# महाराष्ट्र शासन GOVERNMENT OF MAHARASHTRA ई-सरक्षित बँक व कोषागार पावती SECURED BANK & TREASURY RECEIPT (e-SBTR)

16191095884317

Bank/Branch: BOM - 9230004/MUMBAI FORT

Pmt Txn Id :ESBTR0000154994

Pmt DtTime :23-FEB-2018@15:53:36

District :7101/MUMBAI

ChallanIdNo: 02300042018022396983

Stationery No:16191095884317

Print DtTime :23-FEB-2018@18:29:30 :IGR182/BOM1\_MUMBAI CI Office Name

GRAS GRN :MH011012928201718S GRN DATE :23-FEB-2018@15:53:38

StDuty Schm: 0030045501/0030045501 -75

StDuty Amt :Rs. 2,07,500/- (Rs. Two, Zero Seven, Five Zero Zero On

RgnFee Schm: 0030063301/0030063301-70

RgnFee Amt :Rs. 30,000/- (Rs. Three Zero, Zero Zero Zero Only

Article :36/36 - Lease of term exceeding a year

Prop Myblty: Immovable Consideration

Prop Descr : GROUND BASEMENT, ALL SAINTS CONVENT BUILDING, 54 A

MAZGAON, Maharashtra, 400010

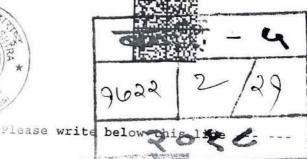
Duty Payer : PAN-AAACC6106G, CANARA BANK

Other Party: PAN-AAATW0354R, THE WOMENS WELFARE SOCIETY OF THE DIOCESE OF BOM

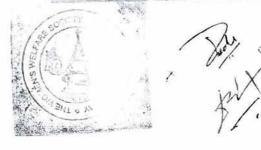
Dheeraj Lakhani

Bank Officiall Name & Signature

Bank Official 2 Name & Signature -#- Space for customer/office use







# LEASE DEED

THIS DEED OF LEASE made at Mumbai this 23th February 2018 between The Women's Welfare Society of The Diocese of Bombay a Public Charitable Trust duly registered  $\,^{oldsymbol{arkappa}}$ under The Bombay Public Trust Act 1950 and having its registered office at All Saints Buildings, 54-A, Dockyard Road, Mazagaon, Mumbai 400 010 through its trustees (1) Rt. Rev. Dr. Prakash D. Patole & (2) Rev. Dadu S. Gaikwad herein after referred to as "THE LESSORS" (which term shall mean and include wherever the context so requires or admits their heirs, successors, administrators, executors, attorneys and assigns) of the One Part.

### AND

CANARA BANK a body corporate, constituted under the Banking Companies (Acquisition and Transfer of Undertakings) Act, 1970 having its Head Office at 112 Javachamrajendra Road, Bangalore and carrying on banking business among its various Circle Offices a Circle Office at G Block, C 14 Bandra Kurla Complex, Bandra (East), Mumbai 400 051 and among other branch office at 54-A, Dockyard Road, Mazagaon, Mumbai- 400 010 hereinafter referred RES "The LESSEE" (which term shall mean and include the ere its / www.eces admits or requires, context as administrators and assigns) of the Other Part represented Branch Manager Mr. Munna Khalkho Witnesseth as hollow Whereas the Lessors are the owners of the building Saints Convent Building" situated at 5156(2A)2AB Gunpowder Road, Mazagaon, Mumbai- 400 010 bearing Cadastral Survey No. 296 of Mazagaon Division.

Whereas, the Lessee is already a tenant under the Lessors in respect of the above building fully described in the hereto and hereinafter called "The Said Plemises ad whereas both the parties now desired to reduce the terms into writing it is now hereby agreed as follows: 1. The lease for purposes of payment cf rent and pe lease shall be deemed to have commenced for 35 months

17/03/2017 to 16/02/2020 (both days inclusive

9622

लेनरा बैंक Cudera Bank

2204

2. This lease shall be in force for a period of 35 month certain from 17.03.2017. The Lessee shall be at liberty to vacate the said premises or part thereof at any time during the period of lease on giving 3 (Three) months notice;

3.The Lessee shall pay to the Lessor/s in respect of the said premises a monthly rental of Rs.3,67,900/-for Ground Floor and Basement admeasuring area 2830 sq. ft. carpet (Ground Floor 2123 + Basement 707 sq. ft.) @ Rs. 130=00 per sq ft per month and for Open Space (Garage) 538 sq. ft. @ Rs. 17.25. per sq. ft. Rs. 9,281=00 aggregating to Rs. 3,77,181=00 Per Month for the period of 35 months of Lease payable within the fifth working day of each succeeding calendar month;

4. The Lessee has paid to the Lessor/s a sum of Rs.11, 31,543=00 (Rs. Eleven Lacs Thirty One Thousand Five Hundred Forty Three only) only being 3 months' rent in respect of the said premises as a deposit of rent to be adjusted towards the rent for the last 3 months of tenancy and balance amount, to be refunded before vacation of the premises. The Lessee shall be at liberty in vacating the said premises or part thereof at any time during the period of lease on giving 3 months notice;

5. The payment of all property taxes, GST rates, cess and other levy including penalties, if any charged thereon in respect of the said premises such as Corporation, Municipal, Panchayat Tax, Urban Land Tax, etc; due to the State Government, Central Government or other local or other civic, including enhancements and new introductions shall be to the account of the Lagrange and new introductions shall be

repairs, including periodically painting of the said premises

The periodicity of stort painting will be once in Lease period

If the Lessors fails to carry \*out such repair including will be once in Lease period will be once in Lease period will be once in Lease period once with the washing and painting, the Lessee may a

woon the Lessors in writing to do the same within the month from the date of receipt of such request and if Lessors fails to carry out the same with the that time, to the control of the same with the date of receipt of such request and if



amount spent or expended for such repairs etc; with interest prevailing clean rate of interest towards the rent payable to lessors or the lessee shall have the right to recover same from the Lessors as the case may be;

- 7. The lessee shall be at liberty to under-lease/sub-lease the said premises or part thereof to any of its subsidiaries;
- 8. The Lessee shall have the right to utilize the leased premises or part thereof for any of their various needs;
- 9. The Lessors shall grant all right of way, water, air, light and privy and other easements appertaining to the said premises;

10. The Lessors has no objection to the lessee in installing the exclusive generators sets for the use of office whether such generators sets are owned by the lessee or taken on hire from the third party for exclusive use of the lessee. Further the

Lessors agree to provide suitable space wit enclosures for installation of generator set.

11. The Lessee shall have exclusive right on the parting for parking of the vehicles of staff members and calinne Lessee and the same shall not be disturbed observed encroached in any manner by any persons whomsoever \* MUMB 12. The lessee shall have the absolute and exclusive right to use the entire space in said premies, both outside and inside for making full use of frontages and the side walls in displaying Lessee's signboards/advertisements without any additional charges to the exclusion of third parties. If anybody else causes any intrusion, trespass or encroachment estricting the peaceful enjoyment of the Lessee over the space, which is specifically meant for usage of the Lessee, the Lessors on receipt of such Notice from the Lessee shall take Il possible legal actions against such violation in la riminal action, if necessary. If the Lessors fall recourse to remove such intrusions,

take legal action against the violators and recover the

such Notice from the Lessee, the Lessee shall be at liverty

encroachments within one month from the day







payable to the Lessors or from any other monies payable to the Lessors;

13. The Lessors has no objection to the Lessee installing banking equipment like VSAT, ATM in the said premises at any time with direct access to the public and without any additional rent to the Lessors;

14. The Lessee shall have the right to remove at the time of vacating the said premises all electrical fittings and fixtures, counters, safes, strong room door, safe deposit lockers, partitions and all other furniture put up by it;

15. The Lessee shall be liable to pay all charges for electricity and water actually consumed by the lessee during the occupation and calculated as per the readings recorded the meter installed in the said premies;

16. The Lessee shall not make any structural alteration to building without information and permission of the Lesso However, the lessee is at liberty and no permission of Lessors is required for fixing wooden partitions, cabin counters, false ceilings and fix other office furniture fixtures, electricity fittings, air conditioners exhaust fans an other fittings and office gensets, inverter sets etc; As p needs and requirement of the lessee and or make such otleadditions and alterations on the premises which will no affect the permanent structure;

17. The Lessors may at their own cost and expenses construany additional structure/additional floor in the building and in which case and if the Lessors decides to lease out the said additional floors/ area, then the first option and offer will be given to the Lessee and the Lessee should have the right to take the same on mutually acceptable terms. And in case of

essor will be at liberty to Lessee, me to any other

Capara Bank

shall hand over possession of the said Lessors on the xpine f the period of Lease on the expiry of the period of option should

the Lessee avail itself of the MUNICA and on refund of deposit bysitive lessee, if any in the same state and conducions

as on the date of occupation but subject to natural wear and tear due to ordinary use and lapse of time;

19. The stamp duty, registration charges and other miscellaneous expenses payable on the Lease Deed shall be equally (50:50) borne by the Lessee and the Lessors. Each party shall bear and pay their respective Advocate's fees. The Lessors agree to do all such acts necessary to enable the Lessee to register this Lease Deed.

In Witness Whereof the Lessors and the Lessee have set their hands hereunto in full agreement of the terms and conditions of forth herein above the day and year hereinbelow further trentioned.

# THE SCHEDULE ABOVE REFERRED TO 5

pet and Basement admeasuring 707 Sq. Ft. Carbot and Space (Garage) 538 sq. ft on the front side of the long known as "All Saints Convent Building" constructed to 1961-62 or so AND situated at Ward -E-5156(2A) 2AB amank EX0403850070000 (54-A, Dockyard Road) bearing dastral Survey No. 296 of Mazagaon Division.

The Women's Welfare Society of the Diocese of Bombay through Trustees

- (1) Rt. Rev. Dr. Prakash D. Patole
- (2) Treasurer Rev. Dadu S. Gaikwad

Signed Sealed and Delivered By the within named Lessee: Canara Bank through Manager Mr. Munna Khalkho

In the presence of:

1.

2.



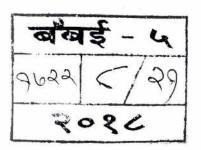


The Women's Welfare Society
Of The Diocese of Bombay



इते केनरा बैंक For CANARA BANK M. KWK W

प्रश्चाक / Manager विशेषीकृत बचत शाखा, माझगांव S.S.B. Mazagaon Branch, मुंबई / Mumbai - 400 010



# बुहन्मुंबई महानगरपालिका

# करनिर्धारण व संकलन खाते

# मालमत्ता कर देयक

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, १८८८ मधील कलम २०० अन्वये जारी करण्यात आले आहे.

लेखा कुमांक EX0403850070000

मालमत्ता करवर्ष 2017-2018

देयक क्रमांक 201710BIL06356236 201720BIL06356239

देयक दिनांक 29/05/2017

पक्षकाराचे नाव व एन्ता : WOMEN S WELFARE SOCIETY OF

THE DIOOESE OF BOMBAY, DOCKYARD ROAD MAZGAON, MUMBAI 400010

प्रेषक - सहा. क. व सं. / विभाग : Assessment & Collection Department, 1st floor, Room No. 16, E Ward Municipal Offices Bldg., Shaikh Hafizuddin Marg, Byculla (W.), Mumbai - 400 008.

मालमत्ता क्रमांक,सदिनका क्रमांक, इपारतीचे नाव / विंग,सी.टी.एस. क्र./ प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांची नावे . E-5156(2A) 2AB GUNPOWDER ROAD HOUSE WITH BANK & HOSTEL 2AB GUNPOWDER ROAD BOMBAY DIOCESAN TRUST ASSOCIAT ION PVT LTD

प्रथम करनिर्धारण दिनांक :

31/03/1961

जलजोडणी क्रमांक-: -

एकूण-शंडवली मूल्य: 40465105

Rupees Four Crore Four Lakh Sixty Five Thousand One Hundred and Five Only

देयक तयार करतेवेळी ३१/०३/२०१० या तारखेपर्यंतची धकबाकी ₹ 🕻

०१/०४/२०१० या तारखेनंतरची धकबाकी

₹ 0

देयक कालावधी :

अक्षरी रुपये

01/04/2017

**31/03/2018** 

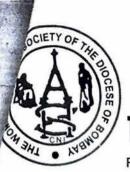
					(सर्व रक्कम रूपयांमध्ये)
कराचे <b>ना</b> द :	01/04/2017	ते 30/09/2017	01/10/20	18 ते	31/03/2018
सर्वसाधारण कर		1	5072		15072
जल कर			0		0
जल लाभ कर			9467		9467
मलिन:सारभ कर			0 NT St	B-REGY	0
मलनि:सारण लाभ कर			5881 / 50 - 40	र्ड शहरे	(名) 5881
प.न.पा. शिक्षण उपकर			5516	13	5516
राज्य शिक्षण उपकर			4663 4		4683
रोजगार हमी उपकर			382	類以	4 ( 8) 382
वृक्ष उपकर				्राम्ब अवस् यस्य अवस्	275 6989
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परताव्यावरील व्याजाची वसूली	1000		0		0
अर्ली-बर्ड च्या लाभाव्यतिरिक्त समायोजित केलेली रक्कम	Con	1001	0		0
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* 30.06.2017 पर्यंत भरावयाची निव्वळ रबकम	17	5 4 4	7406	400	46548
* 31.07.2017 - पर्यंत प्रशासनी निव्याहरू	- 50	2, 4	/835		46977
* 31.07.2017 - อีก พฤสุทธ์ท โลกเลีย - อาก	il many many many		8263	1 =	48265
अक्षरी रुपये	Fupees Fourty Eight To Sixty Four Only	ed and Rupees Fourty Sixty Five Only	Rupees Fourty Eight Thousand Two Hundred and Sixty Five Only		
अंतिम देय दिनांक	1	2017	31/12/2017		

"To make payment through NEFT:

IFSC - SBINOCOLLEC, Beneficiary A/C No:- BMCPO EX0403850070000 . Name-MCGM Property Tax. Please note, payment done through NEFT will be collected against oldest bills first."

\* अर्ली-बर्ड इन्सेन्टीव्ह स्कीम योजनेच्या माहितीसाठी मागे पाहावे

मालमत्ता क्रमांकामधील पहिले ११ अंक इमारतीचा UID (Unique Identity) अस्न, प्रत्येक इमारतीच्या दर्शनी भागावर UID स्टीकर लावण्याचा प्रकल्प महापालिवेले हाती घेतला आहे. त्यामुळे महापालि फेच्या कोणत्याही कामासंबंधांतील पत्रव्यवहारात सदर UID क्रमांक नगद करण अववश्यक आदे यांचा दूभवा नद घतान



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Tel. Off.: 2377 8357 Gen : 2370 1216

SSP : 2370 0915

(Home for Aged Women: Hostel for Working Women: Social Service Projects) Managed by

# 'S WELFARE SOCIETY OF THE DIOCESE OF BOMBAY

Registered under Bombay Public Trust Act 1950, Reg. No. F-339, Societies Registration Act 1860. Regn. No. BOM/1093/GBBSD: Section 12-A of Income Tax Act 1961, Reg. No. INS 3039 and Donations exempted under Section 80 G of the Income Tax Act 1961

President

: The Rt. Rev. Prakash D. Patole

Secretary

Treasurer

Bishop of Bombay (CNI)

All Saints Home Buildings. 54-A, Dockvard Road, Mazgaon, Bombay - 400 010.

Date

True copy of the resolution passed by the trust at their meeting Held on 18th October 2017.

"Resolved that the consent of the trust be and is hereby accorded to execute Lease Deed with Canara Bank Mazagaen Branch on terms and conditions Approved herein"

"Resolved further that (1) The Rt. Rev. Dr. Prakash D. Patole & (2) Rev. Dadu S. Gaikwad present trustees of the trust be and are hereby authorized to subsect the subsection of the trust be and are hereby authorized to subsect the subsection of the trust be and are hereby authorized to subsect the subsection of the trust be and are hereby authorized to subsect the subsection of the trust be and are hereby authorized to subsect the subsection of the trust be and are hereby authorized to subsect the subsection of the trust be and are hereby authorized to subsect the subsection of the trust be and are hereby authorized to subsect the subsection of the trust be and are hereby authorized to subsect the subsection of the trust be and are hereby authorized to subsect the subsection of the trust be and are hereby authorized to subsect the subsection of the sub lease deed and to admit execution thereof before sub registrar of assurances of concerned district on behalf of the trust so as to complete registration formalities under act:"

Place: Mumbai

10/2017

certified copy

President

.c women's Wellas

Of The Diocese of Bombas

