520/24236

Friday,November 10 ,2023

8:54 AM

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 25637 दिनांक: 10/11/2023

गावाचे नाव: मुलुंड

दस्तऐवजाचा अनुक्रमांक: करल5-24236-2023

दस्तऐवजाचा प्रकार : लीजडीड

सादर करणाऱ्याचे नाव: राज्यसारथी रवि दर्शन को ऑप हौ सो लि तर्फे अध्यक्ष शशिकांत गणपत भोगले

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 2500.00
पृष्ठांची संख्या: 125	
एकूण:	रु. 32500.00

DELIVERED

Joint S.R. Kurla-5

बाजार मुल्य: रु.17471000 /-

मोबदला रु.801078/-

भरलेले मुद्रांक शुल्क : रु. 873550/-

सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)

1) देयकाचा प्रकार: DHC रक्कम: रु.500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1123106300421 दिनांक: 10/11/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1123106900406 दिनांक: 10/11/2023

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010199191202324M दिनांक: 10/11/2023

बँकेचे नाव व पत्ता:

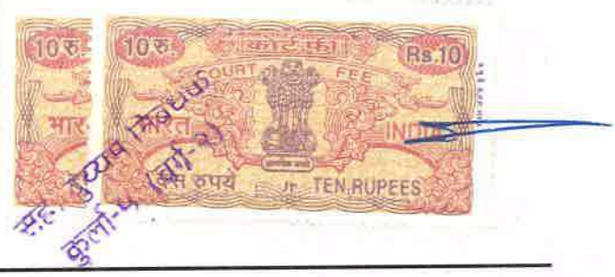
10/11/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5
दस्त क्रमांक : 24236/2023
नोंदणी :
Regn:63m

गावाचे नाव : मुलुंड

(1)विलेखाचा प्रकार	लीजडीड
(2)मोबदला	801078
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	17471000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :, इतर माहिती: जमीन सी टी एस नं 1320/बी/4,मौजे मुलुंड,तालुका कुर्ला,जिल्हा मुंबई उपनगर....राज्यसारथी रविदर्शन को ऑप हौ सो लि,अरुणोदय नगर,विद्यालय मार्ग,मुलुंड पूर्व,मुंबई 400081.....अभिनिर्णय प्रकरण क्रमांक एडिजे/1100901/618/23/के दस्त निष्पादन दिनांक 31/10/2023 हा असून सदर दस्तावर भरलेले मुद्रांक शुल्क 8,73,550/- एवढे मुद्रांक शुल्क भरण्यात आले आहे.... लीजचा कालावधी 30 वर्ष... इतर दस्तात नमूद केल्याप्रमाणे((C.T.S. Number : 1320/B/4 ;))
(5) क्षेत्रफळ	1) 2399.32 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-राज्यसारथी रवि दर्शन को ऑप हौ सो लि तर्फे अध्यक्ष शशिकांत गणपत मोगले वय:-75; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: राज्य सारथी रवी दर्शन को ऑप हौ सो लि, ब्लॉक नं: मुलुंड पूर्व मुंबई , रोड नं: अरुणोदय नगर , विद्यालय मार्ग , महाराष्ट्र, मुम्बई. पिन कोड:-400081 पॅन नं:-AAAAR1257R 2): नाव:-राज्य सारथी रवि दर्शन को ऑप हौ सो लि तर्फे सचिव रामभाऊ हरी काकड वय:-55; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: राज्य सारथी रवी दर्शन को ऑप हौ सो लि, ब्लॉक नं: मुलुंड पूर्व मुंबई , रोड नं: अरुणोदय नगर , विद्यालय मार्ग , महाराष्ट्र, मुम्बई. पिन कोड:-400081 पॅन नं:-AAAAR1257R 3): नाव:-राज्य सारथी रवि दर्शन को ऑप हौ सो लि तर्फे सदस्य राहुल आत्माराम पाटील वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: राज्य सारथी रवी दर्शन को ऑप हौ सो लि, ब्लॉक नं: मुलुंड पूर्व मुंबई , रोड नं: अरुणोदय नगर , विद्यालय मार्ग , महाराष्ट्र, मुम्बई. पिन कोड:-400081 पॅन नं:-AAAAR1257R
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-महाराष्ट्र गृहनिर्माण आणि क्षेत्र विकास प्राधिकरण यांच्या तर्फे संयुक्त मुख्य अधिकारी निलिमा धायगुडे यांना भारतीय नोंदणी कायदा 1908 चे कलम 88 अन्वये कबुलीजबाबास सूट वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गृह निर्माण भवन, ब्लॉक नं: बांद्रा पूर्व मुंबई , रोड नं: कला नगर, महाराष्ट्र, मुम्बई. पिन कोड:-400051 पॅन नं:-
(9) दस्तऐवज करुन दिल्याचा दिनांक	10/11/2023
(10)दस्त नोंदणी केल्याचा दिनांक	10/11/2023
(11)अनुक्रमांक,खंड व पृष्ठ	24236/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	873550
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

THE SEAL OF THE SUB REGISTRAR KURLA-5 MUMBAI SUBURBAN DIST. (BANDRA)

सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/1100901/618/23/K/805	1100901	873550	SD		
2		DHC		1123106300421	500	RF	1123106300421D	10/11/2023
3		DHC		1123106900406	2000	RF	1123106900406D	10/11/2023
4		eChallan		MH010199191202324M	30000	RF	0005691185202324	10/11/2023

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

THE SEAL OF THE SUB-REGISTRAR KURLA-5
मुंबई उपनगर जिल्हा
MUMBAI SUBURBAN DIST. (BANDRA)

करल - ५		
२४२३६	९	१२५
२०२३		

Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1123106900406	**Receipt Date**	10/11/2023

Received from DHC , Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 24236 dated 10/11/2023 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.

DEFACED
₹ 2000
DEFACED

Payment Details

Bank Name	SBIN	**Payment Date**	10/11/2023
Bank CIN	10004152023111000358	**REF No.**	331407461297
Deface No	1123106900406D	**Deface Date**	10/11/2023

This is computer generated receipt, hence no signature is required.

THE SEAL OF THE SUB REGISTRAR KURLA-5 MUMBAI SUBURBAN DIST. (BANDRA)

करल - ५

२४२३E	२	९२५
२०२३		

Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1123106300421	**Receipt Date**	10/11/2023

Received from DHC , Mobile number 0000000000, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered on Document No. 24236 dated 10/11/2023 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.

DEFACED
₹ 500
DEFACED

Payment Details

Bank Name	SBIN	**Payment Date**	10/11/2023
Bank CIN	10004152023111000372	**REF No.**	331407561145
Deface No	1123106300421D	**Deface Date**	10/11/2023

This is computer generated receipt, hence no signature is required.

THE SEAL OF THE SUB REGISTRAR KURLA-5 MUMBAI SUBURBAN DIST. (BANDRA)

करल - ५
२४२३६ | ३ | १२५
२०२३

CHALLAN
MTR Form Number-6

GRN MH010199191202324M	**BARCODE**		**Date** 28/10/2023-15:27:49	**Form ID**	

Department Inspector General Of Registration		**Payer Details**	
Type of Payment Registration Fees Ordinary Collections IGR		**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name KRL1_JT SUB REGISTRAR KURLA NO 1		**Full Name**	RAJYASARATHI RAVI DARSHAN CO OP HSG SOC LTD
Location MUMBAI			
Year 2023-2024 One Time		**Flat/Block No.**	CTS No. 1320 B-4
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030063301 Registration Fee	30000.00	**Road/Street**	3005.83
		Area/Locality	MULUND EAST MUMBAI
		Town/City/District	
		PIN	4 0 0 0 8 1
		Remarks (If Any)	
		PAN2=~PN=MHADA~CA=	
		Amount In Words	Thirty Thousand Rupees Only
Total	30,000.00		

Payment Details PUNJAB NATIONAL BANK		**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	03006172023102800619	301023M1464117
Cheque/DD No.		Bank Date	RBI Date	30/10/2023-16:02:13	Not Verified with RBI
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 7738203822

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

Print Date 30-10-2023 05:36:28

करल - ५
२०२३ E | ४ | ९२५
२०२३

CHALLAN
MTR Form Number-6

GRN MH010199191202324M	BARCODE	Date 28/10/2023-15:27:49	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Registration Fees Ordinary Collections IGR	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1	Full Name	RAJYASARATHI RAVI DARSHAN CO OP HSG SOC LTD
Location	MUMBAI		
Year	2023-2024 One Time	Flat/Block No.	CTS No. 1320 B-4
		Premises/Building	
		Road/Street	2005.83
		Area/Locality	KALINA EAST MUMBAI
		Town/City/District	
		PIN	4 0 0 0 8 1
		Remarks (If Any)	PAN2=-PN=MHADA-CA=
		Amount In Words	Thirty Thousand Rupees Only

Account Head Details	Amount In Rs.
0030063301 Registration Fee	30000.00
Total	30,000.00

₹ 30000.00

DEFACED

Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	03006172023102800619	301023M1464117
Cheque/DD No.		Bank Date	RBI Date	30/10/2023-16:02:13	31/10/2023
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch		Scroll No. , Date		1 , 31/10/2023	

Mobile No. : 7738203822

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Signature Not Verified

Digitally signed by DS DIRECTORATE OF ACCOUNTS AND TREASURIES MUMBAI 02
Date: 2023.11.10 08:53:21 IST
Reason: GRAS Secure Document
Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-520-24236	0005691185202324	10/11/2023-08:48:29	IGR561	30000.00

Print Date 10-11-2023 08:53:21

GRN : MH010199191202324M Amount : 30,000.00 Bank : PUNJAB NATIONAL BANK Date : 28/10/2023-15:27:49

Total Defacement Amount	30,000.00

करला - ६

२४२३६ | ५ | ७२५

२०२३

Signature Not Verified

Digitally signed by DS DIRECTORATE OF ACCOUNTS AND TREASURIES MUMBAI 02
Date: 2023.11.10 08:53:22 IST
Reason: GRAS Secure Document
Location: India

Print Date 10-11-2023 08:53:21

करल - ५
२४२३६
२०२३

महाराष्ट्र शासन

मुद्रांक जिल्हाधिकारी, कुर्ला तालुका, यांचे कार्यालय

तळ मजला, नविन प्रशासकीय इमारत, आर.सी.मार्ग, चेंबूर ,मुंबई - ४०० ०७१

दूरध्वनी क्रमांक - 022-2528561 email-cos.kurla @igrmaharashtra.gov.in

जा.क्र/ मुजिकु/आदेश/ 4952 **/23** **दिनांक:-** 30/10/23

(महाराष्ट्र मुद्रांक अधिनियम 1958 च्या कलम 31 खालील कार्यवाही)

निर्णय

उपरोक्त अभिनिर्णय प्रकरण क्रमांक **ADJ/1100901/618/2023/K अन्वये पक्षकार RAJYASARATHI RAVI DARSHAN CO-OPERATIVE HOUSING SOCIETY LTD.** यांनी दिनांक **23/10/2023** रोजी **MHADA INDENTURE OF LEASE** चा दस्त अभिनिर्णयाकरीता सादर केलेला आहे. सदर दस्तातील तपशिल खालीलप्रमाणे --

DATE OF EXECUTION	UNEXECUTED
TYPE OF DOCUMENT	MHADA INDENTURE OF LEASE
THE AUTHORITY/LESSOR	MHADA
LESSEE	RAJYASARATHI RAVI DARSHAN CO-OPERATIVE HOUSING SOCIETY LTD
PROPERTY	PIECE OR PARCEL OF VACANT LAND SITUATED AT MULUND C.T.S.NO. 1320/B/4 MUMBAI - 400081
AREA	2399.32 i.e.2005.83 SQ MTRS
RENT	RS. 8,01,078/- P.A. AS PER AGREEMENT
PERIOD	30 YEARS
PROPERTY TAX	83,000 + 83,000= 1,66,000/- PER ANNUM. AS PER BMC TAX BILL
PREMIUM	RS. 70,204.05/-

<u>संबंधित दस्ताबाबत दुय्यम निबंधक श्रेणी-1 यांनी खालीलप्रमाणे अहवाल सादर केला आहे.</u>

अभिनिर्णयाकरिता सादर केलेला दस्त हा निष्पादित न झालेला Indenture of Lease चा दस्त आहे. दस्तामधील मालमत्ता हि MHADA च्या मालकीची असून त्यांनी उपरोक्त सोसायटीस 2005.83 चौ.मी. इतकी जागा भाडेतत्वावर दिलेली असल्याचे दस्तामध्ये नमूद केलेले आहे. त्यासाठी वरीलप्रमाणे भाडे व कर आकारलेले असल्याचे दस्तामध्ये नमूद केलेले आहे. MHADA हि शासकीय संस्था असल्यामुळे

मुद्रांक जिल्हाधिकारी कुर्ला

करार - ५
२२३६ / ७९२५
२०२४

आणि ते सोसायटीला lease deed देत असल्यामुळे सदरील दस्ताचे मुल्यांकन मा. नौ.म.व.मु. नि.पुणे यांचे परिपत्रक क्र./कार्य-15/प्र.क्र.3/आडिपट्टा /173/2006 दिनांक. 16.03.2006 नुसार खालील प्रमाणे

Premium + {(Rent + prop.tax.) x 20}

70,204.05 + { (8,01,078 + 1,66,000) x 20} = Rs. 1,94,11,764 X 0.90 = Rs.1,74,70,587/-

i.e Rs. 1,74,71,000/-

उपरोक्त प्रमाणे सदर मिळकतीचे मूल्यांकन रु. 1,74,71,000/- यावर महाराष्ट्र मुद्रांक अधिनियम 1958 चे अनुच्छेद 36 (iv) नुसार 5% रु. 8,73,550/- इतके मुद्रांक शुल्क देय आहे.

सदर दुय्यम निबंधक श्रेणी-1 यांचे अहवालानुसार अर्जदार यांस दि. 27/10/2023 रोजी मुद्रांक शुल्का बाबतचे अंतरीम आदेश देण्यात आले होते. त्या अंतरिम आदेशाच्या अनुषंगाने **RAJYASARATHI RAVI DARSHAN CO-OPERATIVE HOUSING SOCIETY LTD** यांनी दि. 30.10.2023 रोजीचे पत्रान्वये सदर मुद्रांक शुल्क मान्य असुन त्याबाबत कोणताही आक्षेप नसल्याचे कळविले आहे.

करीता मी श्री. हरिश्चंद्र बा. पाटील, मुद्रांक जिल्हाधिकारी, कुर्ला मला प्राप्त अधिकारान्वये खालील प्रमाणे आदेश पारित करीत आहे.

THE COLLECTOR OF STAMPS MUMBAI SUBURBAN DIST. (BANDRA)

<u>अंतिम आदेश</u>

- अभिनिर्णयाकरीता सादर केलेल्या दस्तास महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसुची 1 मधील 36(iv) नुसार मुद्रांक शुल्क रु.8,73,550/- देय असल्याबाबत जा.क्र.अभि/आदेश/4902/23 दिनांक - 27.10.2023 अन्वये आदेश पारित करण्यात आले होते. त्यास अनुसरुन मुद्रांक शुल्काचा भरणा कोणत्याही आक्षेपाविना पक्षकार यांनी दिनांक 28.10.2023 रोजीच्या चलनाव्दारे भरणा केला असल्याने दिनांक 27.10.2023 रोजीचा अंतरिम आदेश हा अंतिम आदेश म्हणून कायम करण्यात येत आहे.
- प्रस्तुत प्रकरणात पक्षकाराचे मुद्रांक शुल्क व दंड तसेच नोंदणी करतांना नोंदणी फी जरी शासनाकडे जमा केली तरी प्रस्तुत प्रकरणातील कोणताही व्यवहार बेकायदेशीर असल्यास तो कायदेशीर होणार नाही व बांधकाम अनधिकृत असल्यास ते अधिकृत होणार नाही हयाबाबतची सर्व जबाबदारी संबंधीत पक्षकारांची राहील त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, कुर्ला हे जबाबदार राहणार नाहीत.
- एकुण पाने 1 ते 97 आहेत. दस्तातील नमुद सर्व Annexure तसेच अनुषंगीक कागदपत्रे हा दस्ताचा भाग बनविण्यात येत आहे.

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- सदरील आदेशातील बाजारमुल्याबाबत म. मु. अ 1958 च्या कलम 32-ब नुसार अपील करावयाचे असल्यास आदेशाच्या दिनांका पासुन 60 दिवसाच्या आत मा.अपर मुद्रांक नियंत्रक मुंबई, प्रधान मुद्रांक कार्यालय, नगर भवन, फोर्ट, मुंबई- 400001 याचे समक्ष करता येईल.

सदर अंतिम आदेश हे महाराष्ट्र मुद्रांक अधिनियम 1958 चे कलम 53 अ चे अधिन राहुन देण्यात येत आहे. याची नोंद घ्यावी.

मुद्रांक जिल्हाधिकारी कुर्ला

(हरिश्चंद्र पाटील)
मुद्रांक जिल्हाधिकारी कुर्ला.

प्रति	RAJYASARATHI RAVI DARSHAN CO-OPERATIVE HOUSING SOCIETY LTD
पत्ता	MULUND, MUMBAI -81
प्रत	सह दुय्यम निबंधक कुर्ला कार्यालय क्र.1/2/3/4/5

THE SEAL OF THE SUB REGISTRAR KURLA-5 सह दुय्यम निबंधक कुर्ला-५ मुंबई उपनगर जिल्हा MUMBAI SUBURBAN DIST. (BANDRA)

CHALLAN
MTR Form Number-6

GRN MH010192476202324M	BARCODE	Date 28/10/2023-13:32:24	Form ID
Department Inspector General Of Registration		Payer Details	
Type of Payment Non-Judicial Stamps Duty on Doc Voluntarily brought for adjudicatn SoS		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name CSK_COLLECTOR OF STAMPS KURLA		Full Name	RAJYASARATHI RAVI DARSHAN CO OP HSG SOC LTD
Location MUMBAI			
Year 2023-2024 One Time		Flat/Block No.	
Account Head Details	Amount In Rs.	Premises/Building	
0030050801 Amount of Tax	873550.00	Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	ADJ/1100901/618/2023/K
Total	8,73,550.00	Amount In Words	Eight Lakh Seventy Three Thousand Five Hundred Fif ty Rupees Only

Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	03006172023102800475	301023M1467842
Cheque/DD No.		Bank Date	RBI Date	30/10/2023-16:03:25	Not Verified with RBI
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch		Scroll No. , Date		1 , 31/10/2023	

Department ID :

Mobile No. : 7738203822

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

DEFACED ₹873550.00 DEFACED

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

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	0003524648	0005401544202324	31/10/2023-14:43:33	IGR241	873550.00

Print Date 31-10-2023 02:47:12

Office of the Collector of Stamp, Kurla
Certificate Under Sec.32 of Maharashtra Stamp Act, 1958

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Received Adjudication Fee RS. **100/-** vide e-Challan GRN No. **MH009944756202324P** Dated **23-10-2023.**

Case No. **Adj/IGR241/618/2023**

Certificate Number: **CER-KUR-ADJ-IGR241-618-2023**

Market Value/Value (if any): **Rs. 17471000**

Received from **RAJYASARATHI RAVI DARSHAN CO OP HSG SOC LTD** Residing at **B/4 Rajyasarathi Ravi Darshan CHS Veer Savarkar marg,mulund East Arunoday Nagar 400081**. Stamp duty of **Rs. 873550/- (Rs. Eight Lakh Seventy Three Thousand Five Hundred and Fifty only)**. Vide e-Challan GRN No **MH010192476202324M** Dated :- **28-10-2023** The defacement number is **00054015442023241**

Certified Under Section 32 of the Maharashtra Stamp Act, that the full duty of **Rs. 873550/- (Rs. Eight Lakh Seventy Three Thousand Five Hundred and Fifty only) with which this instrument is chargeable under Article 36-Lease of Schedule I of the said Act, has been paid.**

This instrument is chargeable under Article 36(iv)

This Certificate is subject to the provisions of section 53(A) of the said Act.

Collector of Stamps
Kurla

हे प्रमाणपत्र महाराष्ट्र मुद्रांक अधिनियम अन्वये निर्गमित केलेले आहे. परंतु उक्त दस्त नोंदणीसाठी नोंदणी अधिकाऱ्यासमोर दाखल झाल्यास, नोंदणी अधिनियम, १९०८, च्या तरतुदीनुसार नोंदणी अधिकारी दस्त नोंदणीची कार्यवाही करतील.

मुद्रांक जिल्हाधिकारी
Kurla

मुद्रांक जिल्हाधिकारी कुर्ला

Place: Kurla
Date:

Collector of Stamps
Kurla

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडाचा घटक)
MUMBAI HOUSING AND AREA DEVELOPMENT BOARD
कार्यकारी अभियंता / कुर्ला विभाग, मुंबई मंडळ, २ रा मजला, रु.नं. ३४१, गृहनिर्माण भवन, वांद्रे [पू], मुंबई-५१

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2023

No. EE/Kurla div/MB/4203 /2023
Dt. 13.10.2023

To
The Chairman / Secretary
Rajyasarathi Ravi Darshan Co-operative Housing Society Ltd.
Arunoday Nagar, S.N.386 (part), C.T.S. No1320 B /4,
Vir savarkar marg, Mulund (E), Mumbai – 400081

Sub :- Execution of Renewal of Lease Deed in respect of Rajyasarathi Ravi Darshan Co-operative Housing Society Ltd. Arunoday Nagar, S.N.386 (part), C.T.S. No1320 B /4, Vir savarkar marg, Mulund (E), Mumbai – 400081.

Ref :- Hon. Vice Precident /A approval vide no. 42 , dt. 03.05.2023.

Sir,

Please find attached herewith the engross copy of Renewal of Lease Deed. It is requested to submit the same before the superintendent of Stamps Mumbai for paying the necessary Stamp duty. After paying the required stamp duty, the said adjudicated / stamping documents may please be returned to this department for execution.

Kindly do this at the earliest.

Your Faithfully,

DA :- as above

(Rahul Vhatkar)
Executive Engineer (Kurla)
Mumbai Housing & Area Dev.
Board. Mumbai

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GRN = MH010192476202324M - 28/10/23
Dcl = 000 5401544202324 - 31/10/23

Certificate u/s. 32 (1) of the Bombay Stamp Act, 1958
Office of the Collector of stamps, Kurla
ADJ No. 1100001/618/23/K/805
Date: 31/10/23
Received from shri Rajyasarathi Ravi Darshan Coop. Hsg. Soc. Ltd.
Residing at
Stamp duty of Rs. 8735502/- Eight lakh Seventy three thousand five hundred fifty only;
Vide challan No. 4275 Dated 28/10/23
Certified under Section 32 (1) (b) of the Bombay Stamp Act, 1958 that the full duty Of Rs. 8735502/- Eight lakh Seventy three thousand five hundred fifty only
With which this instrument is chargeable Has been paid 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 31/10/23
Collector of Stamps Kurla

1

M.V. = 17471000/-
Area = 2399.32 i.e. 2005.83 sq. mt.

मुद्रांक जिल्हाधिकारी कुर्ला 2235 92 927 2023

INDENTURE OF RENEWAL OF LEASE

THIS INDENTURE OF LEASE made at Mumbai this Mumbai day of 10/ November 2023 (Two thousand twenty three) BETWEEN the MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY, a Statutory Corporation duly 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 400 051 the LESSOR (hereinafter referred to as "the Authority" which expression shall unless to context requires otherwise include its successors and assigns) of the One Part;

AND

Rajyasarathi Ravi Darshan Co-operative Housing Society Ltd. registered under the Maharashtra Co-operative Societies Registration (Act, XXIV of 1961 and bearing registration No.BOM/HSG/NST 8934/81) dated 30/03/1981 and having its Registered office at 37, Kamgar Seva Sadan, Curry Road Satation, Lalbaug, Mumbai 400013 (hereinafter referred to as "Lessee" which expression shall unless the context requires otherwise the survivor or survivors and its successors and permitted assigns) of the Other Part.

THE REGISTRAR KURLA-5 THE SEAL OF THE MUMBAI SUBURBAN DISTRICT (BANDRA)

ADJUDICATION FEE 1002 PAID

प्रमाणपत्र "मुंबई मुद्रांक अधिनियम १९५८ अन्वये असलेल्या नियमान्वये निश्चित केलेले आहे. परंतु उक्त दस्त नोंदणीसाठी नोंदणी अधिकारी कार्यालय आसपास, नोंदणी अधिनियम १९०८ च्या अधिनियमातील तरतुदी नुसार नोंदणी अधिकारी दस्त नोंदणीची कार्यवाही करतील."

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राज्यसारथी रविदर्शन को-ऑ. हौसिंग सोसा. लि.
अध्यक्ष सचिव सदस्य

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WHEREAS, the Maharashtra Housing Board, a Corporation established under the Bombay Housing Board Act, 1948 (Bom. LXIX of 19480 (Hereinafter referred to as "as Board") was possessed of or otherwise well and sufficiently entitled to as piece or parcel of land admeasuring 2399.32 Sq. Yds. i.e. 2605.83 sq. meters consisting of S. No. 386 part, CTS no.1320/B/4 being part of the Board's land at Mulund, Bombay - 400081 in the registration sub-district herein under written and shown by RED colored boundary line on the plan hereto appended (hereinafter referred to as 'the said land')

AND WHEREAS, on the Authority being duly constituted with affect 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 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 said and has accordingly now become the property of the Authority and all rights liabilities and obligations of the Board in relation to the said land have become the rights, liabilities and obligations of the Authority.

NOW THIS INDENTURE OF LEASE WITNESSETH AS FOLLOWS:

1. In consideration of the aforesaid Sum of Rs.70,204.05 (Rupees Seventy Thousand Two Hundred Four & Five Paisa only) being the premium and Rs.15,795.90 (Rupees Fifteen Thousand Seven Hundred Ninety five & Ninety Paisa only) being the lease rent for the period from till year 2014 paid by the party of the other part to the authority and lease rent 8,01,078/- for before the

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execution of its presents (the receipt of which the authority doth hereby admit and acknowledge) and consideration of the lease rent and conveyance hereinafter reserved and contained, the authority doth hereby demise by way of lease unto the party of the other part to said plot bearing CTS No. 1320/B / 4 adm. 2005.83 sq. mtrs being part of the authority's land situated at Mulund (E) Taluka Kurla, Mumbai Suburban District in the registration and Sub-District Kurla, Mumbai Suburban Board and what particularly described in Schedule I herein written and shown by the red colored factual land on the plan hereto appended TO HAVE AND TO HOLD the said land for the said term of 30 years for commencing from 14/07/1984 which expired on 13/07/2014 reserved for Residential use subject to the terms and conditions hereinafter mentioned yielding paying thereafter considering the terms of the 30 years;

"However from 26/08/2021 25% of the 100% prevailing market value of the property will be treated as notional premium and 2.5% of the aforesaid amount shall be treated as terms of the resolution, the annual lease rent will be revised after every five years as per the than prevailing market rates.",

2. The Lessee doth hereby covenant with the Authority on the following manner i.e. to say :-

(a) to pay aforesaid lease rent of Rs. 8,01,078/- (Rupees Eight Lack One Thousand Seventy Eight only) in advance every year on or before the 5th 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 or lease rent or any part thereof or any other dues to be paid by the lessee 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 13 ½ % per annum until the whole of such amount or dues has or have been paid;

(c) to 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 then existing conditions;

(d) 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 at its own cost and to peacefully vacate the said plot of land on the expiry of the term of the lease hereby agreed to be granted or of the extended term of earlier determination of the lease as the case may be and hand over the possession of the same to the Authority in its existing condition;

(e) to use and to ensure that the said plot of land be used only for the bonafide purpose of constructing maintaining and locating a building for bonafide purpose of Residential use and necessary and incidental thereto and not to use the said land of any purposes not specifically permitted by the Authority. The question whether any purpose is necessary and incidental to the main bonafide purpose aforesaid or whether any purpose is not specifically permitted by the Authority shall be referred to the Chief Executive Officer of the Authority and

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the decision of the Chief Executive Officer on the question shall be final;

(f) to abide by all rules, regulations, bye-laws and conditions now or at any time hereafter duly prescribed by the Government, Municipal Corporation of Mumbai or the Authority in so far as they relate to the said land;

(g) 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;

(h) to bear, pay and discharge all the present and future rates, taxes, cesses, assessments, duties, 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 law for the time being in force including all sanitary and water cesses of any kind whatsoever whether payable by the Authority or the lessee and all expenses relating thereto if any and save and keep harmless and indemnified the Authority in respect thereof.

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

(j) not to assign, sublet, underlet or otherwise transfer in any other manner including parting with the possession of the whole or any part of the said land or its interest there under or benefit of this lease to any person

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or persons or change the user of the said land or any part thereof without the previous written permission of the Authority.

(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 reasons of the excessive user or any act of omission or commission on the part of the lessee its servants or others in his employment or of the visitors or any other persons coming to or on the said land or to the tenement and to indemnify the Authority on all such accounts;

(m) It is agreed that the Lessee is entitled only to the Floor Space Index (F.S.I.) consumed under the building/house/tenement constructed on the said plot of land. Any unutilized FSI of the said plot of land in excess of the said house/tenement or any additional FSI becoming available due to change or modification in the D.C.Rules and Regulations at any point of time shall be the property of the Authority.

(n) not to do or suffer anything to be done on the said plot of land which may cause damage nuisance annoyance or inconvenience to the occupiers of the adjacent premises or to the Authority or to the neighborhood;

(o) to insure at its own cost against the loss or damage of whatsoever nature caused by fire all the structure or structures erected on the demised premises for full value and to continue the risk covered by the insurance throughout the lease period and to produce on request all the policies and receipts to the Executive Engineer/Estate Managers of the Authority or any other representative of the Authority and to apply to

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अध्यक्ष सचिव सदस्य