

03/4608 8/74
Receipt No. 13/966 Date 6/3/74
No. 61/77/93 16703
GENERAL STAMP OFFICE

Bombay. 7-3-1974
M/s. Rang Rekha Coop Hsg Soc

Four thousand

Stamp: Bombay

Four thousand

Is charged to has been



COLLECTOR 7/13

D.R. Shinde
S. J. J. J. THIS DEED OF SALE made at Bombay this 6th
day of April 1974 (One thousand nine hundred and
ninety three) between the Maharashtra Housing and Area
Wipul Development Authority, a Statutory Corporation constituted under the
Maharashtra Housing and Area Development Act 1976, (Mah. XXVIII),
(hereinafter referred to as 'the said Act') having its office at Griha
Nirman Bhavan, Kala Nagar, Bar (East), Bombay-400 051, the
Vendor (hereinafter referred to as 'the Authority' which expression
shall unless the context requires otherwise include its successors and
assigns) of the One Part :

AND

RANG 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/ 4361 dated 30.11.1974
and having its registered office at Bldg. No. 2, Shailendra Nagar
S.V. Road, Dahisar (East), Bombay-4000 68. 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 :

D.R. Shinde
S. J. J. J. *Wipul*

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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 Low Income Group Housing Scheme ;

AND WHEREAS, the Board had built a building bearing No. 8 at S.No. 181 and C.T.S. No. 1665 pt. at Dahisar (East). (hereinafter referred to as "the said buildings") and more particularly described in Schedule I hereto for housing persons belonging to the Low Income Group as provided in that Scheme ;

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

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

D. R. Shinde

[Signature]

[Signature]



AND WHEREAS, the Authority as successor of the Board is the owner of and/or otherwise well and sufficiently entitled to the said building/s and the said building/s are the absolute property of the Authority;

AND WHEREAS, the Authority has at the request of the society decided to convey the said building/s by way of sale and to grant the land underneath and appurtenant thereto more particularly described in Schedule I by way of lease to the society subject to the terms, conditions and covenants hereinafter appearing and contained:

AND WHEREAS, in pursuance of such a decision the land underneath and appurtenant to the said building/s is being granted by the Authority to the Society on a lease for a period of ninety/ninetynine years by a separate lease deed of even date between the Authority and the Society:

AND WHEREAS, the said building/s is/are intended to be sold to the Society at the price of Rs. 5,72,720/- (Rs. Five lakhs seventy two thousands seven hundred twenty only) and the said amount of Rs. 5,72,720/- (Rupees Five lakhs seventy two thousand seven hundred twenty only) being the sale price of the said building/s has been received by the Authority in full from time to time from the allottees and/or the Society (the receipt of which the Authority doth hereby admit and acknowledge).

AND WHEREAS, it is expedient to convey the right, title and interest of the Authority in the said building/s 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 building/s on terms, conditions and covenants as are contained be hereinafter.

D. R. Shinde

[Signature]

[Signature]

[Signature]

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :

1. In consideration of the payment of Rs. 5,72,720/- (Rs. Five
lakh s seventy two thousand seven
hundred twenty 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. 5,72,720/- /- (Rupees Five
lakh s seventy two thousand, seven
hundred twenty 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 40 tenements in building/s
bearing No. 8 standing on the piece or parcel of land at
S.No. 181 and C.T.S. No. 1665 Pt. at Shailendra
Nagar, Dahisar (E) 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 estate,
rights, title, 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 building/s as owner subject however to the
terms, conditions, and covenants hereinafter appearing.

2. The said building/s till the time of execution of these presents
has/have 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 building/s 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.

D.R. Shinde

V. G. G. G.

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D.R.

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3. The Authority hereby covenants with the society that the said building/s hereby sold is/are 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 assurances for better and more perfectly conveying and transferring the said buildings and every part thereof unto the society as may be reasonably required by the society.

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5. The society hereby expressly agrees that the land underneath and appurtenant to the said building/s 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 building/s provided that all the such taxes, rates, assessments, duties, impositions and outgoing shall, till the date of conveyance of the said building/s, 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 Maharashtra, the society shall be entitled to call upon the Authority, to pay all such arrears, and the Authority agrees that it shall pay the same after due verification.

J. R. Shrivastava
[Signature]

K. P. [Signature]

7. The society shall pay to the Authority such proportion to be fixed by the Authority of all expenses may be determined by the Authority payable from time to time in respect of constructing repairing re-building and cleaning all party walls party fences party hedges sewerage drains gates road paths pavements and other things the use of which is common to the premises hereby sold and to the adjoining premises and also a proportion in respect of charges for water supply and electric supply where separate meters in respect of such service have not been fitted to the premises hereby sold. The society shall pay towards such proportion of such expenses in advances and on account sum of Rs. 3,000/- (Rupees Three thousands only) (tentative)

at every quarter of the year the first of such payment being made on the 20.4.1993 and the subsequent payment to be made on the first month of the quarter falling subsequent to the first payment provided such expenses are incurred in future with the full knowledge and consent of the society, if the said sums of Rs. 3,000/- (Rupees Three thousands only. only)

to be paid by the Society towards expenses aforesaid shall remain unpaid for one month after becoming payable (whether demanded or not) the society shall pay such unpaid amount or part thereof together with interest thereon at $12\frac{1}{2}\%$ per annum remaining from the date when the sum becomes payable till the payment is made by the society. Any advance or otherwise to be paid by the society to its effect shall become payable by the society subject to the conditions aforesaid. The Authority shall adjust such sums from time to time and render account thereof to the society within a reasonable time. The society hereby agrees to join the federation of the Co-operative Housing Societies owning buildings in the above scheme which shall take over the management and maintenance of the common services aforesaid.

D. R. Sunda
S. S. Sunda

K. K. P. K. ll

OR

~~The parties hereby agree that the Authority has with effect from _____ ceased to be responsible and shall not hereafter be responsible for the maintenance of repairs of any common installations or services towards water supply, sewerage services, security services or any other common facilities or amenities whatsoever pertaining to said building/s.~~

8. _____ hereby agreed and declared that all moneys, sum dues and other charges payable under these presents shall be deemed to be arrears of rent payable in respect of the said building/s and shall be recoverable from the society in the same manner as arrears of the land revenue as provided in Section 67 and Section 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.

9. It is hereby further agreed and declared that the society shall be by virtue of this sale deed acquired any right of light or air which would prejudice the free use and enjoyment of any adjoining land of the Authority for constructing building or for any other purposes whatsoever and that any enjoyment of light or air by the society or its successors in title from or over the adjoining land of the Authority shall be deemed to be had with the consent of the Authority.

10. It is hereby clarified that the said Building/s is/are having _____
3420.80 square feet i.e. 317.76 Square meter plinth area
 and 2570 Square feet i.e. 238.72 Square meters
 carpet area and is having a total of 4Q
 tenements. The plinth area of each tenement is 427.60

D. R. Shinde

S. D. Shinde

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Square feet i.e. 30.72 Square meters. The carpet
 area of each tenements is 321.25 Square feet i.e.
29.04 Sq. Meters and the value of each
 tenement is Rs. 14,318/-

11. All the costs including the stamp duty and registration charges of this Deed of Sale shall be borne by the society.
12. The Authority is exempted from payment of Income Tax under Sub-section (20-A) of Section 10 of the Income Tax Act, 1961 read with section 4 of the Finance Act, 1970.

IN WITNESS WHEREOF the signature of Shri Ashok Lal
Chief Officer, Bombay Housing and
Area Development Board, Bombay 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 D.R. Shinde
Chairman, Shri R.C. Sonawane
Secretary and Shri L.H. Vispute
Member for and on behalf of
the Society and the seal of the society have been affixed
hereto 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's General Body's
Resolution passed in its meeting held on

SCHEDULE - I
SCHEDULE OF PROPERTY ABOVE REFERRED TO

All that the building/s No. 8 having a multi storied
 structure on the land bearing Survey No. 181 and C.T.S. No.
1665 Pt. of Dahisar (E) in the registration Sub-District of _____

D.R. Shinde
[Signature]

[Signature]

Bandra Bombay Suburban District and bounded as follows that is to say -

On or towards the West by : 30'.00" Wide Road.
 On or towards the South by : Bldg. No. 9.
 On or towards the North by : Bldg. No. 5.
 On or towards the East by : Bldg. No. 7.

SCHEDULE - II

LIST OF BONAFIDE ALLOTTEES OF RANG REKHA
 CO-OPERATIVES HOUSING SOCIETY LTD.

Sr. No.	Tenement No.	Name of Tenant	Carpet area of each tenement Sq. mtrs.	Sale Price of each tenement
1.	281	Smt. S.S. Masurkar	29.84	14,318/-
2.	282	Shri S.S. Yeole	Sq. Mt.	14,318/-
3.	283	Kum. S.S. Bavadekar	"	14,318/-
4.	284	Shri V.R. Tawde	"	14,318/-
5.	285	" R.C. Sonawane	"	14,318/-
6.	286	" S.L. Pirel	"	14,318/-
7.	287	" J.A. Sontakke	"	14,318/-
8.	288	" U.S. Nagrale	"	14,318/-
9.	289	" S.V. Shivalkar	"	14,318/-
10.	290	Smt. A.R. Naik	"	14,318/-
11.	291	Shri N.A. Bhogate	"	14,318/-
12.	292	" J.C. Wavhal	"	14,318/-
13.	293	" D.R. Shinde	"	14,318/-
14.	294	" V.V. Pednekar	"	14,318/-
15.	295	" G.S. Lad	"	14,318/-

J.R. Shinde

[Signature]

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Contd..2.

1.	2.	3.	4.	5.
16.	296	Shri M.A. Imamuddin	29.84	14,318/-
17.	297	Smt. R.A. Nirkhe	"	14,318/-
18.	298	Shri L.H. Vispute	"	14,318/-
19.	299	" A.N. Chawan	"	14,318/-
20.	300	" B.P. Chadigaonkar	"	14,318/-
21.	301	" N.V. Phadnis	"	14,318/-
22.	302	" L.R. Rane	"	14,318/-
23.	303	" B.G. Nakti	"	14,318/-
24.	304	" B.S. Talekar	"	14,318/-
25.	305	" B.S. Gunjal	"	14,318/-
26.	306	" B.G. Kamble	"	14,318/-
27.	307	" M.R. Gopinathan Nair	"	14,318/-
28.	308	" G.S. Pandloskar	"	14,318/-
29.	309	" M.L. Kawle	"	14,318/-
30.	310	" C.H. Kamligaonkar	"	14,318/-
31.	311	" D.R. Khudhale	"	14,318/-
32.	312	" T.N. Dhuwali	"	14,318/-
33.	313	" V.M. Dhuri	"	14,318/-
34.	314	Smt. R.R. Prabhu	"	14,318/-
35.	315	Shri V.N. Keni	"	14,318/-
36.	316	" R.K. Lotankar	"	14,318/-
37.	317	" A.S. Debholkar	"	14,318/-
38.	318	" P.S. Ghag	"	14,318/-
39.	319	" R.S. Haldankar	"	14,318/-
40.	320	Smt. S.L. Rane	"	14,318/-

D.R. Shinde
Smt. S.L. Rane
Kipnik

SIGNED SEALED AND DELIVERED by
Shri Ashok Lal

Chief Officer, Bombay Housing and
Area Development Board Bombay in
the presence of Shri R.L. SAWANT
SR. CLERK Bombay
Housing and Area Development Board,
Bombay.

(Ashok Lal)
Chief Officer,
Bombay Housing &
Area Development
Board, Bombay.

The Common Seal of the Maharashtra
Housing and Area Development
Authority affixed in the presence of
Shri D.B. Dube, Estate Manager,
(Conveyance).
Bombay Housing and Area Development
Board who has signed in token



thereof in the presence of Shri
R. L. SAWANT, SR. CLERK

(D.B. Dube)
Estate Manager (Conveyance)
Bombay Housing and
Area Development Board

SIGNED SEALED AND DELIVERED BY

1. Shri D.R. Shinde
Chairman
2. Shri R.C. Sonawane
Secretary
3. Shri L.H. Vispute
Member

of the Managing Committee of the said
Society who have hereunto affixed their
signatures in the presence of Shri
G.S. PANDLOSKAR a member
of the Society

(Chairman)

(Secretary)

(Member)

The Common Seal of the Rang Raha
Co-operative Housing Society Limited is
affixed in the presence of Shri
R.C. Sonawane who has signed
in token thereof in the presence of
Shri G.S. PANDLOSKAR
a member of the society.



E.E. HOUSING POISAR DN. PLAN No 25/93

PART LAY OUT

FOR 360TH UNDER L.I.G.H. SCHEME

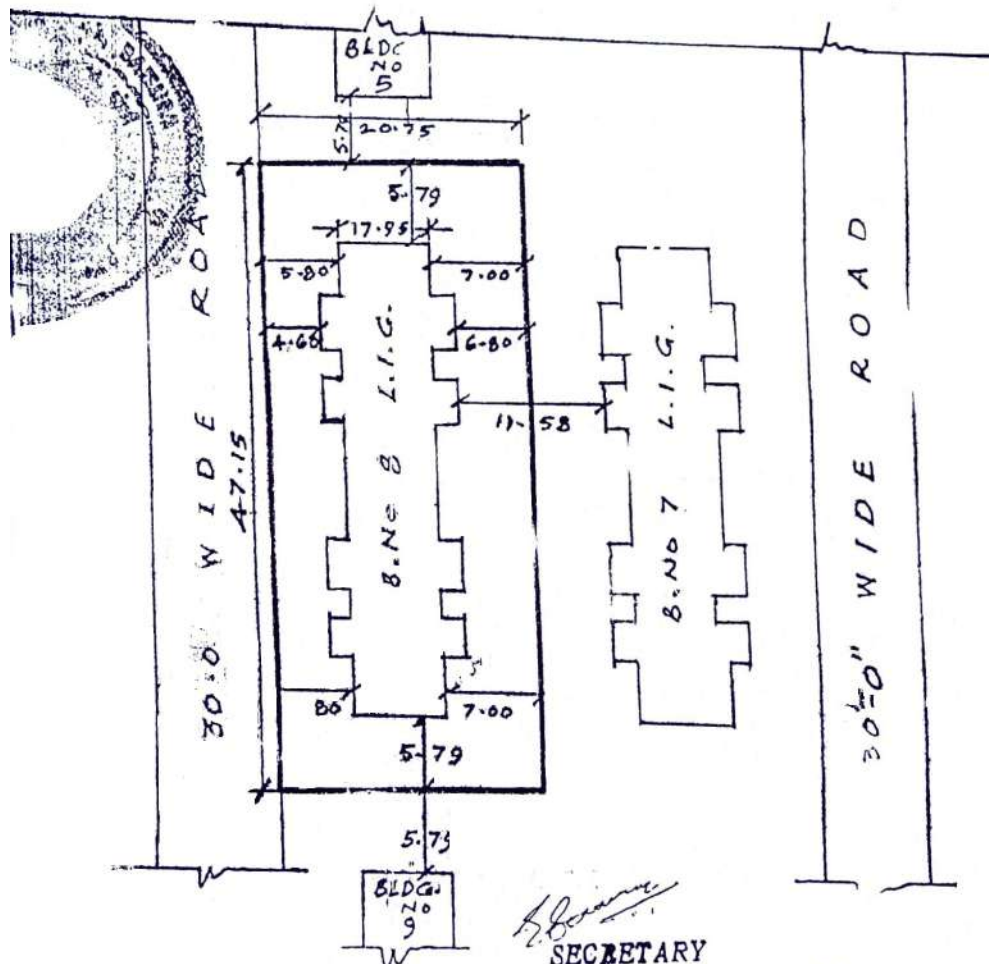
B.No 8 ON S.No 181

AT DAHISAP (C.T.S. 1665 D)

SCALE:- 1:500

NOTE:

LAND UNDERNEATH AND APPORTANANT TO THE
BLDG. NO 13 - 978.36 SQ. MT. - 10531.35 SQ. FT.
PLINTH. AREA PER T/1 - 427.60 SQ. FT.
CARPET AREA PER T/1 - 321.25 SQ. FT.



SECRETARY

Rang Rekha Co-op. Housing Society Ltd.

Dahisar (East) - Bombay-400 068.

Vice Chairman & Chief Officer
Bomday Housing Area
Development Board Bombay.

EXECUTIVE ENGINEER
HOUSING POISAR DIVISION

2. अर्थ

१) श्री जी. डी. पांडेकराव वय ४२ वर्षे नोकरी रा.
 < १३०८ रंग-रेखा को छोड़ लें सो. वि. क्षेत्र नगर
 डी. सी. रोड, बहिल-पूर्व-मुंबई ४०००६८ हे कु. १ नो
 सादीदार मूल्या सही करला.

२) श्री जे. सी. वावरे वय ५४ वर्षे नोकरी रा. < २६२
 रंग-रेखा - पत्ता वरील छापो हे कु. २ नो
 सादीदार मूल्या सही करला.

हे दोघे वरील दस्तऐवज करून
 न्यायास ओळखत असल्याचे सांगतात
 व त्याची ओळख देतात.

१.
 २.

६/१/८४

सद. दुय्यम निषेधक, मुंबई, बंदरा

Raiskolekar

HW Ambale



Registered at No. P-2067/94
 Additional of Bk. No. 1 143 70 150
 1488

25/3/96 Joint Sub-Registrar IV
 Bombay (Bandra)
 16/4/96

This duplicate presented along with
 this deed under No. P-2068/94
 is certified under this registered
 number.

25/3/96 Joint Sub-Registrar IV
 Bombay (Bandra)
 16/4/96

64750
93

41/40/02
0045/02

DATED THIS 6th DAY OF April 1981

MAHARASHTRA HOUSING AND AREA
DEVELOPMENT AUTHORITY

AND

THE ANG REKHA
CO-OPERATIVE HOUSING SOCIETY LTD

~~41/40/02~~
41/40/02
SD Paid RS 4000/-
Sale deed
RS 572720/-

RS 5000/-
50
5050/-
40
5090
5090

DEED OF SALE

41/40/02

S. M. S. D. D. D.
Legal Advise
Maharashtra Housing and
Area Development Authority
Bombay 400 00