कुर्ला -२

१३११० | २२२ | ५००

२०२३





कुर्ला -२

१३१९०	२२३	५००

२०२३ कुर्ला - ३

२३५५	५	२०
२०१६		

CHALLAN
MTR Form Number-6

USER

DEFACED FOR RS:32300.00

GRN	MH006227[illegible]	BARCODE		Date 06/01/2016-11:14:37	Form ID
Department	Inspector General Of Registration		AMOUNT 32300.00	08/01/2016	Payer Details
Type of Payment	Adjudication Stamp Duty				
Office Name	CSK COLLECTOR OF STAMPS KURLA			Full Name	SUVARNA REKHA CO OP HOUSING SO CIETY LTD
Location	MUMBAI				
Year	2015-2016 One Time			Flat/Block No.	
Account Head Details		Amount In Rs.		Premises/Building	
0030050801	Amount of Tax	32300.00		Road/Street	
				Area/Locality	
				Town/City/District	
				PIN	
				Remarks (If Any)	
				ADJ/1100901/2319/15/K	
Total		32300.00		Amount In Words	Thirty Two Thousand Three Hundred Rupees Only

1 (Amt.in words:Thirty Two Thousand Three Hundred Rupees Only)
Duty on Doc Voluntarily brought for adjudicatn SoS

Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	REF No.	00040572016010778216 / CP36471398
Cheque/DD No			Date		05/01/2016-11:14:37
Name of Bank			Bank-Branch		STATE BANK OF INDIA
Name of Branch			Scroll No., Date		209 , 08/01/2016

Mobile No. : Not Available

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

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

NOTARY N. J. D'MONTE GREATER BOMBAY Regd. No. 859 Expiry Date 5-6-2021 GOVT. OF MAHARASHTRA

ADJ/1100901/356/2023/K
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करल -२

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२०२३		

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

करल -२
९३११० | २५५०० | २०२३ करल - ३ | २७५ | ६ | २८

महाराष्ट्र शासन
मुद्रांक जिल्हाधिकारी कुर्ला यांचे कार्यालय, संके कार्यालय,
तळमजला, नविन प्रशासकीय इमारती ६
आर. सी. मार्ग, चेंबुर, मुंबई ७१.

जा. क्र./अभि/अं.आदेश/ ९५ | 16 दिनांक :11/01/16

(मुंबई मुद्रांक अधिनियम १९५८ च्या कलम ३१ खालील कार्यवाही)

निर्णय

उपरोक्त प्रकरण क्रमांक ADJ/1100901/2319/15/K सह.अन्वये पक्षकार SUVARNA-REKHA CO.OP.HSG.SOC.LTD. यांनी दिनांक 05/12/2015 रोजी DEED OF LEASE & DEED OF SALE या संलेख कुर्ला-१ यांची यांचा अभिनिर्णयाकरीता सादर केलेला आहे. सदर संलेखामधील तपशिल खालीलप्रमाणे

संलेखाचा निष्पादन दिनांक	UNEXECUTED
संलेखाचा प्रकार	DEED OF LEASE & DEED OF SALE
संलेख लिहुन देणार	MHADA
संलेख लिहुन घेणार	SUVARNA-REKHA CO.OP.HSG.SOC.LTD.
संलेखातील मिळकतीचे वर्णन	PARCEL OF LAND WITH STRUCTURE, BUILDING NO.17, PANT NAGAR,GHATKOPAR,TAL-KURLA
क्षेत्रफळ	593.45 SQ.MTRS.
RENT	RS.1152/-P.A.
PROPERTY TAX	RS.10566/-P.A.
N.A.TAX	RS.1152/-P.A.
PREMIUM	RS.16566/- + 40320= 56560/-
PERIOD	30+30=60 YEAR
SOC.MEM.	16 MEMBER

उपरोल्लेखीत संलेखातील मालमत्ता सन २०१५ करिताचे बाजारमुल्य दर तक्ता (मालमत्तेचे बाजारमुल्य निर्धारण करणे) नियम १९९५ मधील तरतुदी, तसेच मुंबई महानगरपालिका क्षेत्र व लगतचे क्षेत्र विकास नियंत्रक नियमावली आणि बाजारमुल्य दरतक्त्यातील मार्गदर्शकसुचना व त्यामधील दर व दस्तातील इतर बाबी तसेच सोबतची कागदपत्री पुराचे पुराचे विचारात घेऊन 314000/- +327760/- इतके बाजारमुल्य निश्चीत करण्यात आले असुन त्याचर मुंबई मुद्रांक अधिनियम १९५८ मधील तरतुदीनुसार खालीलप्रमाणे मुद्रांक शुल्क व दंड देय आहे.

M.V.	ARTICLE	St. Duty	PAID S.D.	BAL S.D.PAID	PENALTY PAID
(DOC.NO.1)(LEASE) RS.314000/-	36(iv)	15700/-	32300/-	0/-	NIL/-
DUPLICATE COPY	27	100/-			
DOC.NO.2(SALE DEED) RS.20485/-X16 MEMBER	25(b)	16400/-			
RS.327760/ DUPLICATE COPY	27	100/-			
		32300/-			

उपरोक्त सर्व वस्तुस्थिती व दस्तामधील नमुद माहीतीच्या आधारे खालील प्रमाणे अंतिम आदेश पारीत करीत आहे.

अंतिम आदेश

१ अभिनिर्णयाकरिता सादर केलेल्या संलेखास मुंबई मुद्रांक अधिनियम १९५८ च्या अनुसुची १ मधील अनुच्छेद 36(iv) 25(b) 27 नुसार मुद्रांक शुल्क 32300/- देय असल्याबाबत जा.क्र. 7848/23/12/2015 अन्वये अंतरिम आदेश पारीत करण्यात आले होते. त्यास अनुसरुन मुद्रांक शुल्क व दंडाचा भरणा कोणत्याही आक्षेपाविना पक्षकारांनी 05/01/2016 रोजी पावती क्र/MH006227377201516M द्वारे भरणा केला असल्याने 7848/23/12/2015 रोजीची अंतरिम आदेश अंतिम आदेश म्हणून कायम करण्यात येत आहे.

11.1.16
(प्रतिमा पुदलवाड)
मुद्रांक जिल्हाधिकारी,कुर्ला.

प्रती.
1.SUVARNA-REKHA CO.OP.HSG.SOC.LTD.
2. SUB-REGISTRAR, KURLA-1,2,3,4.

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

ADJ/1100901/356/2023/K
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२०२३		

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

Sale Deed -

"ANNEXURE - A"

CHALLAN

MTR Form Number-6

GRN	MH 00 8375966 201516M	BARCODE		Date 22/03/2016-15:03:31	Form ID 0

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Registration Fee	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	KRL3_JT SUB REGISTRAR KURLA NO 3	Full Name	Mumbai Housing and Area Development B oard
Location	MUMBAI		
Year	2015-2016 One Time	Flat/Block no,	Building No. 175
Account Head Details	Amount In Rs.	Premises/Bldg	
0030063301 Amount of Tax	3300.00	Road/Street	Pant Nagar Ghatkopar East
		Area/Locality	Mumbai
		Town/City/District	
		PIN	4 0 0 0 7 5
		REMARKS (If Any)	SecondPartyName=Suvarna Rekha CHS limited~
		Make payment at any branch of STATE BANK OF INDIA Before 29/03/2016	
	22 MAR 2016		
Total	3300.00		

Amount In Words	Three Thousand Three Hundred Rupees Only		
Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	REF No. 00445893410
Cheque/DD No.		Date	
Name of Bank		Scroll entered by STATE BANK OF INDIA	
Name of Branch			

Mobile No. : Not Available

करल - २

92990 | 220 | 400

2023

करल - ३

238 | 9 | 24

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

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

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

ADJ/1100901/356/2023/K

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२०		

करल - ३

३८	२	२५
२०१६		

CHALLAN

MTR Form Number-6

DEFACED FOR RS.3300.00

GRN	MH008376[illegible]	BARCODE	Form ID
Department	Inspector General Of Registration	AMOUNT 3300.00	
Type of Payment	Deface Number-MH004865314201516	TAX ID (If Any)	
(Amt.in words:Three Thousand Three Hundred Rupees Only)	Ordinary Collections IGR	PAN No. (If Applicable)	
Office Name	KRL3_JT SUB REGISTRAR KURLA NO 3	Full Name	Mumbai Housing and Area Develo
Location	MUMBAI		Lomani Board
Year	2015-2016 One Time	Flat/Block No.	Building No. 175
Account Head Details	Amount In Rs.	Premises/Building	
0030083301 Amount of Tax	3300.00	Road/Street	Pant Nagar Chakrapar East
		Area/Locality	Mumbai
		Town/City/District	
		PIN	5
		Remarks (If Any)	SecondPartyName=Laxmi [illegible]
		Amount In Words	Three Thousand Three Hundred Rupees Only
Total	3300.00		

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	REF No.	00040572016032213790 CP45893410
Cheque/DD No		Date		22/03/2016-15:03:31
Name of Bank		Bank-Branch		STATE BANK OF INDIA
Name of Branch		Scroll No. Date		284 , 23/03/2016

Mobile No. : Not Available

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

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

करल - ३		
२३६	३	२५
२०१६		

करल -२		
१३११०	२२९	५००
२०२३		

महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग,

मुद्रांक जिल्हाधिकारी कुर्ला तालुका,

प्रशासकीय इमारत , तळमजला, आर.सी.मार्ग,
चेंबूर, मुंबई-४०००७१

(दुरध्वनी क्र.०२२-२५२८५६११, फैक्स क्र.----------, ईमेल :-cos.[illegible]@gmail.com)

दिनांक :

नमुना " ए "

[नियम३(५) पहा]

अर्जदाराला दस्तावेजाची पोच पावती.

प्रति, Sunil P. Naik

विषय :- Ans साठीचा आपला

दिनांक 31/1/25 रोजीचा अर्ज

महोदय, महोदया,

आपला उपरोल्लेखित अर्ज या कार्यालयास दिनांक 31/1/25 रोजी (अर्ज प्राप्त झाल्याचा दिनांक नमूद करावा) प्राप्त झाला. आपल्या अर्जाचा क्रमांक ADJ/12319/2025 आहे. अर्जात नमूद केलेल्या मिळकतीसंबंधी केलेल्या कार्यवाहीची पुढील माहिती आपणास 45 दिवसांच्या आत कार्यालयात येईल. त्यानंतर ही या कार्यालयाकडे कोणतीही चौकशी करावयाची असल्यास दस्तावेजाचा क्रमांक किंवा इं-मेलद्वारे आपला अर्ज क्रमांक निश्चित उल्लेख करणे येईल.

नाव

पदनाम :----------

- नागरिकांची सनद यामधील निर्धारीत केलेला कालावधी-
- अभिनिर्णयाकरिता ----परिपूर्ण अर्ज सादर केलेला असल्यास --४५ दिवस
- दस्तावेजाकरिता ----- परिपूर्ण अर्ज सादर केलेला असल्यास ---
  १. रु.१ लाख किंवा त्यापेक्षा कमी रकमेचा परतावा असेल तर २५ दिवस
  २. रु.१ लाखापेक्षा जास्त व १० लाखापर्यंत रकमेचा परतावा असेल तर ३५ दिवस
  ३. रु.१० लाखापेक्षा जास्त रकमेचा परतावा असेल तर ४५ दिवस

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

ADJ/1100901/356/2023/IK
Pages 215 | 413

करल -२

१) शासन परिपत्रक क्रमांक [illegible]/२४/मु.क.अ/दि. १, दि. २४/३/२०००.
२) [illegible] पुस्ती शिक्का क्रमांक-३/ [illegible] पावती दुरुस्ती /०६/३९१, दि. ४/१०/२००६

१२११० | २३०१ | १७००

Head Office : GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001.
Office : COLLECTOR OF STAMP (KURLA), NEW ADMINISTRATIVE BUILDING, GROUND FLOOR, RAMKRISHNA CHEMBURKAR MARG, MUMBAI - 400 071. B057614

COLLECTOR OF STAMPS, KURLA

RECEIPT FOR PAYMENT TO GOVERNMENT — NOT TRANSFERABLE

CNT-1 ADJ- 2320 — 05/Dec/2015

Receipt No.: — Receipt Date :

Received From : SUVARNA REKHA CO OP HOUSING SOCIETY LTD

On Account of : ADJ FEE

Mode of Payment	DD/PO/CHQ/ RBI-Challan No.	Date	Bank Name & Branch	Area Code	Amount (In Rs)
CASH					

करल - ३

२३१६	२	२५

२०१६

Case No.: ADJ/1100901/2319/15/K

Lot No.: Lot Date : Total D.O.:

Sr. No.	Description of Stamp	Quantity	Denomination

18 JAN 2016

11 JAN

Total

Rupees

Signature / Designation

THE SEAL OF THE SUB REGISTRAR KURLA NO.1 ★ उपनिबंधक कुर्ला-१ यांचेसाठी ★ मुंबई उपनगर जिल्हा (वांद्रे) ★ MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE SUB REGISTRAR KURLA NO.1 ★ उपनिबंधक कुर्ला-१ ★ मुंबई उपनगर जिल्हा (वांद्रे) ★ MUMBAI SUBURBAN DIST. (BANDRA)

करल - ३

2356	4	24
२०१६		

CHALLAN
MTR Form Number-6

करल -२

32990	29	400
२०२३		

DEFACED FOR RS.32300.00

USER
IGR341

GRN MH003715176201516E | BARCODE | AMOUNT 32300.00 | DATE 05/01/2016 | Date 05/01/2016-11:14:37 | Form ID

Defece Number Of Registration

Amount In Words (Thirty Two Thousand Three Hundred Rupees Only)

Payer Details

Duty on Doc Voluntarily brought for adjudicatn SoS

TAX ID (If Any)	
PAN No. (If Applicable)	
Full Name	SUVARNA REKHA CO OP HOUSING SOCIETY LTD
Flat/Block No.	
Premises/Building	
Road/Street	
Area/Locality	
Town/City/District	
PIN	

Office Name: CSK_COLLECTOR OF STAMPS KURLA
Location: MUMBAI
Year: 2015-2016 One Time

Account Head Details	Amount In Rs.
Amount of Tax	32300.00
	32300.00

Remarks (If Any)
ADJ/1100901/2319/15/K

Amount In Words: Thirty Two Thousand Three Hundred Rupees Only

Payment Details: STATE BANK OF INDIA
Cheque/DD Details

FOR USE IN RECEIVING BANK

Bank CIN	REF No.	00040572016010778218	CP36471398
Date		05/01/2016-11:14:37	
Bank Branch		STATE BANK OF INDIA	
Scroll No. , Date		209 , 06/01/2016	

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

ADJ/1100901/356/2023/K
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कुर्ला -२

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कुर्ला - ३

१३१६ | ६ | २५ | २०१६

महाराष्ट्र शासन
मुद्रांक जिल्हाधिकारी कुर्ला यांचे कार्यालय,
तळमजला, नविन प्रशासकीय इमारत,
आर. सी. मार्ग, चेंबुर, मुंबई ७१.

जा. क्र./अभि/अ.आदेश/ ९५ /16 दिनांक 21/01/16

(मुंबई मुद्रांक अधिनियम १९५८ च्या कलम ३१ खालील कार्यवाही)

निर्णय

उपरोक्त प्रकरण क्रमांक **ADJ/1100901/2319/15/K** मध्ये अन्वये पक्षकार **SUVARNA-REKHA CO.OP.HSG.SOC.LTD.** यांनी दिनांक **05/12/2015** रोजी **DEED OF LEASE & DEED OF SALE** या संलेख अभिनिर्णयाकरीता सादर केलेला आहे. सदर संलेखामधील तपशिल खालीलप्रमाणे

संलेखाचा निष्पादन दिनांक	UNEXECUTED
संलेखाचा प्रकार	DEED OF LEASE & DEED OF SALE
संलेख लिहुन देणार	MHADA
संलेख लिहुन घेणार	SUVARNA-REKHA CO.OP.HSG.SOC.LTD.
संलेखातील मिळकतीचे वर्णन	PARCEL OF LAND WITH STRUCTURE, BUILDING NO.175,PANT NAGAR,GHATKOPAR,TAL-KURLA
क्षेत्रफळ	593.45 SQ.MTRS.
RENT	RS.1152/-P.A.
PROPERTY TAX	RS.10566/-P.A.
N.A.TAX	RS.1152/-P.A.
PREMIUM	RS.16566/- + 40320= 56660/-
PERIOD	30+30=60 YEAR
SOC.MEM.	16 MEMBER

उपोल्लेखीत संलेखातील मालमत्ता सन २०१५ करिताचे बाजारमूल्य [illegible] बाजारमूल्य निर्धारण केलेले) नियम १९९५ मधील तरतुदी, तसेच मुंबई महानगरपालिका [illegible] कार्यालय निरीक्षकांनी दिलेले बाजारमूल्य दरतक्त्यातील मार्गदर्शकसूचना व त्यामधील दर [illegible] कागदपत्री पुरावे पुरवले विचारात घेऊन **314000/- +327760/-** इतके बाजारमूल्य निश्चीत करण्यात [illegible] त्यावर मुंबई मुद्रांक अधिनियम १९५८ मधील तरतुदीनुसार खालीलप्रमाणे मुद्रांक शुल्क व दंड देय आहे.

M.V.	ARTICLE	St. Duty	PAID S.D.	BAL S.D.PAID	PENALTY PAID
(DOC.NO.1(LEASE) RS 314000/-	36(iv)	15700/-	32300/-	0/-	NIL/-
DUPLICATE COPY	27	100/-			
DOC.NO.2(SALE DEED) RS 20485/-X16 MEMBER RS 327760/	25(b)	16400/-			
DUPLICATE COPY	27	100/-			
		32300/-			

उपरोक्त सर्व वस्तुस्थिती व दस्तामधील नमूद मजकुराच्या आधारे खालील प्रमाणे अंतिम आदेश पारीत करीत आहे.

अंतिम आदेश

१) अभिनिर्णयाकरिता सादर केलेल्या संलेखास मुंबई मुद्रांक अधिनियम १९५८ च्या अनुसूची १ मधील अनुच्छेद 36(iv) 25(b) 27 नुसार मुद्रांक शुल्क **32300/-** अक्षरी बत्तीसहजार तीनशे फक्त चालान क्र. **7848/23/12/2015** अन्वये अंतरिम आदेश पारीत करण्यात आले होते. त्यास अनुसरुन मुद्रांक शुल्क व दंडाचा भरणा कोणतेही आक्षेपाविना पक्षकारांनी **05/01/2016** रोजी पावती क्र/**MH006227377201516M** द्वारे भरणा केला असल्याने **7848/23/12/2015** रोजीची अंतरिम आदेश अंतिम आदेश म्हणून कायम करण्यात येत आहे.

(प्रतिमा पुदलवाड)
मुद्रांक जिल्हाधिकारी,कुर्ला.

प्रति
1.SUVARNA-REKHA CO.OP.HSG.SOC.LTD.
2. SUB-REGISTRAR, KURLA-1,2,3,4.

Rs 3,200/-

2

M.V Rs= 20485/- X K Member
Rs= 327760/-

Certificate u/s. 32(1)of the Bombay Stamp Act, 1958
Office of the
Collector of stamps, Kurla
ADJ No.:1100901/3312/KRL/K/17/16
Date:

Area= 598.45 Sq mtr

Received from shri Suvarna-Rekha Co-op Hsg Soc Ltd
Residing at
Stamp duty of Rs.(16400/-
Sixteen Thousand Four Hundred only
Vide challan No. Cash Dated 6/10/16
Certified under Section 32 (1) (b) of the Bombay Stamp Act, 1958 that the full duty Of Rs.(16400/-) Sixteen Thousand four hundred only
With Which this instrument is chargeable Has been paid u/article No. 25(b)
Of Schedule
This Certificate is subject to the provisions Of section 33-A of Bombay Stamp Act, 1958
Place Kurla
Date 11/10/16

Collector of stamps Kurla
17.10.16

कुर्ला -२

93990	233	400
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S.R.O. (S) Dt. 15/7/16
सदरील दस्तावेजातून बाजार मार्गदर्शक दर तक्ता एस.एम.एस. व दि. 11/10/16 रोजीच्या पत्राकांकित प्राप्त झालेल्या दस्ताची खातरजमा करण्यात आली असून, ते करोबर, त्यानुसार आढळून आले आहे

सह. दुय्यम निबंधक
कुर्ला-२ (वर्ग-१)

ADJUDICATION FEE 10 PAID

हे प्रमाणपत्र "मुंबई मुद्रांक अधिनियम १९५८ अन्वये असलेल्या निपमान्वये निर्गमित केलेले आहे. परंतु तसेच दस्त नोंदणीसाठी [illegible] वास्तव्यास, नोंदणी अधिनियम १९०८ च्या अधिनिपमान्वये स्वतःची मुखत्यार म्हणजे आदेशाने दस्त नोंदणीसाठी [illegible] करतील."

THE SEAL OF THE SUB REGISTRAR KURLA-2 सह दुय्यम निबंधक कुर्ला-२ यांची मुद्रा MUMBAI SUBURBAN DIST. (BANDRA)

THIS DEED OF SALE made at Mumbai this 16th day OF Sixteen
2016 (Two Thousand Fifteen) between the Maharashtra Housing and Area Development Authority, a Statutory corporation constituted under the Maharashtra Housing and Area Development Act 1976, (Mah. XXXVIII of 1977) (hereinafter referred to as 'the said Act') having its office at Griha Nirman Bhavan, Kala Nagar, Bandra(East), Mumbai -400 051, the Competent Authority (hereinafter referred to as 'The Authority' which expression shall unless the context requires otherwise include its successors and assigns) of the one part :

AND

मुद्रांक जिल्हाधिकारी मुंबई

करल -३

Ltd. A Co-operative		
Co-operative Societies Act,	2356	2017
2016		

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 /00000/1966 dated 17/02/1966 and having its registered office at Building No. 17, Pant Nagar, Ghatkopar (E), Mumbai- 400 075 the purchaser (hereinafter referred to as the 'Society' which expression shall unless the context required otherwise include its successors and permitted assigns) of the Other Part.

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WHEREAS the Authority being duly constituted with effect from the 5th day of December, 1977 under Government Notification in the Public Works and Housing Department No. ARD-1077 (1) Desk-44 dated the 5th December, 1977, the Maharashtra Housing Board a Corporation established under the Bombay 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 had a scheme of construction allotment and sale of tenements, generally known as Middle Income Group Housing Scheme (for residential purpose;

AND WHEREAS, the board had built the Buildings bearing No. 175 at S.No.236-A (Part) and C.T.S. No. 5684 (Part) at Mauje Ghatkopar, Pant Nagar, Ghatkopar (East), Mumbai- 400 075 (hereinafter referred to as the said Buildings's) for residential purpose and more particularly described in Schedule 1 hereto for housing persons belonging to the Middle Income Group for residential purpose as provided in that Scheme;

AND WHEREAS, the tenements in the said Buildings have been allotted to individual allottees specified in Schedule-II hereunder written for residential purpose.

AND WHEREAS, the said allottees have formed themselves into a Co-operative Housing Society called the Suvarna-Rekha Co-operative Housing Society Ltd., the said society being the other party of these presents.

AND WEREAS, the Authority has at the request of the society decided to convey the said Buildings by way of sale and to grant the land underneath and appurtenant thereto for residential purpose more particularly described in Schedule 1 by way of lease to the society subject to the terms, conditions and covenants hereinafter appearing and contained:

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AND WHEREAS, in pursuance of such a decision the land underneath and appurtenant to the said Building being granted by the authority to the Society on a lease for a period of sixty years and renewable by every 30 years once by a separate lease deed of even date between the Authority and the Society:

AND WHEREAS, the said Buildings is intended to Society at the price of Rs. 3,27,760 (Rupees Three La Thousand Seven Hundred Sixty Only) and the said amou (Rupees Three Lakhs Twenty Seven Thousand Seven Hu being the sale price of the said Buildings has been Authority in full from time to time from the allottes and/or (the receipt of which the Authority doth hereby admit and acknowledge)

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AND WHEREAS, it is expedient to convey the right, title and interest of the Authority in the said Buildings to the Society and the Authority hereby agree to convey and the Society hereby agrees to accept such conveyance by way of sale, the right, title and interest of the Authority in the said Buildings on terms, conditions and covenants as are contained be reinafter.

NOW THE DEED OF SALE WITNESSETH AS FOLLOWS:

1. In consideration of the payment of Rs. 3,27,760 (Rupees Three Lakhs Twenty Seven Thousand Seven Hundred Sixty Only) paid by the allottees and/or the Society to the Authority on or before the execution of the presents (the receipt of which sum of Rs. 3,27,760 (Rupees Three Lakhs Twenty Seven Thousand Seven Hundred Sixty Only) the Authority doth hereby admit and acknowledge) being the full consideration amount payable to the Authority, the Authority as the absolute owner hereby conveys grants and assures into the society by way of sale, all the property consisting of the 16 tenements in Buildings bearing No.175 standing on the piece or parcel of land for residential purpose at S.No.236-A (Part) and C.T.S. No. 5684 (Part) at Mauje Ghatkopar,, Pant Nagar, Ghatkopar (East) And more particularly described in the first schedule hereto and for clarity delineated on the plan hereto annexed and thereon shown by yellow colour together with all its appurtenances (such appurtenances not being land) and all the

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estate rights, titles, interest and demand of the Authority into out of and upon the same as against any other person whatsoever

TO HAVE AND TO HOLD the said Buildings as owner for residential use subject however to the terms, conditions, and covenants hereinafter appearing.

2. The said Buildings till the time of execution of these presents has been in possession of the said society and the Authority hereby covenants that the Society shall from the time of execution of these presents, continue to be in possession of the said Buildings and hold and enjoy the same as owner there of without any interruption or disturbance by the Authority or any person claiming through or under the Authority subject to the terms and conditions and covenants incorporated in those presents.

3. The Authority hereby covenants with the society that the said Buildings hereby sold is free from all encumbrances whatsoever except as stated herein and the Authority is entitled to sale and convey the same to the society in the manner aforesaid.

4. The Authority hereby agrees to do and execute and cause to be done and executed all such further and other acts, deeds, things, conveyance and assurance for better and more perfectly conveying and transferring the said Buildings and every part thereof into the society as may be reasonably required by the society.

5. The society hereby expressly agrees that the land underneath and appurtenant to the said Buildings is and continues to be property of the Authority and that the Society has no right, title or interest in the said land except the rights reserved under a separate lease in respect of such land to be executed between the Authority and the Society simultaneously with these presents.

6. The society shall, bear, pay and discharge all existing and future rates, taxes, assessments, duties impositions and outgoings whatsoever assessed, imposed and charged upon the said Buildings provided that all the such taxes, rates, assessments, duties, impositions and outgoing shall, till the date of conveyance of the said Buildings, be borne by the Authority, if there remain any arrears to this effect and any claims made in respect thereof on the society by the Government local Authority or any other authority under any law for the time being in force in the State of