390/55 करल -२
बुधवार 24 मार्च 2023 3:04 म.नं.
२३११० | १६१ | ५००
२०२३
मुद्रांक मूल्य: रु. 01/- मोबदला: रु. 00/-
मुद्रांक शुल्क: रु.500/-

दस्त गोषवारा भाग-1

करल3
दस्त क्रमांक: 5584/2023

करल-३
५५८४ | १४ | २३
२०२३

दु. नि. सह. दु. नि. करल3 यांचे कार्यालयात
अ. क्र. 5584 वर दि.24-03-2023
वेळी 2:58 म.नं. वा. हजर केला.

पावती:6030 पावती दिनांक: 24/03/2023

मादरकरणाराचे नाव: नरेंद्र नामेशराव सावंत

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 320.00
पृष्ठांची संख्या: 16	
एकूण:	420.00

दस्त हजर करणाऱ्याची सही:

सह. दुय्यम निबंधक
कुर्ला-३ (वर्ग-२)

सह दुय्यम निबंधक कुर्ला - 3

THE SEAL OF THE SUB REGISTRAR KURLA NO. 3 MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE SUB-REGISTRAR KURLA NO. 3 MUMBAI SUBURBAN DIST. (BANDRA)

सह. दुय्यम निबंधक
कुर्ला-३ (वर्ग-२)

सादरकर्ता (दस्त करणारा) जेव्हा एकाच संव्यवहाराच्या संबंधात एका किंवा अधिक दस्तांची नोंदणी करण्याच्या एकमेव प्रयोजनासाठी किंवा अंमलात किंवा [illegible] निष्पादित केल्याचे कबूल करण्यासाठी केला असेल तेव्हा

दिनांक 24 / 03 / 2023 02 : 58 : 04 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 24 / 03 / 2023 02 : 59 : 07 PM ची वेळ: (फी)

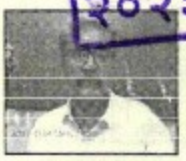
24/03/2023 3 10:39 PM

दस्त गोषवारा भाग-2

करल3
दस्त क्रमांक:5584/2023

करल -२
१३१९० | १६३ | ५००
छायाचित्र २०२३ | अंगठ्याचा ठसा

दस्त क्रमांक :करल3/5584/2023
दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:संजीव नरेंद्र सावंत पत्ता:प्लॉट नं: फ्लॅट नं 4877, माळा नं: बिल्डिंग नं 175 , इमारतीचे नाव: सुवर्णरेखा को. ऑप. ही. सो. लिमिटेड, ब्लॉक नं: रामनारायण नारकर रोड, पंत नगर,घाटकोपर पुर्व , रोड नं: ., महाराष्ट्र, MUMBAI. पॅन नंबर:BBMPS3092Q	पॉवर ऑफ अटॉर्नी होल्डर वय :-63 स्वाक्षरी:-		
2	नाव:राजीव नरेंद्र सावंत पत्ता:प्लॉट नं: फ्लॅट नं - 4877, माळा नं: बिल्डिंग नं 175 , इमारतीचे नाव: सुवर्णरेखा को. ऑप. ही. सो. लिमिटेड, ब्लॉक नं: रामनारायण नारकर रोड, पंत नगर,घाटकोपर पुर्व , रोड नं: ., महाराष्ट्र, MUMBAI. पॅन नंबर:AMEPS2777C	पॉवर ऑफ अटॉर्नी होल्डर वय :-61 स्वाक्षरी:-		
3	नाव:अनीश राजीव सावंत पत्ता:प्लॉट नं: फ्लॅट नं-4877, माळा नं: बिल्डिंग नं 175 , इमारतीचे नाव: सुवर्णरेखा को. ऑप. ही. सो. लिमिटेड, ब्लॉक नं: रामनारायण नारकर रोड,पंत नगर,घाटकोपर पुर्व , रोड नं: ., महाराष्ट्र, MUMBAI. पॅन नंबर:EYMPS5630G	पॉवर ऑफ अटॉर्नी होल्डर वय :-28 स्वाक्षरी:-		
4	नाव:नरेंद्र नागेशराव सावंत पत्ता:प्लॉट नं: फ्लॅट नं -4877, माळा नं: बिल्डिंग नं 175 , इमारतीचे नाव: सुवर्णरेखा को. ऑप. ही. सो. लिमिटेड, ब्लॉक नं: रामनारायण नारकर रोड, पंत नगर,घाटकोपर पुर्व , रोड नं: ., महाराष्ट्र, MUMBAI. पॅन नंबर:BVBPS5018P	कुलमुखत्यार देणार वय :-90 स्वाक्षरी:-		

THE SEAL OF THE SUB REGISTRAR KURLA-2 MUMBAI SUBURBAN DIST. (BANDRA)

वरील दस्तऐवज करुन देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क.3 ची वेळ:24 / 03 / 2023 03 : 04 : 23 PM

ओळख :
वरील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	अंगठ्याचा ठसा
1	नाव:विरेंद्र अमर पवार वय:36 पत्ता:वितळी, सातारा पिन कोड:415538	स्वाक्षरी		
2	नाव:पांडुरंग धोंडीबा कानसकर वय:68 पत्ता:रूम नं.4, शिवसंदेश चाळ, भट वाडी, घाटकोपर पश्चिम, मुंबई पिन कोड:400084	स्वाक्षरी		

शिक्का क्र.4 ची वेळ:24 / 03 / 2023 03 : 05 : 14 PM

सह दुय्यम निबंधक
कुर्ला-३ (वर्ग-२)

करल-३
५५८ | १५ | ८६
२०२३

THE SEAL OF THE SUB-REGISTRAR KURLA-3 MUMBAI SUBURBAN DIST. (BANDRA)

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करल -२
९३९९० | १९४ | ५००
२०२३

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	NARENDRA NAGESHRAO SAWANT	eChallan	10000502023032310383	MH017298884202223P	500.00	SD	0008561424202223	24/03/2023
2		DHC		2403202310363	320	RF	2403202310363D	24/03/2023
3	NARENDRA NAGESHRAO SAWANT	eChallan		MH017298884202223P	100	RF	0008561424202223	24/03/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

5584 /2023

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

THE SEAL OF THE SUB REGISTRAR KURLA-2 MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE SUB-REGISTRAR, KURLA No. 1 MUMBAI SUBURBAN DIST. (BANDRA)

करल-३
५५८४ | ७६ | ७६
२०२३

प्रमाणित करण्यात येते की या दस्तामध्ये
एकूण सोळा (१६) पाने आहेत.
पुस्तक क्रमांक-१/करल-३/५५८४/२०२३
क्रमांकावर नोंदला.
दिनांक: २४/०३/२०२३

सह दुय्यम निबंधक (वर्ग-२)
कुर्ला क्र.-३

4879 - POA
Madhu Gandhi to Chaitali Gandhi



करल -२
१९९० | १६५ | ५००
०२३

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ BS 245456

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८०००९८
- 4 OCT 2022
सक्षम अधिकारी

श्रीम. एल. एस. सांगळे

NOTARY H. A. RAJGOR Ghatkopar (W) Mumbai (MAH.) Regn. No. 15761 Date of Expiry 05-12-2024 GOVT. OF INDIA

THE SEAL OF THE SUB REGISTRAR KURLA-2 MUMBAI SUBURBAN DIST. (BANDRA)

SPECIFIC POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, MRS. MADHU RAJNIKANT GANDHI, aged **78** Years, holding **PAN – AFAPG7692H, AADHAAR Card No. – 540907003323,** having address at **Flat No. 4879, Second Floor, Building No. 175, Suvarna Rekha C H S Ltd; Ram Narayan Narkar Road, Near Datta Samant Office, Ghatkopar – (East), Mumbai – 400075 DO HEREBY SEND GREETINGS:**

Chaitali Gandhi

MRGandhi

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१३१९०	१६६	५००
२०२३		

पोटपत्र ३ / Annexure II **POWER OF ATTORNEY**

दस्तची प्रकार	
दस्त नोंदणी करणार असेल का ?	YES / NO
लिहून देणाऱ्याचे नाव -	
मुद्रांक विक्रत घेणाऱ्याचा नाव	Madhu R. Gandhi Chaitali R. Gandhi
दुय्यम्याचा पक्षकाराचे नाव	
दस्त अस्तित्वात आल्याचे ठिकाण व पत्ता	
मुद्रांक शुल्क रक्कम	500
मुद्रांक विक्री केल्या बाबत, जनांक/दिनांक	
मुद्रांक विक्रत घेणाऱ्याची सही	
मुद्रांक विक्रेत्याची सही	

परवाना क्रमांक: C000096
मुद्रांक विक्रीचे ठिकाण/पत्ता: डार अमोरिएशन ऑफ एस ए सी टी ९, हजारीमल सोमाणी मार्ग, भरडा हायस्कूल च्या समोर, फोर्ट, सी.एस.टी., मुंबई - ४०० ००१.
या व्यवहारासंबंधी आणखी मुद्रांक खरेदी केला नाही/ त्याचा व्यवहारासाठी मुद्रांक खरेदी केल्याच्या मुदत ६ महिन्यात वापरणे बंधनकारक आहे.

07 OCT 2022

H. A. R. Ghatkopar (W) Mumbai (I H.) Regn. No. 1761 Date of Expiry 05-12-202

GOVT. OF NCT

THE SEAL OF THE SUB REGISTRAR KURLA-2 MUMBAI SUBURBAN DIST. (BANDRA)

- 7 OCT 2022

WHEREAS I, Mrs. Madhu Rajnikant Gandhi, am the owner of a Flat being Flat No. 4879, Second Floor, Building No. 175, Suvarna Rekha C H S Ltd; Ram Narayan Narkar Road, Near Datta Samant Office, Ghatkopar – (East), Mumbai – 400075, hereinafter called and referred to as "the Said Flat".

दस्त -२
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२०२३

AND WHEREAS I, Mrs. Madhu Rajnikant Gandhi, am having affairs and management with respect to the said Flat and due to old age, restricted physical movements and deteriorating health conditions it is not possible for me to remain physically present for the Execution, Registration and also to complete all the necessary documentation and legal formalities and to complete all the below mentioned and other transactions as per requirements. So I am desirous of appointing a True & Lawful Attorney.

AND WHEREAS the Society in which the said Flat is located is under the process of redevelopment by demolishing the existing Building and constructing a new building thereon. After redevelopment a new Flat will be allotted to me in my name of bigger area and other benefits and amenities, hereinafter called and referred to as "the Said New Flat". The Said Flat and the Said New Flat both together hereinafter referred to as "the Said Property".

AND WHEREAS I have therefore decided to appoint My Daughter, Chaittali Ganddhi, daughter of Mr. Rajnikant Chotalal Gandhi aged 47 Years, holding PAN – AEIPG7893K, AADHAAR Card No. – 415524347273, an adult, an Indian Inhabitant, having address at Flat No. 4879, Second Floor, Building No. 175, Suvarna Rekha C H S Ltd; Ram Narayan Narkar Road, Near Datta Samant Office, Ghatkopar – (East), Mumbai – 400075 to be my True and Lawful Attorney to do and execute the following acts and deeds on my behalf and which the said Attorney has agreed to do.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that I, THE ABOVENAMED DO HEREBY NOMINATE, CONSTITUTE AND APPOINT the said MY DAUGHTER, CHAITTALI GANDDHI, daughter of Mr. Rajnikant Chotalal Gandhi, to be my True and Lawful Attorney or Agent with full authority to do and execute the following acts deeds and things for me in my name and on my behalf namely,

1. To admit execution and / or to execute the Consent, Development Agreement (D.A.), Supplementary Development Agreement, Power of Attorney (POA) in favour of the Developer, Permanent Individual Accommodation Agreement (PAAA) / Individual Agreement or by whatever name called the Agreement for the Said new Flat to be allotted in the new building and all other Agreements, Documents, Society Resolutions, etc; for the effective materialisation of Redevelopment of specifically the

Chaittali Ganddhi

Mrs. Madhu Rajnikant Gandhi

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करल -२
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२०२३

Said Flat and the Society in general and to act and do all the Deeds, to admit execution and / or to sign and execute all the document/s and to appear and present and put signature before the concerned Jt. Sub-Registrar and with other Jt. Sub – Registrar for Registration and also to appear before Collector of Stamps, IGR and any other concerned Government Body, Department with respect to the Said Property. To sign and execute all the Documents in respect of the said Property and the Society, **Suvarna Rekha C H S Ltd;** and to present the same before the registering Authority for Registration and accept and admit execution of any Document/s.

2. To give the possession of the said Flat to the Society and the Developer for the purpose of Redevelopment wherein the said Flat will be demolished along with the entire building.
3. To take / receive the possession of the Said New Flat for me and on my behalf from the Society / Builders / Developers.
4. To receive the consideration in cash / cheque / pay order as permitted by Law in my name and on my behalf for the said Flat and/or the Said New Flat and to be deposited the same in my Bank Account.
5. To Pay Stamp Duty and Registration Fees and any other charges for the said Flat / Said New Flat. To act, argue and represent me before the Superintendent of Stamps and Joint Sub-Registrar having competent Jurisdiction with regards to matters incidental to Stamp Duty for the transactions with regards to the said Property and to take any refund with regard to Stamp Duty and / or Registration Fees.
6. To represent me before the society or any concerned Authority for obtaining necessary permission in relation with the said Property on my behalf and also sign necessary documents, transfer forms, Affidavits, Indemnity Bonds and all other papers.
7. To do all other acts and things that may be necessary or incidental to the execution and registration of all the Deeds and Documents in respect of the Said Flat / Said New Flat.
8. To attend and represent before any Authorities in respect of the said Flat / Said New Flat.
9. To fulfill all formalities and requirements under the Bye-Laws of Co-operative Housing Societies and to attend Meetings, vote and confirm / affirm the Consent for Resolutions to be passed in the Meetings of the Society.
10. To represent and appeal before any official or Registrar of Co-operative Societies to protect my shares, right, title and interest in the in the Said Flat / Said New Flat.

Chaittali Gandhi

11. To receive or collect any Mail, Parcel if delivered either by Post or Courier.
12. To take legal action against any trespassers and to protect my rights in the said Flat / New Flat.
13. To appoint and revoke any Advocate, Pleader, Prosecutor, or any competent authority in respect of the said Flat / New Flat.
14. To sign and execute all the documents, Affidavit/s, Indemnity Bonds/s, etc, required for the effective completion of formalities as per the provisions of the Law.
15. **AND GENERALLY** to act as Attorney for me and/or any person/s appointed by me in relation to the said Flat / New Flat and to execute and do all acts, deeds, matters and things as fully and effectually in all respect as I could and would do it personally present and i hereby agree to ratify and confirm whatever done or caused to be done by the said Attorney.
16. **THIS POWER IS HEREBY GIVEN WITHOUT ANY CONSIDERATION.**

AND I do ratify and confirm what the said Attorney will lawfully do in the said Flat / New Flat.

IN WITNESSETH WHEREOF I have put my hand this 22nd Day of November 2022.

SIGNED, SEALED AND DELIVERED

By the within named

PRGandhi



MRS. MADHU RAJNIKANT GANDHI
(PAN – AFAPG7692H)

SPECIFIC POWER OF ATTORNEY ACCEPTED BY CONSTITUTED ATTORNEY

ChaittaliGanddhi



PRGandhi

CHAITTALI GANDDHI
(PAN – AEIPG7893K)

BEFORE ME

BEFORE ME

H. A. RAJGOR
Reg. No. 15761 B.Com.,LL.B
ADVOCATE & NOTARY GOVT. OF INDIA
Resi: E/27, Vrindavan, LBS Road,
Ghatkopar (W), Mumbai - 400 086

H. A. RAJGOR
NOTED & REGISTERED
Sr. No.: 555 Page No.: 058
Notary Regd. No.: 3
Date: 22 NOV 2022

NOTARY H. A. RAJGOR Ghatkopar (W) Mumbai (MAH.) Regn. No. 15761 Date of Expiry 05-12-2024 GOVT. OF INDIA

NOTARY H. A. RAJGOR Ghatkopar (W) Mumbai (MAH.) Regn. No. 15761 Date of Expiry 05-12-2024 GOVT. OF INDIA

THE SEAL OF THE SUB REGISTRAR KURLA-2 MUMBAI SUBURBAN DIST. (BANDRA)

कुरल -२
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२०२३

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Chaittali Ganddhi

PRkundhi

Lease Deed

3140/

"ANNEXURE – A"

करल -२		
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२०२३		

INDENTURE OF LEASE

SUVARNA-REKHA CO.OP.HSG.SOC.LTD.

BLDG NO. 175

THE SEAL OF THE SUB REGISTRAR KURLA-2 MUMBAI SUBURBAN DIST. (BANDRA)

NOTARY N. J. D'MONTE GREATER BOMBAY GOVT. OF MAHARASHTRA

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२०२३		

THE SEAL OF THE SUB REGISTRAR KURLA-2
MUMBAI SUBURBAN DIST. (BANDRA)

करल -२

९३९९० | १५३ | ५००

NW RS = 314

२०२३

-2-

Certificate u/s. 32 (1)of the Bombay Stamp Act, 1958
Office of the
Collector of stamps, Kurla
ADJ No.: 1100901/2319/15IK
Date:

Received from shri Suvarna - Rekha Co-op. Hsg. Soc. Ltd.
residing at
stamp duty of Rs.(15700/-
Fifteen thousand Seven hundred only
de challan No. 644 Dated 5/1/16
rtified under Section 32 (1) (b) of the Bombay Stamp Act, 1958 that the full duty
Of Rs.(15700/- Fifteen thousand seven hundred only
With which this instrument is chargeable
Has been paid u/article No. 36(iv)
Of Schedule
This Certificate is subject to the provisions
Of section 53-A of Bombay Stamp Act, 1958
Place: Kurla
Date

Collector of Stamps
Kurla

11.1.16

Sr. No. 5 D

सक्षम प्राधिकाऱ्यांनी पाच प्रतींवर एस.एम.इतं. दि ११-१-१६ रोजीच्या पत्रान्वये प्राप्त झालेल्या दस्तामधे खालरजमा करण्यात आली असून, ते बरोबर असल्याचे आढळून आले आहे

उप. दुय्यम निबंधक कुर्ला-२ (वर्ग-२)

TRUE COPY
ATTESTED BY ME
N. J. D'MONTE
ADVOCATE & NOTARY
51-A, Chapel Road,
Bandra, Mumbai-50.
Ph: 9820068642 / 26424884

1 MAR 2016

ADJUDICATION FEE PAID 100/-

हे प्रमाणपत्र "मुंबई मुद्रांक अधिनियम १९५८ अन्वये आकारलेल्या नियमानुसार निर्गमित केलेले आहे. परंतु संपत्ती दस्त नोंदणीसाठी मोबदला अधिनियम-खासनीर पाठवला आल्यास, नोंदणी अधिनियम १९०८ च्या कलमाप्रमाणील तरतूदी नुसार नोंदणी अधिकारी दस्त नोंदणीची कार्यवाही करतील."

THE SEAL OF THE SUB-REGISTRAR KURLA-2 MUMBAI SUBURBAN DIST. (BANDRA)

THIS INDENTURE OF LEASE made at Mumbai this 16th Day of March 2016 (Two Thousand ~~Fifteen~~ Sixteen) between the MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY a statutory 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), Mumbai – 51, 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

Suvarna-Rekha Co-Operative Housing Society Ltd, A Co-operative Society duly registered under the Maharashtra Co-operative Societies Act, 1960 (Mah. XXIV of 1961) and bearing Registration No. BOM/HSG-Pra/1966 dated 28/02/1966 and having its registered office at Bldg. No.17, Pant Nagar, Ghatkopar (East) , Mumbai - 400 075 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.

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NOTARY N. J. D'MONTE GREATER BOMBAY Regd. No. 359 Expiry Date 6-2021

कुरला -२
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WHEREAS the Authority being duly constituted with effect form [illegible] day of December, 1977, under Government Notification in the Public works and Housing Department No. ARD 1077(1) Desk-44 dated 5th December, 1977, the Maharashtra Housing Board a corporation established under the Mumbai Housing Board Act, 1948(Bom LXIX of 1948) (hereinafter referred to as 'the Board') stood dissolved by operation of section 15 of the said Act:

AND WHEREAS, under clauses (a) and (b) of Section 189 of the said Act all the property, rights, liabilities and obligations of the said dissolved Board including those arising under any agreement or contract have become the property, rights, liabilities and obligations of the Authority:

AND WHEREAS, the Board was possessed or otherwise well and sufficiently entitled to a piece or parcel of land admeasuring 593.45 Sq. Meters or thereabouts situated at S.No.236-A (Part) City Survey No. 5684 (Part) forming part of the Board's land at Pant Nagar, Ghatkopar (East), Mumbai- 400 075 in the registration sub district of Kurla Mumbai Suburban District and more particularly described in the Schedule hereinafter written and shown by red coloured boundary line on the plan hereto appended (hereinafter referred to as 'the said land') for residential use.

AND WHEREAS, the said land has now become the property of the Authority and all rights, liabilities and obligations of the Board, as aforesaid in relation to the said land have become the rights, liabilities and obligations of the Authority:

AND WHEREAS, the building No.175 situated at Pant Nagar, Ghatkopar (East) , Mumbai- 400 075 consisting of 16 tenements constructed on the said land for residential use (hereinafter referred to as 'the said building') is being conveyed to the society by a Sale deed of even date between the Authority and the society and it is now expedient and necessary to lease the said land underneath and appurtenant to the said building to the said society:

AND WHEREAS, the Authority has agreed to lease the said land and the society has agreed to accept such lease for a period of sixty years & renewable by every 30 years once with effect from the 01/04/1980 on the terms, conditions, rents and covenants hereinafter appearing.

करल - ३

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AND WHEREAS, it is expedient and necessary to execute this indenture of lease in favour of the society in pursuance of the above mentioned agreement.

करल -२

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AND WHEREAS, before the execution of these presents the Society has paid a sum of Rs. 16,240/- (Rupees Sixteen Thousand Two Hundred Fourty Only) towards premium and Rs. 40,320/- (Rupees Fourty Thousand Three Hundred Twenty Only) towards lease Rent for the period from 01/04/1980 to 31/03/2015 the receipt of which the Authority doth hereby admit and acknowledge);

NOW THIS INDENTURE OF LEASE WITNESSETH AS FOLLOWS:

1. In consideration of the above said sum of Rs. 16,240/- (Rupees Sixteen Thousand Two Hundred Fourty Only) towards premium and Rs. 40,320/- (Rupees Fourty Thousand Three Hundred Twenty Only) towards lease Rent for the period from 01/04/1980 to 31/03/2015 paid by the Society to the Authority before the execution of these presents (the receipt of which the Authority before doth hereby admit and acknowledge) and in consideration of the Rent and covenants hereinafter reserved and contained the Authority doth hereby demise by way of lease unto the Society the said land being a part of the Authority's estate and shown on the plan annexed hereto and thereon bounded on red TO HAVE AND TO HOLD the said land for a term of thirty years for the second instance & renewable by every 30 years once commencing on the 1st day of April 1980 (hereinafter referred to as 'the commencement date') for residential use subject to the terms and conditions hereinafter mentioned yielding and paying therefore during the said terms a sum of Rs. 1152/- (Rupees One Thousand One Hundred Fifty Two Only) p.a. as lease Rent without any deduction to be paid in advance every year on or before the 5th day from the date on which the yearly terms begins every years 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. The Society doth hereby covenant with the Authority in the following manner that is to say :-

THE SEAL OF THE SUB-REGISTRAR KURLA-2 MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE SUB-REGISTRAR KURLA-2 MUMBAI SUBURBAN DIST. (BANDRA)

N. J. D'MONTE GREATER BOMBAY Regd. No. 350 Expiry Date 6-6-2021 GOVT. OF MAHARASHTRA

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a. to pay as aforesaid the lease Rent of Rs. 1152/- (Rupees One Thousand One Hundred Fifty Two Only) in advance every year on or before the fifth day of the commencement of each year for which the same is payable in the manner aforesaid without any deduction or abetment whatsoever.

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b. to pay interest on such amount of Lease of Rent or any part thereof or any other dues to be paid by the society 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 part thereof or any other dues has or have become payable as aforesaid at the rate of 18 % p.a. until the whole of such amount or dues has or have been paid.

c. peacefully vacate the said 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 them existing condition:

d. to abide by all rules regulation Bye-law and conditions now in force or at any time hereafter duly prescribed by the Government, the Municipal Corporation of Greater Mumbai or of the Authority is so far as they relate to the said land:

e. 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 land:

f. to bear, pay and discharge all the present and future rates, taxes, ceases, assessments, duties and impositions and outgoings whatsoever assessed, imposed and charged upon the said land by the Government or the Municipal Corporation of Greater Mumbai or any other. Local Authority or statutory body under any laws for the time being in force including all sanitary and water ceases 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: