

चारकोप गजानन सहकारी गृहनिर्माण संस्था मर्यादित

नोंदणी क्र. एमयुएम / एम एच ए डी ए / एच एस जी / (दिसी) / १३४८८ / सन २०१९ - २०२०.

भूखंड क्र. ८०७, आर. एस. सी - ४, सेक्टर - ८, सर्वे नं. ४१, कांदिवली (प.), मुंबई - ४०० ०६७.

संदर्भ क्र.

दिनांक : ७/७/२०२

प्रति,

मा.मिळकत व्यवस्थापक (डब्ल्यु)

जागतिक बँक प्रकल्प

मुंबई मंडळ म्हाडा

बांद्रा, मुंबई - ४०००५१

मिळकत व्यवस्थापक (डब्ल्यु)/मु. म.
आवक क्र. : १३६५
दिनांक : ७/७/२०२२
घेणा-याची सही :

श्री. वानखेडे

विषय:- भूखंड क्र. ८०७ चारकोप गजानन सहकारी गृह निर्माण संस्था मर्यादित नोंदणीकृत भाडे पट्टा करारनाम्याच्या प्रति जमा करण्यासंधर्भात आणि भूखंडाचा ताबा मिळणे बाबत.

संदर्भ :- आपले दिनांक ०४.०७.२०२२ चे पत्र.

महोदय,

चारकोप गजानन सहकारी गृह निर्माण संस्था मर्यादित भूखंड क्र-८०७ ह्या संस्थेचा भाडेपट्टा करारनामा नोंदणीकृत झालेले आहे. आपले पत्र दिनांक ०४.०७.२०२२ 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

चारकोप गजानन सह. गृहनिर्माण संस्था (मर्यादित)

अध्यक्ष

सचिव

खजिनदार

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



Q2

Q2

Q2

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AGREEMENT OF LEASE

BETWEEN

**MAHARASHTRA HOUSING & AREA
DEVELOPMENT AUTHORITY**

AND

**CHARKOP GAJANAN CO-OPERATIVE HOUSING
SOCIETY LIMITED**

**CLUSTER PLOT No. 807, RSC-4 AT SURVEY NO.41, PART
AT CHARKOP VILLAGE, TALUKA-BORIVALI, MUMBAI
SUBURBAN DISTRICT**



4
5



8
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451/9611

पावती

Original/Duplicate

Wednesday, July 06, 2022

नोंदणी क्र.: 39म

11:58 AM

Regn.: 39M

पावती क्र.: 10062 दिनांक: 06/07/2022

गावाचे नाव: चारकोण

दस्तऐवजाचा अनुक्रमांक: बरल7-9611-2022

दस्तऐवजाचा प्रकार: भाडेपट्टा

सादर करण्याच्या नाव: द चारकोण गजानन को ऑप हौ सो लि चे चेवरमन संतोष बाळकिष्ण कांबळे

नोंदणी फी

रु. 7500.00

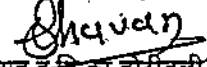
दस्त हाताळणी फी

रु. 1700.00

पृष्ठांची संख्या: 85

एकूण:

रु. 9200.00


 सह. नि. का. बारीवली 7

वाजार मूल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 36050/-

1) देयकाचा प्रकार: DHC रकम: रु. 300/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0607202202512 दिनांक: 06/07/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 1400/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0507202200833 दिनांक: 05/07/2022

बँकेचे नाव व पत्ता:

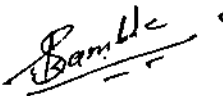
3) देयकाचा प्रकार: eChallan रकम: रु. 7500/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH004524973202223P दिनांक: 05/07/2022

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

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







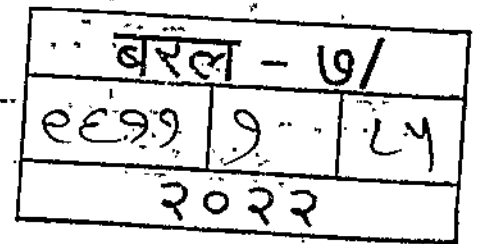
CHALLAN
MTR Form Number-6

1155

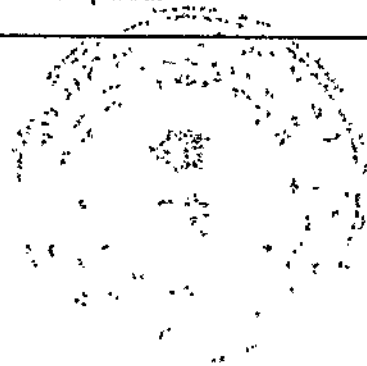


GRN	MH004524973202223P	BARCODE	05/07/2022-09:42:54		Form ID
Department		Inspector General Of Registration			
Registration Fee		Payer Details			
Type of Payment		Ordinary Collections IGR			
Office Name		BRL7_JT SUB REGISTRAR BORIVALI 7		Full Name	
Location		MUMBAI		THE CHARKOP GAJANAN CHS LTD	
Year		2022-2023 One Time		Flat/Block No.	
				CLUSTER PLOT NO 807, THE CHARKOP	
				Premises/Building	
				GAJANAN CHS LTD	
Account Head Details		Amount In Rs.			
0030063301 Amount of Tax		7500.00		Road/Street	
				RSC-4, S NO 41 PART, CHARKOP, KANDIVALI WEST	
				Area/Locality	
				MUMBAI	
				Town/City/District	
				PIN	
				4 0 0 0 6 7	
				Remarks (If Any)	
				SecondPartyName=MHADA~	
				Amount In	
				Seven Thousand Five Hundred Rupees Only	
Total		7,500.00		Words	
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN		Ref. No.	
		10000502022070500193		9914326868812	
Cheque/DD No.		Bank Date		RBI Date	
		05/07/2022-09:44:36		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: 8898822707
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0507202200833	Date 05/07/2022
Received from DHC, Mobile number 9000000000, an amount of Rs.1400/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Borivali 7 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 05/07/2022
Bank CIN 10004152022070500778	REF No. 218609168196
This is computer generated receipt, hence no signature is required.	



वर्क - 6/		
६६९९	२	६५
२०२२		

1157-

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0607202202512	Date 06/07/2022
Received from DHC, Mobile number 9000000000, an amount of Rs.300/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Borivali 7 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 06/07/2022
Bank CIN 10004152022070602381	REF No. 218711740345
This is computer generated receipt, hence no signature is required.	



वर्क - 67
६६९९ ३ ८५
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बरल - ७/-		
८९९	४.	८५
२०२२		





MHADA

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ,

गृहनिर्माण भवन, गाळा क्र. ५६५, ४ था माळा वांद्रे-पूर्व, मुंबई-४०० ०५९.

जा-क्र.मि.व्य./ डब्ल्यू/ मुं.मं/ 2134 /२२, दिनांक: 04 JUL 2022

प्रति,

अध्यक्ष / सचिव,

गजानन सह.गृ.नि.संस्था (म),

भूखंड क्र.८०७, आरएससी-४,

चारकोप सेक्टर-८, कांदिवली (प),

मुंबई - ४०००६७.

विषय:- चारकोप येथील भूखंड क्र.८०७, आरएससी-४, चारकोप कांदिवली (प) येथील गजानन सह.गृ.नि.संस्थेचा भूभाडेपट्टा करारनामा (Lease Agreement) नोंदणीकृत करणेबाबत.

संदर्भ :- आपले दि.१७.०१.२०२२ चे पत्र.

महोदय,

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

भारतीय नोंदणी कायदा १९०८ अंतर्गत कलम ८८ नुसार सह.दुय्यम निबंधक / बोरीवली यांचेकडे नोंदणीकरीता उपस्थित राहणेकरीता सूट देण्यात आली असल्याने आपल्या संस्थेने सादर केलेल्या व गेहडाने निष्पादित केलेला गजानन सहकारी गृहनिर्माण संस्थेचा भू-भाडेपट्टा करारनामा नोंदणीकृत करण्यात यावा व सदर भू-भाडेपट्टा करारनामा नोंदणीकृत केल्यानंतर सदर भू-भाडेपट्टा करारनाम्याच्या ०६ व्या कलम प्रती या कार्यालयास सादर कराव्यात.

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

सोबत :- भू-भाडेपट्टा करारनाम्याची मूळ प्रत.

आपला विश्वास,

सहमुख्य अधिकारी

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ

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



बरेल - ७/		
०६९९	५	८५
२०२२		



वॉल - ७/		
९९९	६	८५
२०२२		

मुद्रांक जिल्हाधिकारी, बोरीवली तालुका, यांचे कार्यालय

एम. एम. आर. डी. ए. इमारत, पहिला मजला,
बांद्रा-कुर्ला संकुल, बांद्रा (पुर्व), मुंबई - 400051.

जा.क्र.अभि./आदेश 283/2022

दिनांक 13 JAN 2022

(महाराष्ट्र मुद्रांक अधिनियम 1958 च्या कलम 31 खालील कार्यवाही)

निर्णय

उपरोक्त अभिनिर्णय प्रकरण क्रमांक ADJ/1100902/16/2022 अन्वये पक्षकार The Charkop Gajanan Co-op. Hsg. Soc. Ltd. यांनी दिनांक 05/01/2022 रोजी Indenture of Lease चा संलेख अभिनिर्णयाकरीता सादर केलेला आहे. सदर संलेखामधील तपशिल खालील प्रमाणे

Date of Execution	---	Unexecuted
Nature of Document	---	Indenture of Lease
The Lessor	---	MHADA
The Lessee	---	The Charkop Gajanan Co-op. Hsg. Soc. Ltd.
Property	---	Cluster Plot No.807, RSC-4, S.No.41 Part situated Charkop, Kandivali West, Mumbai-067
Area	---	1914.45 Sq. Mtrs.
Rent	---	Rs.492/- per annum
Taxes	---	Nil
Premium	---	Rs.791000/-



प्रस्तुत दस्तान्वये म्हाडा उपरोक्त मालमत्ता The Charkop Gajanan Co-op. Hsg. Soc. Ltd. यांना भाडेपट्ट्याने देत आहे. दिनांक 07/05/2005 पासून मुद्रांक अधिनियमात झालेल्या सुधारणांनुसार 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 बाजारमुल्य कशा प्रकारे निश्चित करावे याबाबतच्या सुचना मा. नोंदणी महानिरीक्षक 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 शासकीय संस्था असल्यामुळे उपरोक्त परिपत्रकानुसार बाजारमुल्य = {प्रिमियम + [(वार्षिक भाडे + प्रॉपर्टी टॅक्स) x 20]} ह्या सुत्रानुसार मुल्यांकन करण्यात येत आहे.

सदर सुत्राच्या मुल्यांकनानुसार रु.8,00,840/- इतके बाजारमुल्य निश्चित करण्यात आले परंतु भाडेपट्ट्याचा कालावधी हा 30 वर्षांचा असल्यामुळे बाजारमूल्य 90% रकमेवर रु.7,21,000/- त्यावर महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुच्छेद 36 (iv) [read with 25 (b)] नुसार मुद्रांक शुल्क देय आहे.

बाजारमुल्य	अनुच्छेद	देय मुद्रांक शुल्क
रु.7,21,000/-	36 (iv) [read with 25 (b)]	रु.36,050/-
दुय्यम प्रत		रु.100/-
Total	बरतल - ७/	रु.36,150/-
	९९९९ ७ ८५	
	२०२२	

अभिनिर्णयाकरीता सादर केलेल्या संलेखास महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसुची 1 मधील अनुच्छेद 36 (iv) [read with 25 (b)], 17 नुसार मुद्रांक शुल्क रु.36,150/- देय असल्याबाबत जा.क्र.अभि./आदेश/193/2022 दिनांक 10/01/2022 अन्वये आदेश पारित करण्यात आले होते.

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

अंतिम आदेश

1. अभिनिर्णयाकरीता सादर केलेल्या संलेखास महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसुची 1 मधील अनुच्छेद 36 (iv) [read with 25 (b)], 17 नुसार मुद्रांक शुल्क रु.36,150/- देय असल्याबाबत जा.क्र.अभि./आदेश/193/2022 दिनांक 10/01/2022 अन्वये आदेश पारित करण्यात आले होते. त्यास अनुसरून मुद्रांक शुल्काचा भरणा कोणत्याही आक्षेपविना पक्षकार यांनी केला असल्याचे, दिनांक 12/01/2022 रोजी विरूपित केलेल्या चलना वरून दिसून येत असल्याने दिनांक 10/01/2022 रोजीचा आदेश अंतिम आदेश म्हणून कायम करण्यात येत आहे.
2. 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 बांधकाम अनधिकृत असल्यास ते अधिकृत होणार नाही हयाबाबतची सर्व जबाबदारी संबंधीत पक्षकारांची राहिल. त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी बोरीवली हे जबाबदार राहणार नाहीत.
3. एकूण पाने 1 ते 31 आहेत. दस्तातील नमुद तसेच अनुषंगीक कागदपत्रे हा दस्ताचा भाग बनविण्यात येत आहे.

दिनांक

13 JAN 2022



(वैशाली चव्हाण)

मुद्रांक जिल्हाधिकारी, बोरीवली.

प्रति	The Charkop Gajanan Co-op. Hsg. Soc. Ltd.
पत्ता	Cluster Plot No.807, RSC-4, S.No.41 Part situated at Charkop, Kandivali West, Mumbai-067
प्रत	सह दुय्यम निबंधक बोरीवली कार्यालय क्र.1/2/3/4/5/6/7/8/9

महत्त्वपूर्ण सूचना :

महाराष्ट्र नोंदणी (दस्त नोंदणीसाठी ओळख पडताळणी) नियम, 2018 कलम 5 अन्वये दस्त नोंदणीच्या वेळी पक्षकाराची ओळख संमती आधारित आधार प्रमाणिकरण सेवेद्वारा पडताळण्यात आलेली असेल तर पक्षकाराच्या ओळखी बाबत खात्री पटविण्यासाठी इतर व्यक्तीची / साक्षीदाराची आवश्यकता नाही.

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CHALLAN
MTR Form Number-6

1163-827

GRN	MH011469276202122P	BARCODE	Date		11/01/2022-10:28:21	For
Department			Inspector General Of Registration			
Type of Payment			Non-Judicial Stamps Duty on Doc Voluntarily brought for adjudication SoS			
Office Name			CSB_COLLECTOR OF STAMPS BORIVALI		Full Name	
Location			MUMBAI		THE CHARKOP GAJANAN CHS LTD	
Year			2021-2022 One Time		Flat/Block No.	
Account Head Details			Amount In Rs.		Premises/Building	
0030050801 Amount of Tax			36050.00		Road/Street	
					Area/Locality	
					Town/City/District	
					PIN	
					4 0 0 0 0 7	
			Remarks (If Any)			
			ADJ/1100902/16/2022			
Total			36,050.00		Amount In Words	
					Thirty Six Thousand Fifty Rupees Only	

Payment Details		SBIEPAY PAYMENT GATEWAY		FOR USE IN RECEIVING BANK	
Cheque/DD Details		Bank CIN	Ref. No.	10000502022011100254	5165012371517
Cheque/DD No.		Bank Date	RBI Date	11/01/2022-10:29:32	Not
Name of Bank		Bank-Branch	SBIEPAY PAYMENT GATEWAY		
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.
सदर चालन केवल दुर्यम निबंधक कार्यालयीन नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागू नाही.

Mobile No. : 889862107

Challan Defaced Details

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Defaced by me

Anil Tipparwar
(Clerk)

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Def
1		0005502881202122	11/01/2022-12:18:41	IGR242	
Total Defacement Amount					



बंदरा - ७/		
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Office of the
Collector of Stamps
Case No. Adj. 16.1.2022
Date 05.01.2022

MH011469276 2021222

Received from Shri. The Charkop Gajanan Co-op HSN SOL Ltd.
residing at.....

stamp duty of Rs. (3,6950) *
Thirty six thousand fifty only.

vide of all. No. , Dated. 11.01.2022

Certified under Sec 32(1) (b) of the
Bombay Stamp Act, 1958 that the full duty
of Rs. 36950/-

with which this instrument is chargeable has

THIS INDENTURE OF LEASE MADE at Mumbai this 4th day

of February 2022 (Two Thousand Twenty Two) between the

Plaintiff, Maharashtra Housing and Area Development Authority a Statutory

Corporation duly constituted under the Maharashtra Housing and Area

Development Act 1976 (Mah. XXVIII of 1977) (hereinafter referred to

as "the said Act") having its office at GrihaNirmanBhavan, Kala Nagar,

Bandra (East), Mumbai-400 051, the LESSOR hereinafter referred to as

"the Authority" (which expression shall unless the context requires

otherwise include its successors and assigns) of the **ONE PART;**

AND

The Charkop GAJANAN 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/MHADDB/HSB/(TC)/13488/2019-2020 dated 13.12.2019 and

having its registered office at Cluster Plot No.807, RSC-4 at Survey

No.41, Part of Charkop Village, Taluka :- Borivali, Mumbai Suburban

District, the LESSEE hereinafter referred to as "the Society" (which

expression shall unless the context requires otherwise include its

successors and assigns) of the **OTHER PART;**



ह प्रमाणपत्र मुंबई गृहदाक अधिनियम 1958 अन्वये असलल्या नियमान्वये निर्माण
केलेले आहे. परंतु उक्त दस्त नोंदणीसाठी नोंदणी अधिकार-वारम्बर दाखल झाल्यास, नोंदणी
अधिनियम 1908 च्या अधिनियमातील तरतुदीनुसार नोंदणी अधिकारी दस्त नोंदणी
कार्यवाही करतील

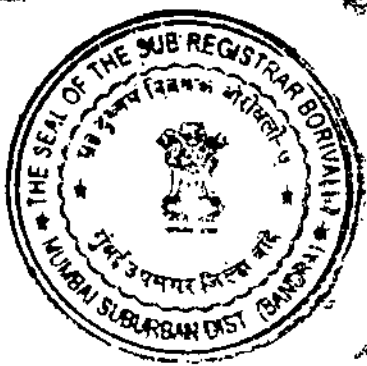
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चारकोप गजानन सह. गृहनिर्माण संस्था (मर्यादित)

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C.B. Soni
खजिनदार



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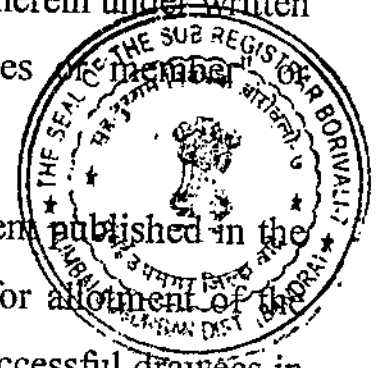
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WHEREAS the Authority is possessed of or otherwise well and sufficiently entitled to a piece or parcel of developed land bearing cluster plot No. 807, RSC- 4 admeasuring 1914.45 sq.meters at Survey No. 41, Part of Charkop Village, Taluka-Borivali, 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. 807, RSC- 4 at Charkop Village, Taluka-Borivali, consisting 30 developed plot of C Type admeasuring 30 sq.mtrs. each and 11 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);

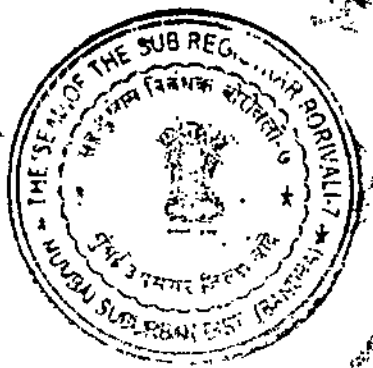
AND WHEREAS the Authority has by advertisement published in the newspapers invited applications from the allottees for allotment of the said developed plots in the Authority's land to the successful drawees in



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चारकोप गजानन सह. गृहनिर्माण संस्था. (मर्यादित)
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[Signature] सचिव
C. B. Soni
खजिनदार



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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 GAJANAN 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 ____ day of ____ 2022 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

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चारकोप गजानन सह. गृहनिर्माण संस्था (मर्यादित)

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खजिनदार



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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.79,100/- (Rupees Seventy Nine thousand One Hundred only) towards lease premium being initial down payment of total lease premium and Rs. 492/- (Rs. Four Hundred Ninety Two 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.7,91,000/-(Rupees Seven Lakh Ninety One 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 installments as specified in Schedule II hereinafter written and Rs.492/- (Rupees Four Hundred Ninety Two 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. 807, RSC-4 at Survey No. 41 (Part) of Charkop Village,

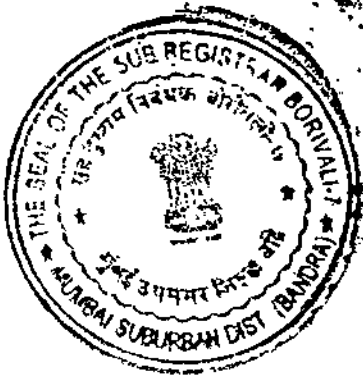
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चारकोप गजानन सह. गृहनिर्माण संस्था (मर्यादित)

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Taluka-Borivali, Mumbai 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 _____ day of _____ 2022 (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.492/- (Rupees Four Hundred Ninety Two 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. 7,11,900/- (Rupees Seven Lakh Eleven Thousand Nine 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.

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चारकोप गजानन सह. गृहनिर्माण संस्था (मर्यादित)

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खजिनदार



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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 bonafied 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

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चारकोप गजानन सह. गृहनिर्माण संस्था (मर्यादित)

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C. B. Soni
खजिनदार



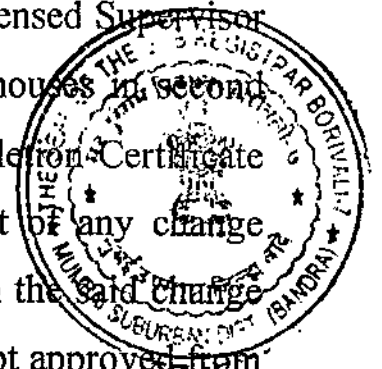
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be referred to the Chief Executive Officer of the Authority and the decision of the Chief Executive Officer on the question shall be final.

- (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



Signature

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चारकोप गजानन सह. गृहनिर्माण संस्था (मर्यादित)

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Signature
सचिव

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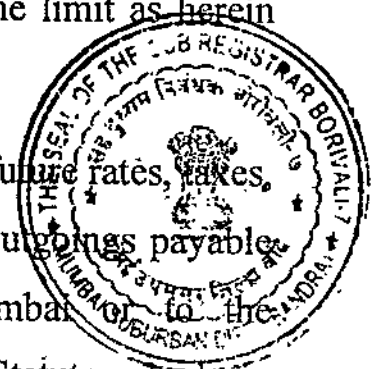
the Planning Authority / Municipal Corporation of Greater Mumbai and the said approved plan shall be submitted to the Authority before starting any construction work of whatsoever nature.

- (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



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चारकोय गजानन सह. गृहनिर्माण संस्था (पर्यादित)

Bamble
अध्यक्ष

Chandrasekhar
सचिव

C. B. Soni
खजिनदार



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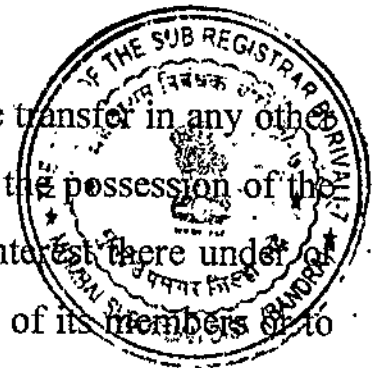
including all sanitary and water cesses of any kind whatsoever whether payable by the Authority or the Society and all expenses relating thereon if any and save and keep harmless and indemnified the Authority in respect thereof. The present rates and taxes are to Rs.---NIL---

- (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



Donor

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चारकोप गजानन सह. गृहनिर्माण संस्था (प्रयोजित)

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[Signature]
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C.B. Soni
खजिनदार

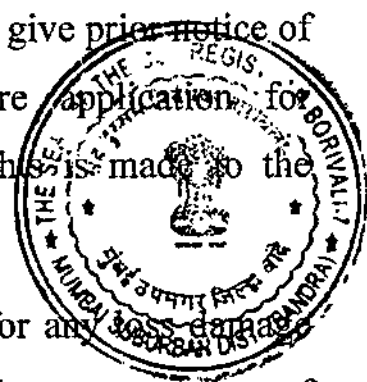


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assign subject or otherwise to transfer in any other manner or to permit the developed plot allotted to them or the houses constructed thereon to any person or persons or changes the user of the said plot or any part thereof or the houses thereon without 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 or injury that may be caused to the said land or any part thereof

10/10/22

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चारकोप गजानन सह. गृहनिर्माण संस्था (मर्यादित)

Bamble
अध्यक्ष

Chh...
सचिव

C.B. Soni
खजिनदार



बारल - ७/		
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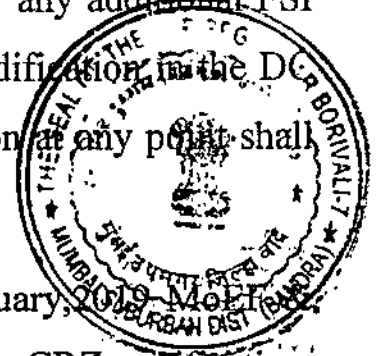


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by reason of the excessive user or any act of omission or commission on the part of the society its members servants or others in the employment or of the visitors or any other person coming to or on the said land or to the houses and to indemnify 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 DC 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.

118/

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चारकोप गजानन सह. गृहनिर्माण संस्था (मर्यादित)

Bamle
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Chakrabarti
सचिव

C.B. Soru
खजिनदार



बर्ल - ७/		
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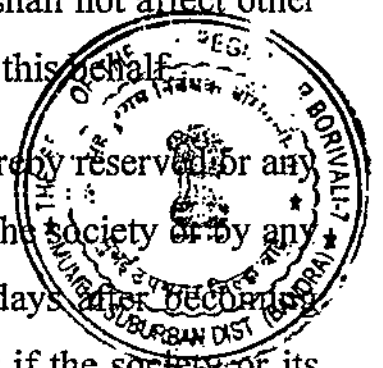
AU/IRS/SSR/133-2019 dt. 05/07/2019. The plot of land No. 807 Survey No. 41(pt) situated at Charkop Kandivali(W) not comes under CRZ or Buffer.

(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 this 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



Signature

बरल - ७/		
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चारकोप गजानन सह. गृहनिर्माण संस्था (मर्यादित)

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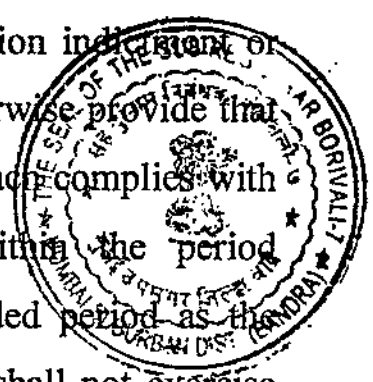
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C.B. Soni
खजिनदार



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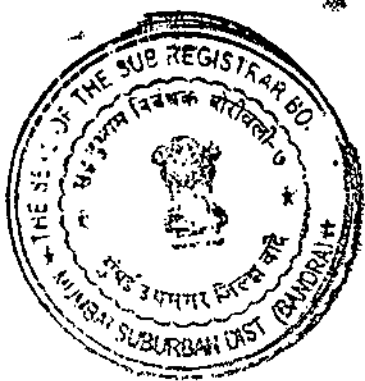
stipulated herein then and in any of the said events it shall be lawful for the Authority at any time thereafter by giving thirty days notice to terminate forthwith the lease of the land and any part thereof or occupancy right of the default allottee/member as the case may be in respect of which the 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 there from 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.



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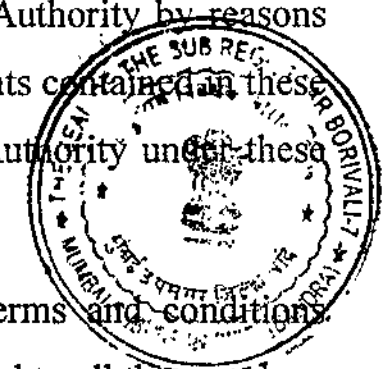
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चारकोप गजानन सह. गृहनिर्माण संस्था (मर्यादित)
Bamble अध्यक्ष *[Signature]* सचिव C.B. Soni खजिनदार



बरल - ७/		
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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



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B. B. Soni

चारकोप गजानन सह. गृहनिर्माण संस्था (मर्यादित)
 B. B. Soni
 अध्यक्ष सचिव खजिनदार



बयल - ७/		
९६९९	३८	२५
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1193-857

15

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 WHERE OF the signature of Shri.Jivan Galande Jt. Chief Officer (W) 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. Santosh Balkrishna Kamble, Chairman, Shri. Charan Ratan Kharat, Secretary, and Chandrakant Bhagvati Prasad Soni member of the Managing Committee of the Charkop GAJANAN 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.



[Signature]



चारकोप गजानन सह. गृहनिर्माण संस्था (मर्यादित)

[Signature]
अध्यक्ष

[Signature]
सचिव

C.B. Soni
खजिनदार

बरल - ७/		
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बर्ल - ७/		
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2195-859 10

SCHEDULE-I

All the piece or parcel of land bearing Cluster Plot No. 807, admeasuring 1914.45 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 30 mt. Cluster No. 808

On or towards the South by :- Adj. to Scheme Boundary

On or towards the East by :- Adj. to 9.0 M wide Road, R.S.C. 4

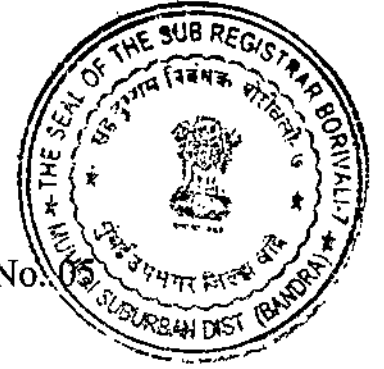
On or towards the West by :- Adj to Cluster No. 810

SCHEDULE II

Attached Seperatly

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 Shri. Jivan Galande
Joint Chief Officer
Mumbai Housing & Area
Development Board Mumbai,
in the presence of Shri.Rupesh

)
)
)
)
)
)

B. B. B.

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चारकोप गजानन सह. गृहनिर्माण संस्था (मर्यादित)

Bamble
अध्यक्ष

Chandani
सचिव

C.B. Soni
खजिनदार



बर्ल - ७/		
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Jayabhaye

Estate Manager (W),

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

Shri. Jivan Galande

Joint Chief Officer of

Mumbai Housing & Area

Development Board,

who has signed in token thereof

in the presence of

Shri. Rupesh Jayabhaye

Estate Manager (W) of the

Mumbai Housing & Area

Development Board,

Signed, Sealed and Delivered

By Shri. Santosh Balkrishna Kamble, Chairman)

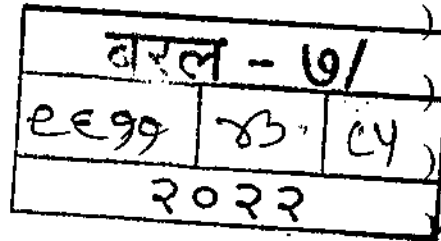
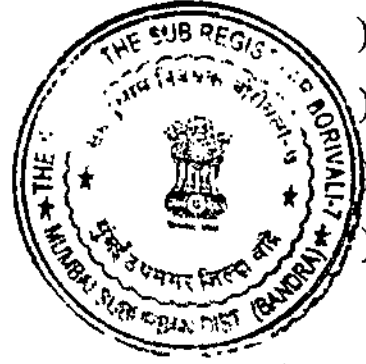
By Shri. Charan Ratan Kharate, Secretary)

By Shri. Chandrakant Bhagwati Prasad Soni, (Treasurer)
of the Charkop GAJANAN Co.op.)

CHSL Ltd.

who are duly authorized to execute

this deed according to the resolution



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

[Signature]
04/07/22



[Signature]
Bamble



[Signature]
C.B. Soni

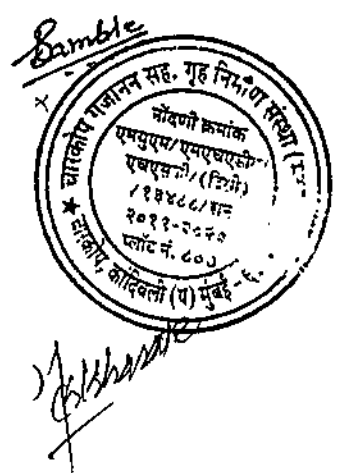
चार्कोप गजानन सह. गृहनिर्माण संस्था (मर्यादित)
[Signature] अध्यक्ष
[Signature] सचिव
C.B. Soni
खजिनदार



बपल - ७/		
९९९९	४६	८५
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passed by the general body vide
its resolution No. 05 dated 15.12.2019
in the presence of Shri. 12 Ashu
27 Raju
who have signed in token thereof

The Common Seal of the Society is
affixed hereto in the presence of
By Shri. Santosh Balkrishna Kamble, Chairman
of the Charkop GAJANAN Co-op.
CHSL Ltd.
who has signed in the token thereof
in the presence of Shri. Charan Ratan Kharate



WN 1 Ashu
2 Raju



(Signature)

चारकोप गजानन सह. गृहनिर्माण संस्था (मर्यादित)
Kamble अध्यक्ष
(Signature) सचिव
C.B. Soni
खजिनदार



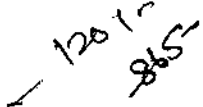
बरल - ७/		
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बवाल - ७/		
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Schedule II



19

Sl. 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. Geoffrey Benson Jathanna	C-01	30 sqmtrs	15,000	1,500	13,500	12	52-ACGP-157
2	Shri. Kamalakant Bruzbhushan Prasad Mishra	C-02	30 sqmtrs	15,000	1,500	13,500	12	52-ACGP-249
3	Smt. Meena Fulchand Kanojiya	C-03	30 sqmtrs	15,000	1,500	13,500	12	52-ACGP-277
4	Shri. Sunder Lachmanda Khithani	C-04	30 sqmtrs	15,000	1,500	13,500	12	52-ACGP-307
5	Smt. Subla Bhushan Tendulkar	C-05	30 sqmtrs	15,000	1,500	13,500	12	52-ACGP-397
6	Smt. Madhudvei Narayan Chand	C-06	30 sqmtrs	15,000	1,500	13,500	12	52-ACGP-417
7	Shri. Chandrakant Pandurang Chaugule	C-07	30 sqmtrs	15,000	1,500	13,500	12	52-ACGP-684
8	Shri. Tiliakraj Ramappa Udyavar	C-08	30 sqmtrs	15,000	1,500	13,500	12	52-ACGP-702
9	Smt. Neeta Navin Jadhav	C-09	30 sqmtrs	15,000	1,500	13,500	12	52-ACGP-739
10	Smt. Sushma Balkrishna Panicker	C-10	30 sqmtrs	15,000	1,500	13,500	12	52-ACGP-742
11	Shri. Upendranath Shivacharaj Singh	C-11	30 sqmtrs	15,000	1,500	13,500	12	52-ACGP-762
12	Shri. Dushyant Appaji Chavan	C-12	30 sqmtrs	15,000	1,500	13,500	12	52-ACGP-786
13	Smt. Veronica Vincent D'cunha	C-13	30 sqmtrs	15,000	1,500	13,500	12	52-ACGP-789
14	Shri. Nareshkumar Vithaldas Panchmalgiya	C-14	30 sqmtrs	15,000	1,500	13,500	12	52-ACGP-790

चारकोप गजानन सह. गृहनिर्माण संस्था (मर्यादित)

Bamble अद्यपक्ष
सचिव
C. B. Soni
रुक्मिणी



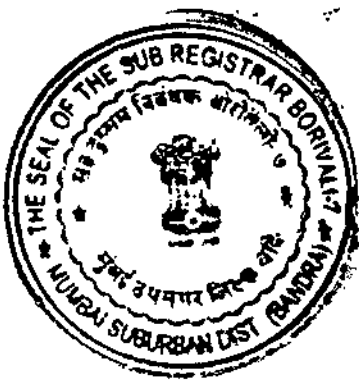
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15	Shri. Vikram Mahadeo More	C-15	30 sqmtrs	15,000	1,500	13,500	12	52-ACGP-794
16	Shri. Sanjay Dattaram More	C-16	30 sqmtrs	15,000	1,500	13,500	12	52-ACGP-796
17	Shri. Rajan Atmaram Jadhav	C-17	30 sqmtrs	15,000	1,500	13,500	12	52-ACGP-806
18	Smt. Amruta Prakash Talgaonkar	C-18	30 sqmtrs	15,000	1,500	13,500	12	52-ACGP-820
19	Smt. Sangita Gopinath Kuvalekar	C-19	30 sqmtrs	15,000	1,500	13,500	12	52-ACGP-828
20	Shri. Ramesh Ganu Pawaskar	C-20	30 sqmtrs	15,000	1,500	13,500	12	52-ACGP-839
21	Shri. Vijay Sahdeo Amberkar	C-21	30 sqmtrs	15,000	1,500	13,500	12	52-ACGP-841
22	Smt. Nayana Mohanlal Sakhariya	C-22	30 sqmtrs	15,000	1,500	13,500	12	52-ACGP-845
23	Smt. Rajshree Diwakar Sakhalkar	C-23	30 sqmtrs	15,000	1,500	13,500	12	52-ACGP-849
24	Shri. Chandrakant Bhagwati Prasad Soni	C-24	30 sqmtrs	15,000	1,500	13,500	12	52-ACGP-850
25	Smt. Lata Ramchandra Bolade	C-25	30 sqmtrs	15,000	1,500	13,500	12	52-ACGP-854
26	Shri. Raju Raghu Bangera	C-26	30 sqmtrs	15,000	1,500	13,500	12	52-ACGP-901
27	Shri. Purshottam Natha Jadhav	C-27	30 sqmtrs	15,000	1,500	13,500	12	52-ACGP-919
28	Shri. Sheevaji Baburao Patil	C-28	30 sqmtrs	15,000	1,500	13,500	12	52-BCGP-109
29	Shri. Sanjay Bhavso More	C-29	30 sqmtrs	15,000	1,500	13,500	12	52-BCGP-143
30	Shri. Uttam Ganpat More	C-30	30 sqmtrs	15,000	1,500	13,500	12	52-BSCP-111
31	Shri. Kailash Sudeshi Jaiswal	D-01	40 sqmtrs	31,000	3,100	27,900	12	52-ADSC-13
32	Shri. Dikharanprasad Chandradev	D-02	40 sqmtrs	31,000	3,100	27,900	12	52-ADGP-282
33	Shri. Mubarak Akabar Ali Khurash	D-03	40 sqmtrs	31,000	3,100	27,900	12	52-BDGP-177
34	Shri. Amrutalal Motilal Shah	D-04	40 sqmtrs	31,000	3,100	27,900	12	52-ADGP-493
35	Shri. Vilas Jaywant Wadekar	D-05	40 sqmtrs	31,000	3,100	27,900	12	52-ADGP-574



चारकोप गजानन सह. गृहनिर्माण संस्था (मर्यादित)

Bamblu *WPM* *C.B. Sonu*



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36	Shri. Santosh Kashinath Lokare	D-06	40 sqmtrs	31,000	3,100	27,900	12	52-ADSC-93
37	Shri. Hiralal Dahyabhai Parmar	D-07	40 sqmtrs	31,000	3,100	27,900	12	52-ADSC-95
38	Shri. Charan Ratan Kharate	D-08	40 sqmtrs	31,000	3,100	27,900	12	52-BDSC-18
39	Shri. Nitin Sakharan Sonawane	D-09	40 sqmtrs	31,000	3,100	27,900	12	52-BDSC-20
40	Shri. Santosh Balkrishna Kamble	D-10	40 sqmtrs	31,000	3,100	27,900	12	52-BDSC-21
41	Shri. Vilas Trambak Jadhav	D-11	40 sqmtrs	31,000	3,100	27,900	12	52-BDSC-24
	Total			791,000	79,100	711,900	492	

चारकोप गजानन सह. गृहनिर्माण संस्था (मर्यादित)

Bamale
अध्यक्ष

N. H. W. K.
सचिव

C. B. Sonu
खजिनदार



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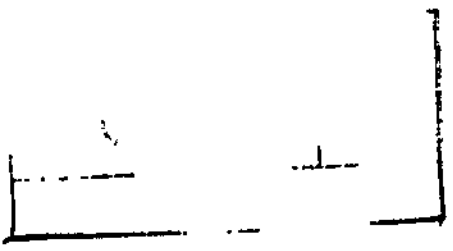
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नोंदणी क्रमांक : एमयुएम / एमएचएडीए / एचएसजी / (टिसी) /
1. 938 / सन २०१९ - २०२०

❖ नोंदणीचे प्रमाणपत्र ❖

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की, _____

चारकोप गजानन को ऑप होसिंग सोसा लि., प्लॉट नं. ८०७, आरएससी-४,
सेक्टर -८, सर्वे नं. ४९, कांदिवली (पश्चिम) मुंबई-६७

ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० मधील (सं. १९६१) महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपरनिर्दिष्ट अधिनियमांच्या कलम १२(१) अन्वये व महाराष्ट्र सहकारी संस्था अधिनियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था असून उपवर्गीकरण भाडेकरू मालकी/भाडेकरू सहभागीदारी गृहनिर्माण / इतर संस्था असे आहे.



बजरग जाधव

उपनिबंधक,

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

मुंबई :

दिनांक १३/१२/२०१९

वरल - ७/		
६६९९	५३	६५
३०३३		



ब.र.ल. ७१		
२६९९	५४	७५
२०२२		

चारकोप गजानन सहकारी गृहनिर्माण संस्था मर्यादित

नोंदणी क्र. एमयुएम / एम एच ए डी ए / एच एस जी / (दिस्ती) / १३४८८ / सन २०१९ - २०२०.

भूखंड क्र. ८०७, आर. एस. सी - ४, सेक्टर - ८, सर्वे नं. ४१, कांदिवली (प.), मुंबई - ४०० ०६७.

संदर्भ क्र.

दिनांक :

Minutes of the First General Meeting and Managing Committee Meeting of the
CharkopGajanan CHS Ltd.Registration No. MUM / MHADA / HSG / (TC) /
13488/2019 2020, Plot No. 807, RSC - 4, 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. 807, RSC - 4 at CharkopGajanan CHS Ltd. As specified in Appendix I and II offer to the offer Letter No. E.W (WBP)/M.B./52/3628/2019 DATED-25.11.2019 released by Deputy Chief Officer (West), M. H. & A. D. Board, Mumbai.
Resolution No. 8	Resolved that the terms of the Agreement of Lease be executed between M. H. & A. D. Authority and CharkopGajanan CHS Ltd. In respect of Cluster Plot No. 807, RSC - 4 at Charkop as specified in the offer Letter No. E.W (WBP)/M.B./52/3628/2019 DATED-25.11.2019 has been accepted by all the members of the CharkopGajanan CHS Ltd. Further it is resolved that the acceptance of unqualified and without any reservation बशर्तों ७/ complaints. २८९९ ५५ ८५
Items No. 5 of the General Body meeting held on 15.12.2019 and Item No. 5 of the Managing Committee Meeting held	To delegate the Power for execution agreement of Lease in respect of Cluster Plot No. 807, RSC- 4 of CharkopGajanan CHS Ltd., Kandivali (W), Mumbai to be executed between M.H. & A.D. Authority and CharkopGajanan Co-Op. Hsg. Society Ltd.

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

Pamble
CHAIRMAN

Chkharate
SECRETARY

C.B. Soni
TREASURER





बरल - ७/		
९६७७	५६	८५
२०२२		

चारकोप गजानन सहकारी गृहनिर्माण संस्था मर्यादित

नोंदणी क्र. एमयुएम / एम एच ए डी ए / एच एस जी / (टिसी) / १३४८८ / सन २०१९ - २०२०. ८७५-

भूखंड क्र. ८०७, आर. एस. सी - ४, सेक्टर - ८, सर्वे नं. ४१, कांदिवली (प.), मुंबई - ४०० ०६७.

संदर्भ क्र.

दिनांक :

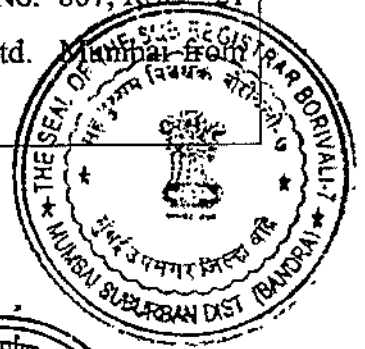
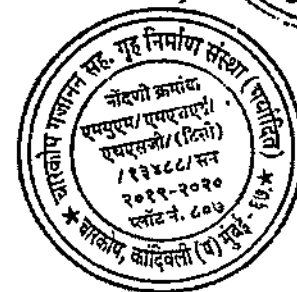
on 15.12.2019	
Resolution No. 5 of the General Body Meeting held on	Resolved that the Member of the Managing Committee have been Authorized to execute the Agreement of Lease in respect of Cluster Plot No. 807, RSC - 21 at Kandivali (W), Mumbai to be executed between M. H. & A. D. Authority and Charkop Gajanan Co-Op. Housing Society Ltd.
Resolution No. 5 of the Managing committee Meeting held on 15.12.2019	As the Power Delaged Under Resolution No. 5 of the General Body Meeting held on 15.12.2019. Resolved that Shri.SanotshBalkrishnaKamble, Chairman, Shri.CharanRatanKharateSecretary, and Shri. ChandrakantBhagwati Prasad Soni, Treasurer Member of the Managing Committee has been authorized to execute the agreement of the Lease to be executed between M. H. & AD. Authority and CharkopGajanan Co - op. Hsg. Society Ltd. And take over Cluster Plot No. 807, RSC - 21 at CharkopGajanan Co-Op. Hsg.Soc. Ltd. Mumbai from M. H. & A. D. Authority.

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

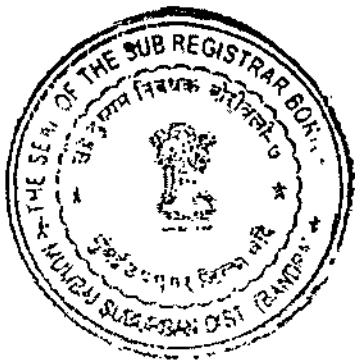
Gamble
CHAIRMAN

Chkharate
SECRETARY

C.B. Soni
TREASURER



वरल - ७/		
९९९९	५०	८५
२०२२		



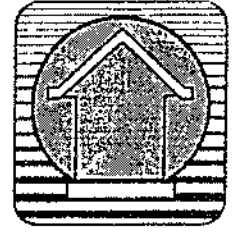
बरल - ७/		
८६७७	५८	८५
२०२२		

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ

(म्हाडाचा घटक)

MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)

म्हाडा
MHADA



No.MB/Dy.CO(W)/ 91/2020

Dated 29/01/2020

To,

Mr.CHARAN RATAN KHARATE,

Charkop Gajanan Co-Operative Housing Society,

Plot no.807, RSC-4, Charkop,

Kandivali (W), Mumbai-400 067.

Sub:- Allotment of cluster plot bearing no. 807, RSC-4, at Survey No.41 of Charkop Village, Mumbai Suburban District.

Ref :- 1. This office letter no.EM(WBP)/MB/134/2020 dated 14.01.2020

2. Your letter dated 17.01.2020 received on 18.01.2020.

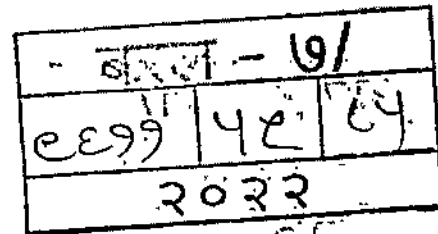
3. Your letter dated 22.01.2020 received on 23.01.2020.

Sir,

Whereas your society has accepted the offer of an allotment of the cluster plot bearing no.807, RSC-4 admeasuring 1914.45 sq.mts at survey no.41 of Charkop Village, made to you under this office letter under reference and whereas the member of your society have paid the initial down payment towards lease premium of the plot amounting to Rs.7,65,000/- (Seven Lakhs Sixty Five Thousand only) and other dues as demanded by this office.

Whereas your society has been registered with Deputy Register, Co-operative societies, M.H. & A.D. Board, Bandra (East), Mumbai-400 051, vide registration no. MUM/MHADA/HSG/(TC)/13488/2019-20 dated 13.12.2019.

Whereas you have nominated three representative of your society for executing agreement of lease and for taking over possession of the cluster plot bearing no.807, RSC-1 at survey no.41 of Charkop Village, on behalf of the society vide resolution no.5 passed in the general body meeting of the society held on 15.12.2019 and subsequent resolution no.5 passed in the managing committee held on 15.12.2019.



Whereas all the members of your society have unanimously accepted the terms and conditions of lease as out in appendix I & II appended to the offer issued by this office vide this office letter under reference vide resolution no.8 passed in the general body meeting held on 15.12.2019, your society has been allotted cluster plot bearing no.807, RSC-4, at survey no.41 of Charkop Village, Mumbai Suburban District.

The property card in respect of the plot still to be recorded by Superintendent of Land Record, Mumbai Suburban District. The document of the lease deed in respect of the cluster plot shall be executed on the basis of the area certificate certified copy issued by the Land Manager/Architect, Mumbai Housing & Area Development Board, Mumbai.

Thus you will have to execute an undertaking to pay the additional premium and to execute the deed of rectification, if the area of the plot exceeds than the area recorded in the area certificate issued by Land Manager/Architect, M.H. & A.D. Board, Mumbai. The specimen form of an undertaking is enclosed herewith.

The possession of the cluster plot will be handed over to the society on execution and registration of the document of the lease deed in respect of the said cluster plot bearing no.807, RSC-4 at Survey no.41 of Charkop Village, Mumbai Suburban District. The document of the lease deed is kept ready for getting the same adjudicated from the Superintendent of Stamp, General Stamp Office, and Mumbai. You are therefore requested to collect the blank document of the lease deed and return the same duly adjudicated from the Superintendent of Stamp, General Stamp Office, Central Library Building, Horniman Circle, Mumbai 400001 for its further execution and registration at an earliest.



Yours Faithfully,

Deputy Chief Officer (W)
Deputy Chief Officer (W),
M.H. & A.D. Board,
Mumbai.

बसल - ७/		
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२०२२		

879-1015-27

No. E.M. (WBP)/M.B./52/ 3629 2019

Date:- 25 Nov 2019

NO OBJECTION CERTIFICATE

The Maharashtra Housing and Area Development Authority, Mumbai. has no objection to the promoters/members as per list attached herewith Maharashtra co-operative society registered under the provisions of the co-operative societies, Act.1960 with the Deputy Registrar, of Co-operative Societies, (Co-operative cell) Mumbai Housing & Area Development Board, Bandra (East), Mumbai-400 051, on cluster plot No.807, RSC-1, admeasuring 1914.45 sq.mtrs., at Survey no. 41, Charkop Village, Charkop-Kandivali (W), Mumbai-400 067. The proposed **CHARKOP GAJANAN** 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 the 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.807, RSC-1, admeasuring 1914.45 sq.mtrs. at survey no. 41, Charkop Village, charkop-Kandivali(W), Mumbai-400 067. Immediately after registration of the society.

Enclosed: - List of 41 Members in duplicate.

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

To,
Mr. Charan Ratan Kharate, Chief Promoter,
CHARKOP GAJANAN Co-operative Housing Society (Proposed.),

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.

बहुल - ७/		
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बरल - ७/		
६६९९	६२	६५
२०२२		

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ

(म्हाडाचा घटक)

MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD

(A MHADA UNIT)

म्हाडा
MHADA



जा.क्र.मि.व्य./डब्ल्यू/मुं.मं./2379 /२१, दिनांक: 06 SEP 2021

प्रति,
अध्यक्ष / सचिव,
भूखंड क्र.८०७, आरएससी-४
चारकोप गजानन सह.गृह.संस्था.,
चारकोप-कांदिवली (प.), मुंबई-४०० ०६७.

विषय:- चारकोप गजानन सह.गृह.नि.संस्था.नियोजित यांना भूखंड क्र.८०७ चे
संस्थेसोबत करारनामा करण्याचा विहित मसुदा संस्थेस देण्याबाबत.

- संदर्भ:- १) विधी सल्लागार/प्राधिकरण व मा.उपाध्यक्ष/प्राधिकरण यांनी चारकोप गजानन
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-६३)
३) विधी सल्लागार / प्रा. यांनी संस्थेसोबत करून घ्यावयाच्या करारनाम्यास विहित
मसुदयास मा.उपाध्यक्ष / प्रा. यांनी दिलेली मान्यता (पृष्ठ क्र. एन-६५)
४) चारकोप श्री अष्टविनायक सह.गृह.संस्था, भूखंड क्र.८२०, आरएससी-४, चारकोप
सेक्टर- 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. ४४१, सेक्टर-८,
चारकोप भैरव सह.गृह.संस्था नियोजित यांना भूखंड क्र.८०७ या संस्थेचे सर्व्हे नं. ४४१, सेक्टर-८,
झाली असल्याने व संस्थेसोबत म्हाडा नियमानुसार करावयाचा करारनामा (Agreement)
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 सर्व्हे नं. ४४१, सेक्टर-८,
याविषयी कृपया अवगत करावे, हि विनंती.

सोबत : करारनाम्याचा विहित मसुदा.

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

गृहनिर्माण भवन, कलानगर, बांद्रे (पूर्व), मुंबई - ४०० ०५१.
दूरध्वनी : ६६४०५००० / २६५९२८७७ / २६५९२८८९
फॅक्स नं. : ०२२-२६५९२०५८

Gruha Nirman Bhawan, Kalanagar, Bandra (East), Mumbai-400 051.
Phones : 66405000/26592877/26592881
Fax No. : 022-26592058

आपली विश्वासू,

उपमुख्य अधिकारी (प)

मुंबई मंडळ

६६७७	६३	८५
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बवाल - ७/		
६६७७	६४	६५
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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/३५१३ /२१, दिनांक ३० DEC 2021

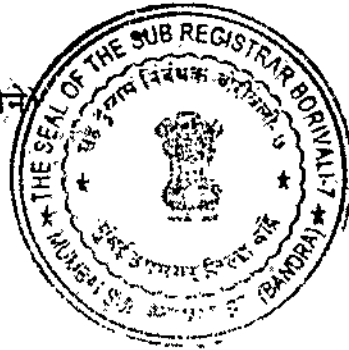
प्रति,
सचिव / मुख्य प्रवर्तक,
चारकोप गजानन सह.गृ.नि.संस्था (नियो.),
भूखंड क्र.८०७, आरएससी-०४,
चारकोप कांदिवली (प),
मुंबई ४०००६७.

विषय:- चारकोप सेक्टर-८ येथील भूखंड क्र.८०७, आरएससी-०४, चारकोप गजानन सह.गृ.नि.संस्था (नियो.) या संस्थेचा सुधारीत भाडेपट्टा करारनाम्याचा मसुदा सादर करणेबाबत.

- संदर्भ:-** १. मा.उपाध्यक्ष /प्रा. यांनी दि.०३.१२.२०२१ रोजी सुधारीत १.५ चटई क्षेत्र निर्देशांकास दिलेली मान्यता.
२. वास्तुशास्त्रज्ञ/मुं.मं. यांचे पत्र क्र.६६९ दिनांक १७.१२.२०२१.
३. मा.मुख्याधिकारी/मुं.मं. यांची दिनांक २३.१२.२०२१ रोजीची टिप्पणी.

उपरोक्त विषयी संदर्भीय मान्यतेच्या अनुषंगाने असे कळविण्यात येते की, आपल्या संस्थेने ०.८५ चटई क्षेत्र निर्देशांक (ESI) नुसार भाडेपट्टा करारनाम्याचा मसुदा यापूर्वी सादर केलेला आहे. तथापी मा.उपाध्यक्ष/प्रा. यांनी संदर्भ क्र.१ च्या टिप्पणीत संस्थेस १.५ चटई क्षेत्र निर्देशांकाम (FSI) मंजूरी प्रदान केली असून त्या संदर्भ क्र.२ अन्वये पुढील कार्यवाही करण्याबाबत निर्देश प्राप्त झाले आहेत. त्या अनुषंगाने संस्थेने सादर केलेल्या भाडेपट्टा करारनाम्याच्या मसुदात योग्य ते बदल करून सुधारीत भाडेपट्टा करारनाम्याचा मसुदा पुनश्च सादर करावा. आपल्या संस्थेकडून उपरोक्त बाबीची पूर्तता झाल्यानंतरच पुढील कार्यवाही नियमानुसार करणे शक्य होईल. कृपया याची नोंद घ्यावी.

(मा.उपाध्यक्ष /प्रा. यांच्या मान्यतेने)



(टी.पी.राठोड)
उपमुख्य अधिकारी (प)
मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ

बरल - ७/		
८८९७	४५	८५
२०२२		



वरल - ७/		
९९९९	९९	८५
२०२२		

MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY

AREA CERTIFICATE

CLUSTER NO. 807 ROAD NO. RSC-4 S.HO. 41 PT OF KANDIVALI VILLAGE.

NAME OF THE SCHEME - CHARKOP-41

NET AREA OF CLUSTER = 1914.45

AREA UNDER OPEN SPACE =

AREA UNDER OPEN SPACE =

AREA UNDER PATHWAY =

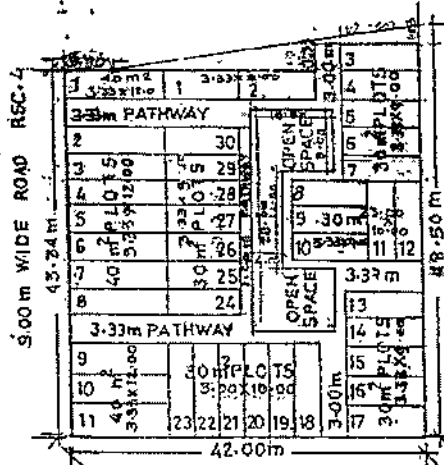
AREA UNDER RESIDENTIAL = 1340.00

AREA UNDER CLUSTER = 1914.45

THIS CERTIFICATE IS ISSUED FOR THE PURPOSE OF THE SCHEME 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 THE SURVEY RECORDS TO BE ISSUED BY THE REVENUE AUTHORITIES.

GROUP AND SR. NO. OF PLOT	PLOT AREA IN SQ.M.	NO. OF PLOTS	TOTAL PLOT AREA	PERMISSIBLE BUA (B.M.C. AREA (R.S.I. 1:5))	PER PLOT SQ.M.	TOTAL PERMISSIBLE BUA (SQ.M.)
G2. 1 TO 30	30.00	30	900.00	45.00		1350
B 1 TO 11	40.00	11	440.00	60.00		660
TOTAL			1340.00			2010

ADJ. SCHEME BOUNDARY



ADJ. CLUSTER NO. 810

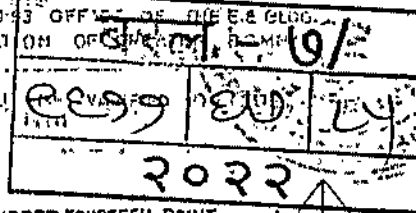


THIS CERTIFICATE HAS BEEN ISSUED AS PER THE SIGNIFICATION GIVEN BY THE REVENUE AND FOREST DEPT. OF MAHARASHTRA TO THE B.M.C. CORPORATION WITH THE NO. 1483/4853/3366/U DATED 30/05/94.

THE PLOT IS A PART OF THE SCHEME OF CHARKOP-41 APPROVED GIVE B.M.C. LETTER NO. CHE/70/AR DATED 25-5-93 OFFICE OF THE E.S. CLUSTER PROPOSALS WAS P.WARDS MUNICIPAL CORPORATION OF CHARKOP-41.

NOTE: THE DIMENSIONS OF THE PLOT SHALL BE HANDING OVER THE PLOT.

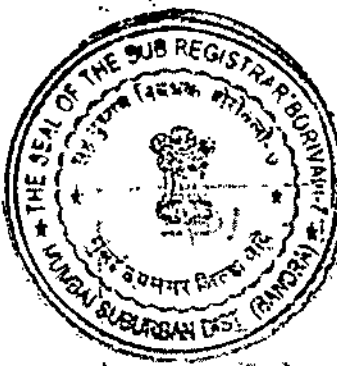
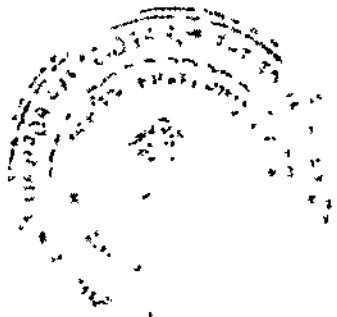
CLUSTER NO. - 807
 AREA IN FIGURES = 1914.45 m²
 AREA IN WORDS = ONE THOUSAND NINE HUNDRED FOURTEEN POINT FORTY FIVE SQ. MTRS.
 TOTAL BUILT UP AREA PERMISSIBLE = 2010.00 m²



DRO NO. 10/300/CHAR-41	DATE 17-8-94	SCALE 1:500
CHECKED BY	VERIFIED ON SITE	CERTIFIED BY
FORWARDED BY	BY ENG. DIV. NO. 1 W.B.P.	ASST. (AND) MANAGER (W.B.P.)

Verified the Original
 Certified True Copy.

ARUN G. DESHMUKH
 REGD. No. 11252 - B.Com., LL.B.
 ADVOCATE HIGH COURT
 NOTARY GOVT. OF INDIA
 Office : Shop No. 1, 1st Floor, Ganesh, Apartment,
 Ganesh Peth Lane, Dadar (W), Mumbai-400 028.



বরল - ৬/		
৫৫৭	৬৮	৮৭
২০২২		



नगर भूमापन अधिकारी बोरीवली यांचे कार्यालय

तहसिलदार, व नगर भूमापन कार्यालय इमारत, चौथा मजला. डॉ.न.रा. करोडे मार्ग (नाटकवाला लेन) एस. व्ही. रोड.
शिपोली सिग्नल बोरीवली (पश्चिम) मुंबई - ४०००९२.

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

क्र.नं.भू.बोरी/ न.भू.चारकोप/ मि.प./२०२०
बोरीवली, दिनांक: १०/३/२०२०

प्रति,
श्री. अर्जुन बासुदेव वैसाई
फ्लॉट नं.२३०, A/२, नंदनवन को.ऑप.हो.सी.
गोराई रोड-२, बोरीवली (प), मुंबई ४०००९६

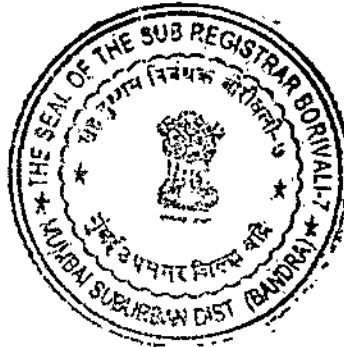
विषय :- प्रमाणित चकत्ता मिळणेबाबत.

नगर भूमापन -चारकोप, ता.बोरीवली येथील आर.एस.सी.४
सर्व्हे नं.४१, सेक्टर नं.८

संदर्भ :- आपला दिवांक १८/०३/२०२० सोबतीचा अर्ज.

वरील संदर्भित अर्जान्वये आपण नगर भूमापन -चारकोप, ता.बोरीवली येथील आर.एस.सी.४,

सर्व्हे नं.४१, सेक्टर नं.८ या भूखंडाच्या मिळकत पत्रिकेची मागणी केलेली आहे. परंतु इकडील अभिलेख पाहता
सदर भूखंडाची मिळकत पत्रिका तयार झालेली नसलेमुळे आपण मागणी केलेल्या भूखंडाच्या मिळकत पत्रिकेची
नक्कल आपणांस देता येत नाही. तरी आपला अर्ज विनाकार्यवाही निकाली ठेवणेत येत आहे.



(अमरसिंह पाटील)
नगर भूमापन अधिकारी,
बोरीवली

क्र.नं. - ७/		
६६९९	६६	६५
२०२२		





भारत सरकार
GOVERNMENT OF INDIA



संतोष बाळकृष्ण कांबळे
Santosh Balkrishna Kamble
जन्म वर्ष / Year of Birth : 1970
पुरुष / Male



4925 3304 7051

आधार — सामान्य माणसाचा अधिकार

Santosh

Santosh



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



पत्ता 72, टेनामेंट अ/21, विठ्ठल चव्हाण
मार्गे, मुंबई 12, मुंबई, परेल, महाराष्ट्र,
400012

Address: 72, Tenament A/21,
Vithal chavan marg, Mumbai 12,
Mumbai, Parel, Maharashtra,
400012

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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

वरल - ७/		
२२९९	७००	६५
२०२२		



1227

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AHAPK1871G



नाम /NAME

SANTOSH BALKRISHANA KAMBALE

पिता का नाम /FATHER'S NAME

BALKRISHANA SAMBHAJI KAMBALE

जन्म तिथि /DATE OF BIRTH

17-05-1970

हस्ताक्षर /SIGNATURE

आयकर आयुक्त (कम्प्यूटर केन्द्र)

Commissioner of Income-tax (Computer Operations)

Bamle

पञ्जाब



बसल - ७/		
९९९९	७९	२५
२०२२		





भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/62259/50198

To,
Charan Ratan Kharale
A-202, Shivmati Co Op Housing Society Ltd
Uttan Road
Near Datta Mandir
Thane
Bhayander West Thane Thane
Maharashtra 401101
9987580125

Ref: 57 / 02H / 112835 / 113715 / P



SH110217605FT



आपला आधार क्रमांक / Your Aadhaar No. :

6153 0439 7938

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India

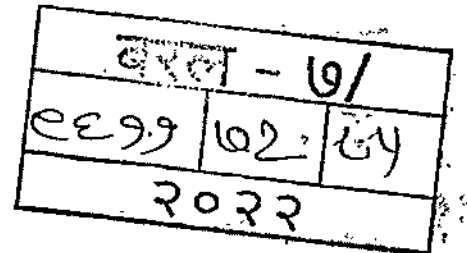


Charan Ratan Kharale
जन्म वर्ष / Year of Birth : 1967
पुरुष / Male



6153 0439 7938

आधार - सामान्य माणसाचा अधिकार



6

1235


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CHARAN RATAN KHARATE
RATAN FAKIRA KHARATE

01/08/1967
Permanent Account Number
ALGPK5843C

Charan
Signature



23/03/2015

Charan

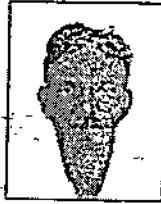


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९९९९	७३	८५
२०२२		

1233



भारत सरकार
GOVERNMENT OF INDIA



चंद्रकांत भागवती सोनार
Chandrakant Bhagwati Sonar
जन्म तिथि/DOB: 19/05/1963
पुल्ल/MALE
Mobile No: 9324412654

Issue Date: 30/03/2016

3916 7812 1640
VID : 9108 8340 1084 9548

मेरा आधार, मेरी पहचान

20/07/2016

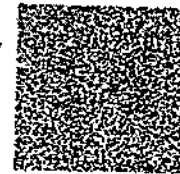
C. B. Soni



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O भगवती प्रसाद सोनार, कम नं 10 मोहन देवजी
घाट, 7वां रोड गेलीनार नाका, गुलशन होटल के सामने,
सदाकन ईस्ट, मुंबई, मुंबई,
महाराष्ट्र - 400055

Address :
S/O Bhagwati Prasad Sonar, Room No 10 Mohan
Devji Chawl, 7th Road Gellinar Naka, Opp Gulshan
Hotel, Santacruz East, Mumbai, Mumbai,
Maharashtra - 400055



1947



<http://uidai.gov.in>



www.uidai.gov.in



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

बरल - ७/		
९९९९	७४	८५
२०२२		



महाराष्ट्र शासन राजपत्र

भाग दोन—नाव, वय व धर्म बदलण्याच्या जाहिरातीचा विभाग

वर्ष ४, अंक २१(१९)] गुरुवार ते बुधवार, जुलै १९-२५, २०१२/आषाढ २८-श्रावण ३, शके १९३४ [पृष्ठ ८, किंमत: रुपये १५.००

सूचना.—“कोणतीही पडताळणी न करता अर्जदारांनी अर्जात सादर केलेल्या माहितीवर आधारित सदर जाहिरात असल्यामुळे जाहिरातीत असलेल्या मजकुराबाबतच्या सत्यतेविषयी शासन कुठलीच जबाबदारी स्वीकारणार नाही.”

Note.—“Government accepts no responsibility as to the authenticity of the contents of the notice. Since they are based entirely on the application of the concerned persons without verification of documents.”

यावरून असे जाहीर करण्यात येत आहे की, खालील व्यक्तींनी आपली जुनी नावे बदलून नवीन नावे धारण केली आहेत :—

It is hereby notified that the following persons have changed their names:—

जुने नाव व नोंदणी क्रमांक / OLD NAME WITH REGISTRATION No.	नवीन नाव व पत्ता / NEW NAME AND ADDRESS	जुने नाव व नोंदणी क्रमांक / OLD NAME WITH REGISTRATION No.	नवीन नाव व पत्ता / NEW NAME AND ADDRESS
सीताबाई तानाजी विर (यू-१५०१७)	सीताबाई तानाजी विरकर रु. नं. ६६, साईबाबा नगर, जे. आर. बोरीचा मार्ग, धोमीघाटजवळ, सातरस्ता, जेफव. सर्कल, एस. ओ., मुंबई-४०० ०११.	Aditya Chandrakant Soni. (U-15025)	Aditya Chandrakant Sonar C/o. Chandrakant B. Sonar, R. No. 10, Mohan Devki Chawl, 7th Road, Golibar Naka, Santacruz (E.), Mumbai 400 055.
कु. साधना सुरेश बाबर (यू-१५०१८)	कु. साधना प्रकाश गायकवाड द्वारा-प्रकाश भाऊ गायकवाड, मु. आंबेकर, पो. पोयनाड, ता. अलिबाग, जि. रायगड.	Tushar Chandrakant Soni. (U-15026)	Tushar Chandrakant Sonar C/o. Chandrakant B. Sonar, R. No. 10, Mohan Devki Chawl, 7th Road, Golibar Naka, Santacruz (E.), Mumbai 400 055.
Yogesh Yuvaraj Koli (U-15019)	Yogesh Yuvraj Mahale At Post Parsunial, Tal. Sindhkheda, Dist. Dhule 425 406.	Sushma Dnyaneshwar Wavhal. (U-15027)	Sampada Prafulla Mokashi Block No. 2, Rx-9, Palm Arcade, Near Mamtha Hospital, MIDC, Dombivali, Thane 421 201.
Rahul Yuvraj Koli (U-15020)	Rahul Yuvraj Mahale At Post Parasamal, Tal. Sindhkheda, Dist. Dhule 425 406.	Shreya Harshad Shah (U-15028)	Shreya Vinit Madhani 13-A, Abhilasha Bldg., 401, A. K. Marg, Camelia Tank, Mumbai 400 066.
Rohini Janardan Shegale. (U-15021).	Prachi Pramod Raut Divakar Chamber, 1st Floor, Karolwadi, Girgaum, Mumbai 400 002.	सुरेश रामद अन्सारी (यू-१५०२९)	सुरेश रामद अन्सारी रु. नं. १०, पुजारी, मुंबई, मोरे गाव, नालासोपरा, जि. ठाणे
Padmaja Babu Kota (U-15022)	Manjula Babu Kota House No. 14, R. No. 6, 1st Floor, Bhumabai Lingana Burivar Chawl, Kamathipura, Mumbai 400 008.	सुरेश कुमार रामेशचंद्र वारीय (यू-१५०३०)	सुरेश कुमार रामेशचंद्र वारीय बी विंग, अलमोडा कंपाऊंड, आयोळे रोड, मुंबई, ठाणे, नालासोपरा (यू.), ठाणे.
Chandrakumar Bhagwat Prasad Soni. (U-15023)	Chandrakant Bhagwat Prasad Sonar. Room No. 10, Mohan Devki Chawl, 7th Road, Golibar Naka, Santacruz (E.), Mumbai 400 055.	शंकर मणी देवेंद्र (यू-१५०३१)	शंकर बेलुमारीमुलु देवेंद्र अलमोडा कंपाऊंड, प्रतिष्ठानगर जवळ, सायन कोळीवाडा, मुंबई ४०० ०२२.
Nikita Chandrakant Soni. (U-15024)	Nikita Chandrakant Sonar C/o. Chandrakant B. Sonar, R. No. 10, Mohan Devki Chawl, 7th Road, Golibar Naka, Santacruz (E.), Mumbai 400 055.	Prakashkumar Umedmalji Barlota. (U-15032)	Prakashkumar Sukanraj Jain R. No. 25, 1st Floor, Varun Mahal, Bhatwadi Corner, Kisan Nagar-3, Thane (E.) 400 601.

भाग दोन (ता.ब.)-२१(१९)

(१४५)

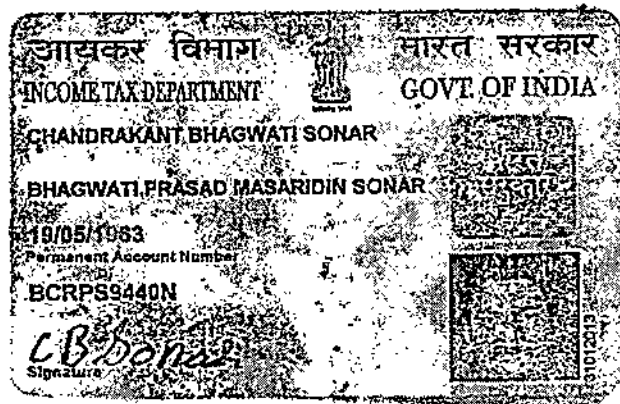
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बरल - ७/		
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-1229-



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Govt. of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/18847/03812

To,
अर्जुन वसुदेव देसाई
Arjun Vasudeo Desai
PLOT NO 230/C-2 NANDANVAN CHS
NEAR PRAGATI SCHOOL GORAI-2
BORIVALI WEST
Borivall Mumbai
Maharashtra 400091

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



UE072525541IN



आपला आधार क्रमांक / Your Aadhaar No. :

2755 1673 9491

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



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



2755 1673 9491


आधार - सामान्य माणसाचा अधिकार



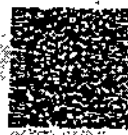
बोरली - ७/		
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२०२२		

-1241-

भारत सरकार
GOVERNMENT OF INDIA



संजय विखारे
Sanjay Vikhane
जन्म तारीख/DOB: 01/09/1963
पुरुष / MALE



9664 7295 8731

माझे आधार, माझी ओळख

भारतीय विधि विज्ञान प्राधिकरण
INDIAN LEGAL SCIENCE AUTHORITY OF INDIA

पता:
सी-704, प्रथमेश हॉरिझॉन
सीएचएस, न्यू एमएचबी
कॉलोनी, डॉन बोस्को शाळा
समोर, गोरई रोड, बोरिवली
(वेस्ट), मुंबई, मुंबई.
पिनकोड - 400091

Address:
C-704, Prathmesh Horizon CHS,
New MHB Colony, Opp. Don Bosco
School, Gorai Road, Borivali (West),
Mumbai, Mumbai, Maharashtra -
400091

1847
1800 300 1847 help@india.gov.in www.india.gov.in P.O. Box No. 1847, Gandhinagar-560 001

Shikhar



बाल - ७/		
८८९९	७८	८५
२०२२		





CHALLAN
MTR Form Number-6



GRN	MH004524973202223P	BARCODE	0 1001 10000000000000000000	Date	05/07/2022-09:42:54	Form ID	
Department	Inspector General Of Registration			Payer Details			
Registration Fee	Type of Payment Ordinary Collections IGR			TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name	BRL7_JT SUB REGISTRAR BORIVALI 7			Full Name	THE CHARKOP GAJANAN CHS LTD		
Location	MUMBAI						
Year	2022-2023 One Time			Flat/Block No.	CLUSTER PLOT NO 807, THE CHARKOP		
				Premises/Building	GAJANAN CHS LTD		

Account Head Details	Amount In Rs.		
0030063301. Amount of Tax	7500.00	Road/Street	RSC-4, S NO 41 PART, CHARKOP, KANDIVALI WEST
		Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 6 7
		Remarks (If Any)	
		SecondPartyName=MHADA-	
		Amount In	Seven Thousand Five Hundred Rupees Only
Total	7,500.00	Words	
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 10000502022070500193 9914326868812
Cheque/DD No.		Bank Date	RBI Date 05/07/2022-09:44:36 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: Mobile No. 8898822707
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
गुप्त प्रमाण केवल मुख्य निवासेक कार्यालयत नोदणी करवावयाच्या दस्तमोसाठी लागू आहे. नोदणी ग करवावयाच्या दस्तमोसाठी लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-451-9611	0002285613202223	06/07/2022-11:53:29	IGR196	7500.00

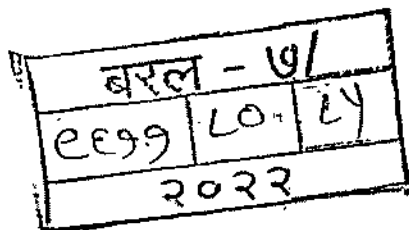
GRN: MH004524973202223P

Amount: 7,500.00


Bank: STATE BANK OF INDIA

Date: 05/07/2022-09:42:54

Total Defacement Amount	7,500.00
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1245-

 D ocument H andling C harges Inspector General of Registration & Stamps	
Receipt of Document Handling Charges	
PRN 0607202202512	Receipt Date 06/07/2022
Received from DHC, Mobile number 9000000000, an amount of Rs.300/-, towards Document Handling Charges for the Document to be registered on Document No. 9611 dated 06/07/2022 at the Sub Registrar office Joint S.R. Borivali 7 of the District Mumbai Sub-urban District.	
<div style="text-align: center;"><div>DEFACED</div><div>₹ 300</div><div>DEFACED</div></div>	
Payment Details	
Bank Name SBIN	Payment Date 06/07/2022
Bank CIN 10004152022070602381	REF No. 218711740345
Deface No 0607202202512D	Deface Date 06/07/2022
This is computer generated receipt, hence no signature is required.	



बरल - ७/
२६९९ ८९ ८५
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-1247-



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0507202200833

Receipt Date 06/07/2022

Received from DHC, Mobile number 9000000000, an amount of Rs.1400/-, towards Document Handling Charges for the Document to be registered on Document No. 9611 dated 06/07/2022 at the Sub Registrar office Joint S.R. Borivali 7 of the District Mumbai Sub-urban District.

DEFACED

₹ 1400

DEFACED

Payment Details

Bank Name SBIN

Payment Date 05/07/2022

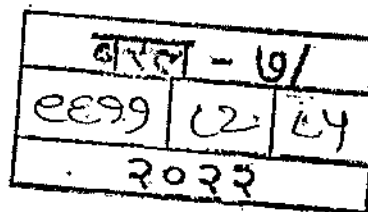
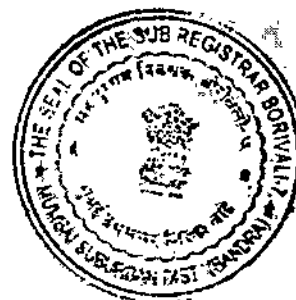
Bank CIN 10004152022070500778

REF No. 218609168196

Deface No. 0507202200833D

Deface Date 06/07/2022

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





1249

451/9611

बुधवार, 06 जुलै 2022 11:58 म.पू.

दस्त पोपवारा भाग-1

बरल 7

दस्त क्रमांक: 9611/2022

दस्त क्रमांक: बरल 7 / 9611/2022

वाजार मुल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 36,050/-

नोंदणी फी माफी अमल्याम तपशिल:-

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

डु. नि. सह. दु. नि. बरल 7 यांचे कार्यालयात

पावती: 10062

पावती दिनांक: 06/07/2022

अ. क्र. 9611 वर दि. 06-07-2022

सादरकरणाचा नाव: द. चारकोप गजानन को ऑप हौ मो लि चे
चेअरमन मंतोप बाळकिण कावळे

रोजी 11:51 म.पू. वा. हजर केला.

नोंदणी फी रु. 7500.00

दस्त हाताळणी फी रु. 1700.00

पृष्ठांची संख्या: 85

एकूण: 9200.00

दस्त हजर करणाऱ्याची मही:

Shavan

प्र. सह. दु. नि. सह. नि. सह. बोरीवली-७,
मुंबई उपनगर जिल्हा.

दस्ताची प्रकार: भाडेपट्टा

Shavan

प्र. सह. दु. नि. सह. नि. सह. बोरीवली-७,
मुंबई उपनगर जिल्हा.

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा म्हालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (डोन) मध्ये नमूद न केलेल्या कोणत्याही नामरी क्षेत्रात

शिका क्र. 1 06 / 07 / 2022 11 : 51 : 16 AM ची वेळ: (सादरीकरण)

शिका क्र. 2 06 / 07 / 2022 11 : 52 : 57 AM ची वेळ: (फी)

प्रतिज्ञापत्र	
<p>एवढा दस्तदेव ज नोंदणी कायदा १९०८ अंतर्गत असलेल्या तत्सुद्धीनुसारच नोंदणीत दाखल केलेला आहे. • दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीवार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. • दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कडुलोधारक हे संपूर्णपणे जबाबदार राहतील.</p>	
लिहून देणारे :	लिहून घेणारे :

CB Sone



बरल - ७/		
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17. 68

17. 68

दस्त गोपवारा भाग-2

बरल 7

दस्त क्रमांक: 9611/2022

06/07/2022 12 21:15 PM

दस्त क्रमांक: बरल 7/9611/2022

दस्तचा प्रकार :- भाडेपट्टा

अनु. क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: द चारकोप गजानन को ओप ही सो लि चे चेअरमन संतोप वाळकिण्य कांके पत्ता: प्लॉट नं: 807, माळा नं: -, इमारतीचे नाव: द चारकोप गजानन को ओप ही सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: चारकोप, महाराष्ट्र, मुम्बई. पिन नंबर: AHAPK1871G	भाडेकरू वय: 52 स्वाधरी:- <i>Bamle</i>		
2	नाव: द चारकोप गजानन को ओप ही सो लि चे मेनेटरी चरण रतन खराटे पत्ता: प्लॉट नं: 807, माळा नं: -, इमारतीचे नाव: द चारकोप गजानन को ओप ही सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: चारकोप, महाराष्ट्र, मुम्बई. पिन नंबर: ALGPK5843C	भाडेकरू वय: 54 स्वाधरी:- <i>Chharate</i>		
3	नाव: द चारकोप गजानन को ओप ही सो लि चे खजिनदार चंद्रकांत भगवती मोनी पत्ता: प्लॉट नं: 807, माळा नं: -, इमारतीचे नाव: द चारकोप गजानन को ओप ही सो लि देवीजी बाळ, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: चारकोप, महाराष्ट्र, मुम्बई. पिन नंबर: BCRPS9440N	भाडेकरू वय: 59 स्वाधरी:- <i>C B Soni</i>		
4	नाव: महाराष्ट्र हाऊसिंग आणि एरिया डेव्हलपमेंट अथॉरिटी चे जाइंट चीफ ऑफिसर जीवन गलांडे यांनी दस्त निष्पादित केला असून त्यांना नोंदणी अधिनियम 1908 चे कलम 88 नुसार नोंदणी मारपी हजर राहण्यास मजबूत आहे. पत्ता: प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: गृहनिर्माण भवन, ब्लॉक नं: वांद्रा पूर्व मुंबई, रोड नं: कला नगर, महाराष्ट्र, मुम्बई. पिन नंबर: AAAJM0344H	मालक वय: 50 स्वाधरी:-		

वरील दस्तऐवज करून देणार तथाकथित भाडेपट्टा चा दस्त ठेवून दिव्याने देऊन करायचे
शिक्षा क्र.3 ची वेळ: 06/07/2022 12:19:56 PM

ओळख:-

खालीलप्रमाणे दस्त असे निवेदीत करतात की ते दस्तऐवज करून देणार आहे आणि ओळख पटवितात

अनु. क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: अर्जुन वासुदेव देसाई वय: 52 पत्ता: प्लॉट नं 230 सी -2, मंदवन को ओप ही सो लि., गोगाई, बोरिवली पश्चिम मुंबई पिन कोड: 400091	स्वाधरी <i>Desai</i>		
2	नाव: संजय विचारे वय: 58 पत्ता: सी-704, प्रमेश को ओप ही सो लि., गोगाई रोड, बोरिवली पश्चिम मुंबई पिन कोड: 400091	स्वाधरी <i>Chikane</i>		

खालील पक्षकारांची कसुनी उपलब्ध आहे.

अनु. क्र.	पक्षकाराचे नाव व पत्ता
1	महाराष्ट्र हाऊसिंग आणि एरिया डेव्हलपमेंट अथॉरिटी चे जाइंट चीफ ऑफिसर जीवन गलांडे यांनी दस्त निष्पादित केला असून त्यांना नोंदणी अधिनियम 1908 चे कलम 88 नुसार नोंदणी मारपी हजर राहण्यास मजबूत आहे. प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: गृहनिर्माण भवन, ब्लॉक नं: वांद्रा पूर्व मुंबई, रोड नं: कला नगर, महाराष्ट्र, मुम्बई. AAAJM0344H

शिक्षा क्र.4 ची वेळ: 06/07/2022 12:20:44 PM

Shrivastava
सह दस्त निवेदक बोरीवली-७,
मुंबई उपनगर जिल्हा.

बरल - ७/
६६९९ ८४ ८५
२०२२

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used AI	Deface Number	Deface Date
1		Certificate	ADJ/1100902/16/2022	04/85	36050	SD		
2		DHC		0607202202512	300	RF	0607202202512D	06/07/2022
3		DHC		0507202200833	1400	RF	0507202200833D	06/07/2022
4		eChallan		MH004524973202223P	7500	RF	0002285613202223	06/07/2022

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

9611 /2022

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print Immediately after registration.

For feedback, please write to us at feedback.isarda@gmail.com



बरल - ७/		
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२०२२		

प्रमाणित करण्यात येते की,
या दस्तामध्ये एकूण.....
पाने आहेत.

बरल- ७/९९९९/२०२२

पुस्तक क्रमांक - १ वर नोंदला

दिनांक: ०६ जुलै २०२२

Shavan

प्रसह. दुय्यम निबंधक बोरीवली- ७.

सूची क्र.2

दुय्यम निबंधक : सह. दु.नि. बोरीवली 7

दस्ता क्रमांक: 9611/2022

नोदणी :

Regn:63m

06/07/2022

गावाचे नाव : चारकोण

(1) विनियोजक प्रकार भाडेपट्टा

(2) भोवदला 0

(3) वाजारभाव (भाडेपट्टेच्या वाढवितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) 1

(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अगल्याम)

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: जमीन व बांधकाम, द चारकोण गजानन को ऑप ही सो लि., क्वेन्टर प्लॉट नं - 807, आरएससी - 4, प्लॉट नं 41 पार्स, चारकोण व्हीलिंग, कांदिवली पश्चिम मुंबई - 400067.... अभिनिर्णय प्रकरण क्र. एडिजे/1100902/16/2022, वाजार मूल्य - 7,21,000/- वर मु. शु. 36,050- भरणा करण्यात आली आहे., इतर माहिती दस्तात नमूद केल्याप्रमाणे.... ((Survey Number : 41 पार्स ;))

(5) क्षेत्रफळ 1) 1914.45 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात आलेले तेव्हा.

(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पध्दतीचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश हुसूल्याम, प्रतिवादिचे नाव व पत्ता.

1): नाव:- द चारकोण गजानन को ऑप ही सो लि चे चेअरमन संतोष माळकिष्ण कांबळे वय:-52; पत्ता:- प्लॉट नं: 807, माळा नं:-, इमारतीचे नाव: द चारकोण गजानन को ऑप ही सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: चारकोण, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-AHAPK1871G
2): नाव:- द चारकोण गजानन को ऑप ही सो लि चे सेक्रेटरी चरण रतन खराटे वय:-54; पत्ता:- प्लॉट नं: 807, माळा नं:-, इमारतीचे नाव: द चारकोण गजानन को ऑप ही सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: चारकोण, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-ALGPK5843C
3): नाव:- द चारकोण गजानन को ऑप ही सो लि चे छजिनदार चंद्रकांत भगवती सोनी वय:-59; पत्ता:- प्लॉट नं: 807, माळा नं:-, इमारतीचे नाव: द चारकोण गजानन को ऑप ही सो लि देवीजी चाळ, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: चारकोण, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-BCRPS9440N

(8) दस्तावेज करून देणा-या पध्दतीचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.

1): नाव:- महाराष्ट्र हाऊसिंग आणि एरिया डेव्हलपमेंट अथॉरिटी चे जाईट चीफ ऑफिसर जीवन गवाडे यांनी दस्त लिप्यादित केला: अमृत, त्यांना नोदणी अधिनियम 1908 चे कलम 88 नुसार नोदणी सार्टी फ्रॅजर राहण्यास मंजूर आहे: वय:-50; पत्ता:- प्लॉट नं: ऑफिस, माळा नं:-, इमारतीचे नाव: गृहनिर्माण भवन, ब्लॉक नं: बांद्रा पूर्व मुंबई, रोड नं: कला नगर, महाराष्ट्र, मुम्बई. पिन कोड:-400051 पॅन नं:-AAAJM0344H

(9) दस्तावेज करून दिल्याचा दिनांक 04/07/2022

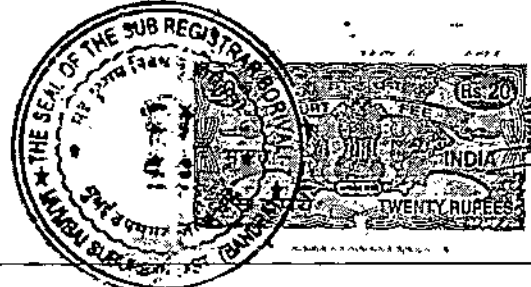
(10) दस्त नोदणी केल्याचा दिनांक 06/07/2022

(11) अनुक्रमांक, खंड व पृष्ठ 9611/2022

(12) वाजारभावाप्रमाणे मुद्रांक शुल्क 36050

(13) वाजारभावाप्रमाणे नोदणी शुल्क 7500

(14) शेर



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील अभिनिर्णीत दस्त ADJ/1100902/16/2022

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



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/1100902/16/2022	04/85	36050	SD		
2		DHC		0607202202512	300	RF	0607202202512D	06/07/2022
3		DHC		0507202200833	1400	RF	0507202200833D	06/07/2022
4		eChallan		MH004524973202223P	7500	RF	0002285613202223	06/07/2022

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



1265-

No. EE/Borivali Divn. MB/1253 /2022

Date :- 21-7-2022

Handing over & Taking Over receipt

On behalf of Mumbai Board, I Pramod S. Gajbhiye, Deputy Engineer, Sub Dn No.I, Borivali Division of Mumbai Housing and Area Development board have Physically handed over the possession of Cluster plot No. 807, RSC -4, Charkop part-IV, Sector-8, Kandivali (west), Mumbai 400067 as per Deputy Chief Officer (W)/ Mumbai Board letter No.MB/DYCO/W/631 dt.11-7-2022 to Charkop "Gajanan" CHS Ltd Registration No.MUM/MHADA/HSG/(TC)/13488/2019-20 dated 13-12-2019.

The piece & parcel of land now handed over as stated above Admeasuring about 1914.45 sq. Mtr. situated at above location in the MHADA layout of charkop part-IV, Sector-8, Kandivali (W).

This receipt shall be read with handing over and taking over plan signed on 21-7-2022

Plot is bounded by :

On or towards the North – Adj. Scheme Boundary


On or towards the South – Adj. Cluster plot No.808

On or towards the East – Adj. Cluster plot No.810

On or towards the West – 9 meter wide Road RSC-4

Handed over by

Taken over by


(P.S. Gajbhiye)

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

चारकोप गजानन सह. गृहनिर्माण संस्था (मर्यादित)


अध्यक्ष


सचिव


अजिनदार

Charkop "Gajanan" CHS Ltd

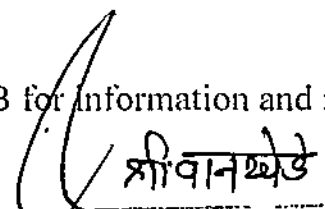
S.B. Kamble. C.R. Khasade chander B Soni

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.


श्री. वानश्री

मिळालेला न. स्थापक (डब्ल्यू)/मु. प.	
आवक क्र.	14
दिनांक:	25/7/22
घेणा-याची सही:	

