deputy Legal Adviser II A. Maharashtra Housing and Area Development Authority who has signed in token thereof in the presence of Shri A.L. Paduvale Estate Manager Supervisor

Maharashtra Housing & Area Development Authority
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31/10/1992
Bombay

(C.M. Vachasundar)
Deputy Legal Adviser II
Maharashtra Housing and
Area Development Authority,
Bombay.

Signed, Sealed and Delivered by Shri Simdar Gangaya Kadeeza Chairman
Shri M.J. Joshi Secretary
Shri D.M. Dhawale
of the Managing Committee of the Bhargav Mangalmurti Co-operative Housing Society who are duly authorised to execute this deed according to the resolution passed by the general body vide its resolution No. 2. dated 26/7/1992 in the presence of Shri D.M. Dhawale who have signed in token thereof

Sl-S.G. Kadeeza
Sl- M.J. Joshi
Sl- D.M. Dhawale
30/7/92

Sl- D.M. Dhawale

Sl-M.J. Sl-S.G.K. Sl-D.M.D

The Common Seal of the Society is affixed hereunto in the presence of Shri D.M. Dhawale who has signed in the token thereof in the presence of Shri S.G. Karkera .

Sd/- D.M.Dhawale

Sd/- S.G.Karkera

Sd MII Sd DMD Sd SGK

(...लिनी, ...मुलमुली सह. गृह. नि. संस्था) प्रेस [पूर्व]

अ. नं.	उप-भूखंड क्रमांक	को. फ.	सभासदाचे नांव	सदयाचे देय फ्ल चौ. मी.	उर्वरीत वसूल करावयाची पहिल्या सुधारणा रक्कम.	मासिक हप्त्याची रक्कम.	अंतिम प्रदान की.
१.	२.	३.	४.	५.	६.	७.	८.
१.	१	३ ५/६	श्री. मनसुखलाल ईश्वरलाल जोशी	१३.४४	१०९१/-	१३	२.००
२.	२	७ १७/२०	श्री. सुंदर गणेश्या करकेरा	११.२२	१०९१/-	१३	२.००
३.	३	३ ३/६	श्रीमती सुनंदा सिताराम साईल	१३.६३	१०९१/-	१३	२.००
४.	४	३ ५/६ ६/८	श्री. मनोहर भिकाजी मयेरीकर	१२.८८	१०९१/-	१३	२.००
५.	५	६ ४/७	" वासुदेव सिताराम पारतेकर	१३.३९	१०९१/-	१३	२.००
६.	६	१ ८/१६	" पांडुरंग केशव माडये	८.१२	५९१/-	७	२.००
७.	७	१ ६/१६	" भगवान विठोबा हळदणकर	११.६१	१०९१/-	१३	२.००
८.	८	३ २/६	" जॉन मॅंडीस	१४.१०	१०९१/-	१३	२.००
९.	९	५ १/२	" दत्ताराम मुकुंद हवळे	३६.९६	६९९१/-	७८	२.००
१०.	१०	१ ९/१६	श्रीमती शारदा बाळकृष्ण पिल्ले	३.००	५९१/-	७	२.००
११.	११	१ १/१६	श्री. रेजीन डेव्हीड फर्नांडेस	९.२८	५९१/-	७	२.००
१२.	१२	१ ७/१६	श्रीमती सुमती राजाराम माडये	९.५७	५९१/-	७	२.००

कांदाटुक सेमडकुली को-ऑप. हाऊसिंग सोसायटी लि.

अध्यक्ष/सेक्रेटरी/मॅनेजर



१.	२.	३.	४.	५.	६.	७.	८.
१३.	१३	१ १०/१६	श्री. नारा[illegible] बाबू माडटे	२. ५७	५२१/-	७	२. ००
१४.	१४	१ १३/१६	श्रीमती सुशिला जयराम [illegible]	१२. ६०	१०९१/-	१३	२. ००
१५.	१५	१ १४/१६	-"- सरस्वती [illegible]	१४. ५०	१०९१/-	१३	२. ००
१६.	१६	१ १५/१६	श्री. गोपाळ धोंडू [illegible]	१२. ६०	१०९१/-	१३	२. ००
१७.	१७	३ ४/६	श्री. रमणलाल मोहनलाल जोशी	१३. ०५	१०९१/-	१३	२. ००
१८.	१८	६ १/७	" गुणाजी आत्माराम शेटे	१७. ७६	२०९१/-	२४	२. ००
१९.	१९२/४	६ २/७	श्री. द्वारकानाथ पुंडलिक वळवी	१२. ४९	१०९१/-	१३	२. ००
२०.	२०	६ ३/७	" मुकुंद पुंडलिक आयरे	१३. ३१	१०९१/-	१३	२. ००
२१.	२१	६ ५/७	श्रीमती रॉड्रीक्स रिता जॉन	३५. ९३	६७९१/-	७६	२. ००
२२.	२२	६ ६/७	श्रीमती रुक्मिणी बाबुराव पवार	११. ९३	१०९१/-	१३	२. ००
२३.	२३	७ २/२०	श्रीमती सुभद्रा अर्जुन [illegible]	२. ६०	५९१/-	७	२. ००
२४.	२४	७ ४/२०	" शकनाथ व्यंकटराव विचारे	२. ७५	५२१/-	७	२. ००
२५.	२५	७ ७/२०	श्रीमती पार्वती शंकर गुंजटे	११. ८८	१०९१/-	१३	२. ००
२६.	२६	७ ८/२०	श्री. विठ्ठल [illegible] परब	१४. ८८	१०९१/-	१३	२. ००
२७.	२७	७ ९/२०	श्रीमती लक्ष्मीबाई धोंडू घुमाळ	१४. ८८	१०९१/-	१३	२. ००
२८.	२८	७ ११/२०	श्रीमती चंद्रभागाबाई तुकाराम गुरव	११. ९९	१०९१/-	१३	२. ००
२९.	२९	७ १५/२०	श्री. बी. व्ही. महंमद	७. ५४	५९१/-	७	२. ००
३०.	३०	७ १८/२०	[illegible]	११. १६	१०९१/-	१३	२. ००

[illegible]
सचिव/सेक्रेटरी/खजिनदार





१.	२.	३.	४.	५.	६.	७.	८.
३१.	३१	७ १९/२०	श्रीमती रुक्मिणी [illegible]वेद स्वामी	१८.२०	१०९१/-	१३	२.००
३२.	३२	८ १/१०	श्रीमती शिवा तोनू गवंडे	१०.२३	१०९१/-	१३	२.००
३३.	३३	८ ३/१०	श्री. ग्रेगरी अंकलेश जिगुल	१०.५६	१०९१/-	१३	२.००
३४.	३४	८ ४/१०	श्री. अरुणकुमार दास	८.७०	५९१/-	७	२.००
३५.	३५	८ ५/१०	" चिंतामण दाजी ठाकुर	८.७०	५९१/-	७	२.००
३६.	३६	८ ८/१०	" अलीभाई बालाभाई भिमाणी	१५.३०	७०९१/-	८०	२.००
३७.	३७	८ ९/१०	श्री. जीवाजी भवानजी शेलार	११.४७	१०९१/-	१३	२.००
३८.	३८	८ १०/१०	" तोमय्या दासु शेरीगरा	१००२.९२	५४०/-	६	२.००
३९.	-"-	८ १०/१३ती	------"------	७.५०	२५९१/-	२९	२.००
४०.	३९	१ ३/१६	श्री. अंन्थोनी जोरम डिसुझा	६.५०	५४०/-	६	२.००
४१.	-"-	१ ११/१६	----"-----	५०.७६	९३००/-	१०४	२.००
४२.	४०	१० १/२	" फ्रेलीक्स पी. डिसुझा	१२.४८	५०९१/-	४६	२.००
४३.	४१	७ ३/२०	" गोविंद अर्जुन गुरव	९.९०	५९१/-	७	२.००
४४.	४२	१ २/१६	" लक्ष्मण नारायण वेंगुर्लेकर	१३.४९	१०९१/-	१३	२.००
४५.	४३	४ २/२	" विनायक रामचंद्र आयरे	१३.५४	१०९१/-	१३	२.००
४६.	४४	५ २/२	श्रीमती क्लिमा विल्सन गोन्तालवीस	३७.३५	६६००/-	७६	२.००
४७.	४५	६ ७/७	श्री. कृष्णा गोविंद गुरव	५.५२	५९१/-	७	२.००
४८.	४६	७ १२/२०	[illegible]	६.७६	५९१/-	७	२.००

सभासद/सेक्रेटरी/खजीनदार



१.	२.	३.	४.	५.	६.	७.	८.
४९.	(४७) ४७	१० २/२	श्री. जॉन तॅबस्टीन डिसोझा	४९.४०	९१००/-	१०२.००	२.००
५०.	(४८) ४८	३ १/६	श्री. पीटर [illegible]	३३.५८	६१००/-	६८.००	२.००
५१.	(४९) ४९	२ १/१	-"- शंकर कृष्णा गोवेकर	७.५६	५९१/५	७.००	२.००
५२.	(५०) ५०	७ ५/२०	श्रीमती विजया प्रभाकर म्हापणकर	१०.८०	१०९१/-	१३.००	२.००
५३.	(५१) ५१	७ १६/२०	-"- लिओनारा लारेंटा डिसोझा	११.९०	१०९१/-	१३.००	२.००
५४.	(५२) ५२	७ १३/२०	-"- राजाराम सिताराम वल्हाण	८.९२	५९१/-	७.००	२.००
५५.	(५३) ५३	१ ५/१६	श्रीमती सिताबाई रामचंद्र वेळकर	१२.९०	१०९१/-	१२.००	२.००
५६.	(५४) ५४	७ १/२०	-"- सुंदराबाई लक्ष्मीबाई गुरव	९.९०	५९१/-	७.००	२.००
५७.	(५५) ५५	७ ६/२०	श्री. लवू तुकाराम घाडी	१०.८०	१०९१/-	१३.००	२.००
५८.	(५६) ५६	१ ४/१६	श्रीमती रोझमेरी लिओ किनी	३४.००	५६००/-	६४.००	२.००
५९.	४६ -"-	१ १६/१६	----·----	९.००	५९१/-	७.००	२.००
६०.	(५८) ५८	१ १२/१६	श्रीमती विजया सिताराम ठाकूर	१४.८५	१०९१/-	१३.००	२.००
६१.	(५९) ५९	४ १/२	-"- लिमेटा रोजीरा डिसुझा	१३.२३	१०९१/-	१३.००	२.००
६२.	(६०) ६०	७ १०/२०	श्री. नरेश हाडा म्हात्रे	११.२२	१०९१/-	१३.००	२.००
६३.	(६१) ६१	८ २/२०	श्रीमती लिंगम्मा लिंगप्पा वरकला	१४.४०	१०९१/-	१३.००	२.००
६४.	(६२) ६२	८ ६/२०	-"- शरेली पीटर डिसुझा	१६.७५	३३४१/-	३८.००	२.००
६५.	(६३) ६३	८ ७/२०	श्री. डिसोझा तॅबस्टीन लिओ	११.४५	१०९१/-	१३.००	

जयविहुड मंगळमुर्ती को-ऑप. हाऊसींग सोसायटी लि.

अध्यक्ष/सेक्रेटरी/खजीनदार





१.	२.	३.	४.	५.	६.	७.	८.
६६.	६३	७ २०/२०	श्री. राबर्ट लोबो	१४.७५	२०११	३३.००	२.००
६७.	६५	अनधिकृत	-"- कृष्णा शंकर अहेर यांच्याकडून	३.६२	६००/-	१.००	२.००
६८.	६४	१ १/१	कु. खिस्ती अंथोनीचे पित्याकडून	१८.४८	७०९१/-	८०.००	२.००
६९.	६६	७ १४/२०	श्रीमती लक्ष्मी रघुनाथ कानडे	८.६४	५९१/-	७.००	२.००

एकूण रु. १,२७,७८१/-, रु. १२६०/-

मुख्य समाज विकास अधिकारी,
जागतिक बँक प्रकल्प/पुणे.
26/6/12

कोंढापुरी गंगाकुसुम को-ऑप. हाऊसिंग सोसायटी मर्या.

सचिव/सेक्रेटरी/कमिशनदार





२२
१५

प्रति,
मा. मुख्य समाज विकास अधिकारी,
जागतिक बँक प्रकल्प,
महाराष्ट्र गृहनिर्माण व क्षेत्रविकास
प्राधिकरण, गृहनिर्माण भवन,
बांद्रा (पूर्व), मुंबई.

विषय : झोपडपट्टी श्रेणीवाढ योजना-
जागतिक बँक प्रकल्प.
भाडेपट्टयाने जागा देण्याबाबत.

महोदय,

आमच्या सहकारी गृहनिर्माण संस्थेची दिनांक २६-५-९३ रोजी सर्व सभासदांची सर्वसाधारण सभा घेण्यात आलेली होती. त्या सभेमध्ये झोपडपट्टी श्रेणीवाढ योजनेअंतर्गत भाडेपट्टयामध्ये असलेली जमीन व इमारती सर्व सभासदांना मान्य असल्याबद्दलचा ठराव क्र. २ दिनांक २६-५-९३ असा करण्यात आलेला आहे व त्याप्रमाणे भाडेपट्टयावर संस्थेचे चेअरमन, श्री. सुंदर सोमाश्या कुरकेरा, सचिव श्री. मनसुरअली ईश्वरअली जोशी व कार्यकारी सदस्य श्री. दत्तोबाराम मुकुंद [illegible]. यांना आपल्या समोर सभासदांची स्वाक्षरी करण्यास मान्यता दिलेली आहे. त्याची प्रत सोबत आपल्या अवलोकनार्थ जोडीत आहोत.

आपला विश्वासू,

मुख्य प्रवर्तक/सचिव.

अध्यक्ष.

पदाधिकारी

सह्याद्रि सहकारी गृहनिर्माण सोसायटी लि.
नोंदणी BOM (W-H (S)/[illegible] T(S)/3997
गणपत कदम मार्ग ४ पूर्व सान्ताक्रुझ-४०० ०५५



(२३)

ठराव क्र. ---२---

आम्ही खाली सहया करणारे सभासद..

असा ठराव करतो की, जागतिक बँक प्रकल्प योजनेअंतर्गत बोडकपट्टी [illegible] अभिन्यासातल्या भाडेपट्टयाने [illegible] जमीन व इमारती [illegible] व शर्ती आम्ही [illegible] स्वीकारल्या आहेत व त्याप्रमाणे आम्ही असाही [illegible] करीत आहोत व याबाबतीत आमच्या सहकारी गृहनिर्माण संस्थेचे पदसभासद, श्री. सुंदर गंगाराम कुरकेरा ----------, व सचिव श्री. अजयकुमार ईश्वरलाल ओझरी ---------- यांनी मा. मुख्य समाज वि. अधिकारी, जागतिक बँ. प्रकल्प, महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण यांच्या समोर स्वाक्षरी कराव्यात त्यांना तसा अधिकार देण्यात येत आहे.

Registrar Cl-2 Record



Sr. No.	Name of the Member	Room No.	Signature
1.	Shri R.D. Fonseca	1	
2.	Shri Laxman Narayan Velgaskar	2	
3.	Smt. Rosemary Kini	4	
4.	Smt. Sitabai Ramchandra Velkar	5	
5.	Shri Bhagwan Vithoba Haldankar	6	
6.	Smt. Sumati Ranji Madaye	7	
7.	Shri Pandurang Keshav Madaye	8	
8.	Shri Narayan Babu Masye	9	
9.	Shri Anthony Joram D'Souza	10	
10.	Shri Sitaram Laxman Thakur	11	
11.	Smt. Sushila Jayaram Chavan	12	
12.	Smt. Saraswati Kashiram Niwalkar	13	
13.	Shri Gopal Dhondu Veturkar	14	
14.	Shri Suresh Tukaram Ghadi	15	
15.	Shri Shankar Krishna Govekar	16	
16.	Shri Peter Lawrance D'Souza	17	
17.	Shri John Mendes	18	
18.	Shri Sitaram Govind Sail	19	
19.	Shri Ramanlal Mohanlal Joshi	20	
20.	Shri Mansukhlal Ishwarlal Joshi	21	
21.	Shri Manohar Bhikaji Manerikar	22	
22.	Shri Vinayak Ramchandra Aire	23	
23.	Miss Linat R. D'Souza	24	
24.	Shri Dattaram Mukund Dhawale	25	
25.	Smt. Wilma V. Gonsalves	26	
26.	Shri Gunaji Atmaram Shelar	27	
27.	Shri Dwarkanath Pundalik Jaivi	28	
28.	Shri Mukund Pundalik Aire	29	
29.	Shri Vasudeo Sitaram Parsekar	30	
30.	Smt. Vijaya Prabhakar Mhapankar	31	
31.	Shri Lau Tukaram Ghadi	32	
32.	Smt. Parvati Shankar Gunjawate	33	
33.	Shri Vithal Vaman Parab	34	
34.	Smt. Laxmibai Dhondu Dhumal	35	
35.			

सभापती/सेक्रेटरी/सदस्यता



35. Shri Naresh Hasha Mhatre
36. Smt. Chandrabhaga Tukaram Gurav
37 Shri Abdul Kadar Kahini
38. Shri Rajaram Sitaram Chavan
39. Smt. Bhagirathi Tanu Shigam
40. Shri B. Mohammed
41. Smt. Leonara L. D'Souza
42. Shri Sunder Gangayya Karkera
43. Smt. Bhimatai Keshav Kadam
44. Smt. Rukmini Govind Swami
45. Shri Allbhai Kalabhai Bhiman(R.Lobo)
46. Smt. Sunderabai Sajanaji Gurav
47 Smt. Subhadra Arjun Dhaul
48. Shri Govind Arjun Gurav
49. Shri Eknath Venkatrao Vichare
50. Shri Baburao Shiva Pawar
51. Smt. Reeta John Rodrigues
52. Shri Vishnu Bhaga[illegible] Chavan (KG Gurav)
53. Smt. Laxmibai Dh[illegible] Dhumal (Smt.L. Varka[illegible]
54. Shri Sonu Jagannath [illegible]ande
55. Shri Somappa Dasu Sh[illegible]gara
56. SHOP.
57. Shri Jiwaji Bhawanji Shelar
58. Shop
59. Shop
60. Shri Leo Sebastian D'Souza
61 Shri John Sebastian D'Souza
62. Smt. Sherley Peter D'Souza
63. Shri Chintaman Daji Thakur
64. Shri Arun Das
65. Smt. Rosy Ankalesh Jigul
66. Shri Anthony Juram D'Souza
67. Smt. Sharda Balkrishna Pillye
68.

Robert Lobo.

R.A.G. GOOL.

सहायक/सेक्रेटरी/मंत्रीमंडल





25

नोंदणीचे प्रमाणपत्र

बीओएम(डब्ल्यू-एच-ईस्ट)/एचएसजी(टिजी)/३९१७/१९८८-८९
नोंदणी क्रमांक बीओएम/डब्ल्यू.एच.ई./एच.एस.जी.

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की, ...

सांताक्रुझ मंगलमुर्ती कोऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड,
मुंबई.

.....

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० यातील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९(१) अन्वये नोंदणीत आलेली आहे.

उपरनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम १९६१ यातील नियम क्रमांक १०(१) अन्वये समावेशीकरण गृहनिर्माण संस्था असून उपवर्गीकरण ~~मध्यम गृहनिर्माण संस्था~~ आदेशाक मध्यमी गृहनिर्माण संस्था आहे.

(सही) .....

(हुद्दा) सहनिबंधक, सहकारी संस्था (को-ऑप. हौसिंग सोसायटी)
मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ मुंबई

दिनांक :- २-२-१९८९

सांताक्रुझ मंगलमुर्ती को-ऑप. हौसिंग सोसायटी लि.

सचिव/चेअरमन/संचालक





NAME OF SLUM: PRABHAT COLONY

SLUM NO: _____

NAME OF VILLAGE: VILEPARLE

SCALE: 1:500

Boundry of the society -

Approx area of society - 1821.80 Sqm

C.T.S. No: - Village Parle - 2046, 2048

Bandra - 4&5

N

NOTE:-

- CENSUS HUTS _____
- UNCENSUS HUTS _____
- W.C _____ WC
- WATER TAPS _____
- WELL _____ W

Boundry of Prabhat colony municipal Primary school

C.S. NO 2047

C.S. NO 2048

C.S. NO 2045

Boundry of Madhava Bhavan

Boundry of H/E municipal Ward office

Boundry of SANTACRUZ T.P.S 4TH ROAD

Boundry of 4th Road

सन १९ चे 25 महिन्याचे
2 तारखेस 27 रु
22 वाजण्याचे सुमारास सह दुय्यम निबंधक
साहेब यांचे कार्यालयात हजर केला.

बोलणी 250 00
दोरे 2 —
शासन कोर्टफी 2 —
कमिशन 3 —
पार्ट वि 33 —
इतर 91 —
एकूण रु. 3480 —

सह दुय्यम निबंधक सब्रांच IV
बांद्रे (सांताक्रुझ)

सह दुय्यम निबंधक सब्रांच IV
बांद्रे (सांताक्रुझ)

1) श्री. एस. जी. कारकेरा, वय 40, नोकरी, रा. मोतीडुंगरी सह. गृह. नि. संस्था, खोलाकुर्ला गोखले मार्ग, मुंबई ४०००४४

2) श्री. एम. आय. शेख, वय 40, धंदा, रा. मंगलमुर्ती सह. गृह. नि. संस्था, खोलाकुर्ला गोखले मार्ग, मुंबई ४०००४४

3) श्री. डी. एस. टक्के, वय 34, नोकरी, रा. मंगलमुर्ती सह. गृहनि. संस्था, खोलाकुर्ला (पू) मुंबई ४०००४४

4) श्री. पी. एस. शर्मा, वय 36, नोकरी, रा. [illegible] 989 मुरारीराई रोड, बोरिवली (प) मुंबई ४०००९२ हे -

मालकाच्या वतीने

दस्तऐवज करून देणार

प्रमाणित असे

दस्तऐवज

सह दिवाणी न्यायालय

1) [illegible]

2) [illegible]

3) [illegible]

[illegible]

105

Registered at No. 1355

Additional of Bk. No.

Joint Sub-Registrar IV
Bombay (Bandra)

TRUE COPY

Joint Sub-Registrar, Bombay
Bandra

One duplicate presented along with this deed under S. No. P 8720-92
certified under ... number

Joint Sub-Registrar IV
Bombay (Bandra)

सत्य प्रत

सह जिल्हा निबंधक
वर्ग २. (अ.श्रेणी),
मुंबई उपनगर जिल्हा

अर्ज क्रमांक 993C/2029

THE JOINT SUB-REGISTRAR, BANDRA

Jt. District Registrar Cl. 2, Record, Mumbai Suburban District

TWENTY RUPEES 20रु. बीस रुपये

Dated this day of 198

MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

&

CO-OPERATIVE HOUSING SOCIETY
LIMITED, BOMBAY.

INDENTURE OF LEASE

Dated this day of 198

Shri M. V. TATHAVADKAR
Legal Adviser
Maharashtra Housing and
Area Development Authority
BOMBAY - 400 051.