

Rs 25000/- Rs twenty Five Thousand only

G. V. Tembhare  
Proper Officer,  
General Stamp Office, Mumbai

THIS INDENTURE OF LEASE MADE at Bombay, this <sup>1999</sup> ~~1997~~ day of 22nd ~~21st~~ April 1999 (One Thousand Nine Hundred and Ninety 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), Bombay - 400 051 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;

A N D

Shri/Smt./Kum. S. V. Acharya.  
Son/daughter/wife of Shri. V. P. Acharya.  
Indian Inhabitant residing at Leher Museum. A-104. Near  
Silladon Temple. L.J. Road. Mahim.  
Bombay-400016. hereinafter referred to as "the Lessee" (which expression shall unless the context requires otherwise include his/her heirs, executors, administrators and permitted assigns) of the Other Part;

..2..

~~Change~~

M. Sar.

WHEREAS the Authority is possessed of or otherwise well and sufficiently entitled to a piece or parcel of land bearing plot No. 82 RSC admeasuring 73.90 Sq.metres or thereabout consisting of S.No. 61 C.T.S. No. — being part of the Authority's land situated at Charicop 'IV' Kandhrali Bombay in the registration sub-district of Bandra Bombay Suburban District and more particularly described in the Schedule hereunder written and shown by red coloured boundary line on the plan hereto appended (hereinafter referred to as "the said Land");

AND WHEREAS the said land has been divided into open developed plots by the Authority;

AND WHEREAS the Authority has by public advertisement published in the newspapers invited offers from persons for allotment of open developed plots in the Authority's land for the purpose of constructing, maintaining and locating building for bonafide residential use and occupation;

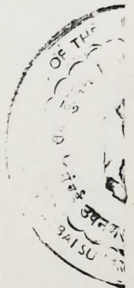
AND WHEREAS in pursuance of the public advertisement published in the newspapers by the Authority the Lessee has applied on 21.09.93 for the said open developed plot and has agreed to take the same on lease for ninety years for the purpose of constructing maintaining and locating building for bonafide residential use and occupation of the Lessee (hereinafter referred to as "the said offer");

AND WHEREAS the Authority has accepted the said offer of the Lessee for allotment of open developed plot in the Authority's land;

..3..

*[Handwritten signature]*

*[Handwritten signature]*



AND WHEREAS in pursuance of acceptance of the said offer the Authority has decided to lease the said land to the Lessee on payment of premium of Rs. 250,521/- (Rupees Two lac fifty thousand five hundred twenty one only) and Rs. 2506/- (Rupees Two thousand five hundred Six only) towards lease rent per annum for a term of ninety years with effect from the date of execution of these present for the purpose of constructing maintaining and locating building for bonafide residential use and occupation of lessee and not for any other purpose on the terms and conditions hereinafter contained;

AND WHEREAS it is expedient and necessary to execute this indenture of lease in favour of the lessee in pursuance of the above mentioned decision of the Authority;

AND WHEREAS before the execution of these presents the lessee has paid to the Authority a sum of Rs. 250,521/- (Rupees Two lac fifty thousand five hundred twenty one only) towards premium and Rs. 2506/- (Rupees Two thousand five hundred Six only) towards the lease rent for the period from 22/4/1999 to 21/4/2000 the receipt of which the Authority doth hereby admit and acknowledge;

NOW THIS INDENTURE OF LEASE WITNESSETH AS FOLLOWS :-

1. In consideration of the aforesaid sum of Rs. 250,521/-

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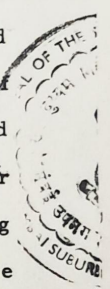


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(Rupees Two thousand five hundred twenty six only) being the premium and Rs. 2506/- (Rupees Two thousand five hundred Six only) being lease rent for the period from 22/11/1999 to 21/11/2000 paid by the Lessee to the Authority before execution of these presents (the receipt of which the Authority doth hereby admit and acknowledge) and in consideration of the rent hereinafter reserved and covenants hereinafter contained and in consideration of the premises the Authority doth hereby demise by way of lease unto the lessee the said land bearing Plot No. \_\_\_\_\_ being a part of the Authority's Estate and shown on the Plan annexed hereto and thereon bounded in red TO HAVE AND TO HOLD the said land for a term of ninety years commencing from the date of execution of these present to the Lessee subject to the terms and conditions hereinafter mentioned yielding and paying therefor during the term of first thirty years of the said term commencing on the 22<sup>nd</sup> day of April 1999 and ending on the 21<sup>st</sup> day of April 2029 the yearly rent of Rs. 2506/- (Rupees Two thousand five hundred Six only) and during the next period of thirty years of the said term commencing on the 22<sup>nd</sup> day of April 2029 and ending on the day of 21<sup>st</sup> April 2059 the Lessee shall pay such higher rent as may then be decided by the Authority and further that during the remaining last thirty years of the said term commencing on the 22<sup>nd</sup> day of April 2059 the Lessee shall pay such higher rent as may be decided by the Authority at the end of the second period of thirty years without any deduction to be paid in advance every year on or before the 5th day from the date on which the yearly term begins every year at the office of the Authority or such other places as the Authority



*[Handwritten signature]*

*[Handwritten signature]*

may from time to time specify in this behalf and intimate to the Lessee.

2. The Lessee doth hereby covenant with the Authority in the following manner that is to say :-

(a) to pay as aforesaid the lease rent of Rs. 2500/-  
(Rupees Two thousand five hundred Six only)  
in advance every year on or before the fifth day of the commencement of each year for which the said amount is payable in the manner aforesaid without any deduction or abatement whatsoever;

(b) to pay interest on such amount of 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 16% per annum until the whole of such amount or dues has or have been paid;

(c) to take over the said land in its existing condition and to incur all expenditure if any for further development of the said land at his/her own cost and 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;

(d) to use the said land only for the purpose of constructing

..6..

*Handwritten signature*

*Handwritten signature*

maintaining and locating a house for the purpose of bonafide residential use and occupation of the Lessee and for purposes necessary and incidental thereto and not to use the said land and the house constructed thereon for any other purpose 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 the decision of the Chief Executive Officer on the question shall be final; ~~Present rates and taxes comes to Rs.~~  
 \_\_\_\_\_ (Rupees \_\_\_\_\_ only)



(e) to abide by all rules and regulations and bye-laws if any prescribed by the Government or the Municipal Corporation of Greater Bombay or the Authority in so far as they relate to the said land in regard to the construction of the houses and maintenance thereof;

(f) to abide by the provisions of the said Act as amended from time to time and the rules and regulations made by or under the said Act;

(g) to construct at his own cost a permanent building suitable for residential use and complete the same within three years from the date of these presents;

Provided that on the application of the Lessee in that behalf the Authority may at its discretion extend the time limit as provided.

(h) not to begin the work of constructing the building until

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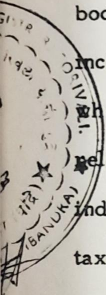
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the plans and specifications for such building shall be approved by the Municipal Corporation of Greater Bombay and not to build or erect except in strict conformity with the plans and specifications so approved;

(i) to bear pay and discharge all the present and future rates, taxes, cesses, assessments, duties, impositions and outgoings payable to the Municipal Corporation of Greater Bombay or to the Government or any other local authority or statutory body in respect of the said land and/or structures erected thereon 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; Present rates and taxes comes to Rs.     211     (Rupees     211     only)

(j) to permit the Authority and its authorised representatives at all reasonable times to enter on the said land and structures erected thereon for the purpose of collection of rent or any other dues or for any other lawful purpose;

(k) not to assign sub-let 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 thereunder or benefit of this lease to any person or persons or change the user of the said land or any part thereof or of the house thereon without the previous written permission of the Authority. In case the Authority decides to grant such requests the Authority shall be entitled to increase the lease rent payable to the Authority while granting such permission and the land shall be assigned



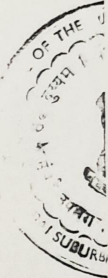
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transferred sublet given on rent or possession thereof parted with in accordance with the permission;

(l) to maintain the said land and the house constructed thereon in a good state of repairs and in clean neat and perfect sanitary condition to the satisfaction of the Executive Engineer of the Authority or any other representative appointed for the purpose by the Authority and make good from time to time any defects therein pointed out by the said Engineer or the said representative and observe and comply with all directions given by the Municipal Corporation of Greater Bombay or the said representative and also observe and comply with Municipal rules and regulations and the Regulations made by the Authority if any in that behalf;

(m) to insure at his/her own cost against fire all the structure 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 Manager of the Authority or any other representative of the Authority and to apply the insurance moneys for repairing and/or reconstructing the structures affected or destroyed;

(n) 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 lessee his servants or others in his/her 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;



*Handwritten signature*



(o) not to make any excavation upon any part of the said land without the previous consent of the authority in writing first had and obtained except for the purpose of constructing the temporary structure or of repairing renovating or rebuilding the structure or structures standing on the said land or for utilising the floor space index (F.S.I.) if any;

(p) not to do or suffer anything to be done on the said land which may cause damage nuisance annoyance or inconvenience to or affect the right to air and light of the occupiers of the adjacent premises or the Authority or the neighbourhood.

3. The Authority hereby covenants with the Lessee that on the lessee paying the rents hereby reserved and observing and complying with the duties and obligations of the lessee herein contained the lessee 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 and declared that all moneys sums dues and other charges payable by the lessee under these presents shall be deemed to be arrears of rent payable in respect of the said land and shall be recoverable from the lessee in the same manner as arrears of land revenue as provided in sections 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.

5. It is hereby also agreed that if the lease rent hereby reserved or any part thereof or other dues if any to be paid by

the Lessee shall be in arrears for sixty days after becoming payable whether formally demanded or not or if the lessee fails to observe any of the terms conditions or covenants stipulated herein then and in any of the said events it shall be lawful for the Authority at any time thereafter by giving thirty days notice to terminate the lease forthwith and thereupon re-enter upon and take possession of the said land and all buildings erections, fixtures, materials, plants, chattels and effects thereon and to hold and dispose of the same as the property of the Authority as if this lease had not been entered into and without making to the lessee any compensation or allowance 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 lessee and it shall be lawful for the Authority to remove the lessee and all other persons in or upon the said land or any part thereof and its effect therefrom without being in any way liable to any suit action indictment or other proceedings for trespass, damage or otherwise provided that if the lessee 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.



6. The Authority and the lessee further agree that on expiry of the lease period on 21/4/2089 the lease may be renewed at the option of the Authority for such period and on such terms and conditions as the Authority may deem fit.

7. Any notice intimation or demand required to be given  
..11..

~~Handwritten signature~~

or made by the Authority on the lessee under this deed of lease shall be deemed to be duly and properly given or made if given by the Officer duly authorised by the Authority in that behalf and shall be deemed to be duly served if addressed to the lessee and delivered or affixed at the said land or at the address of the lessee as stated hereinabove and any notice or intimation to be given to the Authority will be sufficiently served if addressed to the Chief Executive Officer of the Authority and delivered at his office.

8. The Lessee 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 deed in triplicate 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.

IN WITNESS WHEREOF the signature of Shri. M. D.  
Pawar

for and on behalf of the Authority has been set hereunder and the seal of the Authority is also affixed and attested by the Officer of the Authority and the signatures of Shri/~~Smt.~~/~~Kum.~~

S. V. Acharya  
the lessee has been affixed hereto on the day and year first hereinabove written.

SCHEDULE

All that piece or parcel of land/bearing Plot No. 8282RSC7 admeasuring 73.90 Sq.meters or thereabout being S.No. 41 part and C.T.S.No.      situated at charcop IV within the registration sub-district of Bandra Bombay Suburban District and bounded as follows :

- On or towards the North by : Adj plot no 81
- On or towards the South by : Adj plot no 83
- On or towards the East by : 30.m<sup>2</sup> plots
- On or towards the West by : 9.0 m wide Road RSC7



Signed Sealed and Delivered by  
Shri M. D. Pawar.

M. D. Pawar  
 Dy. Chief Officer (W)  
 B.H.&A.D. Board, Bombay.

Maharashtra Housing and Area  
Development Authority.

Maharashtra Housing and  
Area Development  
Authority, Bombay.

Shri C. J. Toraskar  
 Signed & Delivered Estate Manager (W)  
 in the presence of R. H. A. D. Bd.

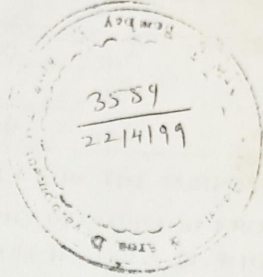
[Signature]  
 Estate Manager (W)  
 B. H. & A. D. Board, Bombay  
 Assistant Estate Manager  
 World Bank Project

[Signature]

Signed & Delivered  
in the presence of

Assistant Estate Manager  
World Bank Project

The Common Seal of the  
Maharashtra Housing and Area  
Development Authority, Bombay  
is affixed hereunto in the  
presence of Shri. M. D. Pawar



[Signature]  
Dy. Chief Officer (W)  
B.H.&A.D. Board, Bombay.

Assistant Estate Manager  
World Bank Project

[Signature]  
Estate Manager (W)  
B. H. & A. D. Board  
Assistant Estate Manager  
World Bank Project

Maharashtra Housing and Area  
Development Authority, Bombay  
Who has signed in token thereof in the  
presence of Shri C. J. Toraskur  
Estate Manager (W)  
B. H. A. D. Bd.

Signed and Delivered by  
Shri/Smt./Kum. S. V. Acharya

[Signature]  
Acharya

in the presence of  
Shri. \_\_\_\_\_  
who has signed in token thereof.

[Signature]

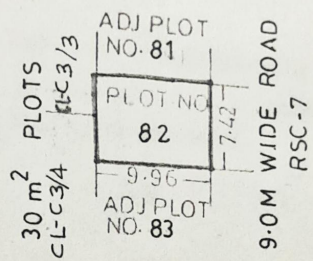
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24/4/51  
महाराष्ट्र राज्य सरकार  
महानगरपालिकाची कार्यालय  
ब. ब.

**MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY**  
**AREA CERTIFICATE**

PLOT NO. 82 ROAD NO. RSC-7  
SECTOR NO. \_\_\_\_\_ PART \_\_\_\_\_  
SCHEME. **CHARKOP-41**  
S.NO. 41 OF CHARKOP VILLAGE

GROSS AREA OF PLOT : 73.90 m<sup>2</sup>  
DEDUCTION IF ANY : \_\_\_\_\_ m<sup>2</sup>  
NET AREA OF PLOT : 73.90 m<sup>2</sup>

THIS CERTIFICATE IS ISSUED ONLY FOR THE PURPOSE OF AREA OF PLOT REQUIRED FOR OBTAINING BUILDING PERMISSION FROM B.M.C. AND IS NOT A SUBSTITUTE FOR EXTRACTS FROM RECORDS OF RIGHTS OR PROPERTY REGISTER CARD FROM CITY SURVEY RECORDS TO BE ISSUED BY CONCERN REVENUE AUTHORITIES.



*[Signature]*  
Dy. Chief Officer (W)  
B.H.&A.D. Board, Bombay.

*[Signature]*

THE DIMENSION OF PLOT SHALL BE VERIFIED ON SITE BEFORE HANDING OVER THE POSSESSION OF PLOT.

THE PLOT IS A PART OF LAYOUT PLAN OF CHARKOP-41  
OFFERED BY CHE/70/AR/GOVT. DT 28-9-93 APPROVED VIDE B.M.C.'S  
OFFICE OF THE L.L. BLDG. PROPOSALS (W-5)  
WARD NO. \_\_\_\_\_ MUNICIPAL CORPORATION OF GREATER BOMBAY

NOTE  
THIS CERTIFICATE HAS BEEN ISSUED AS PER THE SUGGESTION GIVEN BY REVENUE & FOREST DEPT. GOVT. OF MAHARASHTRA TO BOMBAY MUNICIPAL CORPORATION VIDE THEIR LETTER NO. CTS 1083 44853 3368 DATED 30th SEPT. 1985

PLOT NO. 82 (EIGHTY TWO)  
AREA IN FIGURES : 73.90 m<sup>2</sup>  
AREA IN WORDS : SEVENTY THREE POINT NINETY  
SQ. MTRS.  
SI PERMISSIBLE : 1.0 (ONE POINT ZERO)



NO. AC/CHAR-41 / 60 m<sup>2</sup> / 82 DATE: \_\_\_\_\_  
VERIFIED ON SITE

SCALE = 1:500

CERTIFIED BY  
*[Signature]*  
LAND MANAGER (W)  
BOMBAY BOARD.

CE DIV NO 1/W B/P



R.R. NO. 452/02

PBDR. 2/ 2609/ 99

श्री. श्री. म. डी. पवार, डी. ऑफिसर (सेल्स) महाराष्ट्र बोर्ड मुंबई.

25/02

*[Signature]*

कमी 45 दिवस कु. मू. 201-  
सैम वेपड डी. 4 कुल 3 ले

Registration is registered  
as regards Mr. S.V. Acharya  
as under

दि. 30/4/02

*[Signature]*

Registered at No. PBDR. 2/ 2609/ 99  
Registration is refused as  
regards Ms. M.D. Pawar. Dy.  
Chief officer (W) MHADA  
Board Mumbai 103-111

BDR. 2-2369



30/02

Joint Sub-Registrar  
Bombay (Central)

11

One duplicate presented along with  
this deed Under S. No. PBDR. 2/ 2610/ 99  
is certified under the registered  
number.

30/02

Joint Sub-Registrar  
Mumbai (Central)

*[Signature]*



**BRIHANMUMBAI MAHANAGARPALIKA.**  
NO.CHE/A-5118/BP(WS)/AR of

**FULL OCCUPATION CERTIFICATE**

26 APR 2013

To,  
Shri Sanjay Vasudeo Acharya,  
Owner.

उपपत्रक अधिनियम इमारत प्रस्ताव पत्र. २. ६  
७. तिक इमारत. सी. विंग, संस्थली व.  
१०. डी.पी. रोड. सेंट लॉरेन्स ग्राव्हेंज  
कान्दिवली (पू.) मुंबई-४००१०१

Sub : Permission to occupy the completed Row House on plot No.82, Road R.S.C. - 7, S.No.41 (Pt.), MHADA Layout, Charkop, Kandivali (West)

Ref :- Your Architect's letter dtd. 12.03.2013.

Sir,

The development work of Row House comprising of Gr. + One upper floor on plot bearing No. 82, Road R.S.C.-7, S.No.41(Pt.), MHADA Layout Charkop, Kandivali (W), Mumbai, completed under the supervision of Shri Debashish Hore, Lic. Architect having Lic. No.CA/92/15048, Shri Babu K. Bharitkar, Lic. Structural Engineer having Lic. No. STR/B/96 and Lic. Site Supervisor, Shri Harish S. Patel, having Lic. No.P/447/SS-II, may be occupied on the following conditions:-

- 1) That the certificates under Section 270-A of M.M.C. Act shall be obtained from A.E.W.W. 'R/Central' Ward and a certified copy of the same shall be submitted to this office.
- 2) That all the deposit shall be claimed within 6 years from the date of payment or within a year from the date of B.C.C. whichever is earlier, failing which the same shall be forfeited.
- 3) That the combined P.R.C. and C.T.S. plan shall be submitted before B.C.C.

A set of certified completion plan is returned herewith.



Yours faithfully,

~~26/4/13~~  
for Ex. Eng.(Bldg.Prop.) W.S. 'R' Ward

D:\ANJALI N\OCC\A-5118 AR.doc

Verified with Original

Adv. Umesh Ghurye  
High Court

MUNICIPAL CORPORATION OF GREATER MUMBAI

No.

Date.

Office of the Assistant Commissioner,  
R/Central Ward, Municipal Market Building,  
Swami Vivekanand Road, Borivali (West),  
Mumbai - 400 092.

To,  
Shri Kankesh Garav, P.L.No. 4284.  
Mrs. Rasai Enterprises.  
Yasant complex, 5th Bldg.  
Shop No. 12, Mahavir Nagar,  
Kandivali (W), Mumbai - 400067.

Sub: Drainage street connection for proposed  
residential Row-House on plot No. 52 of  
Rac 7, Sector B, MHADA layout, Charkop,  
Kandivali (W).

Ref: 1) Your letter dt. 28-03-2013.  
2) Appointment letter from owner dt. 28/3/13

Gentleman,

With reference to the above, I have to inform you that there is no objection to connect the sewer line of above property to the Municipal manhole at adjoining road subject to the following conditions.

1. The work should be carried out under Municipal Supervision.
2. The Permission is valid up to 10 days from the date of issue of this letter.
3. The work should be carried out as per the plan submitted and alteration beyond the sanctioned plans will be treated as unauthorized work and the same will be removed at your risk and cost.
4. The trench will be protected with fencing and red light with watchman for all the time, till the work is completed.
5. The date of commencement and completion should be intimated to the undersigned well in advance.
6. Any damage / disturbance to utility services / Municipal manhole caused during excavation for proposed sewer connection work, will be entirely at your risk and cost.
7. S.W.D. damaged while excavation should be repaired / reinstated properly as per specifications.
8. Necessary drop arrangement should be made while connecting to the Municipal manhole.
9. Necessary road opening permission should be obtained from undersigned before starting the work.
10. Necessary N. O. C. from E.E. Mech. (M. S.) W.S. should be obtained and produced to this office before starting the work.
11. Necessary precautions such as barricading etc. should be taken while excavation as per the prevailing circular under No: **MDB/4259/Dt. 14-03-2005.**
12. Steel plate should be provided if required for smooth traffic flow.

Yours faithfully,

Asst. Engineer (Maintenance) R/C

MUNICIPAL CORPORATION OF GREATER MUMBAI

PERMIT

No. 783070767 dt. 08.04.2013

To,  
SHRI SANJAY VASUDEV ACHARYA,  
Mr. S U SHINDE (Utility Engg.)  
ROW HOUSE NO 82,  
RSC 7, CHARKOP,  
KANDIVALI, W,  
MUMBAI-400067

Sub:- DRAINAGE STREET CONNECTION RSC-7

Ref:- 1) Circular No. MGC/F/1835 dated 17 November 2007  
2) Circular No. MGC/F/9974 dated 04 February 2013  
3) Ch. E/804/SR/Rds.Tr & Br Dated 05 February 2013  
4) Your application No. 783070767 dated 28.03.2013  
5) Demand Note under No. 783070767

Sir,

With reference to your request the following trench is permitted:-

- 1) Name of Road : RSC 07
- 2) Starting Point : A
- 3) End Point : B
- 4) Length/Area of Trench : 4 Mtrs
  - a) Length of Trench on Carriageway : 4 Mtrs
  - b) Area of Trench on Footpath : 0 Sq Mtrs
- 5) Date of Start : 08.04.2013
- 6) Date of Completion : 09.04.2013

Subject to the following conditions:-

1. On receipt of permission, you shall immediately start the excavation.
2. Above mentioned date of start and completion, length of Trench, start and end point of Trench shall not be changed under any circumstances.
3. Before starting the excavation, area shall be barricaded as per Annexure-11.
4. Utility shall display the board at the start and end of Trench and if the Trench is more than 100 Mtr. it shall also be displayed in between and at the junction. Board must display information such as (A) Name of agency, (B) Date of starting, (C) Date of completion, (D) Name of site engineer, (E) Contact no. (Mobile), (F) With a note that "Inconvenience caused is regretted".
5. Sufficient security guards and traffic wardens should be provided.
6. Water entrances and chambers having opening shall be properly covered to

6. Avoid entry of excavated earth in it.
7. Your Site in-charge shall submit the daily report to M.C.G.M. engineer in format as per Annexure-12.
8. Wherever required steel plate shall be provided on the Trench for crossing of vehicular and pedestrian traffic.
9. Reflector signs shall be provided all along the Trench.
10. If Trench is more than 100 Mtr. in length, you shall only undertake 100 Mtr. Trench at once, lay your services and clear the site for reinstatement and movement of traffic and then only further excavation shall be undertaken.
11. It is likely that in the same Trench, number of agencies / utilities may lay their services. Under such circumstances, you shall have absolute co-ordination and co-operation with each other.
12. All the excavated earth shall be transported at the same time to the identified sites approved by Ward Engineer.
13. In case of taking Trench across the carriageway at least 2 number of 300 mm dia N.P. II Class Hume Pipe or equivalent with encasing of 1:2:4 concrete shall be laid for any future service. Also you shall lay your services through duct.
14. Simultaneously the reinstatement should be taken up by you on the date of completion of your work mentioned in this permit or in phases as per clause No. 10 above.
15. The Site Engineer shall be available at all the time during progress of work.
16. On receipt of permit, you shall immediately contact all other utility, intimating that you will be taking Trench along the particular stretch and also arrange all the resources required by you for expeditious completion of your work.
17. You shall note that penalty of Rs. 5000/- per day for delay up to 2 days then Rs. 10,000/- per day for more than 2 days and up to 5 days thereafter for more than 5 days Rs. 15,000/- per day will be levied for carrying your work beyond permitted date of completion. Similarly Rs. 1000/- per meter will be levied for extending your work beyond the permitted length, and change in start and end point. The penalty will also be levied separately for violation of various other conditions mentioned in this permit.
18. Time period for reinstatement by you shall be from the date of completion of trenching and laying utility by you, plus maximum 7 days.
19. In case the work is not executed to the satisfaction of road engineer or is delayed beyond the period prescribed in this permit, whole deposit will be forfeited and work will be executed by concerned ward office and the utility company (you) will be banned for executing reinstatement work in future and reinstatement cost will be enhanced to 200% and reinstatement will be carried out by concerned ward office.
20. By virtue of any circumstances, you are unable to undertake excavation as per this permit, you shall immediately communicate to the undersign. Under the circumstances you shall note that same permit will not be granted in future.
21. You shall not take Trench in Cement Concrete / Mastic finish surfaces.
22. Wherever the existing finish is with Paver Block or laquered colour, Paver Block you shall not break / damage these blocks while excavation & shall set

Morindian

LT P 2

Sandip Alawani

7498257927 / 50549847  
(after 10.00)



ada  
Electricity

**BILL OF SUPPLY SOLAR RESIDENTIAL**

SANJAY VASUDEV  
ACHARYA  
PLT 82,  
  
RSC 7,  
SECTOR 8 S.NO.41,  
CHARKOP, MHADA LAYOUT KANDIVALI  
W,  
MUMBAI  
400087

To update your email id and mobile no. call us on 19122

24x7 Powerline  
19122 We're listening.

CUSTOMER CARE CENTER/INTERNAL GRIEVANCE REDRESSAL CELL (GRC) Adani Electricity Mumbai Limited

For power interruption complaint or restoration status	SMS POWER < 9 digit account no > to 7065313030 from any mobile no. Give us a missed call on 1800 532 9998 from your registered mobile no. For other queries, Whatsapp on 9022 81 3030 (Bam to Bam)	Join us on /adanelectricity
--	--	-----------------------------

Bill No 100012381709      Bill Date 10-07-2021      Unit 4541  
Cycle No 37      Type of Supply THREE PHASE      Division Borivli  
Tariff 1 (10)

Your VDS Deposit is Nil. You need to pay this bill by Online modes /RTGS/NEFT/Cheque/Cash  
7021462324 Acharya

This electricity bill neither reflects a title nor is to be used as a proof of any property or premises.



ACCOUNT NO.  
151807855  
  
BILL MONTH  
JUN-21  
  
DUE DATE\*  
31.07.2021

Electric Smiles  
SMILES EARNED  
240

**DUE AMOUNT**  
Rs 5,680.00 \*

**DISCOUNTED BILL AMOUNT**  
By discount date 17.07.2021  
Rs. 5,660.00  
(after discount of Rs 17.54)

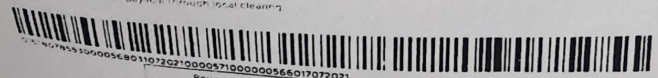
**LATE PAYMENT BILL AMOUNT**  
After due date 31.07.2021  
Rs 5,710.00 #  
(including DPC of Rs 26.34)

\* Payable only to current bill amount. Previous balance is payable immediately.  
# Payable upto one month after due date thereafter interest applicable as per MERC tariff order.

HOW YOUR BILL WAS CALCULATED.	RATE/TARIFF	INR
Electrical Energy ( HSN Code )		14.00
Fixed/Demand Charge		1,205.00
Energy Charge		408.00
Reliability Charges-Standby Charge/Wheeling Charge		2.00
Reliability Charges-Cost of Expensive Power/ Regulatory Asset Charge		0.00
Misc Charges I		0.00
Misc Charges II		0.00
Fuel Adjustment Charge		206.00
Government Electricity Duty (excluding 0 exempted units)	16.00 %	71.00
Mah. Govt. tax on Sale of Electricity	26.04 p/unit	2,107.00
Current month's bill amount (A)		0.00
Others		0.00
Digital Payment Discount		24.00
Delay Payment Charge on previous month bill		0.00
Interest charged on arrears		0.00
<b>Adjustments</b>		
Net Other Charges in Current Bill (B)		2,121.00
Total Current Month charges (A+B)		3,549.00
Previous month's bill amount		0.00
Payment received upto 06.07.2021		0.00
Prompt Payment Discount		3,549.00
Net Previous Balance (C)		5,684.00
Total Bill Amount (A+B+C)		0.00
<b>Amount Deferred</b>		5,680.00
Round sum payable by 31.07.2021		4,030.00
Your Security Deposit (SD) with us		0.00
Your Unpaid Security with us		0.00

DAYANAND SAMANT  
Division Head  
(Borivli Division)

Make cheque payable to Adani Electricity Mumbai Ltd 151807855  
JUN 21 151807855/37



Round sum payable	5,680.00	Discounted amount	5,660.00	Amount after due Date	5,710.00
Due date	31.07.2021	Discount date	17.07.2021		

This bill is for duty free import of goods. It is not a bill of exchange and does not require any endorsement for verification. It is not a bill of exchange and does not require any endorsement for verification.



**बृहन्मुंबई महानगरपालिका**  
**करनिर्धारण व संकलन खाते**

**मालमत्ता करदेयक**

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये वजावण्यात आलेले मालमत्ता कराचे देयक.

लेखा क्रमांक RC0126531310000	मालमत्ता करवर्ष 2020-2021	देयक क्रमांक 202010BIL11797761 202020BIL11797762	देयक दिनांक 09/12/2020
कराचे नाव व पत्ता : Mr. S. V. ACHARYA		वेगक - Asstt. Assessor & Collector, R Central Ward, Municipal Office Building, F. P. 44, T. P. S. No. 1, Chandavarkar Road, S. V. Road, Borivall (West), Mumbai - 400 092.	
मालमत्ता क्रमांक, मंडळीक क्रमांक, उभास्तीचे नाव/ विंग, भौ.डी.एम.क. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, टिक्राण, मानसून पर्यंत, करदात्याचे क्रमांक No. 82-82 RSC 7 Sector 8 Charkop, Kandivall (West) SECTOR 8 VILLAGE CHARKOP Mumbai 400067 M/s. LESSOR MHADA.		ईमेल - anrcr.ac@mcgm.gov.in दुरध्वनी क्र. 022 2890 3944	
करनिर्धारण दिनांक: 01/04/2010	जलजोडणी क्रमांक:	एकूण भांडवली मूल्य: ₹ 4851130	
भांडवली मूल्य: ₹ Forty Eight Lakh Fifty One Thousand One Hundred Thirty Only			
1/03/2010 या तारखेपर्यंतची थकवाकी ₹ 0 दि. 01/04/2010 ते 31/03/2020 या तारखेपर्यंतची थकवाकी ₹ 0			
कालावधी: 01/04/2020	ते	31/03/2021	

कराचे नाव	01/04/2020	ते	30/09/2020	01/10/2020	ते	31/03/2021
आधारण कर			2669			2669
कर			0			0
लाभ कर			1674			1674
नि.सारण कर			0			0
नि.सारण लाभ कर			1041			1041
न.पा. शिक्षण उपकर			970			970
न्य. शिक्षण उपकर			849			849
कमालर हस्ती उपकर			0			0
न उपकर			49			49
र कर			1213			1213
एकूण देयक रक्कम			8465			8465
सम 152 अ नुसार दंडाची रक्कम			0			0
साध्यावरील व्याजाची वसुली			0			0
माऊ अधिदानाचे समायोजन			0			0
सावधाची निव्वळ रक्कम			8465			8465
निदानाची निव्वळ रक्कम			0			0
अंतिम देयक	₹ Eight Thousand Four Hundred Sixty Five Only			₹ Eight Thousand Four Hundred Sixty Five Only		
अंतिम देय दिनांक:	08/03/2021			08/03/2021		

"To make payment through NEFT:  
IFSC - SBIN000300, Beneficiary A/C No:- MCGMPTRC0126531310000, Name-MCGM Property Tax. Please note,  
payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of  
MCGM"

सदर दस्तऐवज हा नागरिकांना कराचा भरणा सुलभतेने करता यावा यासाठी मुंमनपा अधिनियमातील तरतुदीनुसार निर्गमित  
करण्यात आला असून सदर दस्तऐवज तुमची मालमत्ता अधिकृत अमल्याचे मूचित करत नाही.

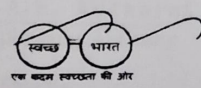
**क्ष. रा. हसनळे**

डॉ. सगिता हसनळे  
करनिर्धारक व संकलक (२)

साप्ताहिक व परिस्थितीकीय मासदायक योजनेअंतर्गत अटी-शर्तीची पूर्तता करणा-या  
पात्र मालमत्ता मालमत्ता कर्तरील सर्वसाधारण कर या घटकात 5% ते 15% सबलत अनुषंग आहे.

माझे कुटुंब माझी जबाबदारी

- अ) मास्क बांधणे
- ब) बायकार हाल घेणे
- क) सुरक्षित अंतर राखणे



एक क्लिक स्वच्छता की ओर

Form No. 1

RECEIPT

**Maharashtra Housing And Area Development Authority**  
HOUSING AND AREA DEVELOPMENT BOARD

No 479601

Subject to realisation of cheque

Received Cash / Cheque / Draft Rs 12-100/-  
Rupees Twelve Hundred and one hundred only  
From S. V. Acharya

Cheque / Draft No. 147108-11976/- Dated 28/11/2012 - Name of Bank Bank of Maharashtra  
147109-124/- dt. 25/11/2012 Branch Mumbai  
For (Purpose) NA in plot No. 82, RSC-7 at C-Verkhap IV Kamdhav  
Scheme code No. 98-APP-53 & RTI-2005

ORGANISATION CODE			
Voucher No.			
Date	23	11	2012

Major Code	Sub Major Code	Ledger Code	Sub Ledger Code	Sr No. of BUD	Account Description	Amount	
						DR / CR	Rs. p
	001	013	05		NA 22H9970211413	CR	11976/-
	002	018	00		RTI-2005	CR	124/-
						CR	
						CR	
						CR	
						CR	
						DR	1200/-

Signature of Receiver / Cashier \_\_\_\_\_ Approved By \_\_\_\_\_  
Signature of Approver \_\_\_\_\_

The Executive under Sec

BRIHANMUMBAI MAHANAGARPALIKA  
MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (FORM 'A')

No. CHE/ A-5118 /BP(YS)/APAR

30 APR 2012

COMMENCEMENT CERTIFICATE

To,  
Shri Sanjiv Vasudev Acharya.

उपरोक्त अधिवृत्त इमारत प्रस्ताव प.उ. क्षेत्र  
महानगरपालिका इमारत, सी. पिन, संस्कृती विकासात्मक,  
१० फुट खे.पी. रोड, रीट नॉर्दर्न कॉम्प्लेक्स,  
कामिथली (पूर्व), मुंबई-४००१०९.

Sir,

With reference to your application No. 1969  
Development Permission and grant of Commencement Certificate under section 45 &  
69 of the Maharashtra Regional and Town Planning Act 1966, to carry out  
development and building permission under section 346 of the Bombay Municipal  
Corporation Act 1888 to erect a building to the development work of  
**Proposed Row House**

13/12/2011

dated for

C.T.S.No. -  
at premises at Street R.S.C. 7  
Village Charkop Village  
situated at MHADA Layout, S.No.41 Plot No. 82  
Ward R/Central  
The Commencement Certificate / Building Permit is granted on the following  
conditions.

1. The land vacated in consequence of the endorsement of the setback line / road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
  - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - (c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri A.B. Kulkarni  
Executive Engineer to exercise his power and functions of the planning Authority  
under Section 45 of the said Act.

This C.C. is restricted for work up to Plinth Level Only.

For and on behalf of Local Authority  
Brihanmumbai Mahanagarpalika

A.B. Kulkarni  
Executive Engineer, Building Proposal (W.S.)

& 'R' Wards.

FOR

MUNICIPAL COMMISSIONER FOR GREATER MUMBAI



1 ##  
Rs 2500/- Rs Twenty Five Thousand only

THIS INDENTURE OF LEASE MADE at Bombay this 22nd day of April 1999 (One Thousand Nine Hundred and Ninety 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), Bombay - 400 051 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;

S. V. Tompatil  
Proper Officer,  
General Stamp Office, Mumbai

A N D

##  
##  
##  
##  
Shri/Smt./Kum. S. V. Acharya.  
Son/daughter/wife of Shri. V. P. Acharya.  
Indian Inhabitant residing at Leher Museum. A-104. Near  
Silladivi Temple. L.J. Road. Mahem.  
Bombay-400016. hereinafter referred to as "the Lessee" (which expression shall unless the context requires otherwise include his/her heirs, executors, administrators and permitted assigns) of the Other Part;

..2..

##  
##

R. San.

the Le  
land;

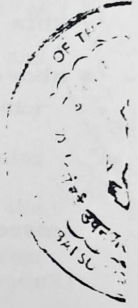
WHEREAS the Authority is possessed of or otherwise well and sufficiently entitled to a piece or parcel of land bearing plot No. 282 RSC admeasuring 73.90 Sq. metres or thereabout consisting of S.No. 61 C.T.S. No. --- being part of the Authority's land situated at Chaukop IV Kanchrali Bombay in the registration sub-district of Bandra Bombay Suburban District and more particularly described in the Schedule hereunder written and shown by red coloured boundary line on the plan hereto appended (hereinafter referred to as "the said Land");

AND WHEREAS the said land has been divided into open developed plots by the Authority;

AND WHEREAS the Authority has by public advertisement published in the newspapers invited offers from persons for allotment of open developed plots in the Authority's land for the purpose of constructing, maintaining and locating building for bonafide residential use and occupation;

AND WHEREAS in pursuance of the public advertisement published in the newspapers by the Authority the Lessee has applied on 21.09.93 for the said open developed plot and has agreed to take the same on lease for ninety years for the purpose of constructing maintaining and locating building for bonafide residential use and occupation of the Lessee (hereinafter referred to as "the said offer");

AND WHEREAS the Authority has accepted the said offer of the Lessee for allotment of open developed plot in the Authority's



*[Handwritten signature]*

*[Handwritten signature]*

AND WHEREAS in pursuance of acceptance of the said offer the Authority has decided to lease the said land to the Lessee on payment of premium of Rs. 250,521/- (Rupees Two Lacs Fifty thousand five hundred and five only) and Rs. 2506/- (Rupees Two thousand five hundred Six only) towards lease rent per annum for a term of ninety years with effect from the date of execution of these present for the purpose of constructing maintaining and locating building for bona fide residential use and occupation of lessee and not for any other purpose on the terms and conditions hereinafter contained;

AND WHEREAS it is expedient and necessary to execute this indenture of lease in favour of the lessee in pursuance of the above mentioned decision of the Authority;

AND WHEREAS before the execution of these presents the lessee has paid to the Authority a sum of Rs. 250,521/- (Rupees Two Lacs fifty thousand five hundred and five only) towards premium and Rs. 2506/- (Rupees Two thousand five hundred Six only) towards the lease rent for the period from 22/4/1999 to 21/4/2000 the receipt of which the Authority doth hereby admit and acknowledge;

NOW THIS INDENTURE OF LEASE WITNESSETH AS FOLLOWS :-

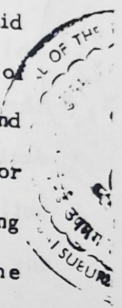
1. In consideration of the aforesaid sum of Rs. 250,521/-  
...4..

*[Handwritten signature]*

*[Handwritten signature]*



(Rupees Two thousand five hundred only) being the premium and Rs. 2506/- (Rupees Two thousand five hundred only) being lease rent for the period from 1/1/1999 to 31/12/2029 paid by the Lessee to the Authority before execution of these presents (the receipt of which the Authority doth hereby admit and acknowledge) and in consideration of the rent hereinafter reserved and covenants hereinafter contained and in consideration of the premises the Authority doth hereby demise by way of lease unto the lessee the said land bearing Plot No. \_\_\_\_\_ being a part of the Authority's Estate and shown on the Plan annexed hereto and thereon bounded in red TO HAVE AND TO HOLD the said land for a term of ninety years commencing from the date of execution of these present to the Lessee subject to the terms and conditions hereinafter mentioned yielding and paying therefor during the term of first thirty years of the said term commencing on the 22<sup>nd</sup> day of April 1999 and ending on the 21<sup>st</sup> day of April 2029 the yearly rent of Rs. 2506/- (Rupees Two thousand five hundred only) and during the next period of thirty years of the said term commencing on the 22<sup>nd</sup> day of April 2029 and ending on the day of 21<sup>st</sup> April 2059 the Lessee shall pay such higher rent as may then be decided by the Authority and further that during the remaining last thirty years of the said term commencing on the 22<sup>nd</sup> day of April 2059 the Lessee shall pay such higher rent as may be decided by the Authority at the end of the second period of thirty years without any deduction to be paid in advance every year on or before the 5th day from the date on which the yearly term begins every year at the office of the Authority or such other places as the Authority



*[Handwritten signature]*

*[Handwritten signature]*

may from time to time specify in this behalf and intimate to the Lessee.

2. The Lessee doth hereby covenant with the Authority in the following manner that is to say :-

(a) to pay as aforesaid the lease rent of Rs. 2500/- (Rupees Two thousand five hundred Six only) in advance every year on or before the fifth day of the commencement of each year for which the said amount is payable in the manner aforesaid without any deduction or abatement whatsoever;

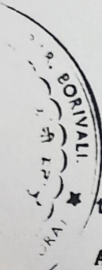
(b) to pay interest on such amount of lease rent or any part thereof or any other dues to be paid by the Lessee to the Authority as shall remain unpaid (whether formally demanded or not) for thirty days after the date on which the said amount or any part thereof or any other dues has or have become payable as aforesaid at the rate of 16% per annum until the whole of such amount or dues has or have been paid;

(c) to take over the said land in its existing condition and to incur all expenditure if any for further development of the said land at his/her own cost and 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;

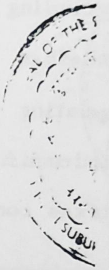
(d) to use the said land only for the purpose of constructing

*Handwritten signature*

*Handwritten signature*



maintaining and locating a house for the purpose of bonafide residential use and occupation of the Lessee and for purposes necessary and incidental thereto and not to use the said land and the house constructed thereon for any other purpose 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 the decision of the Chief Executive Officer on the question shall be final; ~~Present rates and taxes comes to Rs.~~  
 \_\_\_\_\_ (Rupees \_\_\_\_\_ only)



(e) to abide by all rules and regulations and bye-laws if any prescribed by the Government or the Municipal Corporation of Greater Bombay or the Authority in so far as they relate to the said land in regard to the construction of the houses and maintenance thereof;

(f) to abide by the provisions of the said Act as amended from time to time and the rules and regulations made by or under the said Act;

(g) to construct at his own cost a permanent building suitable for residential use and complete the same within three years from the date of these presents;

Provided that on the application of the Lessee in that behalf the Authority may at its discretion extend the time limit as provided.

(h) not to begin the work of constructing the building until

*[Handwritten signature]*

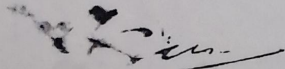
..7..

the plans and specifications for such building shall be approved by the Municipal Corporation of Greater Bombay and not to build or erect except in strict conformity with the plans and specifications so approved;

(i) to bear pay and discharge all the present and future rates, taxes, cesses, assessments, duties, impositions and outgoings payable to the Municipal Corporation of Greater Bombay or to the Government or any other local authority or statutory body in respect of the said land and/or structures erected thereon 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; Present rates and taxes comes to Rs.           200           (Rupees           200           only)

(j) to permit the Authority and its authorised representatives at all reasonable times to enter on the said land and structures erected thereon for the purpose of collection of rent or any other dues or for any other lawful purpose;

(k) not to assign sub-let 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 thereunder or benefit of this lease to any person or persons or change the user of the said land or any part thereof or of the house thereon without the previous written permission of the Authority. In case the Authority decides to grant such requests the Authority shall be entitled to increase the lease rent payable to the Authority while granting such permission and the land shall be assigned



transferred sublet given on rent or possession thereof parted with in accordance with the permission;

(l) to maintain the said land and the house constructed thereon in a good state of repairs and in clean neat and perfect sanitary condition to the satisfaction of the Executive Engineer of the Authority or any other representative appointed for the purpose by the Authority and make good from time to time any defects therein pointed out by the said Engineer or the said representative and observe and comply with all directions given by the Municipal Corporation of Greater Bombay or the said representative and also observe and comply with Municipal rules and regulations and the Regulations made by the Authority if any in that behalf;



(m) to insure at his/her own cost against fire all the structure 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 Manager of the Authority or any other representative of the Authority and to apply the insurance moneys for repairing and/or reconstructing the structures affected or destroyed;

(n) 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 lessee his servants or others in his/her 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;



(o) not to make any excavation upon any part of the said land without the previous consent of the authority in writing first had and obtained except for the purpose of constructing the temporary structure or of repairing renovating or rebuilding the structure or structures standing on the said land or for utilising the floor space index (F.S.I.) if any;

(p) not to do or suffer anything to be done on the said land which may cause damage nuisance annoyance or inconvenience to or affect the right to air and light of the occupiers of the adjacent premises or the Authority or the neighbourhood.

CAR. BORIVALI 3.

The Authority hereby covenants with the Lessee that on the lessee paying the rents hereby reserved and observing and complying with the duties and obligations of the lessee herein contained the lessee 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 and declared that all moneys sums dues and other charges payable by the lessee under these presents shall be deemed to be arrears of rent payable in respect of the said land and shall be recoverable from the lessee in the same manner as arrears of land revenue as provided in sections 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.

5. It is hereby also agreed that if the lease rent hereby reserved or any part thereof or other dues if any to be paid by

the Lessee shall pay the arrears for sixty days after becoming payable whether formally demanded or not or if the lessee fails to observe any of the terms conditions or covenants stipulated herein then and in any of the said events it shall be lawful for the Authority at any time thereafter by giving thirty days notice to terminate the lease forthwith and thereupon re-enter upon and take possession of the said land and all buildings erections, fixtures, materials, plants, chattels and effects thereon and to hold and dispose of the same as the property of the Authority as if this lease had not been entered into and without making to the lessee any compensation or allowance for the same. It is hereby further agreed that the rights given by this clause shall be without prejudice to the other right of action of the Authority in respect of any breach of the covenants herein contained by the lessee and it shall be lawful for the Authority to remove the lessee and all other persons in or upon the said land or any part thereof and its effects therefrom without being in any way liable to any suit action indictment or other proceedings for trespass, damage or otherwise provided that if the lessee 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.



6. The Authority and the lessee further agree that on expiry of the lease period on 11/11/2081 the lease may be renewed at the option of the Authority for such period and on such terms and conditions as the Authority may deem fit.

7. Any notice intimation or demand required to be given  
 ..ll..

*[Handwritten signature]*

or made by the Authority on the lessee under this deed of lease shall be deemed to be duly and properly given or made if given by the Officer duly authorised by the Authority in that behalf and shall be deemed to be duly served if addressed to the lessee and delivered or affixed at the said land or at the address of the lessee as stated hereinabove and any notice or intimation to be given to the Authority will be sufficiently served if addressed to the Chief Executive Officer of the Authority and delivered at his office.

8. The Lessee 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 deed in triplicate 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.

IN WITNESS WHEREOF the signature of Shri. M. D.

Pawar

for and on behalf of the Authority has been set hereunder and the seal of the Authority is also affixed and attested by the Officer of the Authority and the signatures of Shri/Smt./Kum.

S. V. Acharya

the lessee has been affixed hereto on the day and year first hereinabove written.

SCHEDULE

All that piece or parcel of land/bearing Plot No. 82 82 Rsc 7  
admeasuring 73.70 Sq.meters or thereabout being S.No.  
41 part and C.T.S.No.        situated at  
charcop IV within the registration sub-district of  
Bandra Bombay Suburban District and bounded as follows :

- On or towards the North by : Adj plot no 81
- On or towards the South by : Adj plot no 83
- On or towards the East by : 20.02 plots
- On or towards the West by : 9.0 m wide Road Rsc 7



Signed Sealed and Delivered by  
Shri M. D. Pawar.

[Signature]  
By, Chief Officer (W)  
B.H.G.A.D. Board, Bombay.

Maharashtra Housing and Area  
Development Authority.

Maharashtra Housing and  
Area Development  
Authority, Bombay.

Shri C. D. Toraskar  
Signed & Delivered [Signature]  
Estate Manager (W)  
in the presence of M. D. Bd.

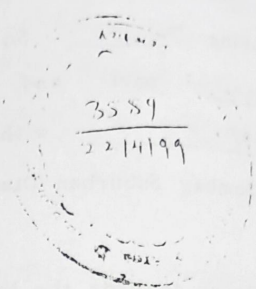
[Signature]  
By, Assistant Estate Manager  
World Bank Project

[Handwritten signature]

Signed & Delivered  
in the presence of

Assistant Estate Manager  
World Bank Project

The Common Seal of the  
Maharashtra Housing and Area  
Development Authority, Bombay  
is affixed hereunto in the  
presence of Shri. M. D. Pawar



[Signature]  
Dy. Chief Officer (W)  
B.H.&A.D. Board, Bombay.

Maharashtra Housing and Area  
Development Authority, Bombay  
Who has signed in token thereof in the  
presence of Shri C. J. Foskum  
Estate Manager (W)  
~~B. H. A. D. Bd.~~

Assistant Estate Manager  
World Bank Project

[Signature]  
Estate Manager (W)  
Assistant Estate Manager  
World Bank Project

Signed and Delivered by  
Shri/~~Com.~~/Kum. S. V. Acharya

[Signature]  
S. V. Acharya

in the presence of  
Shri. \_\_\_\_\_  
who has signed in token thereof.

[Signature]

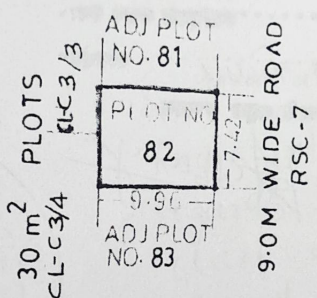
\_\_\_\_\_ and

**MHARASHTRA HOUSING AND URBAN DEVELOPMENT AUTHORITY**  
**AREA CERTIFICATE**

PLOT NO 82  
 SECTOR NO 7  
 SCHEME **CHARKOP-41**  
 SNO 41 OF CHARKOP VILLAGE

GROSS AREA OF PLOT 73.90 m<sup>2</sup>  
 DEDUCTION IF ANY  
 NET AREA OF PLOT 73.90 m<sup>2</sup>

THIS CERTIFICATE IS ISSUED ONLY FOR THE PURPOSE OF AREA REQUIRED FOR OBTAINING BUILDING PERMISSION FROM BMC NOT A SUBSTITUTE FOR EXTRACTS FROM B.C. OF RIGHTS OR CITY REGISTER CARD FROM CITY SURVEY RECORDS TO BE ISSUED BY REVENUE AUTHORITIES



*[Signature]*  
 Dy. Chief Officer (W)  
 M.H.A. Board, Bombay.

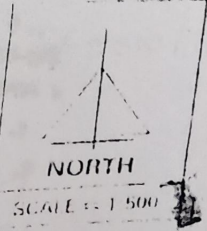
*[Signature]*  
 #Charga

THE DIMENSION OF PLOT SHALL BE VERIFIED ON SITE BEFORE HANDING OVER THE POSSESSION OF PLOT.

THIS IS A PART OF LAYOUT PLAN OF **CHARKOP-41** APPROVED VIDE BMC S.O. NO. **CHE/70/AR/GOVT.** DT **28-9-93** OFFICE OF THE L.L. HEAD PROPOSALS (W.S.) BOMBAY MUNICIPAL CORPORATION OF GREATER BOMBAY

THIS CERTIFICATE HAS BEEN ISSUED AS PER THE SUGGESTION GIVEN BY REVENUE & FOREST DEPT. GOVT. OF MAHARASHTRA TO BOMBAY MUNICIPAL CORPORATION VIDE THEIR LETTER NO. (15) 108/4489/3168 DATED 11 SEPT. 1985

NO. **82 (EIGHTY TWO)**  
 DIMENSIONS IN FIGURES **73.90 m<sup>2</sup>**  
 DIMENSIONS IN WORDS **SEVENTY THREE POINT NINETY**  
 PERMISSIBLE TO (ONE POINT ZERO) SQ. MTRS.  
 NO. **AC/CHARKOP-41/60m<sup>2</sup>/82** DATE: \_\_\_\_\_  
 VERIFIED ON SITE



CERTIFIED BY *[Signature]*  
 LAND MANAGER (W)  
 BOMBAY BOARD.



