

चारकोप साईधाम सहकारी गृहनिर्माण संस्था मर्यादित

नोंदणी क्र. एमयुएम / एम एच ए डी ए / एच एस जी / (टिप्पणी) / १३४९० / सन २०१९ - २०२०.

भूखंड क्र. ९१०, आर. एस. सी - २३, सेक्टर - ९, चारकोप, कांदिवली (प.), मुंबई - ४०० ०६७.

संदर्भ क्र.

दिनांक : 11.07.2023

प्रति,

मा. मिळकत व्यवस्थापक (डब्ल्यु) कार्यालय अभियंता
वाणीवली विभाग

जममतिक बँक प्रकल्प

मुंबई मंडळ म्हाडा

बांद्रा, मुंबई - ४०००५१

क्र. 3564 दिनांक 11/07/2023
आयकारी अधिकारी / वनीवली विभाग,
न. गृह से. वि. मंडळ, बंदे (पु), मुंबई - ५९

DEF
12/7
13-02

विषय:- भूखंड क्र. ९१० चारकोप साईधाम सहकारी गृह निर्माण संस्था मर्यादित नोंदणीकृत भाडे पट्टा करारनाम्याच्या प्रति जमा करण्यासंदर्भात आणि भूखंडाचा ताबा मिळणे बाबत.

संदर्भ :- आपले दिनांक ०५.०७.२०२३ चे पत्र.

महोदय,

चारकोप साईधाम सहकारी गृह निर्माण संस्था मर्यादित भूखंड क्र-९१० ह्या संस्थेच्या भाडेपट्टा करारनामा नोंदणीकृत झालेला आहे. आपले पत्र दिनांक ०५.०७.२०२३ नुसार भाडे पट्टा करारनाम्याच्या ६ छायांकित प्रति आम्ही आपल्या कार्यालयात जमा करीत आहोत.

तरी कृपया पुढील कार्यवाही लवकरात लवकर करून भूखंडाचा ताबा देण्यात यावा ही नम्र विनंती.

आपला विश्वासू

CHARKOP SAIDHAM CO. OP. HSG. SOCIETY (LTD).

सोबत :- नोंदणीकृत केलेल्या भू-भाडेपट्टा करारनाम्याच्या ६ छायांकित प्रति

Sarang
SECRETARY



[illegible]

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C-895



12/07/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 7

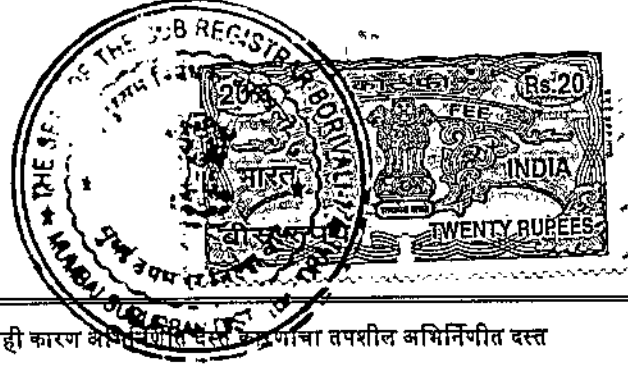
दस्त क्रमांक : 10245/2023

नोदणी :

Regn:63m

गावाचे नाव : चारकोप

(1) विलेखाचा प्रकार	माडेपट्टा
(2) मोबदला	0
(3) बाजारभाव(माडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	873000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन : इतर माहिती: जमीन, व चारकोप साईधाम को ऑप ही सो लि., स्लॅटर प्लॉट नं - 910, सेक्टर नं - 9, आरएससी - 22, एस नं 41 पार्ट, चारकोप, कांदिवली पश्चिम मुंबई - 400067....अभिनिर्णय प्रकरण क्र. एडिजे/आयजीआर 242/507/2023. बाजार मूल्य - 8,73,000/- वर सु. शु. 43,750/- भरणा करण्यात आली आहे. इतर माहिती दस्तात नमूद केल्याप्रमाणे.....(Survey Number : 41 पार्ट ;)
(5) क्षेत्रफळ	1) 2250 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- व चारकोप साईधाम को ऑप ही सो लि चे चेअरमन लक्ष्मण देवू देसाई (PAN NO- ARBPD9458P) वय:-70; पत्ता:- प्लॉट नं: 910, माळा नं: -, इमारतीचे नाव:- व चारकोप साईधाम को ऑप ही सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आरएससी-22, सर्वे नं 41 पार्ट, चारकोप सेक्टर नं 9, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:- 2): नाव:- व चारकोप साईधाम को ऑप ही सो लि चे सेक्रेटरी श्यामसुंदर सदाशिव वारंग (PAN NO- ABZPW6674J) वय:-58; पत्ता:- प्लॉट नं: 910, माळा नं: -, इमारतीचे नाव:- व चारकोप साईधाम को ऑप ही सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आरएससी-22, सर्वे नं 41 पार्ट, चारकोप सेक्टर नं 9, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- महाराष्ट्र हाऊसिंग आणि एरिया डेव्हलपमेंट अथॉरिटी चे जाईदचीक ऑफिसर, नीलिमा धायगुडे यांनी दस्त निष्पादित केला असून त्यांना नोंदणी अधिनियम 1908 चे कलम 88 नुसार नोंदणी साठी हजर राहण्यास सवलत आहे (PAN NO-AAAJM0344H) वय:-50; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गृहनिर्माण भवन, ब्लॉक नं: बांद्रा पुर्व मुंबई, रोड नं: कला नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:- 2): नाव:- महाराष्ट्र हाऊसिंग आणि एरिया डेव्हलपमेंट अथॉरिटी चे एक्झिक्युटिव्ह इंजीनियर बोरिवली डिबीजन मुंबई बोर्ड हनुमंत एम धानूरे यांनी दस्त निष्पादित केला असून त्यांना नोंदणी अधिनियम 1908 चे कलम 88 नुसार नोंदणी साठी हजर राहण्यास सवलत आहे (PAN NO- AAAJM0344H) वय:-50; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गृहनिर्माण भवन, ब्लॉक नं: बांद्रा पुर्व मुंबई, रोड नं: कला नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	06/07/2023
(10) दस्त नोंदणी केल्याचा दिनांक	06/07/2023
(11) अनुक्रमांक, खंड व पृष्ठ	10245/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	43650
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	8800
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णित दस्त घेणाऱ्याचा तपशील अभिनिर्णित दस्त ADJ/IGR242/507/2023

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



श्री./ श्रीमती/ अभिनिर्णित कर
 यांना त्यांचे ता. 90/06/23
 च्या अर्जानुसार नक्कल दिले. पा. 99900
 अर्ज क्रमांक 460/23
 दिनांक 90/06/23

सह दुय्यम निबंधक, बोरीवली क्र. ७

खरी प्रत

सह. दुय्यम निबंधक, बोरीवली-७
मुंबई उपनगर जिल्हा.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/IGR242/507/2023	8/1060	43650	SD		
2		DHC		0607202306313	1640	RF	0607202306313D	06/07/2023
3		eChallan		MH004768644202324P	8800	RF	0002452858202324	06/07/2023

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



Name of Branch : _____ Mobile No. : 9820638773

Department ID : _____

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

सदर चलन केवल दृश्य निषेध कार्यालय नोदणी कार्यालया दस्तासारी लागू आहे. नोदणी न कार्यालया दस्तासारी सदर चलन लागू नाही.



बरल - ७/		
१०२५५	१	८२
२०२३		



बाल - ७/		
90284	2	CR
2023		



मुद्रांक जिल्हाधिकारी, बोरीवली तालुका, यांचे कार्यालय

एम. एम. आर. डी. ए. इमारत, पहिला मजला,

बांद्रा-कुर्ला संकुल, बांद्रा (पूर्व), मुंबई - 400051.

जा.क्र.अभि./नोटीस १००१/२०२३

दिनांक 18 JUN 2023

(महाराष्ट्र मुद्रांक अधिनियम 1958 च्या कलम 31 खालील कार्यवाही)

निर्णय

उपरोक्त अभिनिर्णय प्रकरण क्रमांक ADJ/IGR242/507/2023 अन्वये पक्षकार The Charkop Saidham Co-op. Hsg. Soc. Ltd. यांनी दिनांक 09/06/2023 रोजी Indenture of Lease चा संलेख अभिनिर्णयाकरीता सादर केलेला आहे. सदर संलेखामधील तपशिल खालील प्रमाणे

निष्पादन दिनांक	दस्त अनिष्पादित आहे.
दस्ताचा प्रकार	Indenture of Lease
The Lessor	Maharashtra Housing and Area Development Authority
The Lessee	The Charkop Saidham Co-op. Hsg. Soc. Ltd
मालमत्तेचा तपशिल	Cluster Plot No.820, RSC - 1, S. No.41, Part situated at Charkop, Kandivali West, Mumbai - 400 067.
Rent	600/- per annum
Taxes	Nil
Premium	₹.9,58,000/-
Area	2250.00 Sq. Mtr.



प्रस्तुत दस्तान्वये म्हाडा उपरोक्त मालमत्ता The Charkop Saidham Co-op. Hsg. Soc. Ltd. यांना भाडेपट्ट्याने देत आहे. दिनांक 07/05/2005 पासून मुद्रांक अधिनियमात झालेल्या सुधारणानुसार भाडेपट्ट्याच्या दस्तावर बाजारमुल्यावर मुद्रांक शुल्क आकारणे आवश्यक झाले आहे. परंतु जर शासन, निमशासकिय संस्था, स्थानिक स्वराज्य संस्था वा शासनाचे अंगीकृत व्यवसाय यांनी मालमत्ता भाडेपट्ट्याने दिली असेल तर मालमत्तेचे बाजारमूल्य कशाप्रकारे निश्चित करावे याबाबतच्या सुचना मा. नोंदणी महानिरिक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य पुणे यांनी त्यांचे परिपत्रक जा.क्र./कार्या.15/प्र.क्र.-3 भाडेपट्टा/173/2006 दिनांक 16/03/2006 अन्वये दिल्या आहेत.

प्रकरणाधीन दस्तान्वये म्हाडाने मालमत्ता भाडेपट्ट्याने दिली असून म्हाडा ही शासकिय संस्था असल्यामुळे उपरोक्त परिपत्रकानुसार पुढील सुचानुसार मुल्यांकन करण्यात येत आहे.

बाजारमूल्य = { प्रिमियम + [(वार्षिक भाडे + प्रापटी टॅक्स) x 20] }
 बाजारमूल्य = { 958000 + [(600 + (Nil) x 20] } = 970000/- i.e. Rs.9,70,000/-

सदर सुचाच्या मुल्यांकनानुसार रु.970000/- इतके बाजारमूल्य निश्चित करण्यात आले परंतु डेपट्ट्याचा कालावधी हा 30 वर्षांचा असल्यामुळे बाजारमुल्याच्या 90% रकमेवर मुद्रांक शुल्कांची आकारणी खालील प्रमाणे 970000 x 90% = Rs.8,73,000/-

वरल - 10/	90284	3	62
	2023		

(2)

बाजारमूल्य	अनु.	देय मुद्रांक शुल्क (5%)
₹.8,73,000/-	36 (read with 25 b)	₹.43,650/-
दुय्यम प्रत	27	₹.100/-
एकुण		₹.43,750/-

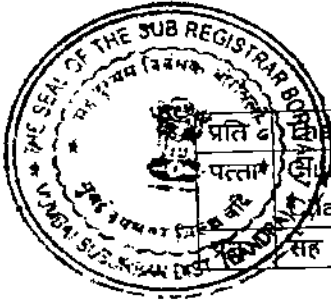
अभिनिर्णयाकरीता सादर केलेल्या संलेखास महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसूची 1 मधील अनुच्छेद 36 (read with 25 b), 27 नुसार मुद्रांक शुल्क ₹.43,750/- देय असल्याबाबत जा.क्र.अभि./आदेश/3899/2023 दिनांक 14/06/2023 अन्वये आदेश पारित करण्यात आले होते.

उपरोक्त सर्व वस्तुस्थिती व दस्तामधील नमुद माहितीच्या आधारे खालील प्रमाणे अंतिम आदेश पारित करित आहे.

आदेश

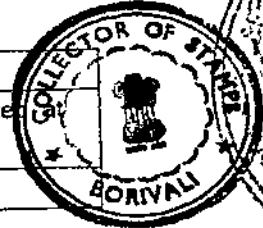
- अभिनिर्णयाकरीता सादर केलेल्या संलेखास महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसूची 1 मधील अनुच्छेद 36 (read with 25 b), 27 नुसार मुद्रांक शुल्क ₹.43,750/- देय असल्याबाबत जा.क्र.अभि./आदेश/3904/2023 दिनांक 14/06/2023 अन्वये आदेश पारित करण्यात आले होते. त्यास अनुसरून मुद्रांक शुल्काचा भरणा कोणत्याही आक्षेपविना पक्षकार यांनी केला असल्याचे दिनांक 19/06/2023 रोजी विरूपित केलेल्या चलना वरून दिसून येत असल्याने दिनांक 14/06/2023 रोजीचा आदेश अंतिम आदेश म्हणून कायम करण्यात येत आहे.
- प्रस्तुत प्रकरणात पक्षकाराचे मुद्रांक शुल्क व दंड तसेच नोंदणी करतांना नोंदणी फी जरी शासनाकडे जमा केली तरी प्रस्तुत प्रकरणातील कोणताही व्यवहार बेकायदेशीर असल्यास तो कायदेशीर होणार नाही व बांधकाम अनधिकृत असल्यास ते अधिकृत होणार नाही हयाबाबतची सर्व जबाबदारी संबंधीत पक्षकारांची राहिल त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, बोरीवली हे जबाबदार राहणार नाहीत.
- एकुण पाने 1 ते 31 आहेत. दस्तातील नमुद सर्व Annexure तसेच अनुषंगीक कागदपत्रे हा दस्ताचा भाग बनविण्यात येत आहे.

दिनांक : 18 JUN 2023



Cherkop Saldham Co-op. Hsg. Soc. Ltd
Plot No.910, RSC - 22, S. No.41, Part situated
Cherkop, Kandivali West, Mumbai - 400 067.
सह दुय्यम निबंधक बोरीवली कार्यालय क्र.1/2/3/4/5/6/7/8/9

(वैशाली घव्हाण)
मुद्रांक जिल्हाधिकारी, बोरीवली



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CHALLAN
MTR Form Number-6



C-901

GRN	MH003719480202324P	BARCODE	001960230202324		Date	16/06/2023-13:46:24		Form ID		
Department					Inspector General Of Registration					
Type of Payment					Non-Judicial Stamps Duty on Doc Voluntarily brought for adjudicatio					
Office Name					CSB_COLLECTOR OF STAMPS BORIVALI		Full Name		THE CHARKOP SAIDHAM CHS LTD	
Location					MUMBAI		Flat/Block No.		CLUSTER PLOT NO 910 RSC 22 S NO 1PART	
Year					2023-2024 One Time		Premises/Building		VILLAGE - CHARKOP KADIVALI WEST	
Account Head Details					Amount in Rs.		Road/Street		MUMBAI	
0030050104- Amount of Tax					43750.00		Area/Locality		MUMBAI	
							Town/City/District			
							PIN		4 0 0 0 6 7	
							Remarks (If Any) ADJ/IGR242/507/2023			
					Amount in		Forty Three Thousand Seven Hundred Fifty Rupees On			
					Words		ty			
Payment Details					SBIEPAY PAYMENT GATEWAY					
Cheque/DD Details					Bank CIN		Ref. No.		10000502023061603758 0609301207427	
Cheque/DD No.					Bank Date		RBI Date		16/06/2023-13:47:37 Not Verified with RBI	
Name of Bank					Bank-Branch		SBIEPAY PAYMENT GATEWAY			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			
					Mobile No. : 9820636773					
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.										
Defaced By Me										
Nishant Shinde Supervisor										
Defaced Details										
Remarks		Defacement No.		Defacement Date		Userid		Defacement Amount		
		0001960230202324		16/06/2023-17:26:09		IGR242		43750.00		
Total Defacement Amount					43,750.00					

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Print Date 16-06-2023 05:26:14		



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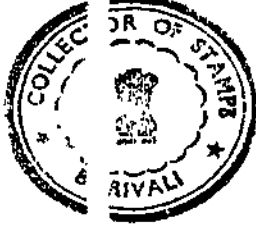




Office of the Collector of Stamp, Borivali
Certificate Under Sec.32 of Maharashtra Stamp Act. 1958



Received Adjudication Fee RS.
100/- vide e-Challan GRN No.
MH002846427202324P Dated
31-05-2023.



Collector of Stamps
Borivali

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

मुद्रांक जिहाधिकारी
Borivali



Case No. Adj/IGR242/507/2023

Certificate Number: CER-BOR-ADJ-IGR242-507-2023 - 1066

Market Value/Value (If any): Rs. 873000

Received from THE CHARKOP SAIDHAM CHS LTD
Residing at - CHARKOP SAIDHAM CHS LTD
SECTOR 8 KANDIVALI WEST MUMBAI 400067.
Stamp duty of Rs. 43750/- (Rs. Forty Three
Thousand Seven Hundred and Fifty only). Vide e-
Challan GRN No MH003719480202324P Dated :-
16-6-2023 The defacement number is
0001960230202324.

Certified Under Section 32 of the Maharashtra Stamp
Act, that the full duty of Rs. 43750/- (Rs. Forty Three
Thousand Seven Hundred and Fifty only) with
which this instrument is chargeable under Article
36-Lease of Schedule I of the said Act, has been
paid.

PREMIUM RS 958000

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



Place: Borivali

Date: 19 JUN 2023

Collector of Stamps
Borivali

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MH003719480202324P

Office of the
Collector of Stamps
Case No. Adj. - 592/2023
Date - 09/06/2023

Received from Shri. J. P. Charkop saidham CHSL
Stamp duty of Rs. (43657) Forty three thousands six hundred fifty only

Stamp duty of Rs. (43657) Forty three thousands six hundred fifty only

THIS INDENTURE OF LEASE MADE at Mumbai this 06 day
of June 2023 (Two Thousand Twenty Two) between the
Maharashtra Housing and Area Development Authority a Statutory
Corporation duly constituted under the Maharashtra Housing and Area
Development Act 1976 (Mah. XXIV of 1977) (hereinafter referred to
as "the Authority") and its office at Griha Nirman Bhavan, Kala
Nagar, Bandra (East), Mumbai 400 051, the LESSOR hereinafter
referred to as "the Authority" and its expression shall unless the context
requires otherwise include its successors and assigns) of the ONE

PART:
Area 2256 - 16 sq. mtr.
Sub: up / Carpet
MV - 8,73,000/-

१ प्रमाणपत्र मुद्रा मुद्राक अभिलेखन 1958 अन्वये अस्तित्व निश्चयन विधिक
केलेले आहे. परंतु उक्त दस्त नोंदणीसाठी नोंदणी अधिकारी-अतंमोर दफ्तर इत्यस, नोंदणी
अधिकारी-ND अतिनिश्चयाने तरतुदीनुसार नोंदणी अधिकारी दस्त नोंदणी
कार्यवाही करतील

The Charkop SAIDHAM Co-operative Housing Society Limited a
Society duly registered under the Maharashtra Co-operative Societies
Act 1960 (Mah. XXIV of 1961) and bearing registration No.
MUM/MHADB/HSG/(TC)/13490/2019-2020 dated 12/12/2019 and
having its registered office at Cluster Plot No.910, RS-22 at Sion
No.41, Part of Charkop Village, Taluka :- Borivali, Mumbai Suburban
District, the LESSEE hereinafter referred to as "the Society" and its
expression shall unless the context requires otherwise include its
successors and assigns) of the OTHER PART;

Jt. Chief Officer
Mumbai Housing & Area
Development Board, Mumbai

चारकोप साईधाम : इ. गृह निर्माण संस्था (मर्यादित)
अध्यक्ष
सचिव

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WHEREAS the Authority is possessed of or otherwise well and sufficiently entitled to a piece or parcel of developed land bearing cluster plot No.910, RSC-22 admeasuring 2250.00 sq.meters at Survey No. 41, Part of Charkop Village, Taluka-Borivali, Mumbai Suburban District being part of the Authority's land situated at Charkop Village, Taluka-Borivali, Mumbai Suburban District in the registration sub-district of Bandra, Mumbai Suburban District and more particularly described in the Schedule I hereunder written and shown by red colour boundary line on the plan hereto appended (hereinafter referred to as "The said Land")

AND WHEREAS the said land bearing cluster plot No.910, RSC-22 at Charkop Village, Taluka-Borivali, consisting 37 developed plot of C Type admeasuring 30 sq.mtrs. each and 13 development plot of "D" Type admeasuring 40.00 sq. mtrs. each and has been provided with the necessary infrastructures common facilities and amenities (hereinafter collectively referred to as "the developed plot or plots")

AND WHEREAS the developed plot on the said land have been allotted by the Authority under its sites & services scheme prepared under the Mumbai Urban Development Project aided by the World Bank to the persons specified in columns 2 of Schedule-II herein under written (hereinafter referred to as "the allottee or allottees" or "members" as the context may required);

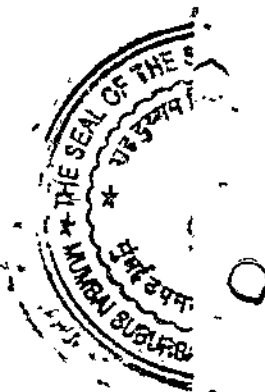
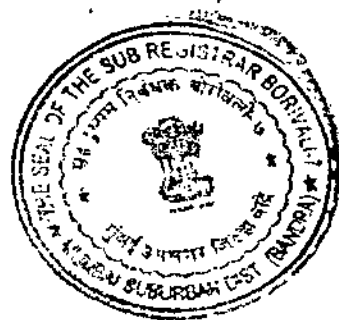
AND WHEREAS the Authority has by advertisement published in the newspapers invited applications from the allottees for allotment of the said developed plots in the Authority's land to the successful drawees in

Jt. Chief Officer
Mumbai Housing & Area
Development Board, Mumbai

चारकोप सा धाम सह. गृह निर्माण संस्था (मर्यादित)

कैमि. देव. देसाई अध्यक्ष
सचिव

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the drawal of plots for the purpose of constructing maintaining and locating a building for bonafide residential use and occupation;

AND WHEREAS the said allottees have on allotment of the developed plots to them formed themselves into a Co-operative Housing Society called Charkop SAIDHAM co-operative Housing Society Ltd. the (LESSEE) hereto for management and orderly conduct of all the problems and matters connected with the common services, facilities and amenities of the house holds on the said land;

AND WHEREAS since there is litigation pending the Lease Agreement has not been executed. However the Resolution has been passed by the Authority vide Resolution No. 6848 dt. 28th Feb. 2019. As such it has been decided to execute Lease Deed with Societies coming under Charkop Sector No.8 and 9 under certain terms and conditions.

The development plots respectively allotted to them for the purpose of their residential use and occupation on the terms and conditions herein after contained.

AND WHEREAS the Society and all the members thereof have agreed under their Resolution No. 05 passed in the meeting held on 15/12/2019 to take the said land together with developed plot thereon on lease for the said period of 30 years with effect from the date of possession of these present 6th day of July 2023 for the said purpose on payment of the premium and the yearly lease rent as specified hereinabove on the terms and conditions hereinafter contained.

AND WHEREAS it is expedient and necessary to execute this indenture of lease in favour of the Society in pursuance of the above

Jt. Chief Officer
Mumbai Housing & Area
Development Board, Mumbai

चार्कोप साई म सह. गृह निर्माण संस्था (मर्यादित)
साई म सह. गृह निर्माण संस्था (मर्यादित)
सचिव

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mentioned decision of the Authority agreed to by the society and by each member of the said society.

AND WHEREAS before execution of these presents, the Society through its members / allottees have paid to the Authority a total sum of premium Rs.95,800/- (Rupees Ninety Five thousand Eight Hundred only) towards lease premium being initial down payment of total lease premium and Rs. 600/- (Rs. Six Hundred only) towards the annual lease rent on behalf of respective allottees as specified in the Schedule II here under written (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 total lease premium of Rs. 9,58,000/- (Rupees Nine Lakhs Fifty Eight thousand only) being agreed to be paid by the society / allottees / members to the Authority with interest thereon at 12% (twelve percent) per annum in 240 monthly equated instalments as specified in Schedule II hereinafter written and Rs. 600/- (Rs. Six Hundred only) being the lease rent for the period of one year to be paid by the Society to the Authority before the execution of these presents, the receipt of which the Authority doth hereby admit and acknowledge and in consideration of the lease rent hereinafter reserved and covenants hereinafter contained the Authority doth hereby demise by way of lease unto the Society the said land bearing a part of the Authority's estate bearing cluster plot No. 910, RSC-22 at Survey No. 41 (Part) of Charkop Village, Taluka-Borivali, Mumbai

Jt. Chief Officer

Mumbai Housing & Area Development Board, Mumbai

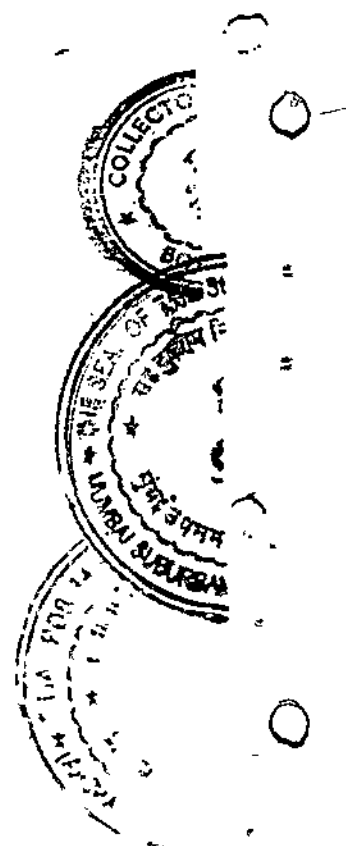
चारकोप सा ग्राम सह. गृह निर्माण संस्था (मर्यादित)

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Suburban District in the registration sub-district at Bandra, Mumbai Suburban District and more particularly described in the Schedule I hereinafter written and shown by red coloured boundary line on the plan hereto appeared **TO HAVE AND HOLD** the said land for a term of thirty years commencing from date of possession of these present i.e. the 6th day of July 2023 (hereinafter referred to as "the commencement date") subject to the terms and conditions hereinafter mentioned yielding and paying thereof during the terms of the first twenty years the sum of Rs. 600/- (Rs. Six Hundred only) per annum as a lease rent and a sum of the revised rate of lease rent thereafter without any deduction to be paid in advance every year on or before the 5th day from the date on which the yearly terms beings every year at the office of the Authority or such other places as the Authority may from time to time specified in this behalf and initiate to the society.

2. (i) It is hereby further agreed between the parties that the amount towards lease premium of each of the developed plots on the said land as aforesaid that is Rs. 8,62,200/- (Rupees Eight Lakh Sixty Two Thousand Two Hundred only) to the Authority as specified in Schedule II herein under written.

(ii) It is also agreed that the amounts to be paid towards the lease premium of the developed plot shall be liable to be paid jointly and severally by the Society and the individual allottee as specified in Schedule II herein under written.

Jt. Chief Officer
Mumbai Housing & Area
Development Board, Mumbai

चारकोप साईंघा सह. गृह निर्माण संस्था (मर्यादित)

अध्यक्ष देव देसाई सचिव

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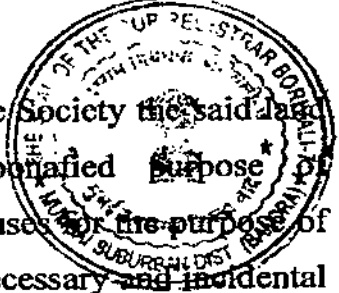


(iii) The allottee / members of the Society have agreed to pay the amount of monthly instalment towards lease premium and annual lease rent of the developed plot allotted to them through the Society as specified in Schedule II herein under written;

(iv) It is further agreed that each allottee / member of the Society shall have only the occupancy rights of the plots allotted to him / her as specified in the Schedule II here under written.

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

- (a) to take over the said land in its existing conditions and to incur all expenditure if any for the development of the said land as its own cost and to vacate the said land on the expiry of the terms of the lease hereby agreed to be granted or the extended terms or earlier determination of the lease as the case may be and hand over the possession of the same to the Authority in its then existing conditions;
- (b) to use and ensure that the members of the Society the said land and developed plot only for the bonafide purpose of constructing maintaining and locating houses for the purpose of bonafide residence and for the purpose necessary and incidental thereto and not to use or allow to be used the said land or developed plots for any purpose not specially 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

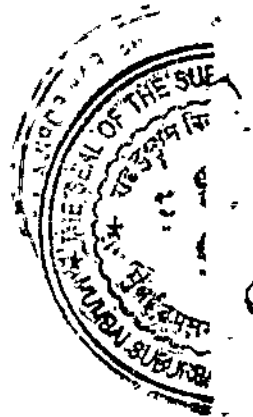


Jt. Chief Officer
Mumbai Housing & Area
Development Board, Mumbai

चारकोपस ध्याम सह. गृह निर्माण संस्था (मर्यादित)

विक्रम देव देसाई
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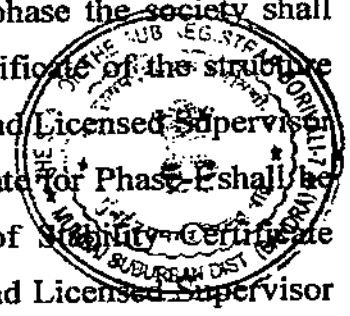
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be referred to the Chief Executive Officer of the Authority and the decision of the Chief Executive Officer on the question shall be final.

- (c) to use and ensure that the members of the Society and the Society shall construct the houses on the plot of the said land strictly as approved by the Planning Authority / Municipal Corporation of Greater Mumbai and two copies of which have already been made available to the Society. The Society shall appoint Licensed Structural Engineer for ensuring the overall stability of the structure to be constructed on the said plot of land by the Society. The society shall appoint licensed supervisor and licensed Architect to supervise the entire work to be got constructed by the Society. The work shall be carried out in two phases. The ground floor of the houses shall be constructed in first phase according to approved type design plan on construction of houses in first phase the society shall submit to the Authority the stability certificate of the structure issued by Licensed Structural Engineer and Licensed Supervisor of the Society. The completion Certificate for Phase-I shall be issued by the Authority on the basis of Stability Certificate issued by Licensed Structure Engineer and Licensed Supervisor of the society. The work of construction of houses in second phase shall be carried out on receipt of Completion Certificate for Phase-I from the Authority. In the event of any change whatsoever in the said approved type design in the said change with prior approved of the Authority shall be got approved from

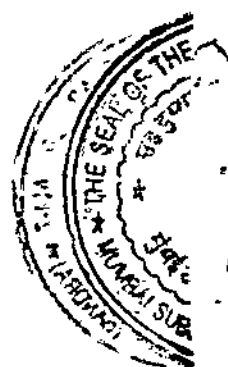


Jt. Chief Officer
Mumbai Housing & Area
Development Board, Mumbai

चास्कोप ईंधाम सह. गृह निर्माण संस्था (मर्यादित)

अध्यक्ष देव देसाई सचिव

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the Planning Authority / Municipal Corporation of Greater Mumbai and the said approved plan shall be submitted to the Authority before starting any construction work of whatsoever nature.

- (d) to abide by all rules and regulations and bye-Laws if any prescribed by the Government or the Municipal Corporation of Greater Mumbai or any other statutory Authority in so far as they relate to the said plot of land and in regard to the construction of houses and Maintenance thereof.
- (e) to abide by and be bound the provisions of the said Act and the rules and regulation and bye-laws made under the said Act or under any other Laws for the time begin in force so far as they relate to the said land and in regards to the construction of houses and maintenance thereof;
- (f) to ensure that the members start residing on the developed plots allotted to them within twelve months from the date of taking over possession of the plots by them.

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

- (g) to bear pay and discharges all the present and future rates, taxes, cesses, assessments, duties, impositions and outgoings payable to Municipal Corporation of Greater Mumbai or to the Government or any other local Authority of Statutory body in respect of the said land / plot and/or structures erected thereon

Jt. Chief Officer
Mumbai Housing & Area
Development Board, Mumbai

चारकोप आइडियम सह. गृह निर्माण संस्था (मर्यादित)

रमण के देसाई अध्यक्ष
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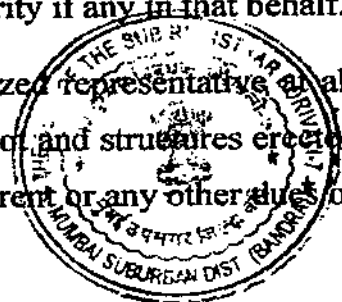
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including all sanitary and water cesses of any kind whatsoever whether payable by the Authority or the Society and all expenses relating thereon if any and save and keep harmless and indemnified the Authority in respect thereof. The present rates and taxes are to Rs.---NIL---

- (h) to remain the said land to ensure that the members maintain the houses constructed by them thereon in a good state of repairs and in clean, neat and perfect sanitary condition of 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 Mumbai or the said representative and as observed and comply with Municipal Rules and Regulations and the Regulations made by the Authority if any in that behalf.
- (i) to permit the Authority and its authorized representative at all reasonable time to ensure on the said plot and structures erected thereon for the purpose of collection of rent or any other dues or for any other lawful purpose.
- (j) not to assign sublet undertake or otherwise transfer in any other manner whatsoever including parting with the possession of the whole or any part of the said plot or its interest there under or benefit of this lease or allow to permit any of its members or to assign subject or otherwise to transfer in any of its members to



Jt. Chief Officer
Mumbai Housing & Area
Development Board, Mumbai

चारक प साईंघाम सह. गृह निर्माण संस्था (मर्यादित)
अध्यक्ष: देवू देसाई सचिव: [Signature]

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assign subject or otherwise to transfer in any other manner or to permit the developed plot allotted to them or the houses constructed thereon to any person or persons or changes the user of the said plot or any part thereof or the houses thereon without the previous written permission of the Authority. In case the Authority decides to grant such permission the Authority shall be entitled to grant the same on such terms and conditions including the conditions to charge and recover such transfer charges as may be determined by the Authority.

Provided that the Authority shall not ordinarily withhold its permission to the society mortgaging its leasehold rights in the said land for obtaining loan for providing or maintaining common facilities or amenities or services or to the members thereof mortgaging their rights of occupancy of the developed plots allotted respectively to them and the houses constructed thereon for constructing and/or maintaining houses. Any such mortgage shall be subject to the charge created on the said land or developed plots and houses thereon under these presents or otherwise in favour of the Authority, the society and the allottees/members thereof mortgaging its or their leasehold or occupancy rights as the case may be shall give prior notice of the said charge to the mortgage before application for permission for mortgaging of the said rights is made to the Authority.

(k) 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

Jt. Chief Officer
Mumbai Housing & Area
Development Board, Mumbai

चारको: साईंधाय सह. गृह निर्माण संस्था (मर्यादित)

कमल न देव देसाई सचिव

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by reason of the excessive user or any act of omission or commission on the part of the society its members servants or others in the employment or of the visitors or any other person coming to or on the said land or to the houses and to indemnify the Authority on all such accounts. Not to make or allow the members to make any excavation upon any part of the said land without the previous consent of the Authority in writing first hand and obtained except for the purpose of renovating or rebuilding the existing structures or for building any new structure on the said land or for utilising the floor space index (F.S.I.) if any. Also Not to do or suffer anything to be done or allow its member to do suffer anything to be done on the said land which may cause damage, nuisance, conveyance or inconvenience to the occupier of the adjacent premises or to the Authority or to be neighbourhood.

- (l) It is agreed that Lessee is entitled to the floor space index (FSI) permissible for the said plot of land conveyed to him (which at present is 1.5 on the net residential plot area). Any unutilised increased in FSI for the said plot of land or any additional FSI become available due to any change or modification in the Rules and Regulation or for whatever reason at any point shall be the property of the Authority.

- (m) As per new CRZ notification dt. 18th January, 2019 MoEF & CC, GoI which is superseding the earlier CRZ notification, 2011 and as per plan prepared by Institute of Remote Sensing, Anna University, Chennai 600025 with reference No.

Jt. Chief Officer
Mumbai Housing & Area
Development Board, Mumbai

चारकोप इंध्याप सह. गर निर्माण संस्था (पर्यावित)

अध्यक्ष देव देसाई सचिव

बुरल - ७/		
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AU/IRS/SSR/133-2019 dt. 05/07/2019. The plot of land No. 910 Survey No. 41(pt) situated at Charkop Kandivali(W) not comes under CRZ^I or Buffer.

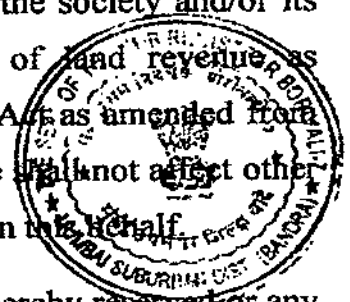
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(n) It is agreed that the lessee shall obtain CRZ clearance whenever required

4. The Authority hereby covenants with the society that on the society and its members paying the rents hereby reserved and observing and complying with duties and obligations of the society and of the members thereof herein contained and society and its member shall peacefully hold and enjoy the said land during the said terms without any unlawful interruption by the Authority or any person claiming through or under the Authority.



5. It is hereby agreed and declared that all moneys, sums, dues and other charges payable by the society or its members under these presents shall be deemed to be arrears of rent payable in respect of the said land and shall be recoverable from the society and/or its members 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 its behalf.



6. 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 society or by any member thereof shall be in arrears for sixty days after becoming payable whether formally demanded or not or if the society or its members fails to observe any of the terms conditions or covenants



Jt. Chief Officer
Mumbai Housing & Area
Development Board, Mumbai

चारकोप ईशाम सह. गृह निर्माण संस्था (पञ्चायित)
कर्मचारी देव देसाई सचिव

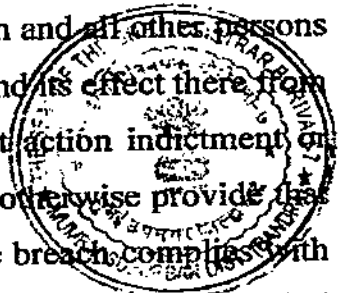
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stipulated herein then and in any of the said events it shall be lawful for the Authority at any time thereafter by giving thirty days notice to terminate forthwith the lease of the land and any part thereof or occupancy right of the default allottee/member as the case may be in respect of which the breach has occurred and thereof re-enter upon and take possession of the said land or the said part thereof and all 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 or as if the occupancy right has not been allotted and without making to the society or to the member committing the breach 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 society or its members and it shall be lawful for the Authority to remove the society or the member committing the breach 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 tress-pass, damage or otherwise provide that if the society or the member committing the breach 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.



Jt. Chief Officer
Mumbai Housing & Area
Development Board, Mumbai



चारकोप सा ग्राम सह. गृह निर्माण संस्था (पत्रादित)
रुक्मिणी देऊ देसाई
अध्यक्ष सचिव

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7. The Authority and the society further agree that the lease rent shall be liable to be revised at the end of the every thirty years of the lease period in accordance with the rules therein force.
8. Any notice intimation or demand required to be given or made by the Authority on the society or the members thereof under this indenture of lease shall be deemed to be duly and properly given or made if given by the Officer duly authorized by the Authority in that behalf and shall be deemed to be duly served if addressed to the society and to the member and delivered or affixed at the said land or developed plot concerned or at the address of the office of the society as stated herein above and any notice to be given to the Authority will be sufficiently served if addressed to the Vice President of the Authority and delivered at his office.
9. The society shall bear and pay all costs charges and expenses and professional charges of the incidental to the correspondence preparation execution and completion of this lease deed in duplicate thereof incurred by the Authority including stamp duty, registration charges out of pocket expenses and other outgoing 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.
10. The Society hereby declare that the terms and conditions contained in this indenture of lease are accepted to all the members of the society and that the society has unanimously passed

[Signature]
Jt. Chief Officer
 Mumbai Housing & Area
 Development Board, Mumbai

आमकोपः निगम सह, गृहनिर्माण संस्था (मर्यादित)
 अध्यक्ष देव देसाई सचिव

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Resolution No. 05 approving of the same in a meeting held on the 15th day of December 2019 attending by all the members of the society. A copy of the said resolution of the society is annexed as Schedule III to the presents.

IN WITNESS WHEREOF the signature of Smt. Neelima Dhaygude Joint. Chief Officer M.H. & A.D. Board, Mumbai of the (Maharashtra Housing and Area Development Authority) for and on behalf of the Maharashtra Housing and Area Development Authority has been set hereunder and the seal of the Authority is affixed and attested by the Officer of the Authority and the signature of

Shri. Laxman Devu Desai, Chairman, Shri. Shyamsunder Sadashiv Warang, Secretary, of the Charkop SAIDHAM Co-operative Housing Society Limited and on behalf of the society and the seal of the society have been affixed hereto on the day and year first hereinabove written.

Jt. Chief Officer
Mumbai Housing & Area
Development Board, Mumbai



चार्कोप साईधम सह. गृह निर्माण मंस्था (मध्यादित)
लक्ष्मण देवू देसाई सचिव

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SCHEDULE-I

Page No.

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to

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All the piece or parcel of land bearing Cluster Plot No.910, admeasuring 2250 Sq. meters or thereabout being S.No. 41 Part situated at **Charkop, Kandivali (W), Mumbai-400 067** in the registration sub-district of Bandra, Mumbai Suburban District and bounded as follows :

On or towards the North by :- Adj. to R.G.No.3

On or towards the South by :- Adj. to 100 Sq.mtr.plots

On or towards the East by :- Adj. to commercial, HIG plot no. 35

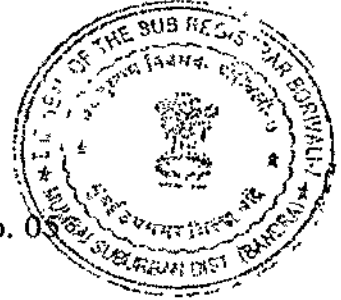
On or towards the West by :- Adj to 900 m wide Road RSC 22

SCHEDULE II

Attached Separatly

Annexure I- Area Certificate

Annexure II- Society Resolution No. 05

**SCHEDULE III**

(Resolution No. 05 dated the 15.12.2019 passed by the Society in its meeting held on the 15.12.2019.

Signed Sealed and Delivered

By Smt.Neelima Dhaygude

Joint.Chief Officer

Mumbai Housing & Area

Development Board Mumbai,

in the presence of Shri. Hanmant M.Dhanure

Executive Engineer,



Jt. Chief Officer
Mumbai Housing & Area
Development Board, Mumbai.



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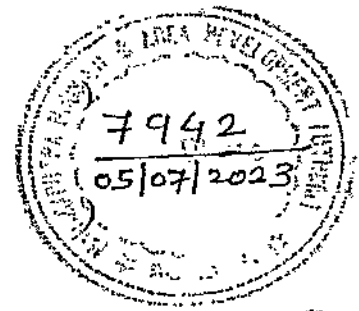


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Mumbai Housing & Area
Development Board Mumbai,
who has signed to token thereof
The Common Seal of the
Maharashtra Housing & Area
Development Authority is affixed
Hereto in the presence of
Smt. Neelina Dhaygude

Page No. 17 to 37

Smt. Neelina Dhaygude



Joint Chief Officer of
Mumbai Housing & Area
Development Board,
who has signed in token thereof
in the presence of

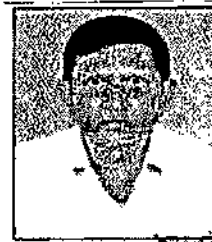


Joint Chief Officer
Mumbai Housing & Area
Development Board, Mumbai

Shri. Hanuman M. Dhanure
Executive Engineer of the
Mumbai Housing & Area
Development Board,

Signed, Sealed and Delivered

By Shri. Laxman Devu Desai, Chairman



By Shri. Shyamsunder Sadashiv Warang, Secretary

of the Charkop SAIDHAM Co.op.
CHSL Ltd.



who are duly authorized to execute
this deed according to the resolution
passed by the general body vide

① A. Mandlik

② B. ...

Execd. Officer
Board of
Mumbai Board

साईधाम सह. गृह निर्माण संस्था (मर्यादित)

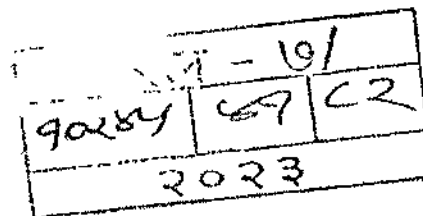
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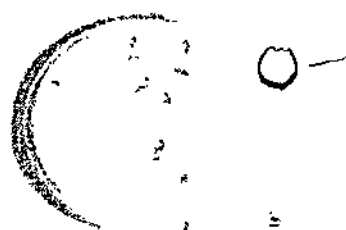
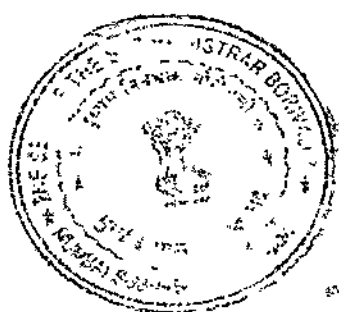
सचिव

चार्कोप साईधाम सह. गृह निर्माण संस्था (मर्यादित)

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its resolution No. 05 dated 15.12.2019

Page No. 18 to 31

in the presence of Shri

who have signed in token thereof)

The Common Seal of the Society is)

affixed hereto in the presence of)

By Shri. Laxman Devu Desai, Chairman)

of the Charkop SAIDHAM Co-op.)

CHSL Ltd.)

who has signed in the token thereof)

in the presence of Shri. Shyamsunder Sadashiv Warang)

X

Stamp

चाकोप साईधाम सह. गृह निर्माण संस्था (मर्यादित)

लक्ष्मण देऊ देसाई अध्यक्ष
सचिव



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Schedule II

The details of the allottees, core houses, lease premium and development cost of the sub-divided plot in respect of the Cluster plot bearing No. 910, RSC - 23 at Survey No. 41 of Charkop Village - Charkop Saidham Co-operative Society Ltd.

Sr. No.	Name of the allottee/member	Plot & Area in Sq.mtrs.	Amount of lease premium	Amount of lease premium paid	Amount of the remaining lease premium to be recovered in 240 installments	Amount of annual lease rent	Remarks
1	Shri. Dnyaneshwar Namdeo Kurhe	C-01 30 sqmtrs	15,000	1500	13,500	12	52-ACGP-280
2	Shri. Ashwin Chimanlal Shah	C-02 30 sqmtrs	15,000	1500	13,500	12	52-ACGP-23
3	Shri. Rajamma George Methew	C-03 30 sqmtrs	15,000	1500	13,500	12	52-ACGP-59
4	Shri. Pramod Dattaram Chalke	C-04 30 sqmtrs	15,000	1500	13,500	12	52-ACGP-807
5	Shri. Laxman Devu Desai	C-05 30 sqmtrs	15,000	1500	13,500	12	52-ACGP-744
6	Shri. Umesh Jayantilal Bhavsar	C-06 30 sqmtrs	15,000	1500	13,500	12	52-ACST-69
7	Shri. Ravinarayan Sohan Pal	C-07 30 sqmtrs	15,000	1500	13,500	12	52-ACGP-257
8	Shri. Sachin Namdeo Karavale	C-08 30 sqmtrs	15,000	1500	13,500	12	52-ACGP-879
9	Shri. Tejbahadur Chokar Gupta	C-09 30 sqmtrs	15,000	1500	13,500	12	52-ACGP-916
10	Shri. Indravadan Jannadas Soni	C-10 30 sqmtrs	15,000	1500	13,500	12	52-ACGP-773
11	Shri. Girish Sadanand Chokar	C-11 30 sqmtrs	15,000	1500	13,500	12	52-ACGP-783
12	Shri. Bhalachandra V/sri Doiphode	C-12 30 sqmtrs	15,000	1500	13,500	12	52-ACGP-797
13	Shri. Prakash Arjun Sankhe	C-13 30 sqmtrs	15,000	1500	13,500	12	52-ACNT-6
14	Shri. Shyam Shivaji Bapat	C-14 30 sqmtrs	15,000	1500	13,500	12	52-ACGP-154
15	Shri. Saraswati Gangaram Namdeo	C-15 30 sqmtrs	15,000	1500	13,500	12	52-ACGP-192

चाकोप संस्थान सह. ग्रह निर्माण संस्था (मर्यादित)

काकोप संस्थान सह. ग्रह निर्माण संस्था (मर्यादित)

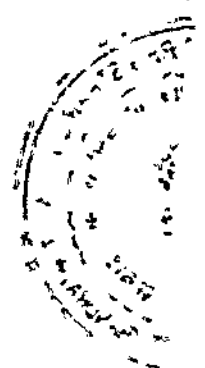
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16	Shri. Suraj Anant Mhare	C-16	30 sqmtrs	15,000	1500	13,500	12	52-ACGP-697
17	Shri. Vinayak Shivram Ambede	C-17	30 sqmtrs	15,000	1500	13,500	12	52-BCGP-74
18	Smt. Suman Jijaram Dhilpe	C-18	30 sqmtrs	15,000	1500	13,500	12	52-ACSC-13
19	Shri. Mahesh Madhukar Telkar	C-19	30 sqmtrs	15,000	1500	13,500	12	52-BCGP-39
20	Smt. Rozeema Ram Kordia	C-20	30 sqmtrs	15,000	1500	13,500	12	52-ACGP-804
21	Shri. Vishnu Bhagoji Sanagare	C-21	30 sqmtrs	15,000	1500	13,500	12	52-ACGP-907
22	Shri. Madhukar Sadashiv Bhdarage	C-22	30 sqmtrs	15,000	1500	13,500	12	52-ACSC-47
23	Shri. Arjun Anandarao Kshirsagar	C-23	30 sqmtrs	15,000	1500	13,500	12	52-ACGP-876
24	Shri. Vitthal Bhanudas Kuttakhade	C-24	30 sqmtrs	15,000	1500	13,500	12	52-ACNT-17
25	Shri. Ravindra Sinha Bangera	C-25	30 sqmtrs	15,000	1500	13,500	12	52-ACGP-583
26	Shri. Sahadeo Gopal Kasar	C-26	30 sqmtrs	15,000	1500	13,500	12	52-ACGP-640
27	Smt. Noorjehan Indrees Shekh	C-27	30 sqmtrs	15,000	1500	13,500	12	52-ACGP-838
28	Smt. Sumitra Suresh More	C-28	30 sqmtrs	15,000	1500	13,500	12	52-ACGP-135
29	Shri. Santosh Vaghu Ifte	C-29	30 sqmtrs	15,000	1500	13,500	12	52-ACGP-80
30	Shri. Ullhas Rama Pedhnekar	C-30	30 sqmtrs	15,000	1500	13,500	12	52-BCGP-7
31	Shri. Baban Dattu Sutar	C-31	30 sqmtrs	15,000	1500	13,500	12	52-BCGP-211
32	Smt. Laxmi Ramchandra Salunkhe	C-32	30 sqmtrs	15,000	1500	13,500	12	52-ACGP-622
33	Shri. Chandrakant Bhiva Baavkar	C-33	30 sqmtrs	15,000	1500	13,500	12	52-ACST-58
34	Smt. Priyanka Bhimrao Bagade	C-34	30 sqmtrs	15,000	1500	13,500	12	52-BCSC-18
35	Shri. Suryakant Baliram Nalawade	C-35	30 sqmtrs	15,000	1500	13,500	12	52-ACGP-251
36	Shri. Brijlal Ramneehar Mishra	C-36	30 sqmtrs	15,000	1500	13,500	12	52-ACGP-398



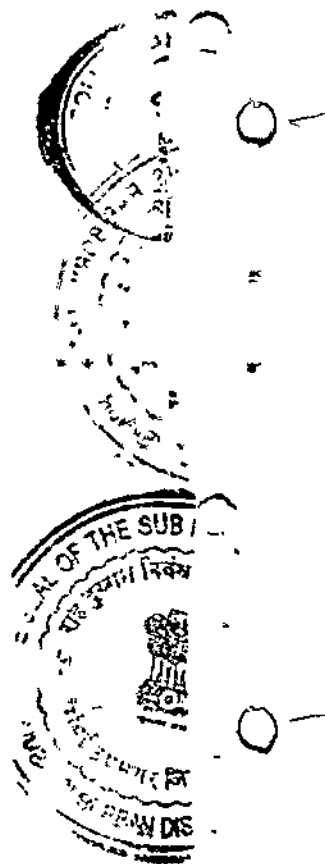
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37	Shri. Hemang Prasad Papnagar	D-01	30 sqmtrs	15,000	13,500	12	52-ACGP-129
38	Shri. Manoj Papu Gurav	D-01	40 sqmtrs	31,000	27,900	12	52-ADGP-681
39	Shri. Netaji Ragho Sakpal	D-02	40 sqmtrs	31,000	27,900	12	52-ADSC-35
40	Shri. Shanteelal Meghiji Savla	D-03	40 sqmtrs	31,000	27,900	12	52-ADGP-336
41	Shri. Dhanraj Suryakant Malankar	D-04	40 sqmtrs	31,000	27,900	12	52-ADGP-610
42	Shri. Tejas Jayantilal Raval	D-05	40 sqmtrs	31,000	27,900	12	52-ADGP-616
43	Shri. Shashank Shashikant Bakre	D-06	40 sqmtrs	31,000	27,900	12	52-ADGP-621
44	Smt. Reema Ramesh Kadam	D-07	40 sqmtrs	31,000	27,900	12	52-ADSC-23
45	Smt. Saira Abdul Majid	D-08	40 sqmtrs	31,000	27,900	12	52-ADGP-697
46	Shri. Shamsundar Sadashiv Warang	D-09	40 sqmtrs	31,000	27,900	12	52-ADGP-700
47	Smt. Vidhya Vilas Temkar	D-10	40 sqmtrs	31,000	27,900	12	52-BDGP-19
48	Shri. Tulshi Gulabchand Narala	D-11	40 sqmtrs	31,000	27,900	12	52-ADGP-223
49	Smt. Kesarbai Maruti Padle	D-12	40 sqmtrs	31,000	27,900	12	52-ADSC-7
50	Shri. Santosh Dadu Rane	D-13	40 sqmtrs	31,000	27,900	12	52-ADGP-650
	Total			958,000	862,200	600	



चारकोय सदस्या सह. गृह निर्माण संस्था (मर्यादित)
 अध्यक्ष देव देसाई २८/०७/१९
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नोंदणीचे प्रमाणपत्र

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

चारकोप साईधाम को ऑप होसिंग सोसा लि., भुखड क्र. ९१०, आरएससी-
२३, चारकोप, कांदिवली (पश्चिम) मुंबई-६७

ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० मधील

महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपरोक्त अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र सहकारी संस्था

नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था

सून उपवर्गीकरण भाडेकरू मालकी/भाडेकरू सहभागीदारी गृहनिर्माण / इतर संस्था आहे.

मुंबई :

दिनांक : १३ / १२ / २०१९

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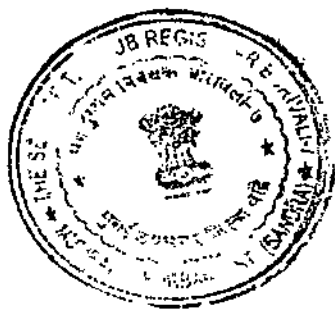
सहकारी संस्था (मुंबई पश्चिम उपनगरे),
मुंबई गृहनिर्माण न क्षेत्रविकास मंडळ, म्हाडा, मुंबई

चारकोप साईधाम सह. गृह निर्माण संस्था (मर्यादित)

कर्मण देव देसाई

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चारकोप साधाम सहकारी गृहनिर्माण संस्था मर्यादित

नोंदणी क्र. एमयुएम / एम एच ए डी ए / एच एस जी / (दिस्ती) / १३४९० / सन २०१९ - २०२०.

भूखंड क्र. ९१०, आर. एस. सी - २३, सेक्टर - ९, चारकोप, कांदिवली (प.), मुंबई - ४०० ०६७.

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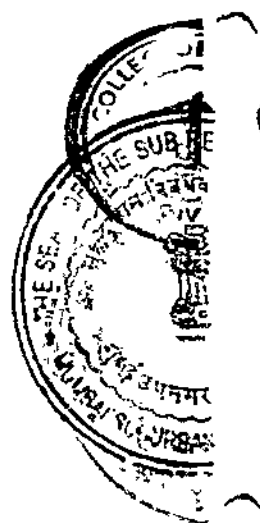
Minutes of the First General Meeting and Managing Committee Meeting of the Charkop SAIDHAM CHS Ltd. Registration No. MUM / MHADA / HSG / (TC) / 13490/2019 2020, Plot No. 910, RSC - 23, Charkop, Kandivali (West), Mumbai - 400067 held on 15.12.2019 Respectively for the year (2019 - 2020)

Item No. 8	Acceptance of the terms and conditions of Allotment of the Cluster Plot bearing no. 910, RSC - 23 at Charkop SAIDHAM CHS Ltd. As specified in Appendix I and II offer to the offer Letter No. EMCWBPM.B.152/3684/2019 Dated - 28.11.2019 released by the Deputy Chief Officer (West), M. H. & A. D. Board, Mumbai.
Resolution No. 8	Resolved that the terms of the Agreement for Lease be executed between M. H. & A. D. Authority and Charkop SAIDHAM CHS Ltd. In respect of Cluster Plot No. 910, RSC - 23 at Charkop as specified in the offer Letter No. EMCWBPM.B.152/3684/2019 Dated 28.11.2019 has been accepted by all the members of the Charkop Gajanan CHS Ltd. Further it is resolved that the acceptance of unqualified and without any reservation conditions and complaints.

चारकोप साधाम सहकारी गृहनिर्माण संस्था (मर्यादित)

लक्ष्मण देव देसाई
अध्यक्ष

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सचिव



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चारकोप साधाम सहकारी गृहनिर्माण संस्था मर्यादित

नोंदणी क्र. एमयुएम / एम एच ए डी ए / एच एस जी / (दिसी) / १३४९० / सन २०१९ - २०२०.

मुखंड क्र. ९१०, आर. एस. सी - २३, सेक्टर - ९, चारकोप, कांदिवली (प.), मुंबई - ४०० ०६७.

संदर्भ क्र.

दिनांक :

Page No. 24 to 31

Items No. 5 of the General Body meeting held on 15.12.2019 and Item No. 5 of the Managing Committee Meeting held on 15.12.2019	To delegate the Power for execution agreement of Lease in respect of Cluster Plot No.910, RSC- 23 of CharkopSAIDHAM CHS Ltd., Kandivali (W), Mumbai to be executed between M.H. & A.D. Authority and Charkop SAIDHAM Co-Op. Hsg. Society Ltd.
Resolution No. 5 of the General Body Meeting held on 15.12.2019	Resolved that the Member of the Managing Committee have been Authorized to execute the Agreement of Lease in respect of Cluster Plot No.910,RSC - 23 at Kandivali (W) Mumbai to be executed between M. H. & A. D. Authority and CharkopSAIDHAM Co-Op. Housing Society Ltd.
Resolution No. 5 of the Managing committee Meeting held on 15.12.2019	As the Power Delayed Under Resolution No. 5 of the General Body Meeting held on 15.12.2019 Resolved that Shri.LAXMAN DEVU DESAI, Chairman, Shri.SHAMSUNDER SADASHIV VARANG, and Member of the Managing Committee has been authorized to execute the agreement of the Lease to be executed between M. H. & AD. Authority and Charkop SAIDHAM Co - op. Hsg. Society Ltd. And take over Cluster Plot No. 910, RSC - 23 at Charkop SAIDHAM Co-Op. Hsg.Soc. Ltd. Mumbai from M. H. & A. D. Authority

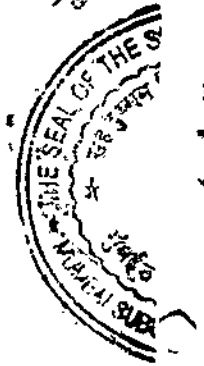
चारकोप साधाम सहकारी गृहनिर्माण संस्था (मर्यादित)

लक्ष्मण देव देसाई
अध्यक्ष

Varang
सचिव



बसल - ७/		
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MHADA

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ,

गृहनिर्माण भवन, गाळा क्र. ५६५, ४ था माळा वांद्रे-पूर्व, मुंबई-४०० ०५१.

जा.क्र-उपमुअ./पश्चिम/मु.मं/ ३५१५ /२१, दिनांक : ३० DEC 2021

प्रति,
साचिव / मुख्य प्रवर्तक,
चारकोप साईधाम सह.गृ.नि.संस्था (नियो.),
भूखंड क्र.९१०, आरएससी-२३,
चारकोप कांदिवली (प),
मुंबई ४०००६७.

विषय:- चारकोप सेक्टर-९ येथील भूखंड क्र.९१०, आरएससी-२३, चारकोप साईधाम सह.गृ.नि.संस्था (नियो.) या संस्थेचा सुधारीत भाडेपट्टा करारनाम्याचा मसुदा सादर करणेबाबत.

संदर्भ:- १. मा.लघाध्यक्ष /प्रा. यांनी दि.०३.१२.२०२१ रोजी सुधारीत १.५ चटई क्षेत्र निर्देशांकास दिलेली मान्यता.

२. वास्तुशास्त्रज्ञ/मु.मं. यांचे पत्र क्र.६६९ दिनांक १७.१२.२०२१.

३. मा.मुख्यधिकारी/मु.मं. यांची दिनांक २३.१२.२०२१ रोजीची टिप्पणी.

उपरोक्त विषयां संदर्भीय मान्यतेच्या अनुषंगाने असे कळविण्यात येते की, आपल्या संस्थेने ०.८५ चटई क्षेत्र निर्देशांक (FSI) नुसार भाडेपट्टा करारनाम्याचा मसुदा यापूर्वी सादर केलेला आहे. तथापी

संदर्भ क्र.१ च्या टिप्पणीत संस्थेस १.५ चटई क्षेत्र निर्देशांकास (FSI) मंजूरी प्रदान केली असून त्या संदर्भात अन्वये पुढील कार्यवाही करण्याबाबत निर्देश प्राप्त झाले आहेत. त्या अनुषंगाने संस्थेने सादर केलेल्या भाडेपट्टा

करारनाम्याच्या मसुद्यात योग्य ते बदल करून सुधारीत भाडेपट्टा करारनाम्याचा मसुदा पुनश्च सादर केला आहे.

आपल्या संस्थेकडून उपरोक्त बाबींची पूर्तता झाल्यानंतरच पुढील कार्यवाही मिळविल्यावर करणे शक्य होईल. कृपया याची नोंद घ्यावी.

लघाध्यक्ष /प्रा. यांच्या मान्यतेने)

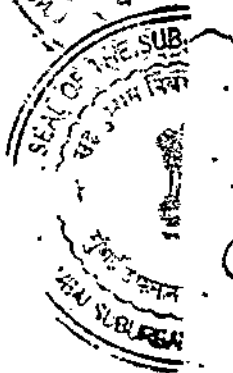
Ranod
(टी.पी.राठोड)

उपमुख्य अधिकारी (प)
मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ

डारल - ७१		
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बरल - ७/		
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MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY

AREA CERTIFICATE

CLUSTER NO C1-310 ROAD NO RSC-22 S.NO 41 PT. OF CHARKOP

Page NO. 26 to 31

NAME OF THE SCHEME CHARKOP 41

GROSS AREA OF CLUSTER - 22250.00
DEDUCTION IF ANY -

AREA UNDER OPEN SPACE - 292.00
AREA UNDER PATHWAY - 328.00
AREA UNDER RESIDENTIAL - 1630.00

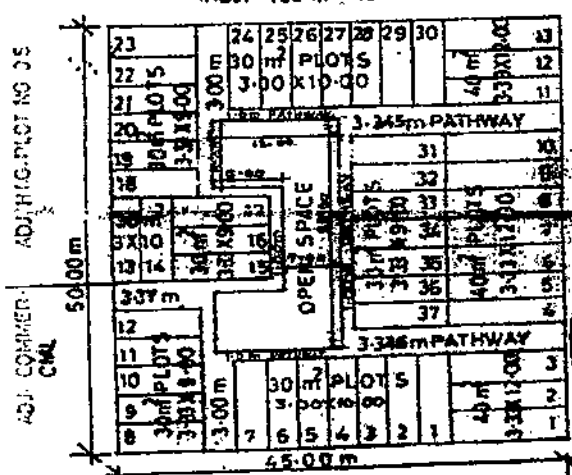
NET AREA OF CLUSTER - 2250.00

AREA UNDER CLUSTER 2250.00

THIS CERTIFICATE IS ISSUED ONLY FOR THE PURPOSE AREA OF PLOT, REQUIRED, FOR OBTAINING BUILDING PERMISSION FROM THE 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 CONCERNED REVENUE AUTHORITIES

GROUP AND SF. NO. OF PLOT	PLOT AREA IN SQ.M.	NO OF PLOTS	PERMISSIBLE BUILT UP AREA (F.S.I. 1.5)	
			PER PLOT Sq.m	TOTAL PLOT AREA (SQ.M)
C1 1 TO 37	30.00	37	45.00	1665.00
D 1 TO 13	40.00	13	60.00	780.00
TOTAL		50		2445.00

ADJ. 100 m² PLOTS



ARCHITECT & PLANNER,
Mumbai Housing & Area Development Board,
KANDRA (E), MUMBAI



THIS CERTIFICATE HAS BEEN ISSUED AS PER THE SUGGESTION GIVEN BY REVENUE AND FOREST DEPTT GOVT OF MAHARASHTRA TO BOMBAY MUNICIPAL CORPORATION VIDE THEIR LETTER NO C15/1083/44853/3368/11/DATED 30th SEPT 1994.

THE PLOT IS A PART LAY OUT PLAN OF CHARKOP 41 APPROVED VIDE B.M.C. LETTER NO CHE/70/AR/GOVT DATED 28-9-93 OFFICE OF THE E.P. BLDG PROPOSAL NO 11 P WARDS MUNICIPAL CORPORATION OF GREATER BOMBAY

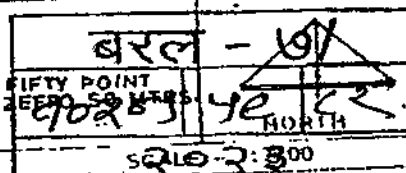
NOTE THE DIMENSIONS OF THE PLOT SHALL BE VARIFIED ON SITE BEFORE HANDING OVER THE POSSESSION OF PLOT

CLUSTER NO C1-310.

AREA IN FIGURES - 2250.00 m²

AREA IN WORDS - TWO THOUSAND TWO HUNDRED FIFTY POINT

TOTAL BUILT UP AREA PERMISSIBLE - 2245.00 m²



DRG NO AC/30 m²/CHAR 41/119

DATE 31-5-94

SCALE 2:800

CHECKED BY

VERIFIED ON SITE

CERTIFIED BY

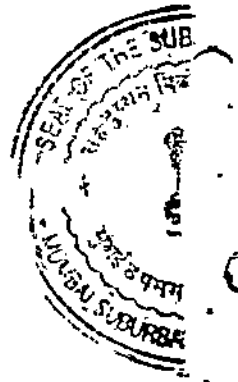
PREPARED BY

EX-ENG. DIV NO/ WBP

LAND MANAGER/W.B.D.



बरल - ७/		
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मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडाचा घटक)
MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)

म्हाडा
MHADA



No.E.M.(WBP)/M.B./52/3694 2019
Date:-28 NOV 2019

To,
Shri. Shyamsunder sadashiv Warang,
CHARKOP SAIDHAM Co-operative Housing Society Proposed.,
C/o. Shri.P.R. Prabhutendolkar, Shantivan Bhima soc., D/304, Borivali (E),
Near National Park, Mumbai-400066.

Sub: - Offer allotment of an open developed Cluster Plot No.910,
RSC-22 at Survey no.41 of Charkop Village under Code No.052.

Sir,

Since the eligibility of the applicants is decided after they are successful in the lots within confirmed list and all the applicants have paid the initial down payment and other dues as indicated in the Appendix-II attached herewith, the applicants have formed the CHARKOP SAIDHAM Co-operative Housing society (proposed), the open developed Cluster Plot bearing No.910, RSC-12 admeasuring 2250 sq.mtrs. at Charkop-IV, Kandivali consisting of 37 plots of 30 sq.mtrs., each & 13 plots of 40 sq.mtrs., each as shown in the attached by out plan (in duplicate) is earmarked to your proposed society on the terms and conditions mentioned as below and also in the appendix-I appended to the letter. You are therefore requested to take immediate action as this indicated below.

- You will take delivery of the no objection certificate within seven days from the date of issue of this letter and forward a resolution (as perform enclosed) duly signed by all member of the society.
- You will get name of the society reserved and the society registered with the Deputy Registrar, Co-operative Societies, 2nd floor, Griha Nirman Bhavan, Bandra (East), Mumbai-400051 and furnish copies of registration certificate and Bye-laws, A+B form, C form duly signed by all the members along with the copies of the registration certificate and resolution within 45 days and arranged to produce the property card issued by superintendent of Land Record, Jogeshwari (W), Mumbai 400 102 in respect of said Cluster Plot No.910, RSC-22 at Charkop-IV, Kandivali.
- Produce a letter authorizing three members of your society to correspond with this office and undertake to sign the documents on behalf of the society under its seal.

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गृहनिर्माण भवन, कलानगर, चांदे (पु). मुंबई-४०० ०५१.
दुरध्वनी ६६४० ५०००, २६५९२८७७, २६५९२८८९
फैक्स नं. ०२२-२६५९२०५८ / पत्रपेटी क्र. ८९३५

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.
Phone : 66405000, 26592877, 26592881.
Fax No. : 022-26592058 / Post Box No. 8135
Website : mhada.maharashtra.gov.in

: 2:

(d) You will get the document of lease agreement adjudicated from the office of the Superintendent of Stamps and that execute the lease agreement with the Authority within a month of the registration of the society, failing which this offer will stand cancelled and the earnest money deposit paid by the members of your society may be forfeited in whole or in part towards administrative expenses.

It is expressly to be made clear to you that in addition to above your society will have to bear all expenses including stamp duty for execution and registration of the lease agreement and to pay Non-Agriculture Assessment property taxes and other amounts to be paid by the society to the appropriate authorities as and when demanded.

As per provision of the Regulation of the Authority, the Individual plot be allotted to the allottee and the details of allotment of developed plots in the Cluster Plot No.910, RSC-22, at Charkop-Kandivali will be given in the document of lease deed.

Yours faithfully,

(Viraj Madavi)

Deputy Chief Officer (West)
Mumbai Housing & Area Development Board

- D.A :- 1) Specimen Form
2) Appendix-I
3) Appendix-II
4) Lay out plan in Duplicate.
5) Type of Plan in Duplicate.

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मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ

(म्हाडाचा घटक)

MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD

(A MHADA UNIT)

Page No. 29

to 31

म्हाडा
MHADA



जा.क्र.मि.व्य./डब्ल्यू/मुं.मं./2381 /२१, दिनांक: 06 SEP 2021

प्रति,
अध्यक्ष / सचिव,
भूखंड क्र.९१०, आरएससी-२२
चारकोप साईधाम सह.गृह.संस्था.,
चारकोप-कांदिवली (प.), मुंबई-४०० ०६७.

विषय:- चारकोप साईधाम सह.गृह.नि.संस्था.नियोजित यांना भूखंड क्र.९१० चे
संस्थेसोबत करारनामा करण्याचा विहीत मसुदा संस्थेस देण्याबाबत.

संदर्भ:- १) विधी सल्लागार/प्राधिकरण व मा.उपाध्यक्ष/प्राधिकरण यांनी चारकोप साईधाम
सह.गृह.संस्था यांचेसोबत करण्यात येणा-या करारनाम्याच्या मसुदयास
दि.०२.०६.२०२१ रोजी दिलेल्या मंजूरीनुसार.
२) मा.उपाध्यक्ष / प्रा. यांनी दिलेल्या मान्यतेनुसार व दि. २९.०७.२०२१ रोजी
झालेल्या चर्चेनुसार उपमुख्य अधिकारी(प) / मुं.मं. यांनी दिलेले निर्देश (पृष्ठ क्र. एन-
५७)
३) विधी सल्लागार / प्रा. यांनी संस्थेसोबत करून घ्यावयाच्या करारनाम्याच्या मसुदयास मा.उपाध्यक्ष / प्रा. यांनी दिलेली मान्यता (पृष्ठ क्र. एन-५)
४) चारकोप श्री अष्टविनायक सह.गृह.संस्था, भूखंड क्र.८२०, आरएससी-२, सर्वेक्षण
८, चारकोप कांदिवली (प) यांनी दि. १२.०८.२०२१ रोजी मा.उपाध्यक्ष तथा मुख्य
कार्यकारी अधिकारी / प्रा. यांना दिलेले पत्र.

महोदय,

उपरोक्त विषयास अनुसरून आपणास कळविण्यात येते की, सर्व्हे नं.४१,
चारकोप साईधाम सह.गृह.संस्था नियोजित यांना भूखंड क्र.९१० या संस्थेचे संस्था नोंदणीकृत
झाली असल्याने व संस्थेसोबत म्हाडा नियमानुसार करावयाचा करारनामा (Lease
Agreement) चा विहीत मसुदयास विधी सल्लागार/प्राधिकरण व मा.उपाध्यक्ष/प्राधिकरण यांनी
दिलेल्या दि.०२.०६.२०२१ रोजीच्या मंजूरीनुसार मसुदा पत्रासोबत जोडण्यात आला असून
त्यावर आवश्यक ते मुद्रांक शुल्क भरून संस्थेमार्फत प्राप्त झाल्यानंतर नियमानुसार पुढील योग्य ती
कार्यवाही करण्यात येईल, याची कृपया नोंद घेऊन संस्थेतील सर्व सभासदांना याविषयी कृपया
अवगत करावे, हि विनंती.

सोबत : करारनाम्याचा विहीत मसुदा.

मा.सहमुख्य अधिकारी / मुं.मं. यांच्या मान्यतेने.

गृहनिर्माण प्रबन्ध, कलानगर, वांद्रे (पूर्व), मुंबई - ४०० ०५१.

दूरध्वनी : ४०५००० / २६५९२८७७ / २६५९२८८१

फॅक्स : ०२२-२६५९२०५८

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बरेल - ७/		
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आपली दिनांक २०२३		

उपमुख्य अधिकारी (प)

Gruha Nirman Bhavan, Bandra (East), Mumbai-400 051.

Phones : 66405000 / 26592877 / 26592881

Fax No. : 022-26592058



बरल - ७/		
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MUMBAI HOUSING & AREA DEVELOPMENT BOARD
GRIHA NIRMAN BHAVAN BANDRA (EAST) MUMBAI-400051

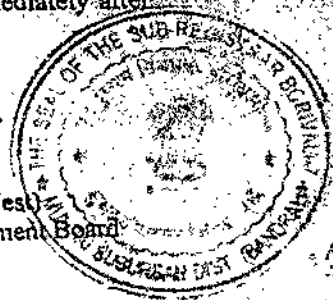
No.E.M.(WBP)/M.B./52/8685/2019
Date:- 28 NOV 2019

NO OBJECTION CERTIFICATE

The Maharashtra Housing and Area Development Authority, Mumbai has
granted No Objection to the promoters/members as per list attached herewith Maharashtra
Co-operative society registered under the provisions of the co-operative societies,
1960 with the Deputy Registrar, of Co-operative Societies, (Co-operative cell)
Mumbai Housing & Area Development Board, Bandra (East), Mumbai-400 051.
The cluster plot No. 910, RSC-22, admeasuring 2250 sq.mtrs., at Survey no.41
Charkop Village, Charkop-Kandivali (W), Mumbai-400 067. The proposed
CHARKOP SAIDHAM Co-operative Housing Society formed by the promoters/
members as shown in the list attached herewith, cannot make any change
subsequently in the present promoters / members without prior written approval of
Maharashtra Housing and Area Development Authority. Breach of this
condition may lead to resumption of said land without any compensation. The said
Authority shall execute the indenture of lease in respect of the said piece of land
bearing cluster plot no. 910, RSC-22, admeasuring 2250 sq.mtrs. at survey no.41
Charkop Village Charkop-Kandivali (W), Mumbai-400 067. Immediately after
registration of the society.

Enclosed:- List of 50 Members in duplicate.

(Signature)
Deputy Chief Officer (West)



To:-
Shri. Shyamsunder Adashiv Warang, Chief Promoter,
CHARKOP SAIDHAM Co-operative Housing Society (Proposed.),
C/o. Shri.P.R.Prabhakr Tendolkar, Shantivan Bhima soc., D/304, Borivali (E),
Near National Park, Mumbai-400066.
Copy To:- Deputy Registrar, Co-op. Societies (Co-operative cell),
Mumbai Housing and Area Development Board, Griha Nirman Bhavan,
Bandra (E), Mumbai-400 051 for information along with.



पत्र मिता
Alm

28/11/2019

बरोल - 10/		
90284	27	22
2023		



बरन - ७/		
१०२४५	६६	८२
२०२३		



नगर भूमापन अधिकारी बोरीवली यांचे कार्यालय

तहसिलदार, व नगर भूमापन कार्यालय इमारत, चौथा मजला, डॉ.न.रा. करोडे मार्ग (नाटकवाला लेन) एस्. व्ही. रोड

शिपोली सिग्नल बोरीवली (पश्चिम) मुंबई - ४०००९२.

Email :- ctsoborivali@gmail.com Tel:-०२२ २८०७५०४५

क्र.न.भू.बोरी/ न.भू.चारकोप/ मि.प./२०२०
बोरीवली, दिनांक- ०३/२०२०प्रति,
श्री. अर्जुन वासुदेव देसाई
प्लॉट नं.२३०, A/२, मंदनवन को.ऑप.हो.सो.
गोराई रोड-२, बोरीवली (प), मुंबई ४०००९६

विषय :- प्रमाणित नकला मिळणेबाबत.

नगर भूमापन -चारकोप, ता.बोरीवली येथील आर.एस.सी.२३
सर्व्हे नं.४१, सेक्टर नं.९

संदर्भ :- आपला दिनांक १८/०३/२०२० रोजीचा अर्ज

वरील संदर्भित अर्जान्वये आपण नगर भूमापन -चारकोप, ता.बोरीवली येथील आर.एस.सी.२३

सर्व्हे नं.४१, सेक्टर नं.९ या भूखंडाच्या मिळकत पत्रिकेची मागणी केलेली आहे. परंतु इकडील कॅम्पिलेख पाहता येतो की
भूखंडाची मिळकत पत्रिका तयार झालेली नसलेमुळे आपण मागणी केलेल्या भूखंडाच्या मिळकत पत्रिकेची नक्कल
आपणांस देता येत नाही. तरी आपला अर्ज बिनाकार्यवाही निकाली ठेवणेत येत आहे.(अमरसिंह पाटील)
नगर भूमापन अधिकारी,
बोरीवलीबरल - ७/
१०२४१ ६८ ८२
२०२३

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ

(महाडाचा घटक)

MUMBAI HOUSING AND AREA DEVELOPMENT BOARD
(A MHADA UNIT)

महाडा
MHADA



कार्यकारी अभियंता/ बोरीवली विभाग/ मुंबई मंडळ, कक्ष क्र. ४७५, ३ रा मजला, गृहनिर्माण भवन, कलानगर, वांद्रे (पूर्व), मुंबई- ५९
दुरध्वनी क्र: ०२२-६६४०५३३५ ई मेल: eeborimbhada@gmail.com

जा.क्र./का.अ./बो.वि./मुं.मं./ १४४८ /२०२३
दिनांक :- ०५/०७/२०२३

प्रति,

अध्यक्ष / सचिव,

चारकोप साईधाम सह.गृ.नि.संस्था मर्या.,

भूखंड क्र.९१०, आर.एस.सी.२२, चारकोप,

सेक्टर-८, कांदिवली (प.), मुंबई-४०००६७.

विषय : चारकोप कांदिवली (प.) येथील भूखंड क्र.९१०, आर.एस.सी.२२, सेक्टर-८ येथील चारकोप साईधाम सह.गृ.नि.संस्थेचा भू-भाडेपट्टा करारनामा (Lease Agreement) नोंदणीकृत करणेबाबत.

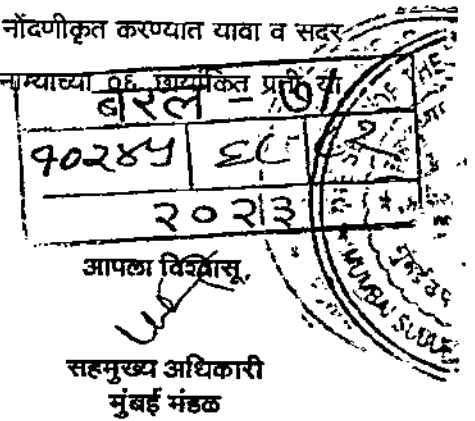


महोदय,

आपल्या संस्थेचा भू-भाडेपट्टा करारनामा मुद्रांक शुल्क भरणा केल्यानंतर या कार्यालयास सादर केला आहे. सदर करारनाम्याचे निष्पादन (Execution) करण्यात आलेले असून ते नोंदणीकृत करणेसाठी आपणांस देण्यात येत आहे.

भारतीय नोंदणी कायदा १९०८ अंतर्गत कलम ८८ नुसार सहा.दुय्यम निबंधक / बोरीवली यांचेकडे नोंदणीकृत उपस्थित राहणेकरीता सूट देण्यात आली असल्याने आपल्या संस्थेने सादर केलेला व महाडाने निष्पादित केलेला चारकोप साईधाम सह.गृ.नि.संस्थेचा भू-भाडेपट्टा करारनामा परस्पर नोंदणीकृत करण्यात यावा व सदर भू-भाडेपट्टा करारनामा नोंदणीकृत केल्यानंतर सदर भू-भाडेपट्टा करारनाम्याच्या ०६ व्यामकेत प्रती या कार्यालयास सादर कराव्यात.

सोबत :- भू-भाडेपट्टा करारनाम्याची मुळ प्रत.




प्रत :- सहा.दुय्यम निबंधक / बोरीवली / मुंबई उपनगर यांना पुढील कार्यवाहीस्तव.

C-965

आयकर विभाग
INCOME TAX DEPARTMENT
LAXMAN DEEO DESAI
DEEO NARAYAN DESAI
03/02/1951
Permanent Account Number
ARBD9458P
Signature

भारत सरकार
GOVT. OF INDIA



लक्ष्मण देव देसाई

धारकोप साईधाम मह. गृह निर्माण संस्था (मर्यादित)
लक्ष्मण देव देसाई
अध्यक्ष सचिव



बरल - ७१		
90284	EL	C2
२०२३		

भारत सरकार

भारत सरकार



लक्ष्मण देवु देसाई

Laxman Devu Desai

जन्म तारीख/ DOB: 03/02/1951

पुल्ल: MALE



2637 7764 7373

आधार नामाच्य माणसाचा अधिकार

लक्ष्मण देवु देसाई

लक्ष्मण देवु देसाई



भारतीय निशेध पदमान प्राधिकरण

भारतीय निशेध पदमान प्राधिकरण

पता:

S/O देवु देसाई

मक.मम.मम.1/4/12

परमानंद बाडी, जी.डी.

आंचेडकर मार्ग, आंचेडकर

कांयवली बकळ, पंचम मंडळ.

वडणी, प्रहमदनगर,

महाराष्ट्र - 400012

Address.

S/O Devu Desai - 1/4/12, Permanand Badi, J.D., Anchadkar Marg, Near Anchadkar Colony, Panchamundi, Vadgaon, Prathamdan Nagar, Maharashtra - 400012

This is colour Xerox

2637 7764 7373

Aadhaar-Aam Admi ka Adhikar

वरल ÷ 6/		
90285	60	42
2023		

८९६७

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABZPW8874J

नाम / Name
SHAMSUNDER SADASHY WARANG

पिता का नाम / Father's Name
SADASHY WARANG

जन्म की तिथि / Date of Birth
05/06/1982

धारकोप साइंघाम सह. गृह निर्माण संस्था (मर्यादित)

अध्यक्ष

सचिव



बरल - ७/		
१०२४५	७९	८२
२०२३		



भारत सरकार
GOVERNMENT OF INDIA



शमसुंदर मदाशिव वारंग
Shamsunder Sadashiv Warang
जन्म तारीख / DOB: 05/08/1965
पुरुष / MALE



8091 8744 7236

माझे आधार, माझी ओळख

Shamsunder



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
बी/001, सुधा सधन चो. ओए. हा. गो.
वि. विवा कॉलेज रोड, विवा कॉलेज
जवळ, विरार (पश्चिम), ठाणे,
महाराष्ट्र - 401305

Address:
B/001, Sudha Sadhan CHS.
LTD., Viva College Road,
Near Viva College, Virar
(West), Thane, Maharashtra -
401305

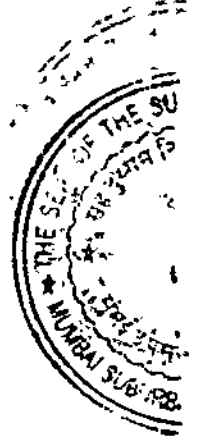


1947
1950 200 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru 560 001



बरल - ७/
१०२४५ ०२ C2
१०२३



भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/18847/03812

To,
अर्जुन वासुदेव देसाई
Arjun Vasudeo Desai
PLOT NO Z30/C-2 NANDANVAN CHS
NEAR PRAGATI SCHOOL GORAI-2
BORIVALI WEST
Borivali Mumbai
Maharashtra 400091

Ref: 282 / 19B / 456235 / 457459 / P



UE072525541IN



Desai

आपला आधार क्रमांक / Your Aadhaar No. :

2755 1673 9491

आधार — सामान्य माणसाचा अधिकार



भारत सरकार



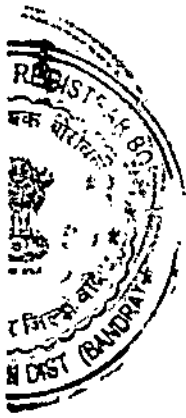
अर्जुन वासुदेव देसाई
Arjun Vasudeo Desai
जन्म वर्ष / Year of Birth : 1970
पुरुष / Male



2755 1673 9491

आधार — सामान्य माणसाचा अधिकार

बोरली - ७/		
१०२४५	७३	८२
२०२३		



भारत सरकार

अशोक तुकाराम मोंडकर
Ashok Tukaram Mondkar

जन्म वर्ष / Year of Birth: 1950
पुल्ल / Male

7764 7123 2620

आधार - सामान्य माणसाचा अधिकार

Aimondkar



भारतीय विविध औद्योगिक प्राधिकरण
UNION OF INDIA

पत्ता : ८६/८७९, मोतीलाल नगर ३,
पुणे विभा, न्यू लिंक रोड, नेम्हाड २,
कोईट हाउस भोयल, कोरेगाव पश्चिम,
मोतीलाल नगर मुंबई, महाराष्ट्र,
४००१०४

Address: 86/879 Motilal Nagar 3
Poonam Villa, New Link Road,
Next To White House
Showroom, Koregaon West,
Motilal Nagar, Mumbai,
Maharashtra, 400104

1947
1947 1947

P.O. Box No. 1947,
Bangalore-560 001



बरल - ७/		
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बरल - ७/		
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D H C
Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0607202306313	Receipt Date	06/07/2023
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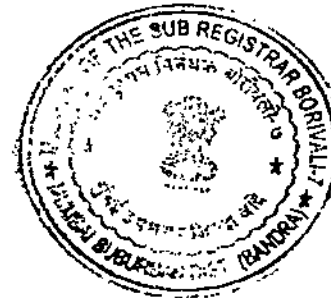
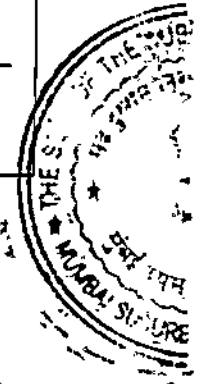
Received from DHC, Mobile number 9100000000, an amount of Rs.1640/-, towards Document Handling Charges for the Document to be registered on Document No. 10245 dated 06/07/2023 at the Sub Registrar office Joint S.R. Borivall 7 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	SBIN	Payment Date	06/07/2023
Bank CIN	10004152023070605960	REF No.	355373375845
Deface No	0607202306313D	Deface Date	06/07/2023

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



बरल - ७/		
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19/		
70284	600	C2
2023		

CHALLAN
MTR Form Number-6



GRN	MH004768644202324P	BARCODE	05/07/2023-22:01:39		Form ID
Department		Inspector General Of Registration			
Registration Fee		TAX ID / TAN (If Any)			
Type of Payment		Ordinary Collections IGR			
PAN No.(If Applicable)					
Office Name		BRL7_JT SUB REGISTRAR BORIVALI 7			
Location		MUMBAI			
Year		2023-2024 One Time			
Account Head Details		Amount in Rs.			
0030363301 Amount of Tax		8800.00			
Premises/Building		CLUSTER PLOT NO.910, SECTOR NO.9, RSC 14			
Road/Street		CHARKOP VILLAGE KANDIVALI WEST			
Area/Locality		MUMBAI			
Town/City/District					
PIN		4 0 0 0 6 7			
Remarks (If Any)		SecondPartyName=MHADA~			
Amount in Words		Eight Thousand Eight Hundred Rupees Only			
Total		8,800.00			
Payment Details		STATE BANK OF INDIA			
Cheque/DD Details		FOR USE IN RECEIVING BANK			
Bank CIN		Ref. No.			
10000502023070509778		1920952246738			
Bank Date		RBI Date			
05/07/2023-22:01:51		Not Verified with RBI			
Name of Bank		Bank-Branch			
STATE BANK OF INDIA					
Name of Branch		Scroll No. , Date			
		Not Verified with Scroll			

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
चादर चलन केवल दुर्यन्त निवर्धन कार्यालयत मोदणी कचवयाच्या दस्तावाती लागू आहे. मोदणी न कचवयाच्या दस्तावाती चादर चलन लागू नाही.

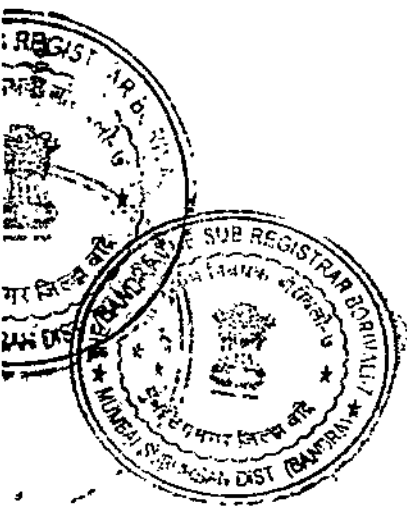
Mobile No. : 9820636773

Challan Defaced Details

बरल - ७/	
90284	66 C2
2023	

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-451-10245	0002452858202324	06/07/2023-13:38:57	IGR196	8800.00
Total Defacement Amount					8,800.00

१० रे



बसल - ७/		
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451/10245

गुरुवार, 06 जुलै 2023 1:50 म.नं.

दस्त गोषवारा भाग-1

वर्ग 7

दस्त क्रमांक: 10245/2023

दस्त क्रमांक: वर्ग 7 /10245/2023

वागार मूल्य: रु. 8,73,000/-

मोवदना: रु. 00/-

भरवेलें तुद्रांक शुल्क: रु.43,650/-

नोंदणी फी माफी अमल्यास तपशिल -

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

द. नि. गज. दु. नि. वर्ग 7 यांचे काय नवान

अ. नं. 10245 अ. दि. 06-07-2023

गेर्जा 1 33 म.नं. वा. हजर केला.

पावती: 10909

पावती दिनांक: 06/07/2023

मादरकरणाचे नाव: द. चारकोप साईधाम को ऑप ही सो लि चे चेअरमन
लक्ष्मण देवू देसाई (PAN NO-ARBD9458P)

नोंदणी फी

रु. 8800.00

दस्त हाताळणी फी

रु. 1640.00

पृष्ठांची संख्या: 82

लक्ष्मण देवू देसाई

दस्त हात करणाऱ्याची मही:

मूल्य: 10440.00

सह. मुख्यमंत्रि कार्यालय बरीवली-७,
मुंबई उपनगर जिल्हा.सह. मुख्यमंत्रि कार्यालय बरीवली-७,
मुंबई उपनगर जिल्हा.

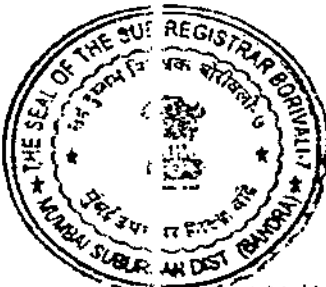
दस्तावा प्रमाण: भांडेपट्टा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा म्हालयत अमलेच्या कोणत्याही यत्क क्षेत्राच्या हद्दीत किंवा उप-खंड (वॉन) मध्ये नमूद नसलेल्या कोणत्याही नागरी क्षेत्रात

शिष्टा. 1 06/07/2023 01 33 22 PM ची वेळ: (मादरीकरण)

शिष्टा. 2 06/07/2023 01 38 31 PM ची वेळ: (फी)

प्रतिज्ञापत्र	
<p>कर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे</p> <p>• दस्तावेजातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या नोंदणीत नमूद असलेल्या संपत्ती व संपत्ती तपसली आहे. • दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी तसे निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.</p>	<p>लक्ष्मण देवू देसाई</p> <p>लिहून देणारे :</p>



बरल - ७/		
90284	CO	CR
२०२३		



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दस्तावेज संख्या : 7710245/2023

श्रुत चा प्रकार :- भाडेयद्वारा

द्विस्त गणितबारा भाग-2

वरुण १

सं. क्रमांक: 10245/2023

C-977

अन क्र.	पक्षधाराचे नाव व पत्ता	पक्षधाराचा प्रकार	ह्याचान्वित	ह्या प्रमाणित	
1	नाम: चारकोप माईध देव देमाटे (PAN NO ARBPD9458P) पत्ता: प्लॉट नं: 910, म माईधाम को ऑफ हौ रोड नं: आरएमसी-22 महाराष्ट्र, MUMBAI. पिन नंबर:	म को ऑफ हौ सो लि वे चेअरमन लक्ष्मण भाडेकर वय :-70 स्वाधरी:-			
2	नाम: चारकोप माईध श्यामसुंदर सदाशिव पत्ता: प्लॉट नं: 910, म माईधाम को ऑफ हौ रोड नं: आरएमसी-22 महाराष्ट्र, MUMBAI पिन नंबर:	म को ऑफ हौ सो लि वे सेक्रेटरी ग (PAN NO-ABZPW6674J) का नं: -, इमारतीचे नाव: चारकोप लि, ब्लॉक नं: कादिकली पश्चिम मुंबई, मने ते 41 पार्ट, चारकोप सेक्टर नं 9, महाराष्ट्र, MUMBAI पिन नंबर:	भाडेकर वय :-58 स्वाधरी:-		
3	नाम: महाराष्ट्र शासि जस्टी भीक ओकिमर अमृत त्याता नोंदणी मात्री हजार राहुण्याम AAAJM0344H) पत्ता: प्लॉट नं: -, मा ब्लॉक नं: बांद्रा पूर्व म MUMBAI. पिन नंबर:	आणि एरिया डेव्हलपमेंट अथॉरिटी चे हेनिमा धामगुडे यांनी दस्त निष्पादित केला वय -50 छिनियम 1908 चे कलम 88 तुनार नोंदणी स्वाधरी:- त्वन्त आहे (PAN NO- नं: -, इमारतीचे नाव: गृहनिर्माण भवन, ई, रोड नं: कला नगर, महाराष्ट्र,	मालक वय :-50 स्वाधरी:-		
4	नाम: महाराष्ट्र शासि एनिसकुटिव इंजीनि एम धातूर यांनी दस्त अधिनियम 1908 चे राहुण्याम त्वन्त आ पत्ता: प्लॉट नं: -, मा ब्लॉक नं: बांद्रा पूर्व MUMBAI. पिन नंबर:	आणि एरिया डेव्हलपमेंट अथॉरिटी चे र घोषितली डिबीजन मुंबई बोर्ड हनुमंत नेष्पादित केला अमृत त्याता नोंदणी कलम 88 तुनार नोंदणी मात्री हजार (PAN NO-AAAJM0344H) नं: -, इमारतीचे नाव: गृहनिर्माण भवन, ई, रोड नं: कला नगर, महाराष्ट्र,	मालक वय :-50 स्वाधरी:-		
5	नाम: अर्जुन बसुदेव देमा वय: 50 पत्ता: प्लॉट नं 230/पी-2 विन कोड: 400091	मंदनचम गोमायटी गोरार्ड नं 2, बोरिकली म स्वाधरी			

नोटीस दस्तावेजा करून देणार तथा तस भावेपटा चा दस्त पुर्वेज करून दिल्याची कडुन केले जाईल
क.3-नी वेळ: 06/07/202 01.48 53 PM

नोटीस अस निवेदीन करतात की ते दस्तावेज करून देणा याने भावेपटाचा जोरानी जेणे करिता परवानगी

पक्षधाराचे नाव व पत्ता
वय: 72
पत्ता: 86/679 मोर्तीला प
विन कोड: 400104

पक्षधारी
AT Mandar

ह्याचान्वित
ह्या प्रमाणित

वय: 72
पत्ता: 86/679 मोर्तीला प
विन कोड: 400104

पक्षधारी
AT Mandar

ह्याचान्वित
ह्या प्रमाणित

खालील यशस्कराची कथुनी उपलब्ध आहे .

- [illegible]

नमो

[illegible]

शिकात क्र.4 ची वेळ:06 / 07 / 2023 01 : 49 : 31 PM

शिकात क्र.5 ची वेळ:06 / 07 / 2023 17 : 49 : 52 PM नोंदणी पुस्तक 1 मध्ये

सह. दुय्यम निबंधक बोरिवली-७,
मुंबई उपनगर जिल्हा.

Payment Details.

sr.	Purchaser	Type	Identification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	DJ/IGR242/507/2023	8/1060	43650	SD		
2		DHC		0607202306313	1640	RF	0607202306313D	06/07/2023
3		eChallan		MH004768644202324P	8800	RF	0002452858202324	06/07/2023

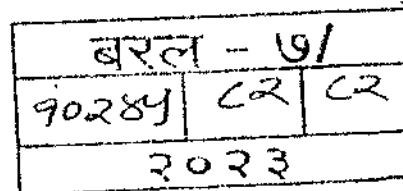
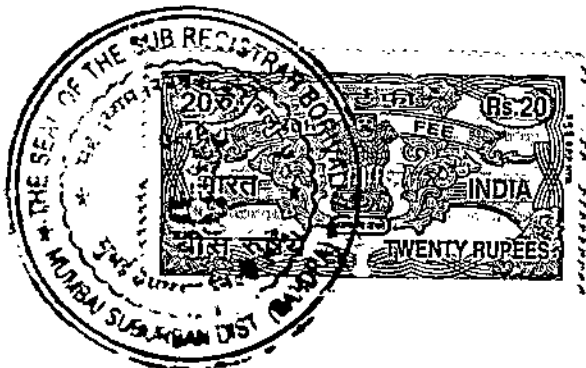
[SD: Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

10245 /2023

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श्री./श्रीमती/...बनपिनी...ताई.....
यांना त्यांचे ता.....२०/०७/२३.....
च्या अर्जानुसार नक्कल दिले.पी१- १११६९
अर्ज क्रमांक.....५५९/२३.....
दिनांक.....२३/०७/२३.....

सह दुय्यम निबंधक बोरिवली क्र. ७

खरी प्रत

सह. दुय्यम निबंधक, बोरिवली-७
मुंबई उपनगर जिल्हा.

प्रमाणित करण्यात येते की
या दस्तामध्ये एकूण...८२...
पाने आहेत.
बरल-७/१०२४५/२०२३
पुस्तक क्रमांक - १ वर नोंदला
दिनांक: ०६/०७/२०२३

सह. दुय्यम निबंधक बोरिवली-७

6-979

No. EE/Borivali Divn.MB/ 1942 /2023

Date :- 11-7-23

Handing Over & Taking Over Receipt

मु. गृ. नि. व. क्षेत्र. वि. मंडळ
आवक नं. ET- 3333
दिनांक 12/07/2023

On behalf of Mumbai Board. I Amol Chaudhari, Deputy Engineer, Sub Div. No.1, Borivali Division of Mumbai Housing and Area Development Board have Physically handed over the possession of Cluster plot No 910. RSC- 22, Charkop, Sector-8-9, Kandivali (west), Mumbai-400067 as per Estate Manager (W) / Mumbai Board Office Note No. EM (W)/M.B./171, dt.11.05.2023 to Charkop Saidham CHS Ltd. Registration No. MUM / MHADA/ HSG / TC) /13490 / 2019-20, dt.13.12.2019.

The piece & parcel of land now handed over as stated above Admeasuring area of plot 2250.00 Sq.Mtr. situated at above location in the MHADA layout of Charkop Sector-8 & 9, Kandivali (W), Mumbai.

This receipt shall be read with handing over and taking over plan signed on dt.

Plot is bounded by

On or towards the North
On or towards the South
On or towards the East
On or towards the West

Adj. 100 Sq.mtr. Plots
Adj. RG No.3
Adj. 9 meter wide road RSC-22
Adj. HIG Plot No.35

EE/Borivali

Handed over by

CO/MB

11-07

Deputy Engineer Sub Div. 1,
Borivali Div M.H & A.D. Board.

Taken over by

चार्कोप साईधाम सह. गृह निर्माण संस्था (मर्यादित)

कदमल देऊ देसाई
अध्यक्ष Charkop Saidham
CHS Ltd. सचिव

- 1) Copy Submitted to Chief Officer /M.B. for information please.
- 2) Copy Submitted to Deputy Chief Officer (W) / M.B for information please.
- 3) Copy submitted to Sr. Architect & Planner Mumbai Board for information Please.
- 4) Copy to Estate Manager (W)/M.B for information and necessary action.

3600 दिनांक 13/07/2023
कार्यकारी अधिकारी / क्षेत्रीय विभाग,
म. गृह व. वि. मंडळ, कोट (पु), पुणे - २१
13/7

36-2
18-07

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