g. The present property taxes come to Rs. 10566 per year and a Non-Agricultural tax comes to Rs.115[illegible] per year.

करल - ३

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करल -२

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h. To permit the Authority and its authorized agents at all reasonable time to enter upon the said land and Building erected thereon for the purpose of collecting rent or any other dues or for any other lawful purposes :

i. Not to assign, sublet, underlet or otherwise transfer in any other manner whatsoever including parting with the possession of the whole or any part of said land or its interest there under or benefit of this lease or any part or persons or change the residential use of the said land any part thereof without the previous written permission the Authority:

j. To use the plot as well as building standing thereon only for the residential purpose and not for any other use.

k. to keep and maintain the open space of the said land in a clean neat and sanitary condition:

l. to pay full compensation to the Authority for any loss, damage or injury that may be caused to the said land or any part thereof by reason of the excessive user or any act of omission or commission on the part of the society is servant or others in its employment or of the visitors or any other persons coming to or on the said land or to the building and to indemnify the Authority on all such accounts:

m. It is agreed that lessee is entitled only to the floor space index (F.S.I.) consumed under the building conveyed to him. Any unutilized FSI for the said land in excess of the said building or any additional FSI becoming available due to any change or modification in the DC Rules and Regulations at any point of time shall be the property of the Authority.

n. That Lessee shall abide by the terms and conditions vis-à-vis Development permission as well as Policies and Guidelines prescribed by the Authority in case Lessor decide to revise the layout as per modified DCR 33(5)"

o. The lessee in case decide to redevelop the building under DCR 33(9) of the DC Regulation, 1981 shall obtain prior

ADJ/11009/1356/2023/KK

Pages 163

413

करल -२
१३९९० | १७८ | ५००
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permission of the Authority for execution of the Scheme under DCR 58 (9);

करलोर ३
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(c) not to do or suffer anything to be done on the said land which may cause damage, nuisance, annoyance or inconvenience to the occupiers of the adjacent premises of to the Authority or to the neighborhood.

3. The Authority hereby covenants with the society that on the society paying the rents hereby reserved and observing and complying with the duties and obligations of the society herein contained the society shall peacefully hold and enjoy the said land during the said term without any unlawful interruption by the Authority or any person claiming through or under the Authority.

4. It is hereby agreed that the society shall so hold the said land TOGETHER WITH the right in common with the Authority and the occupiers of the adjoining premises of the Authority to use for all purpose the roads and passages made or hereafter to be made by or for the accommodation of the said land and the free passage and running of water and soil from any other building and land of the Authority and any other leases of the Authority on the adjoining premises by in or through the channels, water courses made or to be made upon or under the said land or any at them or any part thereof.

5. The Authority shall at all times have power, without obtaining any consent of or making compensation to the society to deal as the Authority may think fit, with any of the lands and premises adjoining or opposite or adjacent to the said land and have power to erect or permit to be erected on such adjoining, opposite or adjacent lands or premises any building whatsoever whether building shall, or shall not affect or diminish the light or air which may now or any time during the term hereby granted be enjoyed by the society or the occupants of the said land or any part thereof and also have power to permit any such Building to be used for any purposes which the Authority may approve.

6. it is hereby agreed and declared that all moneys, sums dues and other charges payable by the society under these presents shall be demed to be arrears of rent payable in respect of the

said land and shall be recoverable from the society in the same manner as arrears of land revenue as provided in the Section 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.

करल - २
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करल -२
१४९१० | १५६ | ५००
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7. It is hereby also agreed that if the lease rent hereby reserved or any part thereof or other dues, if any together with interest thereon, if any, to be paid by the society shall be in arrears for ninety days after becoming payable (whether formally demanded or not) or if the society fails to [illegible] the terms, conditions or covenants stipulated hereby then in any of the said events it shall be lawful for the Authority at any time thereafter by giving ninety days notice to terminate the lease forthwith and there upon re-enter and [illegible] possession of the said land the building and [illegible] fixture materials, plants, chattels and effects thereupon and to hold and dispose of the same as the property of the Authority if this lease had not been entered into and without making to the society 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 and it shall be lawful for the Authority to remove the society and all other persons in or upon the said land or any part thereof, and its effects there from without in any way being liable to any suit, action indictment or other proceedings for trespass damage or otherwise provided that if the society complies with the requirements of the aforesaid notice within the period stipulated in such notice or within such extended period as the Authority may permit in writing the Authority shall not exercise the said right of re-entry.

8. The society shall comply all the legal requirements including payment of Stamp Duty required either for the purpose of Agreement with the allottees or for the purpose of utilization of TDR/Balance FSI in pursuance of NOC granted by the Mumbai Board. In case any complaint is received for non payment of stamp duty, registration of any documents required to be stamped in accordance with law, then the NOC

ADJ/11090/356/2023 Pages 165

करल -२
१३९९० | १८० | ७००
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करल २
२८५९ | ७८ | २०
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is liable to be cancelled. The allottees/society shall submit an Affidavit-cum-Undertaking to the effect that they will comply all the necessary legal requirements including payment of Stamp Duty and Registration charges.

9. The said land is leased for a period of Sixty years from the date of commencement i.e. 01/04/1980 and the lease shall be renewable by 30 years period once on the terms and conditions determined by the Authority from time to time.

10. Any notice intimation or demand required to be given or made by the Authority on the society under this deed of lease shall be deemed to be duly and properly given or made if given by the officer duly authorized by the Authority in that behalf and shall be deemed to be duly served if addressed to the society and delivered or affixed at the said land or at the address of the office of the society as stated herein-above and any notice to be given to the Authority will be sufficient served if addressed to the Vice President and Chief-Executive Officer of the Authority and delivered at his office.

11. 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 those occasioned 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.

12. The land under the building and the land appurtenant should construe to mean land which is required for setback, etc., of the building. Only these are leased to the Society. All other balance lands in a layout therefore would remain the property of MHADA.

करल - ३
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IN WITNESS WHEREOF the signature of Shri/Smt. T. P. Rathod, Dy. CO/(E.M.) East Mumbai Housing and Area Development Board, Mumbai for and on behalf of Maharashtra Housing And Area Development Authority has been set hereunder and the seal of the Authority has also been affixed and attested by the officer of the Authority, and the Signature of Shri. Sunil Pandurang Naik –Chairman, Shri. Girjashankar Aasharam Mishra- Secretory and Shri.Sanjay U. Salunke for and on behalf of the Society and the seal of the society have been affixed hereinto the day and year first above written under the authority of the Society given to them to execute these presents for and on behalf of the society vide society General Body Resolution passed in its meeting held on 08/2015.

करल -२
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2023

SCHEDULE – I

All that piece or parcel of land or ground of plot situated and lying underneath and appurtenant to building No.175 at Survey No. 230-A (Part) and City Survey No. 5684 (Part) at Pant Nagar, Ghatkopar (East) , Mumbai- 400 075 in the Registration sub-district of Kurla Mumbai Suburban District of Mumbai city admeasuring 593.45 Sq. Meters of hereabout and bounded as follows that is to say:

On or towards the North by : 12.20 mtr wide Road
On or towards the West by : 6.10 mtr wide internal road
On or towards the South by : Building no. 174 & 173
On or towards the East by : 12.20 mtr wide Road

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

ADJ/1100901/356/2023/K
Pages 167 | 417

करल - ३.
२३९ | १६ | २७
२०१६

करल -२
१३११० | १८२ | ५००
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SCHEDULE – II

LIST OF BONAFIDE MEMBERS OF SUVARNA-REKHA CO-OPERATIVE HOUSING SOCIEY LIMITED.

Sr. No.	Tenement No.	Name Of Members	Carpet area of each tenement (Sq.mtrs.)	Premium of land of each tenement. (In Rs.)
1	4875	Smt. Rekha Ashok Shah	44.59	1,015.00
2	4876	Shri. Bipin Chandulal Gandhi	44.59	1,015.00
3	4877	Shri. Narendra Nageshrao Sawant	44.59	1,015.00
4	4878	Shri. Shantaram Gangaram Shirke	44.59	1,015.00
5	4879	Shri. Dwarkanath Manikcao Kale	44.59	1,015.00
6	[illegible]	Shri. Girjashankar Aasharam Mishra	44.59	1,015.00
7	4881	Smt. Neeta Bharat Mehta	44.59	1,015.00
8	4882	Smt. Kamal Umakant Salunke	44.59	1,015.00
9	4883	Shri. Sunil Pandurang Naik	44.59	1,015.00
10	[illegible]	Shri. Sadashiv Vithal Naik	44.59	1,015.00
11	[illegible]	Shri. Mulchand Jwan mal Jain	44.59	1,015.00
12	4886	Shri. Sachin Ramesh Raje	44.59	1,015.00
13	4887	Shri. Sudhachandra Shankar Date	44.59	1,015.00
14	4888	Smt. Leela Vasant Magdum	44.59	1,015.00
15	4889	Smt. Meena Rajesh Patel	44.59	1,015.00
16	4890	Smt. Chandrika Rajendra Shaha	44.59	1,015.00
		Total: -		Rs. 16,240/-

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



SIGNED SEALED AND DELIVERED
By Shri/Smt. T.P. Rathod / Dy. CO (East) (E.M.)
Mumbai Housing and Area Develop-
ment Board Mumbai in presence of
Shri/Smt. _____ C.D.O.
Mumbai Housing and Area Develop-
ment Board Mumbai.

Dy. CO (East) (E.M.)
MUMBAI HOUSING & AREA
DEVELOPMENT BOARD, MUMBAI

करल -२
१२१९० | १८२ | ५००
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MAHARASHTRA HOUSING & AREA DEVELOPMENT AUTHORITY ★ BOMBAY ★
7029
16/03/16

करल - ३
३३५५ | ५५ | २८
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The common seal of the Maharashtra
Housing And Area Development
Authority affixed in the presence of
Shri/Smt. _____ C.D.O.
Mumbai Housing and Area Develop-
ment Board has signed in token thereof
in the presence of Shri S.G. Suryawanshi Dy C.D.O.

C.D.O.
MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD



SINGED SEALED AND DELIVERED
BY:
1. Shri. Sunil Pandurang Naik -Chairman (Chairman)



2. Shri. Girjashankar A. Mishra -Secretary (Secretary)

(Member)

3 Shri. Sanjay U. Salunke Member of
The managing committee of the said
Society who have hereinto affixed
Their signatures in the presence of
Shri Rajendra Amritlal Shah a
Member of the Society.

SUVARNA-REKHA CO-OPERATIVE HOUSING SOCIETY LTD. ★ MUMBAI-75 ★
Regn. No. BOM/HSG/ 1121 of 1966 dated 17-2-1966

The Common Seal of the Suvarna-Rekha
Co-operative Housing
Society Ltd. is affixed in the presence of
Shri. Girjashankar A. Mishra Secretary
who has signed in token Thereof
in the presence of
Shri _____,
a member of the society.

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

ADJ/1100901/356 / 2023/K
Pages 169 | 413

करल -२
९३९९० | १८४ | ५००
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DATED THIS 16th DAY OF May 2016

MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

AND

THE SUVARNA-REKHA
CO-OP. HSG.SOC.LTD.AT
BLDG.NO.175, PANT NAGAR,
GHATKOPAR (EAST),MUMBAI-400 075.

INDENTURE OF LEASE

Shri. C.M. Vachasundar
Legal Advisor,
Maharashtra housing and Area
Development Authority
Mumbai – 400 051.

करल -२

१३११० | १८५ | ५००

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NOTE:

ADJ/1100901/351/2023/K

Pages 171 | 413

करल -२		
१३१९०	१८६	५००
२०२३		





जा.क्र. उपगुअ/पूर्व/मुं.करला/२०१६
दि. 18/1/2016

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करल -२

१३११०	१८७	५००

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प्रति,
अध्यक्ष / सचिव,
सुवर्णरेखा सहकारी गृहनिर्माण संस्था (मर्या.),
इमारत क्र. १७५ , पंतनगर,
घाटकोपर (पू), मुंबई-४०००७५.

विषय : आपल्या संस्थेचे विक्रीखत व भू-भाडेपट्टा करारपत्र नोंदणीकृत करणेबाबत.
संदर्भ : १.आपले दि. १४/०१/२०१६ चे पत्र.
२. डीआयजी रजि. यांचे दि. २६/०८/२०१४ चे पत्र.

महोदय,

आपल्या संस्थेचे विक्रीखत व भू-भाडेपट्टा करारपत्र मुद्रांक शुल्क भरणा केल्यानंतर संदर्भीय पत्रानुसार आपण या कार्यालयास सादर केले होते. सदर करारपत्रांचे निष्पादन (Execution) करण्यात आले असून त्याबाबतच्या परिशिष्टासह नोंदणीकृत करणेसाठी आपणांस देण्यात येत आहेत.

संदर्भ क्र.२ नुसार अधिसुचनेद्वारे नोंदणी करीता [illegible] सूट देण्यात आली आहे. तरी सुवर्णरेखा सहकारी गृहनिर्माण संस्था (मर्या.), इमारत क्र. १७५ या संस्थेने सादर केलेली व म्हाडाने निष्पादित केलेले मसूदे परस्पर नोंदणीकृत करण्यात यावेत ही विनंती.

मसूदे नोंदणीकृत केल्यानंतर विक्रीखत व भू-भाडेपट्टा करारपत्र [illegible] छायांकित प्रती या कार्यालयाकडे सादर कराव्यात.

सोबत : १. मुळ विक्रीखत व भू-भाडेकरारपत्र
२.संदर्भ क्र.२ च्या पत्राची छायाप्रत.

आपला विश्वासू,

Rathod 16/3/16
उपमुख्य अधिकारी (पूर्व)
मुंबई मंडळ

प्रत माहितीसाठी : सहदुय्यम निबंधक, उपनिबंधक कार्यालय, कुर्ला, मुंबई.

ADJ/1100901/354/2023/K
Pages 173 413

करल -२

१३१९०	१८८	५००
२०२३		

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

करल - ३
२३५ | २० | २१२
२०१६ करल -२
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Telephone No : 22665170
Fax No : 22641219
Email : dig.mumbai@igrmaharashtra.gov.in

Office of the Deputy Inspector General of Registration Mumbai Division Mumbai
Ground Floor, Old Custom House,
S. B. Road, Fort, Mumbai 400001.

उ. नु. नि. म. गो. वि. मंत्रा
क्रमांक : ३३२६
दिनांक : २-९।८।१४

No/Regn/ws/1306 /2014
Date :- 26/08/2014

To,

The Vice President &
Chief Executive Officer,
MHADA.

THE SEAL OF THE SUB-REGISTRAR KURLA NO.2 MUMBAI SUBURBAN DIST. (BANDRA)

Vt 40/Dy 60(Fin)
MH-EE

Sub :- Notification regarding granting of exemption in accordance with the provision of sec 88(1) (d) of the Registration Act 1908.

Ref :- Your office letter No.LA/A/74/2013 dated 3rd Jan 2014.

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

Respected Sir,

With reference to above subject, copy of notification of Revenue & Forest Department, Mantralaya dated 20th August 2014 is submitted for information.

Circulate to all E.Ms.

1-9-2014.

(Dr. Manik Gursal)
Deputy Inspector General of Registration,
Mumbai Division Mumbai.

Copy to :

1) Deputy Chief Executive Officer, Mhada
2) Legal Advisor, Mhada
3) Chief Officer : Mumbai Board, Konkan Board

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

ADJ/1100901/356/2023/K
Pages 175 | 413

करल -२

१३११०	१८०	५००
२०२३		

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

करल - ३

४३८५	२	२७

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करल -२

१३१९०	१९१	५००

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अधिसूचना

नोंदणी अधिनियम, १९०८ (१९०८ चा १६)

क्रमांक:-नोंदणी-२०१४/१२६८/प्र.क्र.१८५/म-१, ... अधिनियम, १९०८ (१९०८ चा १६) हा महाराष्ट्र राज्यास लागू करताना, त्यांच्या कलम ८८ च्या पोटकलम (५) च्या खंड (ड) अन्वये प्रदान केलेल्या अधिकाराचा वापर करून, महाराष्ट्र शासन, याद्वारे १) मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ २) मुंबई इमारत दुरूस्ती व पुनर्वसन मंडळ ३) मुंबई झोपडपट्टी सुधार मंडळ ४) पुणे गृहनिर्माण व क्षेत्रविकास मंडळ ५) नागपूर गृहनिर्माण व क्षेत्रविकास मंडळ ६) कोकण गृहनिर्माण व क्षेत्रविकास मंडळ ७) नाशिक गृहनिर्माण व क्षेत्रविकास मंडळ ८) अमरावती गृहनिर्माण व क्षेत्रविकास मंडळ. या मंडळांचे मुख्याधिकारी व मिळकत व्यवस्थापक यांना उक्त कलम ८८ चे प्रयोजनार्थ विनिर्दिष्ट करीत आहे.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,

(ज्योत्स्ना मु. माळेकर)
कार्यासन अधिकारी
महसूल व वन विभाग

प्रत:

नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य, पुणे.
नोंदणी उपमहानिरीक्षक व मुद्रांक उपनियंत्रक, महाराष्ट्र राज्य, मुंबई.

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

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

ADJ/1100501/356/2023/K
Pages 177 : 413