

869 - 522-2

1

**AGREEMENT OF LEASE**

**BETWEEN**  
**MAHARASHTRA HOUSING & AREA**  
**DEVELOPMENT AUTHORITY**

**AND**

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

**CLUSTER PLOT No. 810, RSC-5 AT SURVEY NO.41, PART**  
**AT CHARKOP VILLAGE, TALUKA-BORIVALI, MUMBAI**  
**SUBURBAN DISTRICT**

451/9438

Monday, July 04, 2022

11:54 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 9887 दिनांक: 04/07/2022

गावाचे नाव: चारकोण

दस्तऐवजाचा अनुक्रमांक: बरल7-9438-2022

दस्तऐवजाचा प्रकार: भाडेपट्टा

सादर करणाऱ्याचे नाव: द चारकोण भैरव को ऑप हौ सो लि चे चेअरमन रमेश तानाजी तांबडे

नोंदणी फी

रु. 8200.00

दस्त हाताळणी फी

रु. 1400.00

पृष्ठांची संख्या: 70

एकूण:

रु. 9600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:14 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 802500/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 40125/-

सह. सु. नि. का. बोरीवली 7

सह. सु. नि. का. बोरीवली-७,  
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रक्कम: रु. 1400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0207202200288 दिनांक: 02/07/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 8200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004431077202223P दिनांक: 02/07/2022

बँकेचे नाव व पत्ता:

नोंदणी फी माफी वसल्यास तपशिल :-

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

५११११३

REGISTERED ORIGINAL DOCUMENT  
DELIVERED ON 04/07/2022



CHALLAN  
MTR Form Number-6



GRN	MH004431077202223P	BARCODE	02/07/2022-11:42:41	Date	02/07/2022-11:42:41	Form ID	
Department	Inspector General Of Registration			Payer Details			
Registration Fee	Type of Payment Ordinary Collections IGR			TAX ID / TAN (If Any)			
Office Name	BRL7_JT SUB REGISTRAR BORIVALI 7			PAN No.(If Applicable)			
Location	MUMBAI			Full Name		THE CHARKOP BHAIKAV CHS LTD	
Year	2022-2023 One Time			Flat/Block No.		CLUSTER PLOT NO 81, RSC - 5, THE CHARKOP	
				Premises/Building		BHAIRAV CHS LTD	

Account Head Details	Amount In Rs.	Road/Street	S.NO 41 OF VILLAGE - CHARKOP, KANDIVALI WEST
0030063301 Amount of Tax	8200.00	Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 6 7
		Remarks (If Any)	SecondPartyName=MHADA~
		Amount In	Eight Thousand Two Hundred Rupees Only
Total	8,200.00	Words	
Payment Details	STATE BANK OF INDIA		
Cheque-DD Details	FOR USE IN RECEIVING BANK		
Cheque/DD No.	Bank CIN	Ref. No.	10000502022070200371 3771115903412
Name of Bank	Bank Date	RBI Date	02/07/2022-11:43:52 Not Verified with RBI
Name of Branch	Bank-Branch	STATE BANK OF INDIA	
	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. Mobile No. : 9920555655  
सादर धनानु केषल दुय्यम निवर्णक कार्यालयात नोंदणी करायच्या दस्तांसाठी लागू आहे. नोंदणी न करायच्या दस्तांसाठी सदर चलन लागू नाही.

वरल - ७/		
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0207202200288	Date 02/07/2022
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 sblepays	Date 02/07/2022
Bank CIN 10004152022070200282	REF No. 202218321362641
This is computer generated receipt, hence no signature is required.	



बसल - ७/		
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२०२२		

873-



हाडा  
MUNDA

## मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ,

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

जा.क्र.मि.व्य./ डब्ल्यू/मु.मं/ 2/०० /२२, दिनांक: 30 JUN 2022

प्रति,  
अध्यक्ष / सचिव,  
भैरव सह.गृ.नि.संस्था (म),  
भूखंड क्र.८१०, आरएससी-५,  
चारकोप सेक्टर-८, कांदिवली (प),  
मुंबई - ४०००६७.

विषय:- चारकोप येथील भूखंड क्र.८१०, आरएससी-५, चारकोप कांदिवली (प) येथील  
भैरव 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 केलेला व म्हाडाने  
निष्पादित केलेला भैरव सहकारी गृहनिर्माण संस्थेचा भू-भाडेपट्टा करारनामा परस्पर नोंदणीकृत करण्यात यावा  
व सदर भू-भाडेपट्टा करारनामा नोंदणीकृत केल्यानंतर सदर भू-भाडेपट्टा करारनाम्याच्या ०६ छायांकित प्रती  
या कार्यालयास सादर कराव्यात.

मा.मुख्य अधिकारी/मु.मं. यांच्या मान्यतेने

सोबत :- भू-भाडेपट्टा करारनाम्याची मूळ प्रती



आपला विश्वासू,

*[Signature]*

सहमुख्य अधिकारी 30/6/2022

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ

प्रत :- सह.दुय्यम निबंधक / बोरीवली / मुंबई उपनगर योनो-मुंदील कार्यवाहीस्तव.

बॉरल - ७/		
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२०२२		



बरल - ७/		
६४८	४	७०
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 285/2022

दिनांक 13 JAN 2022

(महाराष्ट्र मुद्रांक अधिनियम 1958 च्या कलम 31 खालील कार्यवाही)

निर्णय

उपरोक्त अभिनिर्णय प्रकरण क्रमांक ADJ/1100902/18/2022 अन्वये पक्षकार The Charkop Bhalrav Co-op. Hsg. Soc. Ltd. यांनी दिनांक 05/01/2022 रोजी Indenture of Lease अर्जावर अभिनिर्णयाकरीता सादर केलेला आहे. सदर संतेखामधील तपशिल खालील प्रमाणे

Date of Execution	---	Unexecuted
Nature of Document	---	Indenture of Lease
The Lessor	---	MHADA
The Lessee	---	The Charkop Bhalrav Co-op. Hsg. Soc. Ltd.
Property	---	Cluster Plot No.810, RSC-5, S.No.41 Part situated Charkop, Kandivali West, Mumbai-067
Area	---	2173.50 Sq. Mtrs.
Rent	---	Rs.576/- per annum
Taxes	---	Nil
Premium	---	Rs.880000/-

बरेल - ७/  
२०२२

प्रस्तुत दस्तान्वये म्हाडा उपरोक्त मालमत्ता The Charkop Bhalrav Co-op. Hsg. Soc. Ltd. यांनी 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.8,91,520/- इतके बाजारमुल्य निश्चित करण्यात आले परंतु भाडेपट्ट्याचा कालावधी हा 30 वर्षांचा असल्यामुळे बाजारमूल्य 90% रकमेवर रु.8,02,500/- त्यावर महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुच्छेद 36 (iv) [read with 25 (b)] नुसार मुद्रांक शुल्क देय आहे.

बाजारमुल्य	अनुच्छेद	देय मुद्रांक शुल्क
रु.8,02,500/-	36 (iv) [read with 25 (b)]	रु.40,125/-
दुय्यम प्रत	17	रु.100/-
		रु.40,225/-

अभिनिर्णयाकरीता सादर केलेल्या संलेखास महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसुची 1 मधील अनुच्छेद 36 (iv) [read with 25 (b)], 17 नुसार मुद्रांक शुल्क रु.40,225/- देय असल्याबाबत जा.क्र.अभि./आदेश/195/2022 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

- अभिनिर्णयाकरीता सादर केलेल्या संलेखास महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसुची 1 मधील अनुच्छेद 36 (iv) [read with 25 (b)], 17 नुसार मुद्रांक शुल्क रु.40,225/- देय असल्याबाबत जा.क्र.अभि./आदेश/195/2022 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 विरुपित केलेल्या चलना वरून दिसून येत असल्याने दिनांक 10/01/2022 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 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 43 आहेत. दस्तातील नमुद सर्व Annexure मध्ये अनुषंगीक कागदपत्रे हा दस्ताचा भाग बनविण्यात येत आहे.

दिनांक

13 JAN 2022

प्रति	The Charkop Bhalrav Co-op. Hsg. Soc. Ltd.
पत्ता	Cluster Plot No.810, RSC-5, S.No.41 Part situated at Charkop, Kandivall West, Mumbai-067
प्रत	सह दुय्यम निबंधक बोरीवली कार्यालय क्र.1/2/3/4/5/6/7/8/9

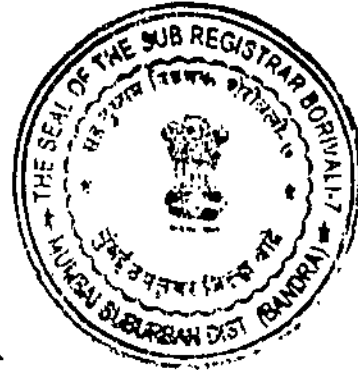
(वैशाली चव्हाण)

मुद्रांक जिल्हाधिकारी, बोरीवली.

महत्वपूर्ण 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.

बरल - ७/
२०२२









बाल - ७/		
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Office of the  
Collector of Stamps  
Class No. A-5, 118, 1202  
Date 05.10.1202

MH01155/40020222P

879-529-

06  
87

Received from Shri. The Charkop Bhairav Co-op HSG Soc Ltd  
residing at .....  
stamp duty of Rs. (40125/-) .....  
... forty thousand one hundred twenty five only  
vide of M. No. .... Dated 12.10.1202  
Certified under Section 32(1) (b) of the  
Bombay Stamp Act, 1958 that the full duty  
of Rs. 40125/-  
with which the instrument is chargeable has  
been paid in full articles No. 26(1)(a) & (b) web  
of schedule.

This instrument is subject to the provisions  
of Section 32-A of Bombay Stamp Act, 1958  
Place: Bombay

Date: .....

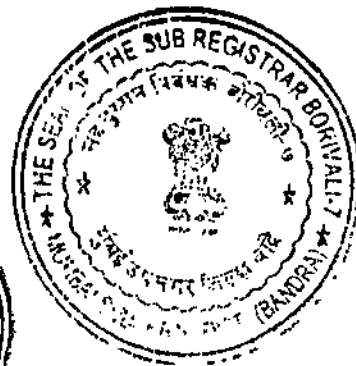
Collector of Stamps

**THIS INDENTURE OF LEASE MADE** at Mumbai this 30<sup>th</sup> day of March 2022 (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. 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 BHAIKAV 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)/13489/2019-2020 dated 13.12.2019 and having its registered office at Cluster Plot No. 810, RSC-5 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;**

रकम - (रु)		
₹ 40,125	₹	100
२०२२		



चाकोप भैरव सह. गृहनिर्माण संस्था (मर्यादित)  
सचिव  
अध्यक्ष

चाकोप भैरव सह. गृहनिर्माण संस्था (मर्यादित)  
अध्यक्ष  
सचिव  
खजिनदार

**WHEREAS** the Authority is possessed of or otherwise well and sufficiently entitled to a piece or parcel of developed land bearing cluster plot No. 810, RSC-5 admeasuring 2173.50 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")

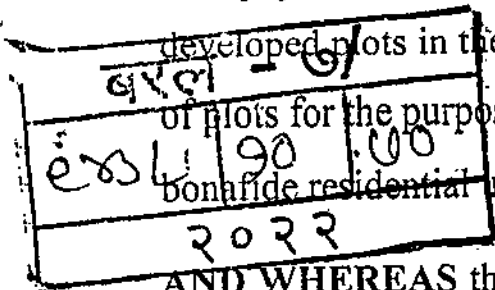
**AND WHEREAS** the said land bearing cluster plot No. 810, RSC-5 at Charkop Village, Taluka-Borivali, consisting 38 developed plot of C Type admeasuring

each and 10 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

**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 member" 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 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 BHAIRAV co-operative Housing Society Ltd. the (LESSEE) hereto for



*[Signature]*

चार्कोप भैरव सह. गृहनिर्माण संस्था (मर्यादित)  
*[Signature]* *[Signature]* *[Signature]*

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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. 28<sup>th</sup> 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 22.12.2019 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 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.88,000/- (Rupees Eighty Eight thousand only) towards lease premium being initial down payment of total lease premium and Rs. 576/- (Rs. Five Hundred Seventy Six only) towards the annual lease rent on behalf of respective allottees as specified in the Schedule II here under written (the recent of which the Authority doth hereby admit and acknowledge).

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चारकोप भैरव सह. गृहनिर्माण संस्था (मर्यादित)

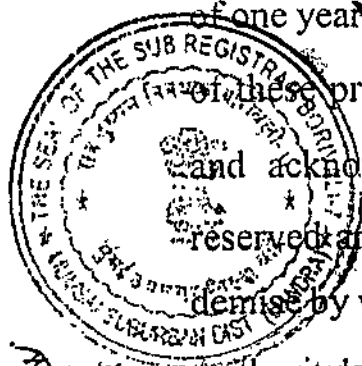
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**NOW THIS INDENTURE OF LEASE WITNESSETH AS FOLLOWS :**

1. In consideration of the aforesaid sum of total lease premium of Rs.8,80,000/- (Rupees Eight Lakh and Eighty 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.576/- (Rupees Five Hundred Seventy Six 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. 810, RSC-5 at Survey No. 41 (Part) of Charkop Village, 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.576/- (Rupees Five Hundred Seventy Six 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 5<sup>th</sup> 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



चार्कोप ग्राम संस्था (पर्यादित)  
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चार्कोप ग्राम संस्था (पर्यादित)  
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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. 7,92,000/- (Rupees Seven Lakh Ninety Two Thousand 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.

(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.

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



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चारकोप भैरव सह. गृहनिर्माण संस्था (मर्यादित)  
अध्यक्ष सचिव खजिनदार

pecially permitted by the Authority. The question whether any purpose is necessary and incidental to the main bonafide purpose aforesaid or whether any purpose is not specifically permitted by the Authority shall be referred to the Chief Executive Officer of the Authority and the decision of the Chief Executive Officer on the question shall be final.

- (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 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.

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चारकोण चौक मन्जिराज संस्था (मर्यादित)  
अध्यक्ष सचिव खाजिनदार



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- (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.

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 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---

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- (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

Quota

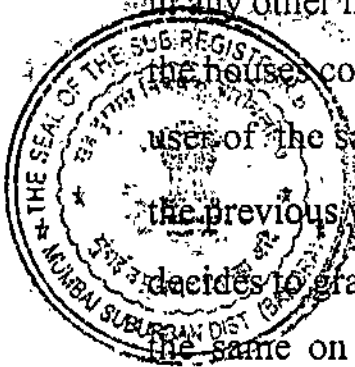
चारकोप भैरव सह. गृहनिर्माण संस्थान (मर्यादित)

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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.

(ii) 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 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

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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

चारकोपे भैरव सह. गृहनिर्माण संस्था (मर्यादित)  
  
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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 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 members 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 & EC, Govt which is superseding the earlier CRZ notification, 2011 and as per plan prepared by Institute of Remote Sensing, Anna University, Chennai

*[Signature]*

चारकोप भैरव सह. गृहनिर्माण संस्था (मर्यादित)

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600025 with reference No. AU/RS/SSR/133-2019 dt. 05/07/2019. The plot of land No. 810 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 stipulated herein then and in any of the said events it shall be lawful for the Authority at any time thereafter

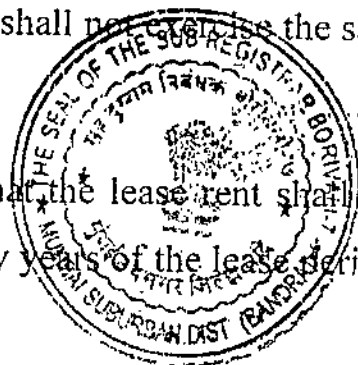
वरजगिनि thirty days notice to terminate forthwith the lease of the land and only part thereof for occupancy right of the default allottee/member as the case may be in respect of which the breach has occurred and thereof

चारकोप भैरव सह. गृहनिर्माण संस्था (प्रयादित)

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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 nevertheless the said right of re-entry.



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 hereunder 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

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Signature

चारकोप भंडार, मूलनिर्माण संस्था (मर्यादित)

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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 Resolution No. 05 approving of the same in a meeting held on the 22nd day of December 2019 attending

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 Shri.Jivan Galande 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. Tambade Ramesh Tanaji, Chairman, Shri. Dhage Bhaskar Kisanrao, Secretary, and Shri. Pagdhare Jitendra Pundalik member of the Managing Committee of the Charkop BHAIRAV 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.

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चारकोप भैरव राह. गृहनिर्माण संस्था (मर्यादित)  
अध्यक्ष सचिव खोजनदार

### SCHEDULE-I

All the piece or parcel of land bearing Cluster Plot No. 810, admeasuring 2173.50 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 Scheme Boundary

On or towards the South by :- Cluster Plot No.809

On or towards the East by :- Adj. 9.00 meterwise Road, R.S.C-5.

On or towards the West by :- Adj to Cluster Plot No.807

### SCHEDULE II

Attached Separatly

Annexure I- Area Certificate

Annexure II- Society Resolution No. 05



### SCHEDULE III

(Resolution No. 05 dated the 22.12.2019 passed by the Society in its meeting held on the 22.12.2019.

Signed Sealed and Delivered

by Shri. Jivan Galande

Joint Chief Officer

Mumbai Housing & Area

Development Board Mumbai,

in the presence of Shri.Rupesh

Jayabhaye

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*[Signature]*

चारकोप भूगुप्त सह. गृहनिर्माण संस्था (मर्यादित)  
अध्यक्ष सचिव खाजिनदार

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. Tambade Ramesh Tanaji, Chairman )

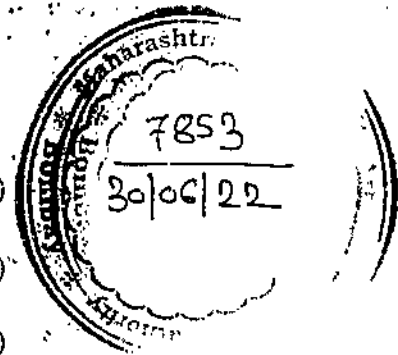
By Shri. Dhage Bhaskar Kisanrao, Secretary  
Shri. Pagdhare Jitendra Pundarik (Treasurer)  
of the Charkop BHAIKAV Co.op.

CHSL Ltd.

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

its resolution No. 05 dated 22.12.2019

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*J. Galande*

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



Estate Manager (W)  
M.D. Board

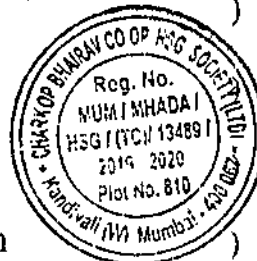


*Tambade*

*Dhage*



*Pagdhare*



चारकोप भैरव सह. गृहनिर्माण संस्था (मर्यादित)  
*Tambade* अध्यक्ष  
*Dhage* सचिव  
*Pagdhare* खजिनदार



in the presence of Shri 1) Mr. [Signature]  
2) Quinn  
who have signed in token thereof

The Common Seal of the Society is  
affixed hereto in the presence of  
By Shri. Tambade Ramesh Tanaji, Chairman)  
of the Charkop BHAIKAV Co-op.  
CHSL Ltd.

who has signed in the token thereof  
in the presence of Shri. Dhage Bhaskar Kisanrao,  
Secretary



चारकोप भैरव सह. गृहनिर्माण संस्था (मर्यादित)  
अध्यक्ष सचिव खजिनदार

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



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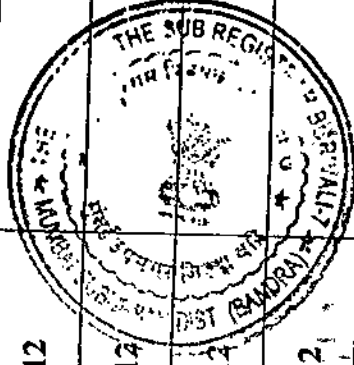


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# SCHEDULE II

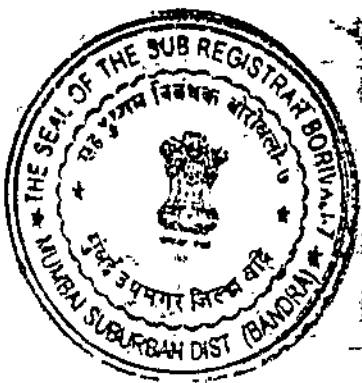
The details of the members / allottees, core houses, lease premium and development cost or the sub-divided plot in respect of the cluster plot bearing No. 810, RSC-5, at Survey No. 41 of Charkop Village Charkop Bhairav Co-op. Hsg. Society Ltd.

Sr. No.	Name of allottee/member	Room No. / Category No. & Area in Sq.Mtrs.	Amount of Lease Premium	Amount of Lease Premium Paid	Amount of the remaining lease premium to be recovered	Amount of annual lease rent	Remark
1	Smt. Himali Hanuman Bhosale	C-14 ACGP 148 30 Sq.mtrs.	15,000	1500	13500	12	
2	Shri. Bhasker Kisanrao Dhage	C-34 ACGP 351 30 Sq.mtrs.	15,000	1500	13500	12	
3	Shri. Pramod Pandurang Vichare	C-35 ACGP 389 30 Sq.mtrs.	15,000	1500	13500	12	
4	Shri. Annasaheb Appaji Chavan	C-36 ACGP 439 30 Sq.mtrs.	15,000	1500	13500	12	
5	Shri. Chandrabali Khurbar Yadav	C-15 ACGP 561 30 Sq.mtrs.	15,000	1500	13500	12	
6	Shri. Prashant Harischandra Kadam	C-33 ACGP 584 30 Sq.mtrs.	15,000	1500	13500	12	
7	Shri. Raosaheb Vithoba Kangude	C-16 ACGP 665 30 Sq.mtrs.	15,000	1500	13500	12	
8	Shri. Ramesh Dhanaji Tank	C-37 ACGP 752 30 Sq.mtrs.	15,000	1500	13500	12	
9	Shri. Gurudas Digambar Dukhande	C-12 ACGP 754 30 Sq.mtrs.	15,000	1500	13500	12	
10	Miss. Sandhya Savlaram Kadam	C-30 ACGP 603 30 Sq.mtrs.	15,000	1500	13500	12	
11	Smt. Kavita Chandrakant Yezarkar	C-08 ACGP 777 30 Sq.mtrs.	15,000	1500	13500	12	



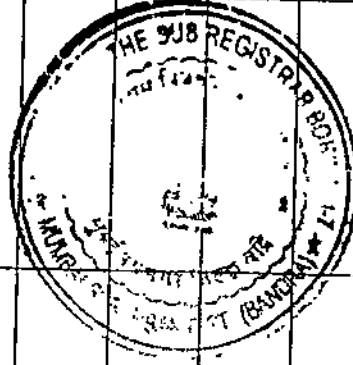
2022	24	06
2022	24	06

क्र. (कोम) भैरव सह. गृहनिर्माण संस्था (म्युचुअल)  
अध्यक्ष



बंरल - ७/		
९४३८	२६	६०
२०२२		

12	Shri. Dattaram Shankar Karpe	C-18 ACGP 811 30 Sq.mtrs.	15,000	1500	13500	12
13	Shri. Kishor Sadasiv Mhaprakar	C-28 ACGP 819 30 Sq.mtrs.	15,000	1500	13500	12
14	Shri. Mohammad Ibrahim Hussain Sarang	C-26 ACGP 826 30 Sq.mtrs.	15,000	1500	13500	12
15	Shri. Jitendra Pundalik Pagdhare	C-17 ACGP 833 30 Sq.mtrs.	15,000	1500	13500	12
16	Smt. Jayashree Shankar Shetty	C-38 ACGP 861 30 Sq.mtrs.	15,000	1500	13500	12
17	Shri. Suresh Raoji Chavada	C-31 ACGP 866 30 Sq.mtrs.	15,000	1500	13500	12
18	Shri. Vitthal Mahadev Panchal	C-13 ACGP 878 30 Sq.mtrs.	15,000	1500	13500	12
19	Shri. Sudhir Atmaram Khanvilkar	C-29 ACGP 890 30 Sq.mtrs.	15,000	1500	13500	12
20	Shri. Arun Nana Navghare	C-19 ACSC 12 30 Sq.mtrs.	15,000	1500	13500	12
21	Shri. Vinod Murlidhar Jaiswal	C-27 ACSC 23 30 Sq.mtrs.	15,000	1500	13500	12
22	Shri. Khodidas Dhudidas Parmar	C-06 ACSC 66 30 Sq.mtrs.	15,000	1500	13500	12
23	Shri. Ashok Babu Ugrehia	C-22 ACST 4 30 Sq.mtrs.	15,000	1500	13500	12
24	Shri. Kantilal Himmatlal Shah	C-23 ACST 45 30 Sq.mtrs.	15,000	1500	13500	12
25	Shri. Pralhad Bhagwandin Nai	C-24 ACST 66 30 Sq.mtrs.	15,000	1500	13500	12
26	Shri. Shetya Namdev Pawar	C-25 ACNT 8 30 Sq.mtrs.	15,000	1500	13500	12



बसल - ७	०३८	२०	६०
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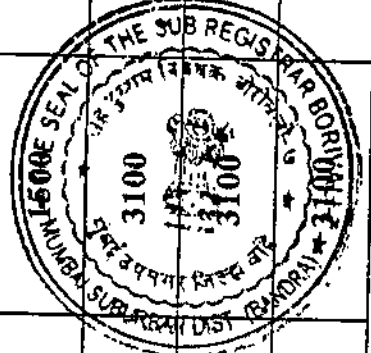
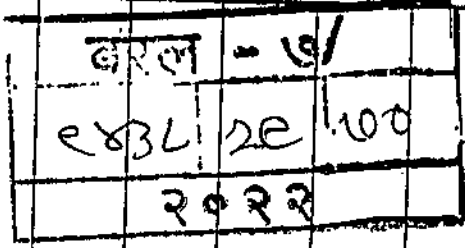
54. 887-19

आकृति १२ रक. पूर्ण निम्न संख्या (मर्यादित)  
०३८ २० ६०  
११/०३/१२  
सचिव, खाजानदार



वरल - ७/		
७७३८	२८	७०
२०२२		

27	Shri. Sunil Jayram Tawde	C-21 BCGP 18 30 Sq.mtrs.	15,000	1500	13500	12
28	Shri. Baleshwar Ramayodhya Shukla	C-5 BCGP 46 30 Sq.mtrs.	15,000	1500	13500	12
29	Shri. Ravindra Shamrao Jadhav	C-4 BCGP 50 30 Sq.mtrs.	15,000	1500	13500	12
30	Shri. Shirish Baburao Kale	C-10 BCGP 55 30 Sq.mtrs.	15,000	1500	13500	12
31	Shri. Sambhaji Popat Kawde	C-09 BCGP 68 30 Sq.mtrs.	15,000	1500	13500	12
32	Shri Chandrakant Ramchandra Vareshi	C-32 BCGP 80 30 Sq.mtrs.	15,000	1500	13500	12
33	Shri. Santosh Paudurang Nikam	C-20 BCGP 138 30 Sq.mtrs.	15,000	1500	13500	12
34	Shri. Gitaram Sahadn Abhanga	C-3 BCGP 152 30 Sq.mtrs.	15,000	1500	13500	12
35	Shri. Mahendra Shivaji Ghag	C-7 BCGP 192 30 Sq.mtrs.	15,000	1500	13500	12
36	Shri. Prakash Bhikaji Pokale	C-11 BCGP 200 30 Sq.mtrs.	15,000	1500	13500	12
37	Shri. Bharat Babu Patil	C-2 BCGP 217 30 Sq.mtrs.	15,000	1500	13500	12
38	Shri. Bhikan Vedu Dhope	C-01 BCGP 227 30 Sq.mtrs.	15,000	1500	13500	12
39	Miss. Suchita Dnyaneshwar Sonwadekar	D-03 RCGP 87 40 Sq.mtrs.	31,000	3100	27900	12
40	Shri. Omnarayan Shivram Mishra	D-10 ADGP 192 40 Sq.mtrs.	31,000	3100	27900	12
41	Shri. Bipinchandra Mohanlal Shah	D-07 ADGP 367 40 Sq.mtrs.	31,000	3100	27900	12



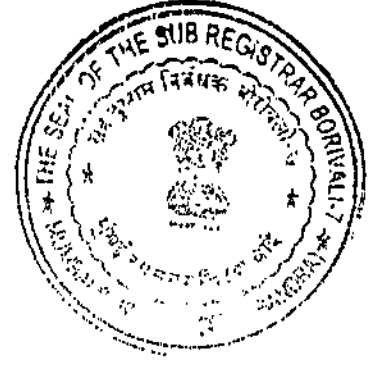
चौकाप भवन सह, गृहनिर्माण संस्था (मर्यादित)  
12  
सचिव  
अध्यक्ष  
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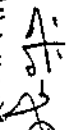

बंरल - ७/		
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42	Miss. Medha Vijaykumar Limaye	D-08 ADGP 480 40 Sq.mtrs.	31,000	3100	27900	12	
43	Shri. Ramesh Tanaji Tambde	D-06 ADGP 699 40 Sq.mtrs.	31,000	3100	27900	12	
44	Shri. Bhalchandra Ganpat Sane	D-04 ADGP 708 40 Sq.mtrs.	31,000	3100	27900	12	
45	Shri. Mahendra Khandu Shinde	D-09 ADSC 89 40 Sq.mtrs.	31,000	3100	27900	12	
46	Shri. Kisan Mohanlal Makawana	D-02 ADSC 94 40 Sq.mtrs.	31,000	3100	27900	12	
47	Shri. Ashok Chavdas Thakur	D-01 ADST 51 40 Sq.mtrs.	31,000	3100	27900	12	
48	Shri. Sanjay Pandurang Durafe	D-05 BDGP 63 40 Sq.mtrs.	31,000	3100	27900	12	
	Total		8,80,000	88000	792000	576	



बरल - ७/		
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चारकोम मंडळ सह. गृहनिर्माण संस्था (मर्यादित)  
 अध्यक्ष  सचिव   
 अध्यक्ष खाननदार

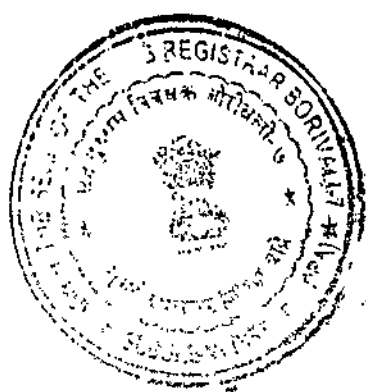
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बदल - ७/		
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खजिन्दार



बरेल - ७/		
७४३८	३४	००
२०२२		

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ

(महाडाचा घटक)

MUMBAI HOUSING AND  
AREA DEVELOPMENT BOARD  
(A MHADA UNIT)

महाडा  
MHADA



No. E.M.(WBP)/M.B./52/ 3626 2019

Date:- 25 NOV 2019

To,  
Mr. Ramesh Tanaji Tambde  
Charkop BHAIRAV Co-operative Housing Society (Proposed.)

Sub:- Offer allotment of an open developed Cluster Plot No. 810,  
RSC-5 at Survey no.41 of Charkop Village under Code No.052.

Since the eligibility of the applicants is decided after they are successful in the lot 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 BHAIRAV Co-operative Housing society (proposed), the open developed Cluster Plot bearing No.810, RSC-5 admeasuring 2173.50 sq.mtrs. at Charkop-IV, Kandivali consisting of 38 plots of 30 sq.mtrs. each & 10 plots of 40 sq.mtrs., each as shown in the attached by 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.

(a) 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.

(b) You will get name of the society reserved and the society registered with the Deputy Registrar, Co-operative Societies, 1<sup>st</sup> 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 alongwith 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.810, RSC-5 at Charkop-IV, Kandivali.

(c) Produce a letter authorising three members of your society to correspond with this office and undertake to sign the documents on behalf of the society under its seal.

चारकोप भवन, कलानगर, वांद्रे (पू), मुंबई ४०० ०५१.  
५.११.१९९३  
अध्यक्ष सचिव खजिनदार

बरेल - ७/		
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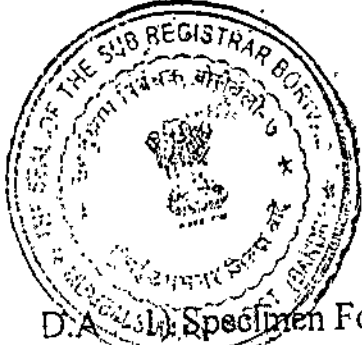
: 2:

(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 allotted to the allottee and the details of allotment of developed plots in the Cluster Plot No.810, RSC-5, at Charkop, Kandivali will be given in the document of lease deed.

Yours faithfully,



D.A. 1) Specimen Form

2) Appendix-I

3) Appendix-II

4) Lay out plan in Duplicate.

5) Type of Plan in Duplicate.

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

चारकोप नगरपालिका (महानगरपालिका)  
व. नं. ८१०/५  
डा. विजयदास

वरल - ७/		
७४३८	३६	००
२०१२		

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ

(म्हाडाचा घटक)

MUMBAI HOUSING AND  
AREA DEVELOPMENT BOARD  
(A MHADA UNIT)

म्हाडा  
MHADA



No. E.M.(WBP)/M.B./52/3627 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.810, RSC-5, admeasuring 2173.50 sq.mtrs., at Survey no.41 Charkop Village, Charkop-Kandivali (W), Mumbai-400 067. The proposed **CHARKOP BHAIRAV** 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.810, RSC-5, admeasuring 2173.50 sq.mtrs. at survey no. 41 of Charkop Village, Charkop-Kandivali (W), Mumbai-400 067 immediately after registration of the society.

Enclosed: - List of 48 Members in duplicate.

(Vijay Malavi)

Deputy Chief Officer (West)

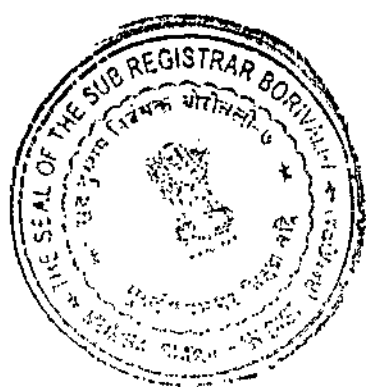
Mumbai Housing & Area Development Board

To,

Mr. Ramesh Tanaji Tambde, Chief Promoter,

Charkop BHAIRAV Co-operative Housing Society (Proposed.),

बसल - ७/		
२४३८	३१०	७८
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बरल - ७/		
६३८	३८	७०
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मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ

(म्हाडाचा घटक)

MUMBAI HOUSING AND  
AREA DEVELOPMENT BOARD  
(A MHADA UNIT)

म्हाडा  
MHADA



No.MB/Dy.CO(W)/89/2020

Dated 29/01/2020

To,

Mr.RAMESH TANAJI TAMBADE,

Charkop Bhairav Co-Operative Housing Society,

Plot no.810, RSC-5, Charkop,

Kandivali (W), Mumbai-400 067.

Sub:- Allotment of cluster plot bearing no. 810, RSC-5, at Survey No. 41 of Charkop Village, Mumbai Suburban District.

Ref :- 1. This office letter no.EM(WBP)/MB/133/2020 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.810, RSC-5 admeasuring 2173.50 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.8,51,000/- (Eight Lakhs Fifty One 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/HSR/(TC)/13489/2019-20 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.810, RSC-5 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 20.12.2019 and subsequent resolution no.5 passed in the managing committee held on 20.12.2019.

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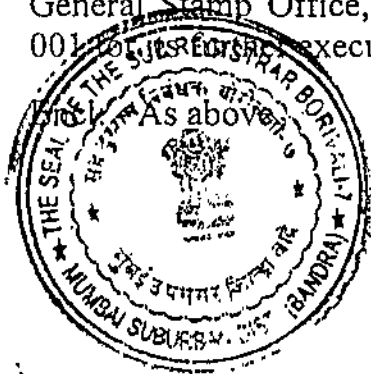
वरल - ७/		
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Whereas all the members of your society have unanimously accepted the terms and conditions of lease as out in appendix I & II appended to the offer issued by this office vide this office letter under reference vide resolution no.8 passed in the general body meeting held on 20.12.2019, your society has been allotted cluster plot bearing no.810, RSC-5, 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.810, RSC-5 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, 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 400 001 for execution and registration at an earliest.



Yours Faithfully,

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

ब.र.ल - ७/		
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मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ  
(म्हाडाचा घटक)

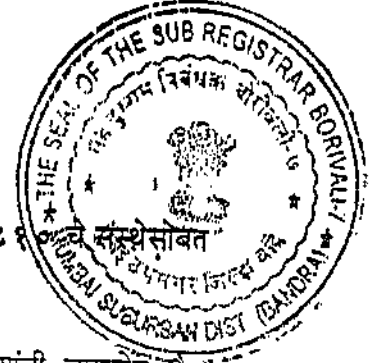
MUMBAI HOUSING AND  
AREA DEVELOPMENT BOARD  
(A MHADA UNIT)

जा.क्र.मि.व्वा./डब्ल्यू/मुं.मं./2380 /२१, दिनांक: 06 SEP 2021

म्हाडा  
MHADA



प्रति,  
अध्यक्ष / सचिव,  
भूखंड क्र.८१०, आरएससी-४  
चारकोप भैरव सह.गृह.संस्था.,  
चारकोप-कांदिवली (प.), मुंबई-४०० ०६७.



विषय:- चारकोप भैरव सह.गृह.नि.संस्था.नियोजित यांना भूखंड क्र.८१० चे संस्थेसोबत  
करारनामा करण्याचा-विहीत मसुदा संस्थेस देण्याबाबत.

- संदर्भ:- १) विधी सल्लागार/प्राधिकरण व मा.उपाध्यक्ष/प्राधिकरण यांनी चारकोप भैरव  
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-६५)  
३) विधी सल्लागार / प्रा. यांनी संस्थेसोबत करून घ्यावयाच्या करारनाम्यास विहित  
मसुदयास मा.उपाध्यक्ष / प्रा. यांनी दिलेली मान्यता (पृष्ठ क्र. एन-६७)  
४) चारकोप श्री अष्टविनायक सह.गृह.संस्था, भूखंड क्र.८२०, आरएससी-१, 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.४१, सेक्टर-८,  
चारकोप भैरव सह.गृह.संस्था नियोजित यांना भूखंड क्र.८१० 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 नुशंक शुल्क भरून संस्थेमार्फत प्राप्त झाल्याने नियमानुसार पुढील  
योग्य ती कार्यवाही करण्यात येईल, याची कृपया नोंद घेऊन संस्थेतर्फे मसुदास  
याविषयी कृपया अवगत करावे, हि विनंती.

सोबत : करारनाम्याचा विहीत मसुदा.

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आपली विश्वासू,

  
उपमुख्य अधिकारी (प)  
मुंबई मंडळ

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

गृहनिर्माण भवन, कलानगर, बांद्रे (पूर्व), मुंबई - ४०० ०५१.  
दूरध्वनी : ६६४०५००० / २६५९२८७७ / २६५९२८८१  
फॅक्स नं. : ०२२-२६५९२०५८

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



बरल - ७/		
२४३८	४२	७०
१२०२२		



महाराष्ट्र  
MAHARASHTRA

## मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ,

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

जा.क्र-उपमुअ./पश्चिम/मु.मं/ 3572 /२१, दिनांक: 30 DEC 2021

प्रति,  
सचिव / मुख्य प्रवर्तक,  
चारकोप भैरव सह.गृ.नि.संस्था (नियो.),  
भूखंड क्र.८१०, आरएससी-०४,  
चारकोप कांदिवली (प),  
मुंबई ४०००६७.

विषय:- चारकोप सेक्टर-८ येथील भूखंड क्र.८१०, आरएससी-०४, चारकोप भैरव सह.गृ.नि.संस्था (नियो.) या संस्थेचा सुधारीत भाडेपट्टा करारनाम्याचा मसुदा सादर करण्याबाबत

संदर्भ:- १. मा.उपाध्यक्ष /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.मुख्याधिकारी/मु.मं. यांची दिनांक २३.१२.२०२१ रोजीची टिप्पणी.

उपरोक्त विषयी संदर्भीय मान्यतेच्या अनुषंगाने असे कळविण्यात येते की, आपल्या संस्थेने ०.८५ चटई क्षेत्र निर्देशांक (FSI) नुसार भाडेपट्टा करारनाम्याचा मसुदा यापूर्वी सादर केलेला आहे. तथापी मा.उपाध्यक्ष/प्रा. यांनी संदर्भ क्र.१ च्या टिप्पणीत संस्थेस १.५ चटई क्षेत्र निर्देशांकास (FSI) मंजूरी प्रदान केली असून त्या संदर्भ क्र.२ मन्वये 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 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

बरत - ७/		
२४३८	७३	७०
२०२२		



बखल - ७/		
२४३८	४४	५०
२०२२		

# MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY

## AREA CERTIFICATE

CLUSTER NO 810 ROAD NO RSC-5 S.NO 41 PT OF KANDIVALI VILLAGE

NAME OF THE SCHEME CHARKOP 41

GROSS AREA OF CLUSTER = 2173.50 m<sup>2</sup>  
DEDUCTION IF ANY =

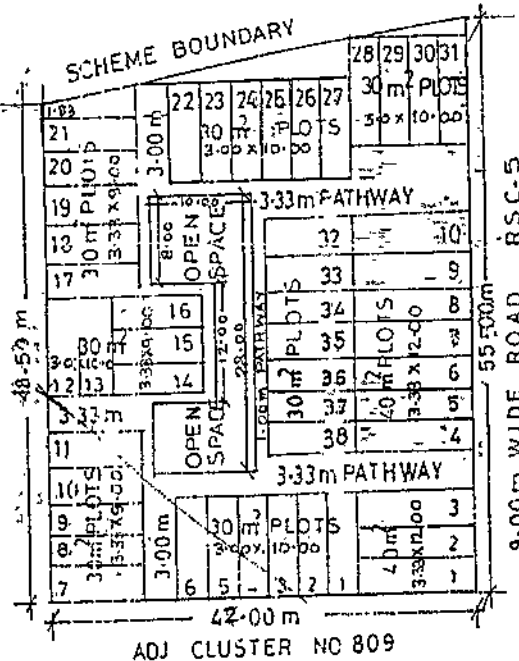
AREA UNDER OPEN SPACE = 208.00  
AREA UNDER PATHWAY = 425.50  
AREA UNDER RESIDENTIAL = 1540.00 m<sup>2</sup>

NET AREA OF CLUSTER = 2173.50 m<sup>2</sup>

AREA UNDER CLUSTER = 2173.50 m<sup>2</sup>

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 SR. 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)
C2 1 TO 35	30.00	36	45.00	1710
D 1 TO 13	40.00	10	60.00	600
TOTAL		46		2310



चारकोप नगर सह. गृहनिर्माण संस्था (मर्यादित)  
अध्यक्ष सचिव खजिनदार

THIS CERTIFICATE HAS BEEN ISSUED AS PER THE SUGGESTION GIVEN BY REVENUE AND FOREST DEPTT GOVT OF MAHARASHTRA TO BOMBAY MUNICIPAL CORPORATION VIDE THEIR LETER NO CTS/1083/44853/3368/U/DATED. 30<sup>th</sup> SEPT 1985

THE PLAN IS A PART OF THE PLAN OF CHARKOP 41 APPROVED VIDE THE ORDER NO. 1083/44853/3368/U/DATED 26-9-85 OFFICE OF THE E.E.B.D. PROPOSALS W.S. P. WARDS MUNICIPAL CORPORATION OF GREATER BOMBAY

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

GROSS AREA NO. C-810  
AREAS FIGURERS 2173.50 m<sup>2</sup>  
WORDS: TWO THOUSAND ONE HUNDRED SEVENTY THREE  
TOTAL BUILT UP AREA PERMISSIBLE - 2310.00 m<sup>2</sup>

बिल - 3/		
20	22	24
26	28	30
36	38	40
46	48	50
56	58	60
66	68	70
76	78	80
86	88	90
96	98	100

DATE 11-8-94 SCALE - 1:500  
VERIFIED ON SITE CERTIFIED BY  
EX. ENG. DIV. NO/ W B P ASST LAND MANAGER



बरल - ७/		
९४३८	४६	१००
२०२२		



# चारकोप भैरव सहकारी गृहनिर्माण संस्था मर्यादित

नोंदणी क्र. एमयुएम / एम एच ए डी ए / एच एस सी / (दिस्) / १३४८९ / सन् २०१९ - २०२०.

भूखंड क्र. ८१०, आर. एस. सी - ५, सेक्टर - ८, चारकोप, कांदिवली (प.), मुंबई - ४०० ०६७.

संदर्भ क्र.

दिनांक :

Minutes of the First General Meeting and Managing Committee Meeting of the Charkop Bhairav CHS Ltd. Registration No. MUM/MHADA/HSG/(TC)/13489/2019-2020, Plot No. 810, RSC - 4, Charkop, Kandivali (West), Mumbai - 400067 held on 20.12.2019 Respectively for the year (2019 - 2020)

Item No. 8	Acceptance of the terms and conditions of Allotment of the Cluster Plot bearing no. 810, RSC- 4 at Charkop Bhairav CHS. Ltd. As specified in Appendix I and II offer to the offer Letter No. E.M.(WBP)/M.B./52/3626/2019 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 executed between M. H. & A. D. Authority and Charkop Bhairav CHS Ltd. In respect of Cluster Plot No. 810, RSC - 4 at Charkop as specified in the offer Letter No. E.M.(WBP)/M.B./52/3626/2019 DATED 25.11.2019 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.
Items No. 5 of the General Body meeting held on 20.12.2019 and Item No. 5 of the Managing Committee Meeting held on 20.12.2019	To delegate the Power for execution agreement of Lease in respect of Cluster Plot No. 810, RSC, - 4 of Charkop Bhairav CHS Ltd., Kandivali (W), Mumbai to be executed between M.H. & A.D. Authority and Charkop Gajanan Co-Op. Hsg. Society Ltd.

चारकोप भैरव सह. गृहनिर्माण संस्था (मर्यादित)

२.११.१९९९  
अध्यक्ष

Dhage  
सचिव

Pawane  
खजिनदार





बरल - ७/		
७४३८	४८	१००
२० २२		



# चारकोप भैरव सहकारी गृहनिर्माण संस्था मर्यादित

नोंदणी क्र. एमयुएम / एम एच ए डी ए / एच एस जी / (टिसी) / १३४८९ / सन २०१९ - २०२०.

भूखंड क्र. ८१०, आर. एस. सी - ५, सेक्टर - ८, चारकोप, कांदिवली (प.), मुंबई - ४०० ०६७.

संदर्भ क्र.

दिनांक :

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. 810, RSC = 21 at Kandivali (W), Mumbai to be executed between M. H. & A. D. Authority and Charkop Bhairav Co-Op. Housing Society Ltd.
Resolution No. 5 of the Managing committee Meeting held on 20.12.2019	As the Power 'Delaged' Under Resolution No. 5 of the General Body Meeting held on 20.12.2019. Resolved that Shri. Ramesh Tanaji Tambade, Chairman, Shri. Bhaskar Kisanrao Dhage, Secretary, and Shri. Jitendra Pundlik Pagdhare, Treasurer Member of the Managing Committee has been authorized to execute the agreement of the Lease to be executed between M. H. & A. D. Authority and Charkop Bhairav Co-op. Hsg. Society Ltd. And take over Cluster Plot No. 810, RSC - 4 at Charkop Bhairav Co-Op. Hsg. Soc. Ltd. Mumbai from M. H. & A. D. Authority.

चारकोप भैरव सह. गृहनिर्माण संस्था (मर्यादित)

2.11.2019  
अध्यक्ष

Dhage  
सचिव

Pagdhare  
खाजिनदार



बरतल - ७/		
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बरल - ७/		
६७३८	५०	७०
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# नगर भूमापन अधिकारी बोरीवली यांचे कार्यालय

तहसिलदार, व नगर भूमापन कार्यालय इमारत, गोया मजला : डॉ. न. रा. करोडे मार्ग (नाटकवाला लेन) एस्. व्ही. रोड.  
शिपोली सिग्नल बोरीवली (पश्चिम) मुंबई - ४०००१२.

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

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

प्रति,  
श्री. अर्जुन वासुदेव देसाई  
प्लॉट नं. २३०, A/२, चंदनवन को.ऑप.हौ.सो.  
गोसाई रोड-२, बोरीवली (प), मुंबई ४०००१६

विषय : प्रमाणित नकला मिळवोबाबत,  
नगर भूमापन-चारकोप, ता.बोरीवली येथील आर.एस.सी.५  
सर्व्हे नं.४१, सेक्टर नं.८



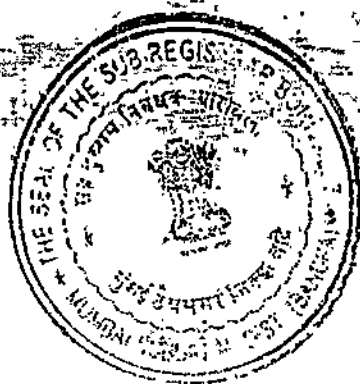
संदर्भ : आपला दिनांक ३८/०३/२०२० रोजीचा अर्ज.

वरील संदर्भित अर्जातुल्ये आपण नगर भूमापन चारकोप, ता.बोरीवली येथील आर.एस.सी.५.  
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  
नकल आपणांस देता येत नाही. तरी आपला अर्ज विनाकार्यवाही निकाली देवणेत येत आहे.



(अमरसिंह प्रादील)  
नगर भूमापन अधिकारी,  
बोरीवली

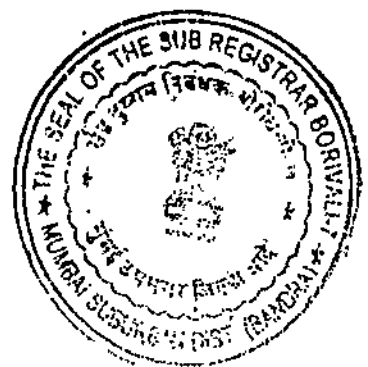
बरल - ७/		
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बरेल - ७/		
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आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
RAMESH TANAJI TAMBARE  
TANAJI LAXMAN TAMBARE  
08/05/1902  
Permanent Account Number  
ABYPT4305Q  
Signature



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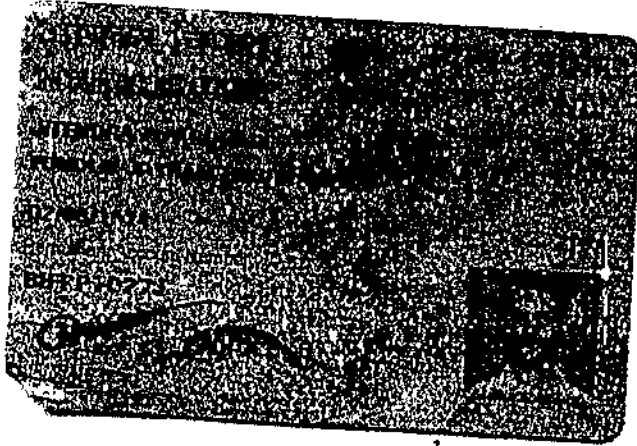
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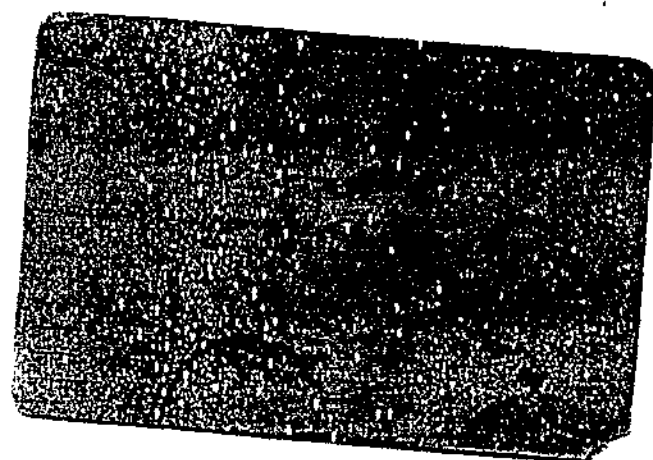
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925



*Payphone*



*Payphone*



बरेल - ७/		
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बदल - ७/		
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आयकर विभाग भारत सरकार  
 INCOME TAX DEPARTMENT GOVT. OF INDIA

DHAGE BHASKAR KISANRAO  
 KISANRAO DEVRAO DHAGE  
 01/07/1968  
 Permanent Account Number  
 AHWRD9926D

Signature



बरल - ७/		
६४३६	५७	७०
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वरल - ७/		
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भारत सरकार

Ministry of Information and Public Relations



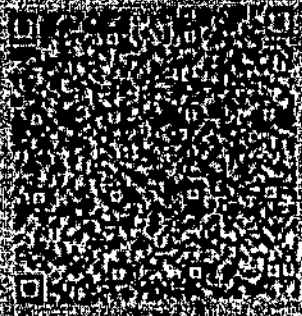
नामांकन क्रम / Enrollment No. 1175/17903/00022

To  
 किशोर मोहन दळवी  
 Kishor Mohan Dalvi  
 C-36, Sallochan C.H.S. LTD, Plot No. 804  
 Near Turzon Point Charkop, Sector-8  
 Mumbai  
 Kandivall West  
 Mumbai Mumbai  
 Maharashtra 400067  
 9702222881

11072013



MN556918512FT



आपका आधार क्रमांक / Your Aadhaar No.

8330 0158 5753

आधार - आम आदमी का अधिकार



भारत सरकार  
 Government of India



किशोर मोहन दळवी  
 Kishor Mohan Dalvi  
 जन्म तिथि / DOB: 01/03/1962  
 पुरुष / Male

1	2	3	4	5	6	7	8	9	0
8	3	3	0	0	1	5	8	5	7
5	3								



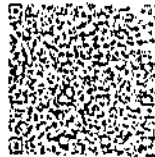


भारत सरकार  
GOVERNMENT OF INDIA



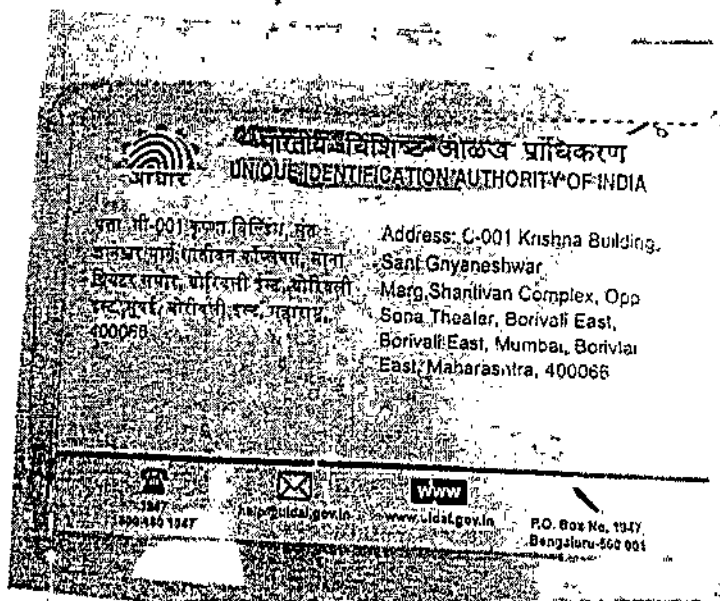
निखिल प्रकाश सुर्वे  
Nikhil Prakash Surve

जन्म वर्ष / Year of Birth 1982  
पुरुष / Male



9405 0993 1451

आधार — सामान्य माणसाचा अधिकार



वरल - ७/		
९४३८	६०	१००
२०२२		

CHALLAN  
MTR Form Number-6



GRN	MH004431077202223P	BARCODE	02072022114241	Date	02/07/2022-11:42:41	Form ID	
Department		Inspector General Of Registration					
Type of Payment		Registration Fee Ordinary Collections IGR					
Office Name		BRL7 JT SUB REGISTRAR BORIVALI 7		Full Name		THE CHARKOP BHAIKAV CHS LTD	
Location		MUMBAI		Flat/Block No.		CLUSTER PLOT NO 81, RSC - 5, THE CHARKOP	
Year		2022-2023 One Time		Premises/Building		BHAIRAV CHS LTD	

Account Head Details	Amount In Rs.	Road/Street	S.NO 41 OF VILLAGE - CHARKOP, KANDIVALI WEST			
0030063301 Amount of Tax	8200.00	Area/Locality	MUMBAI			
		Town/City/District				
		PIN	4 0 0 0 6 7			
		Remarks (If Any)	SecondPartyName=MHADA-			
		Amount In Words	Eight Thousand Two Hundred Rupees Only			
Total	8,200.00					

Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No.	10000502022070200371	3771115903412
Cheque/DD No.		Bank Date	RBI Date	02/07/2022-11:43:52	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.  
महाराष्ट्र राजस्व विभाग न्यायालय कार्यालय, मुंबई, महाराष्ट्र सरकारचे दस्तऐवजी असलेल्या याच ठेकेच्या विलेखनासाठी हेच ठेकेचे आहे. (गोपनीय विलेखनासाठी केवळ यालाच वाच्य आहे.)

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-451-9438	0002222468202223	04/07/2022-11:54:29	IGR196	8200.00

GRN : MH004431077202223P Amount : 8,200.00 Bank : STATE BANK OF INDIA Date : 02/07/2022 11:42:41

Total Defacement Amount	8,200.00
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बर्ल - 19/		
एडल	एड	००
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**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN 0207202200288

Receipt Date 04/07/2022

Received from DHC, Mobile number 9000000000, an amount of Rs.1400/-, towards Document Handling Charges for the Document to be registered on Document No. 9438 dated 04/07/2022 at the Sub Registrar office Joint S.R. Borivall 7 of the District Mumbai Sub-urban District.

DEFACED

₹ 1400

DEFACED

### Payment Details

Bank Name sbiepay

Payment Date 02/07/2022

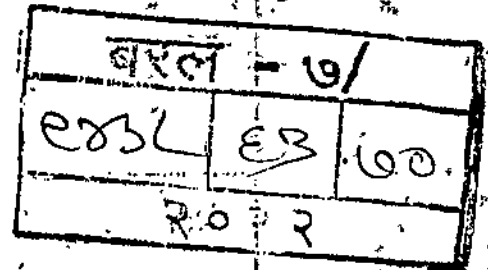
Bank CIN 10004152022070200262

REF No. 202218321362641

Deface No 0207202200288D

Deface Date 04/07/2022

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





बसल - ७/		
२४३८	६४	७०
२०४		

935-



**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN - 0207202200288

Receipt Date 04/07/2022

Received from DHC, Mobile number 9000000000, an amount of Rs.1400/-, towards Document Handling Charges for the Document to be registered on Document No. 9438 dated 04/07/2022 at the Sub Registrar office Joint S.R. Borivali 7 of the District Mumbai Sub-urban District.

DEFACED

₹ 1400

DEFACED

**Payment Details**

Bank Name sbiepay

Payment Date 02/07/2022

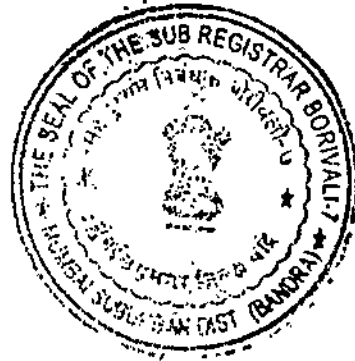
Bank CIN 10004152022070200262

REF No. 202218321362641

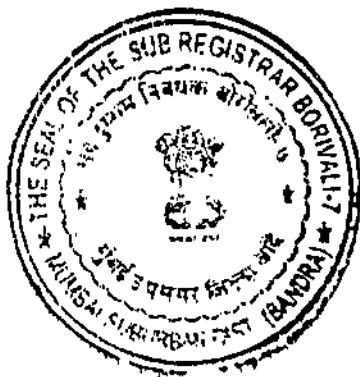
Deface No 0207202200288D

Deface Date 04/07/2022

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



बोरिवली - ७/		
२४३८	२५	१००
२०२२		



बरल - ७/		
७७८	६६	७०
२०२२		

837-

451/9438

सोमवार, 04 जुलै 2022 11:54 म.पू.

दस्त गोपवारा भाग-1

वरल7

दस्त क्रमांक: 9438/2022

दस्त क्रमांक: वरल7 /9438/2022

वाजार मुल्य: रु. 8,02,500/-

मोवदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 40,125/-

नोंदणी फी भाफी अमल्यास तपशिल :-

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

दु. नि सह. दु. नि वरल7 यांचे कार्यालयात

पावती: 9887

पावती दिनांक: 04/07/2022

अ. क्र. 9438 वर दि. 04-07-2022

सादरकरणाचे नाव: द चारकोप भैरव को ऑप ही सो लि वे  
चेअरमन रमेश तानाजी तांबडे.

रोजी 11:51 म.पू. वा. हजर केला.

नोंदणी फी रु. 8200.00

दस्त हाताळणी फी रु. 1400.00

पृष्ठांची संख्या: 70

एकुण: 9600.00

दस्त हजर करणाऱ्याची सही:

*Shavan*  
प्रसह दुय्यम निबंधक बोरीवली-७,  
मुंबई उपनगर जिल्हा.

वर ताचा प्रकार: भ. भेपट्टा

मुद्रांक शुल्क: (एक) वेगळ्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-ग्रंथ (दोन) रध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 04/07/2022 11:51:32 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2/4/07/2022 11:54:05 AM ची वेळ: (फी)

*Shavan*  
प्रसह दुय्यम निबंधक बोरीवली-७,  
मुंबई उपनगर जिल्हा.

**प्रतिज्ञापत्र**

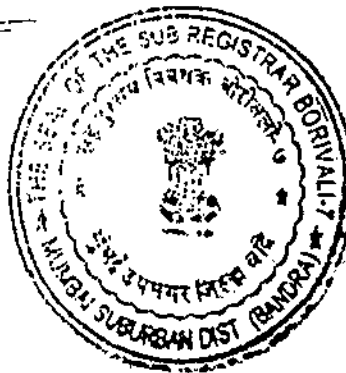
सदर दस्तावेज व नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस  
प्रार्थन केलेला आहे. • दस्तावेजातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व  
सोबत जोडलेल्या कागदांमधील सत्यता तपासली आहे. • दस्ताची सत्यता, वैधता  
कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

*V. N. N. N.*

लिहून देणारे :

*लिहून घेणारे :*

*Payal*  
*Payal*



वरल - ७/		
९४३८	६०	००
२०२२		



बरेल - ७/		
८४३८	८८	७०
२०२२		



04/07/2022 12 08:45 PM

दस्ता गोपवाग भाग-2

दस्ता7

दस्ता क्रमांक:9438/2022

दस्ता क्रमांक :दस्ता7/9438/2022

दस्ताचा प्रकार :-भाडेपट्टा

939

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:द चारकोप भैरव को आण ह्री मो नि चे चंअमन रमेश नानाजी नांवडे पत्ता:प्लॉट नं: 810 , माळा नं: -, इमारतीचे नाव: द चारकोप भैरव को आण ह्री मो नि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: चारकोप , महाराष्ट्र, मुम्बई. पिन नंबर:ABYPT4305Q	भाडेकरू वय :-59 स्वाक्षरी:-		
2	नाव:द चारकोप भैरव को आण ह्री मो नि चे मेक्रेटरी भास्कर विजयराव राये पत्ता:प्लॉट नं: 810 , माळा नं: -, इमारतीचे नाव: द चारकोप भैरव को आण ह्री मो नि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: चारकोप , महाराष्ट्र, मुम्बई. पिन नंबर:AHWPD9926D	भाडेकरू वय :-54 स्वाक्षरी:-		
3	नाव:द चारकोप भैरव को आण ह्री मो नि चे खजिनदार जितेंद्र पी पानधरे पत्ता:प्लॉट नं: 810, माळा नं: -, इमारतीचे नाव: द चारकोप भैरव को आण ह्री मो नि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: चारकोप , महाराष्ट्र, मुम्बई. पिन नंबर:BJFPP7027J	भाडेकरू वय :-50 स्वाक्षरी:-		
4	नाव:महाराष्ट्र हाऊसिंग आणि एरिया डेव्हलपमेंट अथॉरिटी चे जाईट चीफ ऑफिसर जीवन गवाडे यांनी दस्त निष्पादित केला अमून त्यांना नोंदणी अधिनियम 1908 चे कलम 88 नुसार नोंदणी मागील हजर राहण्यास मजबूत आहे. पत्ता:प्लॉट नं: ऑफिस , माळा नं: -, इमारतीचे नाव: गृहनिर्माण भवन , ब्लॉक नं: थॉट्रा पुर्व मुंबई , रोड नं: कला नगर , महाराष्ट्र, मुम्बई पिन नंबर:AAAJM0344H	मालक वय :-50 स्वाक्षरी:-		

वरील दस्तावेज करन देणार नथाकथीन भाडेपट्टा चा दस्त ऐवज करन दिल्याचे कबुल करतात.

शिका क्र.3 ची वेळ:04 / 07 / 2022 12 : 05 : 11 PM

ओळख:-

खालील दस्तम असे निवेदीन करताना की ते दस्तावेज करन देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख

अनु क्र. पक्षकाराचे नाव व पत्ता

- नाव:निखिल प्रकाश मुंने  
वय:40  
पत्ता:सी-001, कुणा विल्डिंग, मंत ज्ञानेश्वर मार्ग, घोर्गिनी पुर्व मुंबई  
पिन कोड:400066

स्वाक्षरी

- नाव:किशोर मोहन डळवी  
वय:58

पत्ता:सी-36, मंत्रालय को आण ह्री मो नि., प्लॉट नं 804, चारकोप सेक्टर नं 8,  
कांदिवली पश्चिम मुंबई  
पिन कोड:400067

स्वाक्षरी

छायाचित्र

अंगठ्याचा ठसा



खालील पक्षकाराची कबुली उपलब्ध आहे .

अनु क्र. पक्षकाराचे नाव व पत्ता

- महाराष्ट्र हाऊसिंग आणि एरिया डेव्हलपमेंट अथॉरिटी चे जाईट चीफ ऑफिसर जीवन गवाडे यांनी दस्त निष्पादित केला अमून त्यांना नोंदणी अधिनियम  
1908 चे कलम 88 नुसार नोंदणी मागील हजर राहण्यास मजबूत आहे.  
प्लॉट नं: ऑफिस , माळा नं: -, इमारतीचे नाव: गृहनिर्माण भवन , ब्लॉक नं: थॉट्रा पुर्व मुंबई , रोड नं: कला नगर , महाराष्ट्र, मुम्बई.  
AAAJM0344H

शिका क्र.4 ची वेळ:04 / 07 / 2022 12 : 06 : 49 PM

<https://10.10.246.39/MarathiReports/HTMLreports/HtmlReportSummary2.aspx?dastaNo=9438>

शिका क्र.5 दिनांक: 04/07/2022 12:08:10 PM नोंदणी पुस्तक 1 मध्ये

*Shayya*

प्र.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/1100902/18/2022	06/87	40125	SD		
2		DHC		0207202200288	1400	RF	0207202200288D	04/07/2022
3		eChallan		MH004431077202223P	8200	RF	0002222468202223	04/07/2022

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

9438 /2022

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

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वरल - ७/		
८४३८	७०	७०
२०२२		

प्रमाणित करण्यात येते की,  
या दस्तावेमध्ये एकूण...१०५.  
पाने आहेत.

वरल- ७/८४३८/२०२२

पुस्तक क्रमांक - १ वर नोंदला

दिनांक: ०४ जुलै २०२२

*Shayya*

प्र.सह. दुय्यम निबंधक बोरीवली-७





04/07/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 7

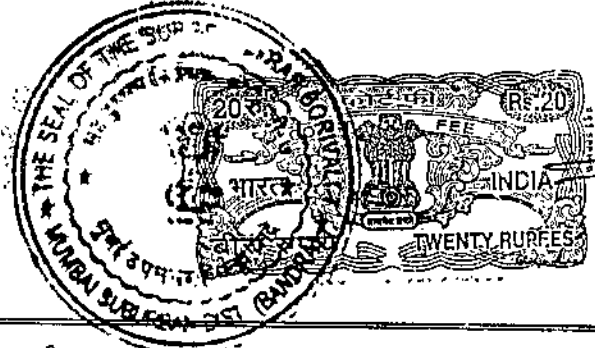
दस्ता क्रमांक : 9438/2022

नोदणी :

Regn:83m

## गावाचे नाव : चारकोण

(1) विलेखाचा प्रकार	भाडेपट्टा
(2) मोबदला	0
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	802500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: जमीन व बांधकाम, द चारकोप मैरव को ऑप ही सो लि., क्लस्टर प्लॉट नं - 810, आरएससी - 5, एस नं 41 पार्ट, चारकोप, कांदिवली पश्चिम मुंबई - 400067.... अभिनिर्णय प्रकरण क्र. एडिजे/1100902/18/2022. बाजार मूल्य - 8,02,500/- बर सु. शु. 40,125/- मरणा करण्यात आली आहे.. ( Survey Number : 41 पार्ट : )
(5) क्षेत्रफळ	1) 2173.50 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:- द चारकोप मैरव को ऑप ही सो लि चे चेवरमन रमेश तानाजी तांबडे वय:-59; पत्ता:- प्लॉट नं: 810, माळा नं:-, इमारतीचे नाव: द चारकोप मैरव को ऑप ही सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: चारकोप, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-ABYPT4305Q 2): नाव:- द चारकोप मैरव को ऑप ही सो लि चे सेक्रेटरी भास्कर किसनराव ढगे वय:-54; पत्ता:- प्लॉट नं: 810, माळा नं:-, इमारतीचे नाव: द चारकोप मैरव को ऑप ही सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: चारकोप, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-AHWPD9926D 3): नाव:- द चारकोप मैरव को ऑप ही सो लि चे खजिनदार जितेंद्र पी पागधरे वय:-50; पत्ता:- प्लॉट नं: 810, माळा नं:-, इमारतीचे नाव: द चारकोप मैरव को ऑप ही सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: चारकोप, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-BIFPP7027J
(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 जाईट चीफ ऑफिसर जीवन गलांडे यांनी दस्त निष्पादित केला असून त्यांना नोंदणी अधिनियम 1908 चे कलम 88 नुसार नोंदणी साठी हजर राहण्यास सवलत 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) दस्तऐवज करून दिल्याचा दिनांक	30/03/2022
(10) दस्त नोंदणी केल्याचा दिनांक	04/07/2022
(11) अनुक्रमांक, खंड व पृष्ठ	9438/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	40125
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	8200
(14) शेर	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



खरी प्रत

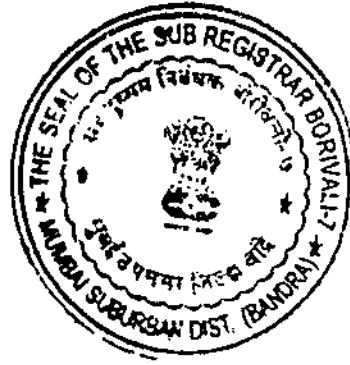
Shivan

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/1100902/18/2022	06/67	40125	SD		
2		DHC		0207202200288	1400	RF	0207202200288D	04/07/2022
3		eChallan		MH004431077202223P	8200	RF	0002222468202223	04/07/2022

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



(3)

863

**Mumbai Housing & Area Development Board.**  
Gruh Nirman Bhavan, Bandra (E), Mumbai -400051.

No.MB/DYCO(W)/227/2022

Date - 8/07/2022

To,  
The Executive Engineer, Borivali Division,  
Mumbai Housing & Area Development Board,  
Gruh Nirman Bhavan, Bandra (E),  
Mumbai -400051.

Sub :- Handing over and possession of cluster plot bearing No.810, RSC-5 at Charkop  
Part -IV to the Charkop Bhairav Co-operative Housing Society Limited.

Sir,

The Charkop "Bhairav" Co-operative Housing Society Limited Registration No.MUM / MHADA / HSG / (TC) / 13489 / 2019-2020 at cluster plot No.810, RSC-5 at Charkop-IV, Kandivali (W), has paid intital down payment towards lease premium, advance lease rent, monthly equated installment and other charges. The document of the lease deed in respect of the said cluster plot has been executed between MHADA and the Charkop "Bhairav" Co-operative Housing Society Ltd., on 02/07/2022 and the same is registered with Sub-Registrar, Taluka-Borivali, vide document registration No.Baral- 7/-9438-2022 date 02/07/2022. The Society has produced a copy of the document to this office. You are therefore requested to hand over possession of the cluster plot No.810, RSC-5, admeasuring 2173.50Sq.Mtrs. at Charkop Part -IV to the Charkop "Bhairav" Co-operative Housing Society Limited. A copy of the lease agreement will be produced by the society. The specimen of the receipts with three spare copies for handing over of the cluster plot area certificate of the said plot (Four Copies), the specimen signatures of the office bearers of the society are enclosed here with for further execution.

The receipt along with the area certificate duly signed by both parties may please be forwarded to this office for office record.

Yours faithfully,

- Encl:1.Specimen of receipt four copies,  
2.Area certificate four copies,  
3.Specimen Signatures of the office  
bearers of the society.

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

Copy to-1)Mr.Bhaskar Kisanrao Dhage, the Secretary, the Charkop "Bhairav" Co-operative Housing Society Limited, Opp. To Pooja Hotel, Kamraj Nagar, Room No.14, Priyadarshani Chawl No.36/37, Vasantrao Naik Marg, Ghatkopar (E), Mumbai -400077- for information and he is requested to remain present along with the office bearers of the society at site of Charkop Kandivali (W), Mumbai -400067 to take over possession of the cluster plot from the Executive Engineer, Borivali Division/ MB on the date and time fixed in consultation with the Executive Engineer, Borivali Division, Mumbai. Housing Area Development Board, Gruh Nirman Bhavan, Bandra (E), Mumbai -400051.

2)The Assistant Assessor and Collector, 'R' Central Ward, Municipal Office Building, S.V.Road, Kandivali (W), Mumbai -400067, for information and he is requested to recover the municipal taxes and other dues in respect of the said plot from Mr.Bhaskar Kisanrao Dhage, the Secretary, the Charkop "Bhairav" Co-operative Housing Society Limited.

3)Sr.Architect & Planner / Mumbai-Borad for information & further proceedings.

4)Legal Advisor / Authority - for information & necessary action.

5)Land Manager /MB - for information & necessary action.

Figure 1 is a schematic representation of the experimental design. It shows a sequence of events: a subject is presented with a stimulus (a word), then a response is generated (a word), which is then compared to the stimulus. The comparison leads to a decision (yes/no), which is then compared to the response. The decision is then compared to the stimulus, leading to a final decision (yes/no). The final decision is then compared to the response, leading to a final decision (yes/no).

Figure 1 is a schematic representation of the experimental design. It shows a sequence of events: a subject is presented with a stimulus (a word or picture), which is then followed by a response (a word or picture). The response is then presented to the subject, who then provides a final response. The diagram is divided into two main sections: 'Stimulus' and 'Response'. The 'Stimulus' section shows a sequence of stimuli (e.g., 'cat', 'dog', 'bird') and the 'Response' section shows a sequence of responses (e.g., 'cat', 'dog', 'bird'). The diagram also includes a 'Feedback' section, which shows the subject's response being compared to the correct response. The diagram is labeled with 'S' for stimulus, 'R' for response, and 'F' for feedback.

**PHARMA**

[illegible][illegible]
$$m_1 \frac{d^2 x_1}{dt^2} = -\frac{G m_1 m_2}{r^2} \quad (1)$$







100

Date :- 20/7/2022

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. 810, RSC -5, Charkop part-IV, Sector-8, Kandivali (west), Mumbai 400067 as per Deputy Chief Officer (W)/ Mumbai Board letter No.MB/DYCO/W/627 dt.8-7-2022 to Charkop "Bhairav" CHS Ltd Registration No.MUM/MHADA/HSG/(TC)/13489/2019-20 dated 13-12-2019.

The piece & parcel of land now handed over as stated above Admeasuring about 2173.50 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 20/7/2022

Plot is bounded by :

On or towards the North – Adj. Scheme Boundary


On or towards the South – Adj. Cluster plot No.809

On or towards the East – 9 meter wide Road RSC-5

On or towards the West – Adj. Cluster plot No.807

Handed over by

Taken over by

  
(P.S. Gajbhiye)

Deputy Engineer / Sub Div.I,

Borivali Div. M.H. & A.D. Board

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.

चारकोप भैरव सह. गृहनिर्माण संस्था (प्रयोदित)

अध्यक्ष

सचिव

उपनिर्देशक

रमेश ना. तांबडे

B.K. Dhage

J.P. Rydhax

✓ Charkop "Bhairav" CHS Ltd

