

SBST/Slon
27/3/2023
full term
Priyanka Mani

Education
Learn
**CHEMBUR
YOJANA**

9820247471

Priyanka Mani Education

Co-op. Housing Society Ltd.

Reg. No. Bom/HSG/M/8879 OF 82 ■ Bom/M-W/HSG/444/Amendment/Chembur/1987 OF 23-4-1987

Plot No. 6, S. No. 419,
Behind Suman Nagar,
V. N. Purav Marg, Chembur,
Mumbai 400 071.

Ref. No

Date 02/02/2023

To,
The Assistant General Manager
State Bank of India
Mumbai

[Handwritten Signature]
Jagdeo

Dear Madam/Sir,

NO OBJECTION CERTIFICATE

We, Chembur Yojana Co-operative Housing Society, hereby certify that;

1. Flat No.302, Chembur Yojana Co-operative Housing Society, Situated at S.NO.419, Chembur, has been allotted to Mr. Rajesh Vikram Matkar.

Description of the property:

FlatNo./HouseNo.	302
BuildingNo./Name	Chembur Yojana Co-operative Housing Society Ltd.,
PlotNo./SurveyNo.	Plot No.6, S.No.419
StreetNo./Name	V.N. Purav Marg,
Locality/village Name	Chembur
Area Name	Suman Nagar, Chembur
City Name	Mumbai
Pin Code	400 071

2. The Society has not issued any NOC to the occupant of the said flat for mortgaging the said flat with any financial institution/Bank for availing any loan/credit facility.

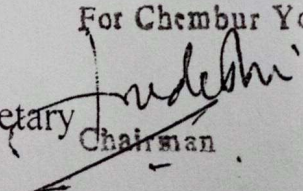
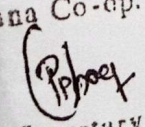
3. The Society confirms that, the Society has NO OBJECTION of whatsoever nature to the said MR. Rajesh Vikram Matkar, at his own costs, charges, risks and consequences mortgaging the said flat No.302 with STATE BANK OF INDIA (here in after referred to as "the Bank") as security for the amount advanced by the Bank to him.

4. The Society has not borrowed from any financial institution for the purchase/development of the property and have not created and will not create any encumbrances on the flat allotted to the said Mr. Rajesh Vikram Matkar during the currency of the loan sanctioned/to be sanctioned by the Bank to him.

5. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favor of the Bank, from the said MR. Rajesh Vikram Matkar, we are agreeable to accept State Bank of India as a nominee of the property described above and once the nomination favoring the Bank has been registered in the Society's register and advice sent to the Bank of having done so, We confirm not to change the same without the written NOC of the Bank.

The signatories to this letter have authority to sign this undertaking on behalf of Society.

Yours faithfully,

For Chembur Yojana Co-op. Hsg Society Ltd
Chairman Secretary  Secretary  Treasurer

THE CHEMBUR YOJANA CO-OP. HOUSING SOCIETY LTD. CO-OPERATIVE HOUSING
SOCIETY LIMITED

(Registered under M.C.S. Act 1960) (Registration No. 8879 and Date 82)

No. 15

Authorised Share Capital Rs. 250 Divided into 5 Shares each of Rs. 50/- only

Member's Register No. 26

THIS IS TO CERTIFY that Shri / Smt. RAJESH V. MATKAR

of BOMBAY is the Registered Holder of [FIVE] Shares from No. 71

to 75 of Rs. 50/- [TOTAL TWO HUNDRED FIFTY ONLY]

in THE CHEMBUR YOJANA CO-OPERATIVE HOUSING SOCIETY LTD.

CHEMBUR BOMBAY subject to the Bye-laws of the said Society and that upon each of

such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at CHEMBUR this BOMBAY

day of 26-10-2001

SHRI. B. S. GUPTA Chairman
SHRI. J. A. PRABHUHATE Hon. Secretary

SHRI. R. M. CHANDANANI Member of the Committee



P. T. O.

CHEMBUR YOJANA CO.OP.HSG. SOCIETY LTD

Reg.No.:BOM/HSG/M/8879 OF82

Bom/M-W/HSG/Amendment/Chembur/1987 of 23.04.1987
PLOT NO.6, S.NO.419, BEHIND SUMAN NAGAR, OFF
OFF V.N.PURAV MARG, CHEMBUR, MUMBAI - 400 071

BILL NO. : 164/ 2022-23

PERIOD : Quarter Ending March 2023

DATE : 1.01.2023

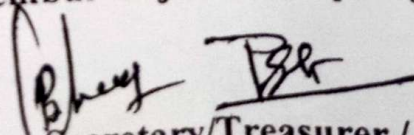
NAME : RAJESH V MATKAR

FLAT NO. : 302

Particulars	Amount (Rs.)
Rapairs & maintenance	10,500.00
Sinking Fund	618.00
Bldg. Repairs Fund	-
Parking Charges : Four Wheeler	-
: Two Wheeler	300.00
Non Occupancy Charges	-
Interest on Arrears	-
Total	11,418.00
Previous arrears	-
Grand Total	11,418.00

NOTE : Interest @21% P.A. will be charged on the outstanding amount for 3 months if the Payment is not made on before the last day of this Bill Period.

For Chembur Yojana Co.Op.Hsg, Soc. Ltd.


Hon. Secretary/Treasurer / Chairman



स्वच्छगृह
स्वच्छता का लगाव

Join us at www.swachhagraha.org
to be part of our cleanliness drive



Scan code to pay your bill via UPI
Use any Bank/ UPI App

adani
Electricity

BILL OF SUPPLY RESIDENTIAL

RAJESH VIKRAM MATKAR
302 CHEMBUR YOJANA CHS LTD
V N PURAV MARG, BHD SUMAN
NAGAR
CHEMBUR
MUMBAI 400071
Mobile No. 98*****71
Email Id ra*****ar@gmail.com
Connected Load in kW 8.90

To update your email id and mobile no., call us on 19122.



ACCOUNT NO.
151399558



BILL MONTH
Dec-22



DUE DATE*
07-01-2023

Electric Smiles

SMILES EARNED ..
5590

DUE AMOUNT

₹3540.00*

A small step to save the environment.
Switch to paperless bills and
save ₹10 every month.

DISCOUNTED BILL AMOUNT

Round sum bill payable (after discount
of ₹29.79) on or before discount
date 24-12-2022 ₹3510.00

LATE PAYMENT BILL AMOUNT

Round sum bill payable (including
DPC of ₹ 44.46) after due
date 07-01-2023 ₹ 3590.00#

*Refers only to current bill amount.
Previous balance is payable immediately.
#Payable until one month after due date, thereafter
interest applicable as per MERC tariff order.
##1 Electric Smile equals 1 reward point credited to your account.

MAHESH ANDHARI
Division Head
(Chembur Division)

24x7 Powerline
19122 We're listening.

For power interruption, complaint or restoration status

SMS POWER <9 digit account no.> to 7065313030 from any mobile no.
Give us a missed call on 1800 532 9998 from your registered mobile no.
Whatsapp POWER <9 digit account no.> to 9594519122 from any mobile number.

CUSTOMER CARE CENTRE /CORRESPONDENCE ADDRESS

Tilak Nagar, Road No.3, Chembur, Mumbai - 400 089

www.adanielectricity.com
helpdesk.mumbaielectricity@adani.com

Join us on
f t i n

Bill No. 101504689714 Bill Date 17-12-2022
Bill Distribution No. Chembur/Chembur Anik/01/111/37/037/008

Type of Supply THREE PHASE
Cycle No. 01
Connection date : Prior to Aug-2011

YOUR CURRENT CONSUMPTION

Tariff	Meter number	Multiplying Factor (MF)	Present reading	Energy consumption Previous reading	Consumption (Unit kWh)	Energy charge (₹)	Fixed charge (₹)	
LT I (B)	7535366	1	64659.00	64470.00	189.00	1887.90	145.00	
LT I (B)	SM30027318	1	198.00	0.00	198.00			
TOTAL						387.00	1887.90	145.00

TRACK YOUR CONSUMPTION (UNITS)

Billing Month	Last year		This year	
	Units	Amount	Units	Amount
DEC	293	2234	387	3557
Nov	377	2943	402	3662
Oct	350	2766	473	4444
Sep	370	2939	372	3362
Aug	386	3094	440	4080
Jul	404	3268	456	4257

Refer Important Message Section

IMPORTANT MESSAGE

• Tentative meter reading date for your JAN-2023 bill is 14-01-2023
• As per Hon'ble MERC approval dated 28th November 2022, Fuel adjustment charge (FAC) is being levied in current month. For any query, kindly connect at our Toll free number 19122 or visit <https://www.adanielectricity.com/faqs> for details.
• Please note that all important communication related to your account are being sent on 98*****71 registered with us. In case of any change, do inform us immediately to avoid any inconvenience and enjoy our uninterrupted services.
• Avoid delayed payment charges due to delayed cheque clearances, choose digital modes for payment. Visit <https://www.adanielectricity.com/Payment/Online-Payments> to know more.

360 DEGREE ADVERTISING SOLUTIONS FOR YOUR BRANDS

Exclusive Sole Marketing Rights of Adani Electricity Bill

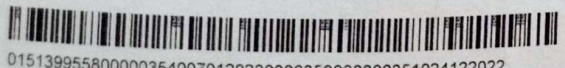
AIRLINE MEDIA | PERSONAL MEDIA | OUTDOOR MEDIA
CREATIVE STRATEGY | DIGITAL MARKETING

To Advertise here, Email: marketing@scommedia.com • www.scommedia.com
f /scommediapvtld t @ /scommedia

SCOM Media

CONSUMER DUTY PAID BY ORDER NO. LK/MS/04/17/2022 (Validity Period from 01/01/2022 to 31/03/2022)

• For Cheque payments: Date of realization of cheque or 3 days from submission of cheque (whichever is earlier) shall be deemed to be the date of receipt of payment (subject to realization)
• Cheque should be Account payee of local clearing and not post-dated
• Make cheque payable to Adani Electricity Mumbai Ltd. A/C No.: 151399558
• Mention A/c No. and respective amount on back of the cheque when making multiple bill payments by single cheque.



01513995580000354007012023000035900000351024122022

Dec 22 151399558 /0/

Round sum payable : ₹3540.00
Due date : 07-01-2023

Discounted amount : ₹ 3510.00
Discount date 24-12-2022

Amount after due date : ₹3590.00

7000/H02/7071-111/37
D2513/A2513/B150/S9/R2513

b/f (₹) : 0.68

PAY-IN SLIP FOR CHEQUE DROP

7071-111/150-233

बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते

मालमत्ता करदेयक
बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मालमत्ता कराचे देयक.

लेखा क्रमांक MW0800192480010 मालमत्ता करवर्ष 2022-2023 देयक क्रमांक 202210BIL16616986 202220BIL16616987 देयक दिनांक 01/10/2022

पक्षकाराचे नाव व पत्ता : RAJESH VIKRAM MATKAR
प्रेषक -
Asstt. Assessor & Collector, M West Ward, Municipal Office Building,
Sharadbhau Acharya Marg, Near Natraj Cinema, Chembur, Mumbai -
400 071.
मालमत्ता क्रमांक, सदनिका क्रमांक, इमारतीचे नाव/ विंग, सी.टी.एस क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांची नावे .
ईमेल - aacmw.ac@mcgm.gov.in दूरध्वनी क्र. 022 2528 0795

Flat No. 302, Chembur Yojana Co-op hsg soc ltd, Plot No. 6, CTS No.344, Sion
Trombay Road, Behind Suman Nagar, Chembur, . Mumbai, 400071,
Maharashtra
MW 1523[6] PLOT NO.6 CTS 344 BEHIND SUMAN NAGAR BLDG YOJANA M M C, CHEMBUR YOJANA CO.OP.HSG.SOC.L TD.

प्रथम करनिर्धारण दिनांक: 01/04/2000 जलजोडणी क्रमांक : - एकूण भांडवली मूल्य: ₹ 3776535

एकूण भांडवली मूल्य: ₹ Thirty Seven Lakh Seventy Six Thousand Five Hundred Thirty Five Only
(अक्षरी)

दि.31/03/2010 या तारखेपर्यंतची थकबाकी ₹ 0 दि. 01/04/2010 ते 31/03/2022 या तारखेपर्यंतची थकबाकी ₹ 0

देयक कालावधी: 01/04/2022 ते 31/03/2023

(सर्व रकम रुपयांमध्ये)

कराचे नाव	01/04/2022	ते	30/09/2022	01/10/2022	ते	31/03/2023
सर्वसाधारण कर			2077			2077
जल कर			0			0
जल लाभ कर			1303			1303
मलनिःसारण कर			0			0
मलनिःसारण लाभ कर			811			811
म.न.पा. शिक्षण उपकर			756			756
राज्य शिक्षण उपकर			661			661
रोजगार हमी उपकर			0			0
वृक्ष उपकर			38			38
पथ कर			944			944
एकूण देयक रकम			6590			6590
कलम 152 अ नुसार दंडाची रकम			0			0
परताव्यावरील व्याजाची वसुली			0			0
आगाऊ अधिदानाचे समायोजन			0			0
भरावयाची निव्वळ रकम			6590			6590
प्रतिदानाची निव्वळ रकम			0			0
अक्षरी रुपये			₹ Six Thousand Five Hundred Ninety Only			₹ Six Thousand Five Hundred Ninety Only
अंतिम देय दिनांक			31/12/2022			31/12/2022

"To make payment through NEFT:
IFSC - SBIN000300, Beneficiary A/C No:- MCGMPTMW0800192480010 , Name-BMC Property Tax. Please note, payment
done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of BMC /
बृहन्मुंबई महानगरपालिका

बृहन्मुंबई महानगरपालिका अधिनियम 1888 मधील कलम 152 अ अन्वये, अवैध बांधकामांवर मालमत्ता कर व शास्ती वसविणे व ती
पोळा करणे, यांचा, असे अवैध बांधकाम किंवा पुनर्बांधकाम, ते अस्तित्वात असेतोपर्यंतच्या कोणत्याही कालावधीसाठी विनियमित झाले
आहे असा अन्वयार्थ लावला जाणार नाही.

महाराष्ट्र आग प्रतिबंधक व जीव संरक्षक उपाययोजना अधिनियम 2006 मधील तरतुदीनुसार,
इमारतीचे मालक / भोगवटादार यांनी अग्निप्रतिबंधक व अग्निशमन यंत्रणा सुस्थितीत असल्याचे
'प्रपत्र-ब' अग्निशमन दलास प्रतिवर्षी जानेवारी व जुलै मध्ये सादर करावे.



सादरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, 1888 मध्ये कलम 154 (1 ड)
चा अंतर्भाव होण्यासापेक्ष जारी करण्यात येत आहे.

Prif
महेश पाटील
करनिर्धारक व संकलक

Mitra Milan,
P. Sudha Milk Centre,
ary Land Corner Building,
ion (East), Mumbai-400 022.

Chembur Yojana Co-op. Housing Society Ltd.

Reg.No.Bom/HSG/M/8879 OF 82 ■ Bom/M-W/HSG/444/Amendment/Chembur/1987 OF 23-4-1987

Date 15.07.2002

Ref No. _____

To,
Mr. R. V. MATKAR,

Member,

Sub : Allotment of flat in the building of
Chembur Yojana Co.op.Hsg.Society, on Plot
No. 6, S.No.419 of Chembur, Behind Suman
Nagar, V.N.Purav Marg, Chembur, Mumbai-71.

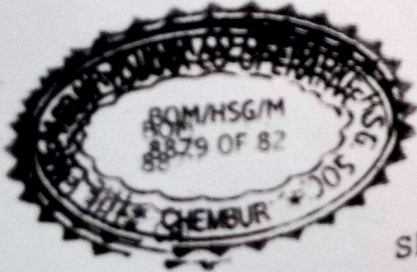
Sir,

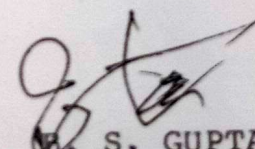
The Annual General Body meeting of the Society was held on Sunday i.e. 14th July, 2002 at Society's Bldg at Chembur. The allotment was finalised in the meeting and you have allotted flat No. 302 on 3rd floor. Area of the flat is 658.00 Sq.ft. and approximate cost is Rs. 9,21,200/- (Rs. Nine Lakh Twenty One Thousand Two Hundred Only).

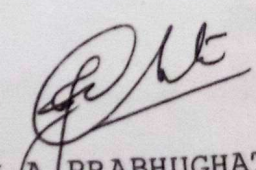
This allotment letter is for your information and for permanent record please.

Yours faithfully,

For CHEMBUR YOJANA CO.OP.HSG.SOCIETY LTD.



Shri.  S. GUPTA
CHAIRMAN

Shri.  J. A. PRABHUGHATE
SECRETARY

37, Mitra Milan,
Opp. Sudha Milk Centre,
Tary Land Corner Building,
Sion (East), Mumbai-400 022.

Chembur Yojana Co-op. Housing Society Ltd.

Reg.No.Bom/HSG/M/8879 OF 82 ■ Bom/M-W/HSG/444/Amendment/Chembur/1987 OF 23-4-1987

Ref No. _____

Date 29-7-2002

To,

SHRI R. V. MATKAR,

Dear Sir,

ALLOTMENT OF FLAT NO. 302 ON 3rd FLOOR,
ADMEASURING -- 805 -- SQ. FT. (BUILT UP/
CARPET) IN OUR BUILDING BEING CONSTRUCTED
ON PLOT NO. 6, SURVEY NO. 419 OF CHEMBUR,
BEHIND SUMAN NAGAR, V.N. PURAY MARG,
CHEMBUR, MUMBAI - 71 TO YOU

The Society is pleased to inform you that you are allotted the above Flat No. 302 in the Annual General Body Meeting of our Society held on Sunday, the 14th July, 2002 at the Society's Building at Chembur.

2. We hereby confirm that you are a bonafide member of our Society and we have issued Share Certificate No. 15 dated 4-11-01 for five shares of Rs. 50- each bearing distinctive Nos. 71 to 75 (both inclusive) in your name.

3. You are hereby informed that the Society has fixed the tentative construction cost and proportionate cost of the lease premium paid for the land at Rs. 11,27,933-00 (Rupees Eleven Lakh Twenty seven Thousand only), which you have to contribute as under -
Nine hundred Thirty Three-

- a) Rs. 2,40,100-00 Initial part payment made by you, which we hereby acknowledge.
- b) Rs. 3,23,540-00 to be paid on or before Completion of R.C.C. Frame work.
- c) Rs. 1,12,728-00 to be paid on or before Completion of Brick Masonery.
- d) Rs. 1,69,092-00 to be paid on or before Completion of Int/Ext Plaster.
- e) Rs. 2,25,456-00 to be paid on or before Completion of Tiling work.
- f) Rs. 56,364-00 balance payment to be paid before handing over possession of the flat.

Rs. 11,27,933-00

TOTAL

37, Mitra Milan,
Opp. Sudha Milk Centre,
Mury Land Corner Building,
Sion (East), Mumbai-400 022.

Chembur Yojana Co-op. Housing Society Ltd.

Reg.No.Bom/HSG/M/8879 OF 82 ■ Bom/M-W/HSG/444/Amendment/Chembur/1987 OF 23-4-1987

Ref No. _____

Date _____

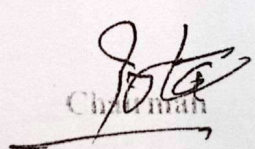
4. You are aware that we have entrusted the construction work to M s. Grem
Enterprises, who have assured us that the construction will be completed and
possession will be given on or before 30-6-03 and the Society will accordingly hand
over the possession to you after obtaining Occupation Certificate subject to your making
full payment towards your contribution for the flat.

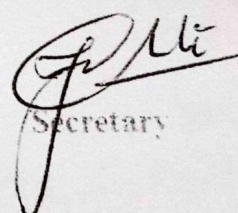
5. It is the condition of this allotment letter that you have to make payment as called
upon you to do from time to time. You have to take possession of the flat within seven
days from the date of receipt of notice to you from the Society. If you fall to comply with
any of these terms, then the Society is entitled to take appropriate action against you as
decided by the Society from time to time.

6. You will have to abide by the rules and regulations of the BMC, who has allotted
the land to us and other authorities, who have given permission for the construction.

7. You will have also to abide by the rules, regulations and the bye-laws of the
Society passed in this connection from time to time.

For Chembur Yojana Co-op. Hsg. Society Ltd.



Chairman


Secretary

I accept the terms and conditions
of the above allotment:

Signature

Name of the member :



(Sri. R.V. Matkar)

BRIHANMUMBAI MAHANAGARPALIKA.

No. AC(Est)/8106/SO of 5-9-2001

To,

Shri Jayprakash A. Prabhughate,
Secretary,
Chembur Yojana Co-op. Hsg. Society Ltd.,
C/p. 1, Mitra Milan, Opp. Sudha Milk Centre,
Mary land corner, Bldg., sion (East),
Mumbai-400 022.

Sub:- Change of members in "Chembur Yojana Co-op.
Hsg. Society Ltd.", Plot No. 6, S. No. 419, V. N.
Purav Marg, Chembur, Mumbai-400 071.

Ref:- Your letter dt. 9.4.2001.

Dear Sir,

This is to inform you that Jt. Municipal Commissioner (Impts.) vide No. MDD/7473 of 24.8.2001 is pleased to accord sanction to enroll 8-new members in "Chembur Yojana co-op. Hsg. Society Ltd. ", Plot No. 6, S. No. 419 (Pt.), V. N. Purav Marg, Chembur, Mumbai-400 071 in place of 8-resigned members as detailed below :-

Members Resigned		New members enrolled.	
1.	Shri Mukund Vithal Jog.	1.	Dr. Prashant Eknath Shimpi.
2.	Shri Vasantmadhav r. Kulkarni.	2.	Shri Sharad Prabhakar Deo.
3.	Shri Ramanna Shivsharanappa.	3.	Shri Santosh Ramchandra Jadhav.
4.	Shri Shamrao Murli Waghmare.	4.	Shri Ramesh Atmaram Nar.
5.	Shri Virbhadra Harinimath.	5.	<u>Shri Rajesh Vikram Matkar.</u> ✓
6.	Smt. Anita Ashok Prabhughate.	6.	Shri Shivajirao Dhyandeo Salunke.
7.	Shri Suhas Pandurang Patwardhan.	7.	Shri Jagdish Vinayak Vaity.
8.	Shri Ashok L. Shiwadikar.	8.	Dr. (Mrs.) Deepa Ghansashyam Kane

In addition to above, Jt. M.C. (I) has also accorded approval to enroll 2-additional new members viz. Smt. Amita Krishnaji Gawas and Shri Prakash Kamalakar Nadgauda on the basis of available F.S.I.

You are now requested to take further necessary action in view of Jt. M.C. (I)'s sanction as stated above.

Yours faithfully,

J. K. Wade
3/9/2001
Asstt. Commissioner
(Estates).

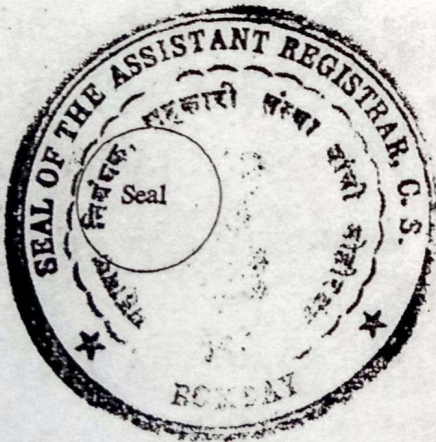


GOVERNMENT OF MAHARASHTRA

CERTIFICATE OF REGISTRATION

It is hereby certified that the Chembur Yojana Cooper-
-ative Housing Society Ltd., Plot No. 7, Dorla Chattr
Scheme, Chembur Govandi Road, Chembur, Bombay-400071
has been registered under Section 9(1) of the Maharashtra
Co-operative Societies Act, 1960 (Maharashtra XXIV of 1961)
under registration number DOM/HSG/M/8879 of 82

The Society has been classified as Housing Society
sub-classification Tenant Co-partnership under Section 12(1)
of the said Act read with Rule 10(i) of the Maharashtra
Co-operative Societies Rules, 1961.



Place BOMBAY-1.

Date 3rd, February, 1982.

Signature _____

Assistant Registrar,
Co-operative Societies (M-Ward)
Designation Bombay

STATE BANK OF HYDERABAD
SION BRANCH, MUMBAI

210, Om Jai Laxmi Appartments,
Sion (East)
Opp. Sion Hospital
Mumbai - 400 022

Te : 2408 4614
: 2409 4077
: 2401 8231
Fax : 2409 4456

F/ADV/

DATE 19.07.2007

TO WHOMSOEVER IT MAY CONCERN

This is to certify that Mr Rajesh V Matkar & Mrs Sushama R Matkar availed a housing loan with us by mortgaging the below mentioned flat. Now they have liquidated the loan account by making full payment and the captioned account stand closed at our end. The detail of the account and property is as given below:-

DETAIL OF THE PROPERTY

Flat No 302, Chembur Yojana CHS Ltd
V N Purav Marg, Behind Suman Nagar
Chembur, Mumbai - 400 071

DETAIL OF THE LOAN ACCOUNT

A/c No 01593013902 / 52090824946
Limit Sanctioned Rs. 8,00,000.00

*Landless
letter.*

CHIEF MANAGER



BRIHANMUMBAI MAHANAGARPALIKA

No. AC/Estates/25439/Soc. 26/2/04

To.
M/s. S.G Dharmadhikari & Associates,
24, Pandit Niwas,
3rd floor, R.B.S.K. Bole Rd.,
Dadar, Mumbai-400028.

Sub.- Proposed building on Plot No. 6 Sr.No. 419
Chembur for M/s. Chembur Yogana
Co.Op.Hsg. Society Ltd.

Ref.- i) Your letter u/No. Nil dated 14.11.2003
ii) This office letter u/No. AC/Estates/25439/Soc.
of 10.2.2004

Sir,



With reference to above subject work, this is to inform you that as you have paid the premium/charges as demanded by this office above referred letter, so far as this department is concerned, there is no objection for part occupation to Stilt + 3rd floors (three) of the above subject building constructed as per plan u/No. EB/5407/BPES/AM dtd. 24.2.2003 subject to the following conditions :-

1. N.O.C. to Occupation to remaining floors shall be granted after obtaining demarcation/joint measurement of the plot from D.L.R.
2. That your client shall pay enhanced ground rent of Rs. 96/- per annum alongwith other ground rent.
3. That in future if any extra potential is derived on the above plot then M.C.G.M. as a lessor shall have exclusive right of charging one time premium/extra ground rent as per prevailing policy.
4. The copy of occupation ^{plan} shall be submitted to this office within three months.

Yours faithfully,





This application form holds good upto _____ and only if no change is proposed in the layout or the conditions of the offer.

Plot No. 6, S.no. 419 (PL) behind
Suman Nagar, V.N. Purav Marg,
Chembur. Estate

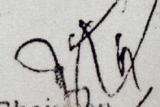
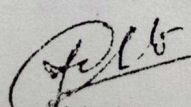
THE MUNICIPAL CORPORATION OF GREATER BOMBAY

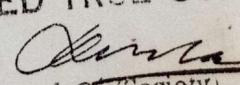
OFFER	CONTENTS	PAGE
ACCEPTANCE	..	1
ANNEXURES TO OFFER	..	2
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Clauses :		
(1) Definitions	..	4
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(4) Power to determine contract if plans not approved	..	4
(5) Municipal Rules to be observed	..	5
(6) { Excavation	..	5
{ Preparing, etc., liquor or toddy	..	5
(7) Period for construction and description and cost of building	..	5
(8) Boundary walls or fences	..	5
(9) Inspection	..	5
(10) Insurance	..	5
(11) Assignment and underletting	..	5-6
(12) { Terms of occupancy and rent prior to grant of Lease	..	6
{ Free period	..	6
(13) Title of the Corporation	..	6
(14) { Grant of Lease	..	6
{ Building not to be occupied before completion	..	6
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(16) Costs	..	7
(17) Application of Deposit	..	7
(18) { Power of Re-entry	..	7
{ Extension of Time	..	7
(19) Notices, etc.	..	7
(20) Marginal Notes	..	8

For Chembur Yojana Co-op. Hsg. Society Ltd.



J.—3245,

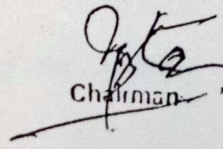
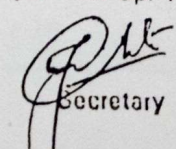
For Chembur Yojana Co-op. Hsg. Society Ltd.

 Chairman
 Secretary

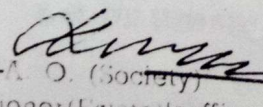

CERTIFIED TRUE COPY

 Sd/- A. O. (Society)
 Asst. Commissioner (Estate) Office
 M. C. M.

	PAGE
First Schedule (Deposit)	8
Second Schedule (Description of Plot)	9
Attestation Clauses	10
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For Chimbur Yojana Co-op. Hsg. Society Ltd.

 Chairman
  Secretary
 Treasurer

CERTIFIED TRUE COPY


 Sr. P. O. (Society)
 Asst. Commissioner (Estate) office
 M. C. G. M.


CERT
Asst. Com

- (1) The applicant will be satisfied with access by the katcha road and the Municipality will be free to complete road or the roads abutting on the plot at any time at their discretion.
- (2) The Municipality will not provide any carriage entrance free of cost.
- (3) The applicant agrees to take the plot in the condition it is lying at present.

Signature _____
THE MUNICIPAL CORPORATION OF GREATER BOMBAY.

Chembur Estate.

Plot No. 6, S.No. 419 (PT)

APPLICATION

To
**THE MUNICIPAL COMMISSIONER,
 FOR GREATER BOMBAY.**

BOMBAY, _____ 197 .

Sir,

I/We the undersigned hereby offer to enter into an agreement, in the term set out in the accompanying draft, for a building lease of the above plot admeasuring approximately 1305.00 square yards and with compulsory open space as shown on the plan attached hereto and subject to the Building Bye-laws of the Estate and send herewith (a sum of Rs. 13050.00) approved securities of the present value of Rs. _____ duly endorsed to the Corporation to be held by the Corporation, if this offer is accepted, as security for the due compliance with all my/our obligations under the agreement.

I/We also forward herewith the sum of Rs. 900.00 to be held by the Corporation, if this offer is accepted, as an advance on account of stamp duty, registration charges and other costs payable in respect of the abovementioned agreement.

Should I/We fail to execute and complete the original and duplicate of the Agreement within one English calendar month after the date of delivery thereof at my/our undermentioned address for such purpose, or within such extended period (if any) as the Corporation may permit, the Corporation shall be at liberty to treat both the security deposit and the advance on account of costs as forfeited to the Corporation and their acceptance of this application as cancelled.

In the event of this offer not being accepted by the Corporation, the security deposit and the advance for costs are to be returned in full without interest.

Signature of applicant _____
 Address B-12, Shri. J. N. Phadniswale Society, Sion (E), Mumbai 400021
 Description Plot No 6, S.No. 419 (PT) of Chembur V.N. Purav Marg, Behind Suman Nagar, Chembur Mumbai 400071
 Age 52

I hereby say that the age of the applicant as given above is correct according to my knowledge/information.

J. 3245 Signature of the Architect S. G. Dharmadikari.

for Chembur Yojana Co-op. Hsg. Society Ltd.
 Treasurer
 Secretary
 Chairman

CHEMBUR YOJANA CO-OP. HSG. SOC. LTD.
 1. Mitra Milan. C.P. Sacha Milk Centre.
 Mary Land Corner Bldg. Sion (E.)
 MUMBAI-400022

Phone. 422 4096
S. G. DHARMADHIKARI & ASSOCIATES
 B. E., A. M. I. E.
 ARCHITECTS, ENGINEERS & SURVEYORS Reg. No. P/176
 24, Pandit Nivas 3rd Floor,
 R. B. S. K. Bole Road, Dadar.
 BOMBAY-400 028

CERTIFIED TRUE COPY
 Sr. P. O. / A. O. (Society)
 Asst. Commissioner (Estate) office
 M. C. G. M.

GENERAL STAMP OFFICE
TOWN HALL, FORT,
MUMBAI - 400 023,
MAH/GSO/009



भारत सरकार
INDIA
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281983
SPECIAL ADHESIVE
16 1.2002
0 0 0 3 7
MAHARASHTRA

97
5

श्री ५
श्री ५

For Chairman
For Secretary
For Treasurer
Yojana Co-op. Hsg. Society Ltd.
Chairman
Secretary
Treasurer

AN AGREEMENT made the _____ day of _____ in the Christian Year One Thousand Nine Hundred and _____ Between THE MUNICIPAL CORPORATION OF GREATER BOMBAY, a Corporation constituted by the Bombay Municipal Corporation Act, of the first part _____ Municipal Commissioner for Greater Bombay of the second part and Chembur Yojana Co-Op. Hsg. Society Ltd. registered v/no. Bom/HSG/M/8879 of 1982 dt. 03-02-1982.

of the third part WHEREAS before the signing of this Agreement by the Tenant he deposited with the Corporation the sum of Rs. _____ or the equivalent thereof in Securities approved by the Corporation and duly endorsed in favour of the

For Chairman Yojana Co-op. Hsg. Society Ltd.
Chairman
Secretary
Treasurer

CERTIFIED TRUE COPY

S. P. O. / A. O. (Society)
Asst. Commissioner (Estate) office
M. C. G. M.
120

Corporation as security for the due compliance by the Tenant with all his obligations under this Agreement NOW IT IS HEREBY AGREED by and between the parties hereto as follows :-

Definition.

1. IN this Agreement the expression "the Corporation" means the Municipal Corporation of Greater Bombay and unless such inclusion is inconsistent with the context their Successors and Assigns; the expression "the Commissioner" includes any person appointed to act as the Municipal Commissioner for Greater Bombay and any Deputy Municipal Commissioner exercising any of the powers and performing any of the duties of the Municipal Commissioner; the expression "the Tenant" includes the said

Chembur Yojana Co-op. Hsg. Society Ltd.

and unless such inclusion is inconsistent with the context the Heirs Executors Administrators and Assigns of the Tenants; the expression "the City Engineer" includes the Engineer of the Corporation for the time being and any person for the time being authorised by the Corporation or the Commissioner to perform any of the functions of the City Engineer under this Agreement; the expression "the Estate Agent and Land Manager" includes the Estate Agent and Land Manager of the Corporation for the time being and any person for the time being authorised by the Corporation or the Commissioner to perform any of the functions of the Estate Agent and Land Manager under this Agreement; the expressions "Approval" or "Approved" when used in connection with Plans and Specifications include an approval subject to specified alterations being made and/or specified conditions being observed or performed which as the Tenant commences to build; the expression "Approved Architect" means the Architect for the time being approved of by the Commissioner under Clause 3 thereof;

Note.—The words inappropriate to immediate or future case may be to be struck out before the Agreement is signed.

the expressions "Date of Possession" means (the _____ day of _____ 19 _____) (the date hereof) the date on which the Estate Agent and Land Manager shall give notice to the Tenant that the Plot is vacant upon which date the Tenant shall for all purposes of this Agreement be deemed to have taken possession of the Plot; the expression "the Deposit" means the cash and/or securities specified in the First Schedule hereunder written together with any interest for the time being accrued due thereon; the expression "Month" means English Calendar month; the expression "Plan" includes Elevations and Sections; and the expression "the Plot" means the land described in the Second Schedule hereunder written.

Possession.

2. THE Tenant shall for the period of eighteen month from the date of possession be entitled to enter upon the Plot for the purpose only of erecting buildings and executing works in accordance with the stipulations hereinafter contained. Possessions shall be/has been given subject to all rights of adjoining owners occupiers and lessees and the Tenant shall be responsible for any damage which may be caused to any adjoining buildings or other premises by such erection or execution.

See note to Clause 1 "Date of Possession."

Architect and Plans to be first approved.

3. WITHIN seven days from the date hereof the Tenant shall submit for the approval of the Commissioner the name of the Architect whom he intends to employ for the preparation of the Plans and for the supervision of the proposed buildings and works. No building or work shall be begun until the Commissioner shall have signified to the Tenant his approval of the Architect and of his Plans and Specifications of such building and no building or erection shall be built or erected upon the Plot except in strict conformity with Plans and Specifications so approved and except under the direct supervision of an Architect previously approved by the Commissioner nor shall any alterations be made in such buildings or erections without the previous consent of the City Engineer.

Power to determine if plans not approved.

4. SHOULD the Commissioner not approve of the Plans and Specifications whether originally submitted or subsequently required the Commissioner may by notice to the Tenant determine this Agreement without prejudice to any claim that the Corporation may have for a previous breach thereof and if possession has been given to the Tenant the Corporation may re-enter upon the Plot. Upon such determination the Deposit shall be applied in the manner provided in Clause 17 hereof.

THE Tenant shall not commit any breach of the Municipal Corporation Act, or of any regulations or bye-laws and regulations of the Corporation and perform the Rules of the Corporation and lodged with the Commissioner and...

6. THE Tenant shall not make any excavation or any stone sand gravel clay earth or other material in the opinion of the City Engineer be necessary for works to be executed as herein mentioned on the Plot or in the buildings erections or on the Plot or any part thereof.

7. THE Tenant shall within the term of possession or within such extended term by the Corporation at his own expense for immediate occupation building only.

8. THE Tenant shall only together with suitable off and other works with the best respect with the Plans and Specifications of the approved Architect and replace any materials broken which the City Engineer Engineer shall consider Rs.

8. THE Tenant in accordance with the adjoining tenants plots of the Corporation shall be shared between such share as...

9. THE Tenant shall enter upon the Plot within the term of possession or within such extended term by the Corporation at his own expense for immediate occupation building only.

CERTIFIED TRUE COPY

For Chembur Yojana Co-op. Hsg. Society Ltd.

[Signature]
Chairman

[Signature]
Secretary

Treasurer

East Commissioner (Estate) office

7

THE Tenant shall not commit any breach of any of the provisions of the Municipal Corporation Act, or of any legislative amendment or re-enactment of the bye-laws and regulations thereunder for the time being in force and shall and perform the Rules of the Corporation which a copy has been signed by the and lodged with the Commissioner and another copy has been handed to the

Municipal rules to be observed.

6. THE Tenant shall not make any excavation upon any part of the Plot nor any stone sand gravel clay earth or other materials therefrom except so far as the opinion of the City Engineer be necessary for the construction of the buildings works to be executed as herein mentioned, nor prepare, keep, sell or deal in permit or suffer to be prepared, kept, sold or dealt in liquor of any kind or toddy the Plot or in the buildings erections or structures standing or to be constructed on the Plot or any part thereof.

Excavation and Preparing, etc. liquor or Toddy.

7. THE Tenant shall within the period of _____ months from the date of possession or within such extended period as may be granted in writing to the Tenant by the Corporation at his own expense erect on the Plot and cover in and complete for immediate occupation buildings to be used for Residential purpose only.

Period for construction and description and cost of building.

5. The Tenant shall only together with suitable offices drains entrance gates and boundary fences or walls and other works with the best materials of their several kinds and in conformity in every respect with the Plans and Specifications approved as aforesaid and under the inspection of the approved Architect and to the satisfaction of the City Engineer and shall remove and replace any materials brought on the Plot or used in any of the said buildings or works which the City Engineer shall require to be removed or any workmanship which the City Engineer shall consider bad or improper and shall expend on the said buildings and works Rs. _____ at the least.

For Chambur Yojana Co-op. Hsg. Society Ltd.

Treasurer

Secretary

8. THE Tenant shall erect the boundary walls and fences shown on and in accordance with the approved Plans except those which shall have been erected by adjoining tenants or lessees. When a boundary wall or fence is common to two of the plots of the Corporation the cost of erection and maintenance of such wall or fence shall be shared between the tenants or lessees of such plots as the City Engineer (Whole decision shall be final) shall determine and the Tenant shall on demand pay to the Corporation such share as may be determined as aforesaid by the City Engineer.

Boundary Walls or Fences.

9. THE Commissioner and the City Engineer and the Estate Agent and Land Manager and all persons authorized by them or any of them may at all reasonable times enter upon the Plot or any part thereof and inspect the buildings and works erected or in course of erection thereon.

Inspection.

10. THE Tenant shall so soon as the main buildings shall be rooted in insure and thenceforward until the grant of the Lease hereinafter provided keep insured in the joint names of the Corporation and the Tenant against loss or damage by fire in an office to be approved by the Improvements Committee all buildings and works on the Plot in three-fourths at the least of the value which such buildings and works will have when completed (such value to be estimated by the City Engineer) AND shall on request produce to the Commissioner the Policy or Policies of Insurance and the receipts for premiums AND shall forthwith apply all moneys received by virtue of such Insurance in rebuilding or reinstating the building and works destroyed or damaged AND shall make up out of the Tenant's own money any deficiency therein so that such destruction or damage shall be completely made good by him.

Insurance.

11. THE Tenant shall not (except by way of mortgage subject to the terms of this Agreement) assign underlet or part with his interest under or the benefit of this Agreement or any part thereof without the previous consent in writing of the Commissioner AND in case of any permitted assignment the Tenants shall nevertheless continue

Assignment and underletting.

-3245

For Chambur Yojana Co-op. Hsg. Society Ltd.

[Signature]
Chairman

[Signature]
Secretary

Treasurer

CERTIFIED TRUE COPY

[Signature]
Br. P. O. / A. O. (Society)

Asst. Commissioner (Estate) office

M. C. G. M.

11

THE SECOND SCHEDULE

(Being a description of the land herein referred to as "the Plot")

All that land admeasuring 1305.00 square ^{mtrs.} yards or thereabouts

situate on and being plot No. 6, at S. No. 419 (Pt) behind Suman Nagar
M.N. Puxav Marg, Chembur

Estate of the Corporation in the City and Island and Sub-Registration District
of Bombay and bounded on the

.....
.....
.....
.....
.....
.....
.....

and which is delineated on the plan hereto annexed being thereon surrounded

by a red boundary line and forms portion of New Survey No.

and bears Cadastral Survey No.

Division and is assessed by the Assessor and Collector of Municipal Rates and

Taxes under Ward No.

and Street No.

and is now

J.-3245,

For Chembur Yojana Co-op. Hsg. Society Ltd.
Treasurer
Secretary
Chairman

NOTE.—Here insert "Vacant" or "in the occupation of....." (see definition of date of possession in Clause 1).

For Chembur Yojana Co-op. Hsg. Society Ltd.

Chairman
Secretary

Treasurer

CERTIFIED TRUE COPY

Asst. Commissioner (Estate) office
M. C. G. M.

SHILPA MANGLE
ADVOCATE HIGH COURT
RESIDENT ADDRESS: Office No. 1, 1st floor, Singh House, Opp Stock Exchange
Post office, Ambalal Doshi Marg, Fort, Mumbai-02
Email Address- shilpa.mangale@gmail.com
Mob No. 9819009238.

SBI/Sion RACPC Br./2023

Date - 05/04/2023

To,
Assistant General Manager,
STATE BANK OF INDIA,
Sion RACPC Branch,
Mumbai

Annexure - B

REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY.

1	a	Name of the Branch/ Business Unit/Office seeking opinion.	State Bank of India, Sion RACPC Br., Mumbai.
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	By hand
	c	Name of the Borrower.	Mr. Rajesh Vikram Matkar.
2	a	Type of Loan	Home loan
	b	Type of property	Flat
3	a	Name of the unit/ concern/ company/ person offering the property/ (ies) as security.	Mr. Rajesh Vikram Matkar.
	b	Constitution of the unit/ concern/ person/ body/ authority offering the property for creation of charge.	Individual
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower
4	a	Value of Loan (Rs. in crores)
5		Complete or full description of the immovable property (ies) offered as security including the following details.	Flat No. 302, on 3 rd floor, measuring 805 Sq.Ft. (Built-up area) in the Society known as "Chembur Yojana Co. Operative Housing Society Ltd.", constructed on the plot of land bearing Plot No. 6, Survey No. 419, lying, being & situate at Village Chembur, Taluka Kurla, District Mumbai.
	a	Survey No.	Plot No. 6, Survey No. 419



22. OFFICE ADDRESS (HOUSE NO., ROAD NAME, LOCALITY, CITY, PIN CODE, DISTRICT, STATE)	-	MCA DEPT FIRST FLOOR PAREL POB BAWADI MUNICIPAL SCHOOL PAREL	CAG BRANCH, NEVILLE HOUSE 2 nd FLOOR, J N HEREDIA MARG BALLARD ESTATE
23. PERMANENT ADDRESS (HOUSE NO., ROAD NAME, LOCALITY, CITY, PIN CODE, DISTRICT, STATE)	302, CHEMBUR YOJANA CHS, V N PURAV MARG, BLM SUMAN NAGAR, CHEMBUR, MUMBAI MAHARASHTRA - 400071	302, CHEMBUR YOJANA CHS, V N PURAV MARG BLM SUMAN NAGAR, CHEMBUR, MUMBAI, MAHARASHTRA - 400071	302, CHEMBUR YOJANA CHS, V N PURAV MARG BLM SUMAN NAGAR, CHEMBUR, MUMBAI MAHARASHTRA
24. CONTACT NO.	9869455957	9820247471	9136791108
25. E-MAIL ID	sanjusrj16@gmail.com	rajeshmatkar@gmail.com	Sushammatkar@gmail.com
26. ADDRESS FOR CORRESPONDENCE [TICK (V) OPTIONS AS APPLICABLE]	RESIDENTIAL ADDRESS / OFFICE ADDRESS / <input checked="" type="checkbox"/> PERMANENT ADDRESS		

(II) PRESENT BANKER DETAILS

PARTICULARS	STUDENT	PARENT / HUSBAND	CO-BORROWER / GUARANTY
1. NAME OF THE BANK	SBI	SBI	SBI
2. BANK BRANCH	ESTAR MALL CHEMBUR	SWASTIC PARK CHEMBUR	DEONAR
3. SB / OD ACCOUNT NO.	30282028384	316101018971	30059309722
4. DIRECT / INDIRECT LIABILITY DETAILS	-	-	-
5. WHETHER RELATED TO CHAIRMAN / DIRECTORS / EMPLOYEE OF OUR BANK OR ANY OTHER BANKS. IF YES, DETAILS OF RELATIONSHIP			EMPLOYEE OF SBI

(III) DETAILS OF THE COURSE / STUDY [TICK (V) OPTIONS WHEREVER APPLICABLE]

1. WHETHER UNDER MERIT / MANAGEMENT QUOTA	<input checked="" type="checkbox"/> MERIT / <input type="checkbox"/> MANAGEMENT QUOTA
2. NAME OF THE COURSE	MASTERS OF SCIENCE IN FINANCE AND INVESTMENT
3. COURSE CATEGORY	DIPLOMA / GRADUATION / POST-GRADUATION DEGREE / <input checked="" type="checkbox"/> POST-GRADUATION DIPLOMA / PROFESSIONAL COURSE
4. NAME OF THE INSTITUTION & UNIVERSITY	LOUGHBOROUGH UNIVERSITY
5. WHETHER THE COURSE IS FOR STUDIES ABROAD	<input checked="" type="checkbox"/> YES / <input type="checkbox"/> NO
6. ADDRESS OF THE INSTITUTION (CITY, PIN, DISTRICT, STATE, COUNTRY)	LOUGHBOROUGH UNIVERSITY, EPINAL WAY, LOUGHBOROUGH, LEICESTERSHIRE, LE 11 3TU.
7. RANKING OF THE INSTITUTION OR COURSE	TOP TEN IN THE UK COMPLETE UNIVERSITY GUIDE (No. 7) LOUGHBOROUGH UNIVERSITY
8. DURATION OF COURSE	1 Year
9. DATE OF COMMENCEMENT OF COURSE	2 nd october 2023
10. DATE OF COMPLETION OF COURSE	1 st october 2024

(IV) COST OF COURSE / SOURCE OF FINANCE: (ALL AMOUNTS IN Rs.)

PARTICULARS	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTAL
1. TUITION FEES						
2. EXAMINATION FEES						
3. BOOKS/STATIONERY						
4. EQUIPMENT / COMPUTER						
5. HOSTEL EXPENSES						
6. SUNDRIES / TRAVEL						
7. TOTAL						
8. OWN SOURCE / SCHOLARSHIP						
9. INSURANCE PREMIA FOR THE DURATION OF LOAN AND START UP PERIOD						
10. LOAN REQUIRED						

PMAY Yes/No	Annual Gross Income	Please Tick	
CIF No.		PAL	
Existing SBI A/C No.		Tie up (If applicable)	
LOS Reference No.: 25436606		Take Over	

Applicant Name : Sanjana Matkar.
 Co-Applicant Name : Suchama Matkar

Contract (Res.) Mobile :

Loan Amount : 35 lac	Tenure : 180
Interest Rate : Global advantage	EMI :
Loan Type : Education loan	SBI LIFE : YES / NO
Hsg. Loan _____ Margin _____	
Ready _____ Home Equity _____	

Property Location :
 Property Cost :
 Name of Developer / Vendor :

~~RBO~~ ~~Zone~~ Branch - Chembur Code No. 533

Name S.S.L. Co-ordinator along with Mob No. :
 Name RACPC Co-ordinator along with Mob No. :
 Name of HLST / MPST / BM / PS along with Mob No. :

	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1		SITE INSPECTION	

Sonawane Sr

E-31699

Reference Staff PF ID :
 Reference Staff Name :

PMAY Yes/No	Annual Gross Income	Please Tick	
CIF No.		PAL	
Existing SBI A/C No.		Tie up (if applicable)	
LOS Reference No.: 25436606		Take Over	

Applicant Name : Sanjana Matkar
 Co-Applicant Name : Suchama Matkar

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Property Cost :

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~~RDO~~ ~~Tone~~ Branch - Chembur Code No. 533

Name S.S.I. Co-ordinator along with Mob No.:

Name RACPC Co-ordinator along with Mob No.:

Name of HJST / MPBT / BM / PS along with Mob No. :

	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1		TE INSPECTION	

Sonawane Sr

E-31699

Reference Staff PF ID :

Reference Staff Name :