PLAN OF THE PROPERTY
BOUNDARY COLOURED RED
SUB DIVIDED PLOT Nº 10 OF
PLOT Nº 12/AI OF 14 CO-OP: H. SOCIETIES
AT J. V. D. SCH. VILE-PARLE
CONTAINING C4683.00 59.YDS. APPOX.

22	CONTAINING C4683.00 5Q.YDS. APPOX. *
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Registration
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Joint Sub-Registrar IV Bombay (Bendra)

Joint Sch-Registrar IV Bombey (Bénéra)

THIS INDENTURE made at Bombay this /5/
day of January One Thousand Nine Hundred and
Seventy five BETWEEN (4) THE SWASTIK CO-

Se se se

PROPERTY OF



- 2 -

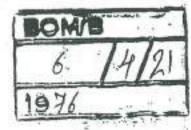
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6 /3/21
1976

OPERATIVE HOUSING SOCIETY LIMITED, (2) THE VALLABH-NAGAR CO-OPERATIVE HOUSING SOCIETY LIMITED. (3) THE HATKESH CO-OPERATIVE HOUSING SOCIETY LIMITED. (4) ASHOK NAGAR CO-OPERATIVE HOUSING SOCIETY LIMITED, (5) THE KEPOLE CO-OPERATIVE HOUSING SOCIETY LIMITED, (6) THE JAIHIND CO-OPERATIVE HOUSING SOCIETY LIMITED, (7) THE MUTAN LAXMI CO-OPERATIVE HOUSI'CK: SOCIETY LIMITED. (8) AZAD NAGAR CO-OPERATIVE HOUSING SOCIETY LIMITED. (9) NAVYU CO-OPERATIVE HOUSING SOCIETY LIMITED, (10) THE VITHAL NAGAR CO-OPERATIVE HOUSING SOCIETY LIMIN (11) THE FRESIDENCY CO-OPERATIVE HOUSING SOCIETY LIMITED. (12) THE FRIENDS CO-OPERATIVE HOUSING SOCIETY LIMITED, (13) SUVARNA NAGAR CO-OPERATIVE HOMSING SOCIETY LIMITED, And (14) NEW INDIA CO-OPERATIVE HOUSING SOCIETY LIMITED all registered under the Bombay Co-operative Societies Act 1925, hereinafter called " THE LESSORS ", (which expression shall unless it be repugnant to the context or meaning thereof include their respective successors and assigns) of the One Part A N D INDIAN COUNCIL OF BASIC EDUCATION a Society Registered under the Societies Registration Act 1860 and having its Registered Office at Aye app. Mithiba College. V.L. Makata RA. JUDS. Bonelay JE hereinafter

Suburban Observed

also a

called "THE LESSEES" (which expression shall unless ...



- 5 -

unless it be repugnant to the context or meaning thereof include its successors and assigns) of the Other Part:

WHEREAS.

- The Lessors are seized and 1. possessed of or otherwise well and sufficiently entitled to the piece or parcel of land being Plot No. 10-A/12(1)situate in the Village of Vils-Parls, Greater Bombay in the Juhu Vile Parle Development Scheme and containing by admeasurement 4400 Square Yards and particularly described in the Schedule hereunder written;
- 2. The said Plot forms part

 of the larger piece of land
 being Plot No. A/12 and
 which said Plot No. A/12 is
 sub-divided into various
 sub-plots as per the
 sanction given by the
 Municipal ...





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- 4 -

Municipal Corporation of Greater Bombay.

- The Lesses are a Society

 fegistered under the Societies

 Registration Act of 1860 and a

 are also registered as a Public

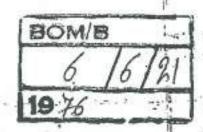
 Trust under the provisions of

 the Bombay Fublic Trust Act

 1950:
- 4. The Lesses have for their objects amongst others estimated lishing and running of instructions for the training of teachers;
- the Lesses have applied to
 the Lesses for the grant to
 them of a Lease of the said
 Plot particularly described
 in the Schedule hereunder
 written and delineated on the
 Plan here to annexed and shown
 thereon by a boundary line
 coloured red;
- The Lessors have exceeded to the said request of the Lessos...

SRO NAME:BOM - B YEAR: 1986 LIST NO: 69/86 DOC NO: 6/79 Page No. 6 of 21

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- 5 .

Lessees and have agreed to grant the Lease in respect of the said Plot;

NOW THIS INDENTURE WITNESSETH AS

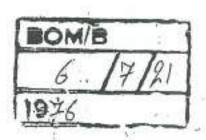
FOLLOWS :-



In pursuance of the said Agreement and in consideration of the rents and covenants on the part of the Lessees hereinafter reserved and contained the Lessors do hereby demise unto the Lessess all that piece or parcel of land being Plot No. 10-A/12-1 situate lying and being in the Village of Vile Parle Greater Bombay in the Juhu Vile Parle Development Scheme in the Registration Sub-District of Bombay City and Suburban containing by admeasurement 4400 Square Yards or thereabouts and delineated on the Plan thereof hereto annexed and thereon surrounded by red colour boundary line together with all rights and appurtenances thereto (hersinafter called 'the said Plot') to hold/unto the Lessees from the date hereof for a term of 99 years yielding and paying therefor during the said term hereby created a monthly rent of Rs. 740/per month payable in advance on or about the 10th day of each Calendar month without any deduction and also yielding and paying to the Lessors in the event and immediately upon the term being determined ...

Superior of the superior of th

follows :-

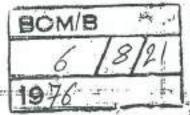


determined by re-entry under the proviso hereinafter contained or otherwise the proportionate part of the rent under the provisions hereof for a fraction of the month upto the date of which re-entry shall have been made and upon condition for the performance and observance of the covenant on the part of the Lessess hereinafter contained. The Lessees to the intent that the covenant : herein contained shall continue throughout the term hereby created covenant with the Lessors

- (a) To pay to the Lessors the md rent hereby reserved at the and in the manner herein provided free from all deduction;
- (b) To p ay and discharge all existing and future land Revenue (including any increase or increases therein) rates, taxes, dues, duties, charges, Outgoings, levies, bettermen t charges and impositions whatsoever imposed in respect of the said plot including the structures thereon whather by the Government of Maharashtra, the Municipal

Corporation ...





- 7 -

Corporation of Greater Bombay
or any other Public Body or
Authority including impositions
by way of land Revenue or other
Taxes on Land now or at any
time hereinafter imposed or
charged upon the Owners or
Occupiers of the said Plot.

- (c) To execute all works in connection with the saidPlot and the
 structures thereon including
 alterations, maintenance and
 repairs in accordance with the
 laws and bye-laws and regulations
 of the legal Authorities for the
 time being in force.
- (d) Not to sell or dispose off any sarth, clay gravel or sand from the said Plot and not to excavate the same except so far as may be necessary for the construction of buildings thereon.
- (e) To permit the Lessors, or their/its agents at all times to enter upon the said plot for the purpose of viewing the state





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- 8 -

of repairs of the buildings or any of them as also the use eto which the said plot and/or buildings thereon are put and giving and leaving notice of repairs and to comply with such notice within reasonable time.

said plot and/or the buildings for the time being forming part of the said plot or any of them or any part thereof to be used for any purpose other than for establishing and running of institutions for the training of teachers and including Colleges for preparing students for B.Ed., and M.Ed., and Ph.D.Degress.

(g) Not to do cause or permit
any public or private
nuisance in or upon the
said Plot and premises or
to ..

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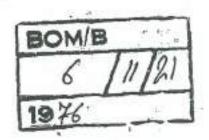
- 9 -

to any thing which shall cause annoyance or disturbanes to the Lessors or to the occupants or to the ownersor occupants of the neighbouring buildings.

- (h) At the expiration or sconer dertermination of this term hereby created (or the renewal thereof as the case may be) to yield and deliver up the said land.
- (i) During the currency of the term hereby created if demanded by the Lessors to keep deposited with the Lessors a sum of Rs. 1, 10,000/as and by way of security deposit for observance and performance of the Lessoes' covenants herein contained.
- 2. The Lessors doth hereby covenant with the Lessees that the Lessees duly pay the rent hereby reserved and observing and prforming all covenants and conditions herein contained and on the ...



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the part of the Lessess to be observed and performed shall and will peaceably and quietly enjoy the said Plot during the said term without interruption or disturbance by the Lessors or any person or persons equitably enjoy the said Plot during the said term without interruption or distrubance by the Lessors or any person or persons lawfully or equitably claiming from under or in; " "trust for them.

3. PROVIDED ALWAYS AND IT IS HEREBY AGREED
AND DECLARED as follows:-

(a)

hereby reserved or any part thereof shall remain uppaid for a period of three months after the date on which the same ought to be paid (whether formally or legally demanded or not) or if the Lessess shall make default in performance and observance of any of the covenants and conditions herein contained and on the part of the Lessess to be observed and performed and if such default continues and is

not ...

SRO NAME:BOM - B YEAR: 1986 LIST NO: 69/86 DOC NO: 6/70 Page No. 12 of 21

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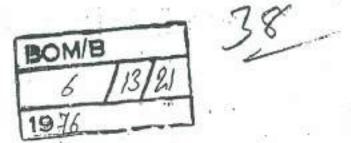
- 11 -

not remedied for six calendar months from the date of service of notice in writing to be given by the Lessors to the Lessees to remedy such default or breach or if the Lessees shall put the said Plot and thestructures standing thereon or any of them or any part thereof to the use other than that herein provided it shall be lawful for the Lessors at any time thereafter to re-enter upon the said Plot or any part thereof in the name of the whole and thersupon the Lease hereby created shall determine but without prejudice to any claim, right, action or remedy which the Lessors may have against the Lessees in respect of any breach of the Lessees' covenants and the stipulations herein contained.

b) The Lessees shall not be entitled



(c)



- 12 -

entitled to assign, transfer, mortgage or otherwise part with possession of the lease-hold interest in the said Plot and/or in the structures standing thereon and/or let, sub-let, or under-let or otherwise part with possession thereof without obtaining the Lessors.

After the expiration of th months hereinafter and so long as the Lessees shall use the said plot and/or the structures standing thereon for the purposes mentioned in Clause 2(f) hereof the Lessors shall charge to the Lessess concessional rent of Rs. 460/- per month PROVIDED HOMEVER that if the Lossess shall put the said plot and the structure standing thereon or any one of them or any part or parts thereof to the us6 ...

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- 13 -

use other than that as mentioned in Clause 2(f) hereof the Lessess shall pay to the Lessors the full rent as provided in Clause (1) hereof for the period commencing from the date of the change of user provided also that this provision for payment of the full rent by the Lessees shall not entitle the Lesses to put the said Flot and/or structures standing thereon to any use other than mentioned in Clause 2(f) hereof or that the said provision for payment of full rent shall not in any way prejudice or affect the right of the Lessors to deter-. mine this Lease on the footing that the Lessess have committed. breach of Lessees' covenants herein contained and to claim possession of the said plot and the structures standing thereon.

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- 14 -

(d) The Lessors shall pay to the Lessess interest on the said deposit of Rs. 1,10,000/- at the rate of 5% per annum.

the area in which the said

Plot is situate is not fully

developed and that the same

requires filling in and

road and other services have

to be provided in the said

area for the purpose of

development thereof:

undertake that they will at their own costs carry out the filling in works in respect of the said Plot and shall bear and pay to the bunicipal Corporation of Greater Bombay and/or any other Agency undertaking the works the cost of construction of the road's and laying and providing of various lines to the said plot.

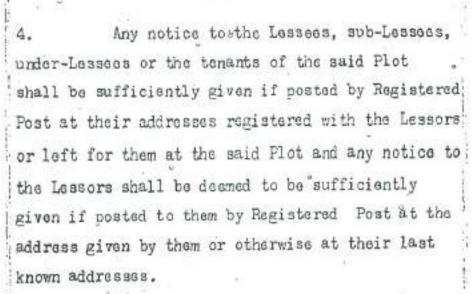
Such cost shall be borne and





- 15

Faid by the Lessees in such proportion and in manner as may be prescribed by the Municipal Corporation of Greater Bombay and/or any such agency as aforesaid (which shall be responsible for the purpose of carrying out the works in regard to the construction of roads and providing of the said service lines in the said area.



demise any part of the said Plot is claimed by the Municipality as setback land or widening of the road on which the said land abuts, or if there is any ...



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- 16 -

any diminution in the area of the said land or any other change in the dimensions thereof by reason of the endorsement of the Town Planning Scheme applicable to the said land or any part thereof is acquired by the Union or State Government or by any other authority for any purposes such claim or diminution or change or acquisition shall not invalidate these presents or effect or modify the provisions thereof in any manner whatsoever nor shall there be any abatement in the rent payable as herein provided by the Lessess to the Lessers. The compensation moneys received in reachest of any acquisition of such portion or portions of the said plot shall belongin to the Lessons.

7. PROVIDED ALWAYS AND IT IS HEREBY AGREED
AND DECLARED that at the expiry of each person of
99 years in the demise herein shall stand automatically extended for a further period of 99 years
unless the Lessess shall have expressed their
desire to terminate the Lease.

Lease Deed shall be paid by the Lessors alone.

Stamp and Registration Charges on th

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of land being Plot No. 10-A/12-1 situate lying and being in the Village...



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- 17 .

Village of Vile Parle Greater Bombay in the Juhu
Vile Parle Development Scheme in the Registration
Sub-District of Bombay City and Suburban containing
by admeasurement 4400 Square Yards or thereabouts
and delineated on the Plan thereof hereto annexed
and thereon surrounded by red colour boundary
line. Life Survey Rumber net allotted to he

IN WITNESS WHEREOF the Lessors have hereunto set and subscribed their respective hands
through their Constituted Attorneys and the
Lessess have hereunto se and subscribed their
respective hands the day and year first hereinabove
written.

SIGNED AND .

18 -

SIGNED AND DELIVERED
by the withinnamed
(1) THE SWASTIK CO-OPERATIVE
HOUSING SOCIETY LIMITED,
(2) THE VALLARH NAGAR COOPERATIVE HOUSING SOCIETY
LIMITED, (3) THE HATKESH LIMITED. (3) THE HATKESH CO-OPERATIVE HOUSING SOCIETY CO-OPERATIVE HOUSING SOCIET LIMITED, (4) ASHOK NAGAR CO-OPERATIVE HOUSING SOCIETY LIMITED, (5) THE KAPOLE CO-OPERATIVE HOUSING SOCIETY LIMITED, (6) THE JAIHIND CO-OPERATIVE HOUSING SOCIETY LIMITED, (7) THE SOCIETY LIMITED, (7) THE CO-OPERATIVE HOUSING
SOCIETY LIMITED, (7) THE
MUTAN LAXET CO-OPERATIVE
HOUSING SOCIETY LIMITED,
(8) AZAD NAGAR CO-OPERATIVE
HOUSING SOCIETY LIMITED,
(9) NAVYUG CO-OPERATIVE
HOUSING SOCIETY LIMITED,
(10) THE VITHAL NAGAR
CO-OPERATIVE HOUSING SOCIETY)
LIMITED, (11) THE PRESIDENCY)
CO-OPERATIVE HOUSING SOCIETY
LIMITED, (12) THE FRIENDS
CO-OPERATIVE HOUSING SOCIETY
LIMITED, (13) SUVARNA
NAGAR CO-OPERATIVE HOUSING NAGAR CO-OPERATIVE HOUSING SOCIETY LIMITED, And (14)
NEW INDIA CO-OPERATIVE
HOUSING SOCIETY LIMITED
by their Constituted

Azad The

Costituted Atterela

Attorneys Shri Qumantel Bh agroundes

Shri Himatel Chamilal Thaven) Duly

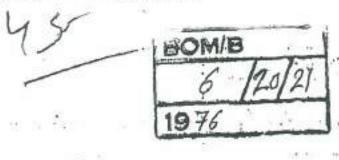
in the presence of .

Lizir N. Dumawa. Solv., B'by, Rajacale Lischera

SIGNED ...



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SIGNED AND DELIVERED by the) for Indian (our i') & Basic Emertia withinnamed Lesses INDIAN

COUNCIL OF BASIC EDUCATION

in the presence of .

Vejneni Petil President ian Connel 14 Basic Education

1 The Sweetile Co-operative Flouriery Society Limited.

2 The Vallablegar Co-operative Reveing Society Limit

3 The Hothest Congram by Kingley Society Limited.

4 The Article Pager Co operative Lorsing Society Limit 5 The Espere Co-operative Housing Speinty Limited.

6 The Jahren Co-operative Propring Society Limited.

7 The Pariso Lights Confermine Housing Society Limited.

8 The Azi a Pagar Co operative Housing Society Limited.

9 The Novyog Lu operative Howles Society Limited. 10 The Valeti Noper Cologers for Herring Society Limited.

11 The Presidency Co-resistance of money is story familied.

12 The Friedos Congression Friedon, accord commed.

13 The Severing Nagur Congression Handley Servey Limited.

14 The New Judia Congression Handley Servey Limited.

SRO NAME;BOM - B YEAR: 1986 LIST NO: 69/86 DOC NO: 6/79 Page No. 21 of 21 BOM/B admits Execution of the and mulwit to the Sub-Registras date that he personally knows the above executant [and identifies him them. " was merial , f तंबला. शिहद्यम निवंधक कमाक V; चं वर्न (बांब्रे**)**क Joint Sub-Megistras 7 o One duplicate presented along Bombay (Bande with this dued under 5. 0. 7/76. is certified under this . a fored number. Jake Boint Sun Boniums Bonies, dindra

सत्य प्रत

दस्तएंवज क. 06/76

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312/08.





बल मत

सद जिल्हा निर्वेशक वर्ग-२, (जिसकेक), पंजी उपनार जिल्हा

अर्ज क्रमांच १०२४ १९ नावः प्रतोजन पालव यांच्या त्यांचे ता. 28 ११२४ १९ अर्जानुसार नवकल दिलीः दि. 23 ११४१९

सह जिल्हा निबंधक वर्ग.२ (अभिलेख) भुंबई उपनगर जिल्हा.



मी वाचकी. पी तपास्य