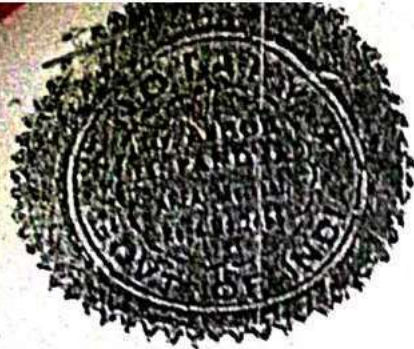


Annul'd Purkan SVV - 23/10/23
18600



Citizen Credit Co-op. Bank Ltd.,
Carniel Road, Bandra (W),
MUMBAI
D-S/STP/M/C.R. 1009/0

भारत 11779
100009



FORM NO. 31
Rs. 0000100/-
FES 06 2005
15:31
MAHARASHTRA

The Form of Undertaking to be furnished by the prospective member(s) to use the flat for the purpose for which it is purchased/allotted.

I/We, Name: USHWANATH RAGHUNATH KALEKAR
MADHAU USHWANATH KALEKAR at present
residing at Address: PLOT NO: 142, DATTA PRASAD
CHS LTD. 23/A, CHARKOP, KANDIVALI (WEST)

Handwritten signature: Madhau Kalekar

Mumbai - 400 062 intending member of the Gorai Chand Ganga Co-Op. Hsg. Soc. Ltd. duly registered having address at Plot No. 2, R.S.C. - 1A, Mhada layout, Gorai, Borivali(W), Mumbai - 400 092, hereby give the undertaking that I/We will use the flat purchased by me/us proposed to be acquired by me/us on cessation of Membership of the earlier Member by the Society under the bye-laws of the Society, for the purpose mentioned in the letter, which will be issued Under Bye-Laws No. 78(a) of the bye-laws of the Society, duly Registered.

I/We further give the undertaking that no change of use will be made by me/us without the previous permission in writing of the Managing Committee of the Society.

Place: Mumbai

USHWANATH RAGHUNATH KALEKAR
Name: MADHAU USHWANATH KALEKAR
Handwritten signature: Madhau Kalekar
Prospective Member

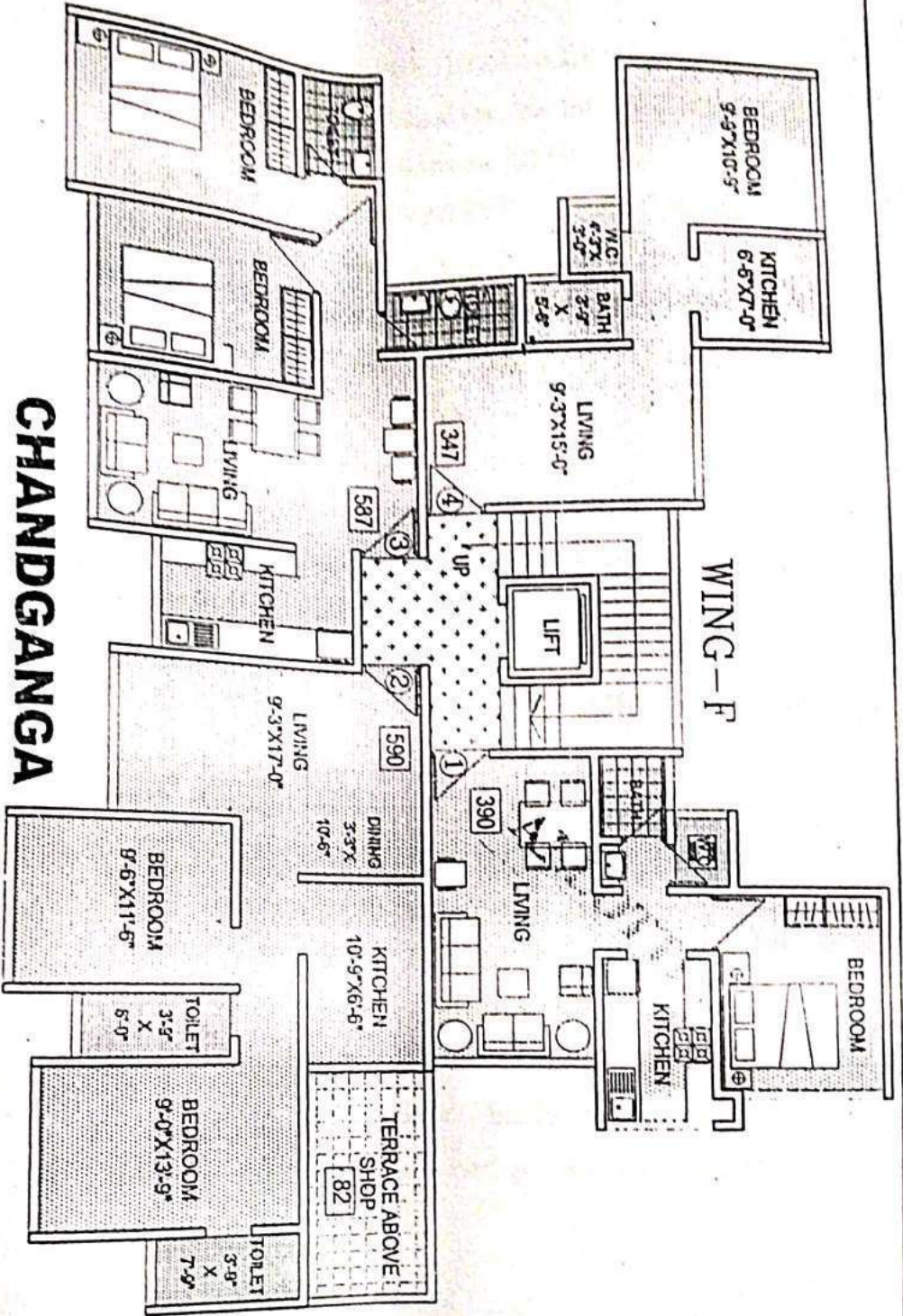
Identified by me
Date: 26/05

Handwritten signature: Kailash H. Said

KAILASH H SAID
ADVOCATE
2 A.L.L.B.
Roo 1 B605, Narendra Park,
Anand Nagar, Doha
MUMBAI

Identified by me in Mumbai
Handwritten signature: Ashok M. Pandya
26/05
ASHOK M. PANDYA
ADVOCATE & NOTARY (GOVT. OF INDIA)
C-6, Diamond Apt., Behind Diamond
Chowk, L. T. Road, Kurla (W)
MUMBAI 400 027

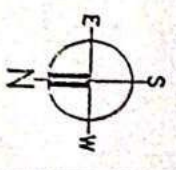




CHANDGANGA
TYPICAL FLOOR PLAN (1ST & 7TH)

FLOOR NO. SEVENTH
 FLAT NO. F/701
 ALLOTTED TO SHRI/SMT. MADHAVI VISWANATH RAO
SHRI/SMT. MADHAVI VISWANATH RAO

[Handwritten Signature]
[Handwritten Signature]



1. By an Indenture of Lease dated 6/8/2003, duly registered in the Office of the Sub Registrar Borivili-3 at Bandra, under Serial No. BDR-6/7044/2003 on 12/8/2003, the Maharashtra Housing and Area Development Authority, (hereinafter referred to as "the said Authority") gave on lease to the said Society a piece or parcel of developed land bearing Plot No.2 RSC-1A, at Gorai Part I, admeasuring about 3038.69 sq. metres or thereabout consisting of Survey No.171 Part of Borivali Village, C.T.S. No. —, being part of the Authority's land situate at Borivali Village, Taluka Borivali, Mumbai Suburban District, in the Registration Sub District Mumbai Suburban, (hereinafter referred to as "the said property") for the period of 90 years with effect from the 20th day of January, 1997, for the consideration and on the terms and conditions recorded therein;

2. By an Agreement dated 04th January 2004 entered into between the GORAI CHAND GANGA CO-OPERATIVE HOUSING SOCIETY LIMITED and M/S. HIGHLAND CONSTRUCTIONS, (hereinafter referred to as "the said Contractor") the said Society has appointed the said Contractors to finance and also to carry out the construction of the said building on the said property. The said Agreement has been approved and ratified by the Society after it being thoroughly discussed in its Annual General Body Meeting;

For Gorai Chand Ganga Co-op. Hsg. Soc. Ltd.

Secretary

[Signature]
M. K. Kulkarni

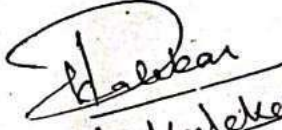
3. The Society appointed M/S. SPACE MOULDERS as the Architect to prepare the plans and specifications to construct a building having Stilt/Ground plus 7 upper floors on the said property;

4. Pursuant to the above, M/S. SPACE MOULDERS prepared the plans for construction of a building having Stilt/Ground plus 7 upper floors on the said property and got the same approved from the Municipal Corporation of Greater Mumbai and other authorities concerned. The Society has already received I.O.D. and Commencement Certificate for construction from the Municipal Corporation of Greater Mumbai and the construction work as per sanctioned plans has already been started. The proposed multi-storeyed building to be constructed on the said property is hereinafter referred to as "the said building";

5. The Allottee has seen the plans as prepared by the Architect and the Allottee is aware that the Society may change the said building plans from time to time and/or as may be required by the Municipal Corporation of Greater Mumbai and/or all other concerned authorities while giving the approval to the same and/or at any time and from time to time thereafter without

For Gorai Chand Ganga Co-op. Hsg. Soc. Ltd.


Secretary


"M. K. Kulkarni" 3

changing the area of the Flat allotted to the Allottee;

6. The Allottee has agreed, therefore, that the Society shall be entitled to change the building plans, accordingly and the Society shall also be entitled to construct additional structures on the said building site and/or to put up additional floors on the said building;

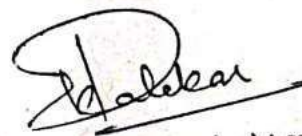
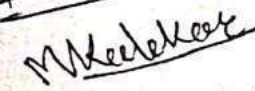
7. The Society has obtained financial assistance from M/S. HIGHLAND CONSTRUCTIONS for acquiring the said plot of land and for the construction cost to be incurred. The Society shall repay the said amount to M/S. HIGHLAND CONSTRUCTIONS out of the moneys to be received by the Society from its members by instalments but the entire balance amount of the Contractors will be paid within one month of the Society obtaining the Occupation Certificate from B.M.C.;

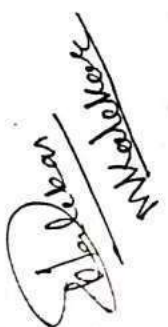
8. The Allottee has been accepted as a provisional member of the Society;

9. At the request of the Allottee, subject to the Allottee's paying his/her contribution as mentioned hereunder, the Society has agreed to allot provisionally a Flat bearing No. 701, admeasuring about 447 sq. ft. built up area

For Gorai Chand Ganga Co-op. Hsg. Soc. Ltd.


Secretary


 4


M. K. D. S. S. S.

on the SEVENTH Floor, in "F" Wing of the said building which is to be constructed on the said property, more particularly described in the Schedule hereunder written and hereinafter referred to as "the said premises" for the consideration and on the terms and conditions hereinafter appearing;

Shaloban
M. Kelekar

NOW IT IS HEREBY AGREED, DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO as under:

1. Upon the Allottee agreeing and undertaking to comply with the eligibility terms and conditions of MHADA, the Society does hereby agree to provisionally allot to the Allottee Flat No. 701, admeasuring about 447 sq. ft. built up area, on the SEVENTH Floor, in "F" Wing of the said building which is being constructed on the said property, for the consideration mentioned hereinbelow. The plan for the said Flat is hereto annexed as Exhibit 'A'.

Shaloban
M. Kelekar

2. In consideration of the above allotment of the said Premises, the Allottee hereby agrees to pay by way of his/her contribution towards the cost of land, construction cost, etc., a sum of Rs. 536400/- 1- (Rupees FIVE LAKH, THIRTY SIX THOUSAND FOUR HUNDRED ONLY)

Shaloban
M. Kelekar

For Gerai Chaud Ganga Co-op. Hsg. Soc. Ltd.

[Signature]
Secretary

Shaloban
M. Kelekar

to the Society or direct to the Contractor in the following manner (time being the essence of the contract):

Signing Amount (EM/D)	Rs. <u>80460/-</u>
Commencement	Rs. <u>26820/-</u>
Plinth	Rs. <u>53640/-</u>
On Completion of 1 st Slab	Rs. <u>53640/-</u>
On Completion of 2 nd Slab	Rs. <u>53640/-</u>
On Completion of 3 rd Slab	Rs. <u>53640/-</u>
On Completion of 4 th Slab	Rs. <u>53640/-</u>
On Completion of Final Slab	Rs. <u>53640/-</u>
On Completion of Flooring	Rs. <u>53640/-</u>
On Completion of Electrical & Plumbing Work	Rs. <u>26820/-</u>

Being Balance on THE
NOTICE BEING GIVEN BY
THE CONTRACTORS THAT
THE SAID FLAT IS READY
FOR OCCUPATION

Rs. 26820/-

TOTAL RS. 536400/-

3. It is hereby agreed that as per Agreement executed by the said Society with the Contractors M/S. HIGHLAND CONSTRUCTIONS, the said Society has authorized M/S. HIGHLAND CONSTRUCTIONS to receive the contribution directly from the Allottee. The Allottee hereby

For Goral Chand Gasga Co-op. Hsg. Soc. Ltd.

Secretary

agrees to and shall pay his/her contribution in instalments as per clause (2) hereinabove directly to M/S. HIGHLAND CONSTRUCTIONS or to the Society as the Allottee may desire.

4. The allotment of the said Flat to the Allottee shall be final on MHADA granting its No Objection Certificate for allotment of the said Premises in favour of the Allottee. Pending such Final Allotment, the Allottee shall not have any claim of whatsoever nature in respect of the said Flat hereby agreed to be allotted to the Allottee and the same shall always belong to the said Society. After the Allottee makes first payment of earnest money/deposit, the Allottee shall make an application to MHADA for its N.O.C. through the Society. If MHADA refuses to give its N.O.C. this Agreement will automatically stand cancelled and the EM/D and other amounts paid by the Allottee to the Society/Contractors shall be refunded by the Society to the Allottee. If MHADA grants N.O.C. to the Allottee, then copy of such N.O.C. will be annexed with this Agreement and the allotment of the said Flat will be treated as permanent and final and the Allottee will be eligible to obtain loan from any Bank or financial institution.

5. The Allottee is at liberty to take loan on the security of the said Flat from any Bank and/or financial institution and the Society and/or the

For Gera! Chand Ganga Co-op. Hsg. Soc. Ltd.


Secretary


Allottee


Contractors shall help the Allottee to get such loan by signing all the forms of such Bank or financial institution.

6. If the Allottee commits default in payment of any of the aforesaid instalments on their respective due dates (time in this regard being the essence of the contract) and/or observing and performing any of the terms and conditions of this Agreement, the Society shall be at liberty to terminate this Agreement without any notice, in which event the said earnest money/deposit made by the Allottee to the Society shall stand forfeited. Without prejudice to the above, the Society may, on such termination, refund to the Allottee all the amounts which may have been received by the Society till then by way of instalments or otherwise including EM/D. The Society, on such termination of this Agreement shall be at liberty to allot the said premises to any other member/proposed member as the Society may deem fit and the Allottee shall not be entitled to question or object to such allotment or claim any amount by way of damages or otherwise howsoever from the Society.

7. Without prejudice to the Society's other rights under this Agreement and/or in law, the Allottee shall be liable, at the option of the Society, to pay to the Society, interest at the rate of 21% per annum on all the amounts remaining

For Goral Chand Ganga Co-op. Hsg. Soc. Ltd.


Secretary


M. K. K. K.

unpaid for seven days or more after becoming due.

8. The specifications of the building and the amenities to be provided in the said Flat are as per the particulars given in the list hereunder written.

9. The possession of the said Flat shall be given by the Contractors to the Allottee on or before ___/___/200___, subject to the availability of cement, steel, water and other building materials and subject to strikes, civil commotion or any Act of God such as earthquake, flood or any other natural calamity and acts or other causes beyond the control of the Contractors.

10. If the Society/Contractors fail to give possession of the said premises on the aforesaid date and/or such further date as may be mutually extended, then it shall be at the option of the Allottee to terminate this Agreement in which event the Society/Contractors shall forthwith, on demand, refund to the Allottee all the moneys paid by him to the Society/Contractors herein with simple interest at the rate of 9% per annum from the date of the receipt of the respective amounts by the Society/Contractors and until such amounts are refunded such amount and interest shall be a charge on the said land together with

Shri. M. K. K. K.

For Gera! Chand Ganga Co-op. Hsg. Soc. Ltd.

[Signature]
Secretary

[Signature]
M. K. K. K.


construction, if any, thereon to the extend of the amounts due to the Allottee.


11. The Allottee shall not take any objection for allotment of garage/s/car parking space to any member of residential flats of society and he/she will have no objection to the use of such garage/s/car parking space within the Society's premises. The Allottee shall also not claim any open or closed space or covered space above or below the stilt portion.

12. The Allottee shall not use the flat allotted to him/her for storing any explosives, chemicals, hazardous and combustible materials or any such chemicals and materials which are not allowed to be stored in the residential building or which have been prohibited by law.

13. Due to any reason such as change of circumstances, increase in the price of building material, etc., the Society in Special or General Body Meeting decides by majority to escalate the rate of construction cost payable to the Contractors, the Allottee hereby agrees to pay the difference between the present rate of construction cost and escalated rate of construction cost if and when the Society decides to do so without making any grievance for the same.

11
For Gorai Chand Ganga Co-op. Hsg. Soc. Ltd.


Secretary


M. Kelekar

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outgoings including Municipal Taxes and rates in respect of the Flat allotted to him.

19. Nothing contained in these presents is intended to be nor shall it be construed to be a grant or demise or assignment in law of the said Flat or of the said land or any part thereof or of the said building being constructed thereon or any part thereof in favour of the Allottee.


20. The Allottee shall at the time of taking possession of flat from the Contractor, deposit with the said Society the following amounts:

- i) Rs. 5,000/- Legal charges, application money/share money, etc.
- ii) Rs. 25,000/- Deposit for proportionate share of taxes and outgoings, etc.
- iii) Rs. 5,000/- Deposit for proportionate share of water meter/ electric meter, etc. as may be decided.

Rs. 35,000/- TOTAL

For Gorai Chand Ganga Co-op. Hsg. Soc. Ltd.


Secretary


M. Neelakant

21. All notices to be served on and intimation to be given to the Allottee under the provisions of this Agreement shall be deemed to have been duly served and/or intimated, if sent to the Allottee under certificate of posting at his/her address mentioned below:

MR. USHWANATH RAGHUNATH KALEKAR
MRS. MADHAVI USHWANATH KALEKAR

Plot No: 142, DATTA PRASAD CHS LTD.

23/A, CHARKOP, KANDIVALI,

(WEST), MUMBAI-400062.

[Handwritten Signature]
M. N. Kalekar

22. The Society shall have the first lien and charge on the said Flat agreed to be allotted to the Allottee in respect of any amount due and payable by the Allottee under the terms and conditions of this Agreement.

23. The Allottee shall permit the Society and its servants and agents with or without workmen and other persons at all reasonable times, to enter into and upon the said Premises or any part thereof to view and examine the state and condition thereof and to make good within 3 months after giving a written notice of defects, decay and want of repair, which shall be given by the Society to the Flat holders for the purpose of repairing any part of the building and cleaning, lighting and keeping in services, drains, pipes, cables, water courses, gutters, wiring party walls or structures or other conveniences belonging to,

For Gorai Chand Ganga Co-op. Hsg. Soc. Ltd.

[Handwritten Signature]
Secretary

[Handwritten Signature]
M. N. Kalekar

or provided or used for the said building and also for the purposes of laying, maintaining, repairing and testing drainage and water pipe and electric wires and cables and for similar other purposes contemplated by this Agreement.

24. All out of pocket costs, charges and expenses including the proportionate stamp duty and registration charges in respect of the documents, which have already been executed or which may be executed hereafter in respect of the said land and/or the building standing thereon, organization charges and other expenses in connection with the preparation and execution of the documents be borne, shared and paid by all the Allottees in the said building including the Allottee herein in proportion to the respective area of the flat agreed to be acquired by the Allottees. Such proportionate charges and/or share shall be determined by the said Society.

25. The stamp duty and registration charges of and incidental to this Agreement (if any) shall be borne and paid by the Allottee alone.

26. The Contractors have, at the request of the said Society and Allottee, put their signatures at the footnote hereof by way of confirmation.

For Goral Chand Ganga Co-op. Hsg. Soc. Ltd.


Secretary


M. K. K. K.

27. The Parties hereto hereby state that the contents of this Agreement have been explained to them and they have properly understood all the contents of the same and thereafter they have signed it with their own free will without any force, coercion, compulsion and undue influence and in their proper state of mind.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT Flat No. 701, admeasuring about 647 sq. ft., built up area on the SEVENTH Floor, in "F" Wing in the building known as THE GORAI CHAND GANGA CO-OPERATIVE HOUSING SOCIETY LIMITED, situate at Plot No.2, RSC-1A, Gorai (Part 1), MHADA Layout, Gorai, Borivali (W), Mumbai-400 092.

Dalekar
M. K. Kulkarni

.....

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seal the day and year first hereinabove written.

THE COMMON SEAL OF)
THE GORAI CHAND)
GANGA CO-OPERATIVE)



For Gorai Chand Ganga Co-op. Hsg. Soc. Ltd.

[Signature]
Secretary

Dalekar
M. K. Kulkarni

HOUSING SOCIETY LIMITED)

has been hereunto affixed)

pursuant to the Resolution)

passed by the Managing)

Committee on 17/04/2005)

in the presence of (1) MR.)

JEEVAN P. PATEL, the) For Goral Chand Ganga Co-op. Hsg. Soc. Ltd.

Chairman of the Society and)

(2) CHUMILAL M. GALA)

_____, the Secretary of the)

Society who have signed)

these presents in token)

thereof in the presence of:)

Jeevan Patel
M. Mehta

Chumilal M. Gala
Secretary

1. RAGHUNATH GANPAT KALEKAR - Raghuveer

2. MEENA M. PATEL Meena. Patel

SIGNED AND DELIVERED)

by the withinnamed ALLOTTEE)
VISHWANATH RAGHUNATH KALEKAR)
MADHAVI VISHWANATH KALEKAR)

Jeevan Patel
M. Mehta

in the presence of:)

1. RAGHUNATH GANPAT KALEKAR - Raghuveer

2. MEENA M. PATEL Meena. Patel.

Jeevan Patel
M. Mehta

RECEIVED of and from the within)

named Allottee the sum of)

Rupees SIXTY THOUSAND ONLY)

only to be paid by him/her/them)

to us on execution hereof.) Rs. 60,000 /-

Handwritten signature and name: Meena Patel

For Goral Chand Ganga Co-op. Mag. Soc. Ltd.
WE SAY RECEIVED

WITNESSES:

1. RAGHUNATH GANPAT KALEKAR *Raghuveer*
 2. MEENA M. PATEL *Meena Patel*
- SOCIETY

Handwritten signature
Secretary

I, MEGHDI J. PATEL, the
Partner of M/S. HIGHLAND CONSTRUCTIONS,
hereby confirm the contents of the above
AGREEMENT FOR ALLOTMENT OF FLAT
dated 06 day of MAY, 2005.

For HIGHLAND CONSTRUCTION

Partner

Handwritten signature
(PARTNER)

M/S. HIGHLAND CONSTRUCTIONS.

Witnesses:

1. RAGHUNATH GANPAT KALEKAR - *Raghuveer*
2. MEENA M. PATEL *Meena Patel*

Handwritten signature
Meena Patel

LIST OF AMENITIES

1. Concealed Plumbing.
2. Ceramic tiles in toilet upto 6'6" height
3. Night latch to the main door
4. Safety chain
5. Brass Oxide hinges with stainless steel
plus.

Shaloo
M. K. S. S. S.

Allottee

1. Shaloo M. K. S. S. S.
 2. Shaloo M. K. S. S. S.
- Society

Shaloo
M. K. S. S. S.

ALL-FLAT/GANGA

मुद्रांक जिल्हाधिकारी, बोरीवली तालुका, यांचे कार्यालय

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

जा.क्र.मु.जि.बो./मा.यो.2019/अति.आदेश/

दिनांक 23 JUL 2019

5654/19

(महाराष्ट्र मुद्रांक अधिनियम 1958 च्या कलम 31(4), 32अ, 33, 33अ व 46 अन्वये आदेश)

प्रस्तुत प्रकरण क्रमांक COB/AY/2177/2019 अन्वये पक्षकार Vishwanath A. Kalekar & Other यांनी दिनांक 20/06/2019 रोजी महाराष्ट्र शासन राजपत्र क्र.मुद्रांक-2018/943/प्र.क्र.88/म-1 दि.01/03/2019 नुसार माफी योजना - 2019 अंतर्गत दाखल केले असून प्रकरणी दाखल असलेला संलेखाचा तपशिल खालील प्रमाणे आहे.

संलेख निष्पादनाचा दिनांक	---	06/05/2005
संलेखाचा प्रकार	---	Agreement for Allotment
संलेख लिहून देणार	---	Gorai Chand Ganga Co-op. Hsg. Soc. Ltd.
संलेख लिहून घेणार	---	Vishwanath A. Kalekar & Other
संलेखातील मिळकतीचे वर्णन	---	Flat No.701, 7 th Floor, F-Wing, Gorai Chand Ganga Co-op. Hsg. Soc. Ltd., Plot No.2, RSC - 1A, Gorai, Borivali (West), Mumbai 400 092.
मिळकतीचे क्षेत्र	---	447.00 Sq. Ft. Builtup
मोबदला	---	Rs.5,36,400/-

उपरोल्लेखित संलेखातील मालमत्तेचे सन 2005 करिताचे बाजारमुल्य महाराष्ट्र मुद्रांक (मालमत्तेचे वास्तव बाजारमुल्य निधारण करणे) नियम 1995 मधील तरतुदी, तसेच बृहनमुंबई महानगरपालिका क्षेत्रातील प्रचलित असलेली विकास नियंत्रक नियमावली आणि बाजारमुल्य दर तक्त्यातील मार्गदर्शक सुचना व त्यामधील दर व दस्तासोबत सादर केलेली कागदपत्रे विचारात घेऊन एकुण बाजारमुल्य रु.8,72,500/- इतके निश्चित करण्यात आले आहे. त्यावर महाराष्ट्र मुद्रांक अधिनियम 1958 मधील अनुच्छेद 25(d) नुसार खालील प्रमाणे मुद्रांक शुल्क देय आहे.

बाजारमुल्य	अनुच्छेद	देय मुद्रांक शुल्क	भरणा केलेले मु.शु.	कमी भरलेले मु.शु.	एकुण दंड (342%)	माफी योजना - 2019 दंड सवलत अंतर्गत एकुण दंडाचे 10% देय रक्कम
रु.8,72,500/-	25 (d)	रु.27,380/-	रु.0/-	रु.27,380/-	रु.93,640/-	रु.9,365/-

उपरोक्त सर्व वस्तुस्थिती व दस्तामधील नमुद माहिती व प्रकरणामध्ये सादर केलेल्या कागदपत्राच्या आधारे निम्नस्वाक्षरीकार खालील प्रमाणे आदेश देत आहे.

कृपया मागे पहा.

CHALLAN
MTR Form Number-6



GRK	AM405027344201920M	BARCODE	Date	08/08/2019-13 48 12	Form ID
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Non-Judicial Stamps Duty on Unstamped or Unsuff Stamped Doc SoS Mumbai		TAX ID (If Any)		
Office Name	CSB_COLLECTOR OF STAMPS BORIVALI		PAN No.(If Applicable)		
Location	MUMBAI		Full Name	VISHWANATH A KALEKAR AND OTHER	
Year	2019-2020 One Time		Flat/Block No.	FLAT NO F-701 7TH FLOOR GORAI	
			Premises/Building	CHANDGANGA CHS LTD	

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030052601 Amount of Tax	27380.00	PLOT NO 2 RSC-1-A GORAI	BORIVALI WEST MUMBAI		4 0 0 0 9 2	AMNESTY SCHEME 2019 CASE NO COB/AY/2177/2019 - DATED 20/06/2019
Total	27,380.00	Amount In Words	Twenty Seven Thousand Three Hundred Eighty Rupees Only			



Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	00040572019080844437	CPT9662402	
Cheque/DD No.	Bank Date	RBI Date	08/08/2019-00:00:00	09/08/2019	
Name of Bank	Bank-Branch		STATE BANK OF INDIA		
Name of Branch	Scroll No. , Date		422 , 09/08/2019		

Department ID : **Signature Not Verified** Document to be registered in Sub Registrar office only. Not valid for unregistered document.
 NOTE:- This challan is valid only for registered document. सदर् चलन केवल नोदणी कचवत्याच्या दस्तासाठी लागू आहे. नोदणी न कचवत्याच्या दस्तासाठी सदर् चलन लागू नाही.

Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 02
Date: 2019.08.13
20:50:15 IST
Reason: Secure Document
Location: India

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0002682335201920	13/08/2019-20:50:25	IGR242	27380.00

Secretary

मुख्य मंडळ.

गृहनिर्माण भवन, कलानगर, बान्द्रे (पूर्व), मुंबई - ४०० ०५१.
दूरध्वनी : ५६४०५०००, २६५९२८७७, २६५९२६२२
फॅक्स नं. / ९३५

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.
Phone : 56405000, 26592877, 26592622.
Fax No. : 022-26592058 / 26590660 Post Box No. 8135

BRIHAN MUMBAI MAHANAGARPALIKA

NO. CHE/A-0710/BP(WS)/AR OF

18 MAR 2006

Office of the
Ex. Eng. Bldg. Prop. R. Ward
Dr. Babasaheb Ambedkar Market Bldg.
Borivali (West), Mumbai-400 082

3008 AM 8 1

To,
Secretary,
Goral Chand Ganga Co. Op. Hsg. Soc. Ltd.,
Owner.

Subject : Permission to occupy the completed bldg.
on plot No. 2, RSC-1A, MHADA layout,
Goral, Borivali (West), Mumbai.

Ref: Your Architect's letter dt. 3.10.2005.

Sir,

The development work of Bldg. consisting comprising of
Ground (Pt.) floors + Stilt (Pt.) + 7 upper floors of wing
A, B, C, D, E & F on plot No. 2, RSC-1A of village Borivali situated
at Goral MHADA layout, Borivali (West), Mumbai completed under the
supervision of Shri Chandan Kolekar, Lic. Architect having Lic.
No. CA/87/11009, Shri H.M. Janna, Lic. Structural Engineer having
Lic. No. SIR/1/35 and Lic. Site Supervisor, Shri A.D. Gala, having
Lic. No. G/138/SS-II, may be occupied on the following conditions :-

1. That the certificates under Section 270-A of B.M.C. Act shall be obtained from A.E.W.W. R/CentrL Ward and a certified copy of the same shall be submitted to this office.
2. That all the deposit shall be claimed within 6 years from the date of payment of within a year from the date of B.C.C. whichever is earlier, failing which the same shall be forfeited.
3. That the separate P.R.C. and C.T.S. plan duly signed by S.L.R. shall be submitted before B.C.C.

A set of certified completion plan is returned here-
with.

Yours faithfully,

scf-

Ex. Eng. Bldg. Prop. (W.S.) R Ward

0003 2.11 8 1

NO. CHE / A-07 / 0 / BP (WB) / AR 01

18 MAR 2006

- Copy to :
1. Architect, Shri Chandan Kelkar,
 2. E.E. V. 3. Asst L. Comm. R/C
 4. A.E.W.W. R/C
 5. A.A. & C R/C
 6. A.H.S. P III

For information please.

for *[Signature]*
Ex. Eng. Bldg, Prop. (W.S.) R ward

TRUE COPY

RD\

[Signature]
Chandankar

SPACE MOULDERS
281/2229, Motilal Nagar-1,
Goregaon (West),
Mumbai - 400 104.

Office of the
Ex. Eng. Bida Prop. (W/S) P. A. B. W. S.
Dr. Babasaheb Ambedkar Market Bldg.
BRIHANMUMBAI MAHANAGARPALIKA

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

NO. CME/ A-0710/BP (WS) (AR) (AR)

29 JAN 2004

COMMENCEMENT CERTIFICATE

To,
Secretary
Chandnagar C.I.I.S.L.

Sir,

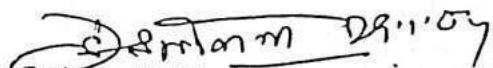
With reference to your application No. 11838 dated 25/3/97 for Development Permission and grant of Commencement Certificate under section 45 & 50 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 34B of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Residential building

C.T.S. No. _____
at premises at Street RSC -1A
Village Borivali Plot No. 2
situated at MHADA layout, Gorai Ward 'R/C'

- The Commencement Certificate/Building Permit is granted on the following conditions:
1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
 2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
 3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
 4. This permission does not entitle you to develop land which does not vest in you.
 5. This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 45 of the Maharashtra Regional & Town Planning Act, 1966.
 6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:
(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not accordance with the sanctioned plans.
(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal commissioner for Greater Mumbai is contravened or not complied with.
(c) The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
 7. The condition of this certificate shall be binding not only on the applicant but on his heirs, executors, assigns, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri D.S. Sardesai
Assistant Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is restricted for work upto Plinth level for wing A & F & upto stilt slab level for wing B, C, D & E
For and on behalf of Local Authority
Brihanmumbai Mahanagarpalika


Asst. Engineer, Building Proposal (West. Sub.)
'R' & 'C' Wards
FCR

MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

GHB/A-07/01BP (WS) / AD

8) This c.c. is now valid & further extended for the work upto 6th floor for wings A, B, C, E, F & upto 5th floor level for Wing D as per approved plan dtd 24/11/2003

27 JUL 2004

Resubmitted by
A.E.B.P. (WS)

9) This c.c. is now valid & further extended for the work upto 7th floor level for wing A, B, C, D, E, F as per approved plan dtd 1.4.2005.

15 APR 2005

Denton M
A.E.B.P. (WS) (R/S)

TRUE COPY

For Address

SPACE MOULDERS
281/2229, Motilal Nagar-1,
Goregaon (West),
Mumbai - 400 104.

Certificate No. 058

Member's Register No. 58

Gorai Chand Ganga Co-op. Hsg. Soc. Ltd.

(Reg. No. BOM/MM/HSG. (TC.)/9355/96-97 Dt. 27/5/96)
Plot No. 2, R.S.C., 1-A, MHADA Layout, Gorai (Part 1), Borivali (W), Mumbai - 400 092.
Registered under section 5 (ii) of the Maharashtra Co-operative Act, 1960 (Act No. XXIV of 1960).

Share Certificate

This is to Certify that

Sbri. / Smt. VISHWANATH RAGHUNATH KALEKAR of
Mumbai is the Registered Holder of FIVE Shares of Rupees
Fifty (Rs. 50/- only) each numbered from 286 to 290

both inclusive in the above Society Subject to the byelaws of the said
Society and that the sum of Rupees Fifty (Rs. 50/- only) has been
paid in respect of each of the said Shares.



Given under the Common Seal of the said Society at
MUMBAI this 7th day of MARCH 2006

Rs. 250=00

[Signature]
Chairman

[Signature]
Secretary

[Signature]
Member of the Committee

GORAI CHANDGANGA CO-OP HOUSING SOCIETY LTD.

Registration No. 100MHSOC/CO-OP/5530 Dated: 22/02/1998
Flat No. 203 - A, Chokri, 41, Mhada Layout, Chhatrapati Shivaji Mumbai 400099

Unit No. F701
Name: VISIWANATH R KALEKAR
Bill For: April-May-June 2021
Unit: F

BILL

Bill No. 165
Bill Date: 01/04/2021
Due Date: 30/06/2021

Sr.	Particulars Of Charges	Amount
1	Municipal Tax	113.00
2	Repair Fund	112.00
3	Baking Fund	273.00
4	General Maintenance	005.00
5	Electricity Charges	676.00
6	Water Charges	391.00
7	Building Insurance	89.00
8	Mhada Lease Rent	150.00
9	Function Charges	150.00
10	Parking Charges	150.00
E & O E		
Sub Total		5,169.00
Adjustment Credit/Rebate		0.00
Interest On Arrears		0.00
Previous Arrears		
Principal		1,973.00
Interest		0.00
Total Due Amount and Payable		7,172.00

Rupees Seven Thousand One Hundred Seventy Two Only

Notes:

- 1) Any objection to the bill should inform immediately.
- 2) Payment should be made on or before due date otherwise interest will be charged @ 21 % p.a.
- 3) Cheque should be drawn in favor of "GORAI CHANDGANGA CO-OP HOUSING SOCIETY LTD."
- 4) Please write your Flat / Shop No at the reverse side of your cheque.
- 5) Members are requested to inform about parking status as soon as changes happened.

RECEIPT

Received with thanks from **VISIWANATH R KALEKAR**
Details of payments received are as under. Period - **01/01/2021 To 31/03/2021**

Receipt	Date	Chq No.	Chq Date	Bank & Branch
452	11/02/2021	100314	31/01/2021	ICICI BANK,
607	31/03/2021	100326	14/04/2021	ICICI Bank,

Unit No. F701	
Towards bill no.	Amount
723 Bill Date: 01/01/2021	1,733.00
723 Bill Date: 01/01/2021	962.00
Total:	2,695.00

Rupees two thousand six hundred ninety five only

(Subject to Realisation of Cheque)

For GORAI CHANDGANGA CO-OP HOUSING SOCIETY LTD
Hon. Secretary / Treasurer / Chairman



GORAI CHANDGANGA CO.OP HOUSING SOCIETY LTD.
 Registration No. BOM/HSG(ITC)/9355/96 Dated: 27/06/1996
 Plot No. 2 RSC-1A Gorai (H) Mhada Layout, Gorai, Borivali (W) Mumbai-400092

F701
 VISHWANATH R KALEKAR
 July, August, September 2021

BILL

Bill No. 351
 Bill Date 01/07/2021
 Due Date 30/09/2021

Sl.	Particulars Of Charges	Amount
1	Municipal Tax	2,313.00
2	Repair Fund	112.00
3	Sinking Fund	273.00
4	General Maintenance	985.00
5	Electricity Charges	576.00
6	Water Charges	393.00
7	Building Insurance	89.00
8	Mhada Lease Rent	158.00
9	Function Charges	150.00
10	Parking Charges	150.00
E.&O.E.		
Sub Total		5,199.00
Adjustment Credit/Rebate		0.00
Interest On Arrears		0.00
Previous Arrears		
Principal		5,248.00
Interest		0.00
Total Due Amount and Payable		₹ 10,447.00

Rupees Ten Thousand Four Hundred Forty Seven Only

Notes:

- Any objection to the bill should inform immediately.
- Payment should be made on or before due date otherwise interest will be charged @ 21 % p.a.
- Cheque should be drawn in favor of "GORAI CHAND GANGA CO-OP HOUSING SOCIETY LTD".
- Please write your Flat / Shop No at the reverse side of your cheque.
- Members are requested to inform about parking status as soon as changes happened.
- Bank Details for online Payment : STATE BANK OF INDIA Branch : Chikwadi Borivali (w), Saving A/c No. 62001848380, IFSC : SBIN0020924
- Please send NEFT transfer details to "gsconsultancy4u@gmail.com". without your email we would not be able to record your payment

R E C E I P T

Received with thanks from VISHWANATH R.KALEKAR
 Details of payments received are as under Period :- 01/04/2021 To 30/06/2021

Receipt	Date	Chq No.	Chq Date	Bank & Branch
2	01/06/2021	100327	31/05/2021	ICICI BANK,
38	29/06/2021	100336	30/06/2021	ICICI Bank,

Rupees one thousand nine hundred twenty-four only

(Subject to Realisation of Cheque)

Towards bill no.	Amount
165, Bill Date: 01/04/2021	962.00
165, Bill Date: 01/04/2021	962.00
Total :	1,924.00

For GORAI CHANDGANGA CO-OP HOUSING SOCIETY LTD

Hon Secretary / Treasurer / Chairman



Secretary

मुंबई मंडळ.

Customer (CA no.): 9000 0031 0560
 VISHWANATH RAGHUNATH KALEKAR

701, GORAI CHAND GANGA CHS LTD, MAHADA
 LAYOUT, GORAI I, RSC 1A, NR SVIS
 BORIVALI (W), MUMBAI, 400092

W1213226/14/574/0053

Bill No: 9*****41

Email Id:

YOUR BILL OF SUPPLY

YOU CAN REACH OUT TO US AT:

TOLL FREE NO. 18002095161

WHATSAPP: 7045116217

IN CASE OF FIRE/ACCIDENT: 022 2577 4399

EMAIL: customercare@tatapower.com

WEBSITE: cp.tatapower.com



TATA
TATA POWER
 Lighting up Lives!

The Tata Power Company Ltd., Commercial Department,
 Dharavi Receiving Station, Matunga (W), Mumbai 400019

Regular Bill

Bill No. : 092003820841	Bill Month: AUG 2021	Bill Period: 13.07.2021 to 12.08.2021	Bill Date: 16.08.2021
Motor No. : L0018061	Metered Units : 221	Discount Date : 23.08.2021	Tariff Category : LT I (B)
Motor Status : OK	Billed Units : 236	Due Date : 06.09.2021	LT-RESIDENTIAL
	Supply Zone : North NZ01	Supply Date : 28.03.2011	MRU : W1213226
	Dispatch Zone : North NZ01		Consumer : Welcome
	Nxt Mtr. Rdg. Dt. : 12.09.2021 (Tent.)		Type Of Supply : 1 PHASE LT

Current Bill Amount ₹ 1,492.00	+	Net Other Charges ₹ -4.00	+	Past Dues ₹ -163.00	=	Total Amount Before Due Date* ₹ 1,325.00
Amount By Discount Date ₹ 1,313.00		Amount After Due Date ₹ 1,344.00		Security Deposit Available ₹ 1,390.00		Security Deposit Due ₹ 0.00

*Due date is applicable for current bill only.

For Advertisement enquiries please contact "Printography Systems (India) Pvt. Ltd." email: sales2@printography.com

TATA POWER

Participate in our Energy Efficient Direct Cool Refrigerator DSM Programme

Save on Initial Price & Monthly Energy Bill | Handsome discount of up to 50% on MRP | BEE 3 star Rated Models | Flexible warranty options | Doorstep delivery

For more details and registration, Log on to cp.tatapower.com and click on Be Green or Dial our Toll-free number 1800 209 5161. For any queries, please write to dsrccell@tatapower.com

► Hurry... Limited period stock offer.

Lighting up Lives!

Your nearest offline payment centres: Tata Power Drop Box.
 Jogani Construction Limited Near Ansa Vihar Chikuwadi, Plot No. 474,475, Shimpoli, Borivali (W) Mumbai 400092.

MESSAGE TO CONSUMER

Great news for consumers to install new rooftop solar plants. MNRE subsidy upto 40% will be provided directly by Tata Power. Subsidy is available for Residential consumers and societies. Please refer details at "www.cp.tatapower.com-> Rooftop Solar". Apply online, get subsidy, harness solar energy & reduce bill". We request you to update the PAN & Mobile No details using the link, https://bit.ly/3yezp7j

Nilesh Kane
 Nilesh Kane
 Chief - Distribution
 (Mumbai Operations)



FOLLOW US ON:

13082021_1/007/367/003681



THE TATA POWER COMPANY LIMITED

	Consumer Name: VISHWANATH RAGHUNATH KALEKAR		Consumer No: 9000 0031 0560	
	Bill No : 092003820841	Bill Date : 16.08.2021	Bill Amount : ₹ 1,325.00	
	Cheque No. :	Discount Date : 23.08.2021	Amt by Disc Dt. : ₹ 1,313.00	
	Cheque Date :	Due Date : 06.09.2021	Amt After Due Dt. : ₹ 1,344.00	

Payment should be made by crossed cheque/DD in favour of Tata Power CA.NO.9000 0031 0560 For multiple payments, write CA no & break-up of amount on back side of cheque. Please dont issue postdated or outstation cheques. Pts attach payment slip(s).



This power supply bill is neither to be treated nor utilized as a proof of ownership of the premises.

BHARAT QR CODE

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडाचा घटक)

MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)

म्हाडा
MHADA



जा.क्र/मुं.मं/ऊमुअ.(डब्ल्यु)/ 3167
दिनांक :-

os/ostes

प्रति,
सचिव,

गोराई चांदगंगा सहकारी गृहनिर्माण संस्था (म),
व्वारा :- जी-२, लवली होम,
सिटीझन बँक समोर,
मुंबई ४०० ०२९.

विषय :- भूखंड क्रमांक. २ आर.एस.सी.-१अ, अंतर्गत गोराई येथील
चांदगंगा सहकारी संस्थेमध्ये वाढीव सभासदास समाविष्ट करून
घेण्यास संस्थेस परवानगी देणेबाबत.

संदर्भ :- १) या कार्यालयाचे पत्र क्रमांक ४२७७, दिनांक ११/६/२००४.
२) या कार्यालयाचे पत्र क्रमांक ३०४६, दिनांक ३०/४/२००५.
३) संस्थेचे दिनांक २/५/२००५ चे पत्र.

महोदय,

वरील विषयास अनुसरून आपणांस कळविण्यांत येते की, संदर्भ क्रमांक १ च्या
पत्रान्वये संस्थेच्या इमारती मधील सदनिकांची संख्या ५६ वरून १७२ पर्यंत वाढविण्यांस
परवानगी देण्यांत आली आहे.

संदर्भ क्रमांक २ च्या पत्रान्वये संस्थेमधील अधिकृत सभासदांची संख्या ६७ इतकी
झाल्याचे कळविण्यांत आले आहे.

संदर्भ क्रमांक ३ च्या पत्रान्वये शिफारस केल्याप्रमाणे प्रशासकीय खर्चापोटी रुपये
३०००/- (रुपये तीन हजार फक्त) आकारून खालील वाढीव सभासदांना संस्थेमध्ये
समाविष्ट करून घेण्यांस परवानगी देण्यांत येत आहे.

१) श्री. योगेश शांतिलाल काटावाला	२) श्री एस. जयकुमार
३) श्री अजय-चाकुभाई हरसोरा	४) श्री. विश्वनाथ रघुनाथ कालेकर
५) डॉ. अभिजीत प्रकाश पाटील व श्रीमती अदिती अभिजीत पाटील (संयुक्त)	
६) श्री. सुनिल दत्ताराम नाईक व श्रीमती सुनिता सुनिल नाईक (संयुक्त)	

वरील प्रमाणे वाढीव सभासदांना संस्थेमध्ये समाविष्ट करून घेण्यास परवानगी
देण्यांत आल्यामुळे संस्थेमधील अधिकृत सभासदांची संख्या ७३ इतकी होईल.

For Gorai Chand Ganga Co-op. Hsg. Soc. Ltd.

आपला विश्वासू,

Secretary

उपमुख्य अधिकारी (डब्ल्यु)
मुंबई मंडळ.

गृहनिर्माण भवन, कलानगर, बान्दे (पूर्व), मुंबई - ४०० ०५९.
दूरध्वनी : ५६४०५०००, २६५९२८७७, २६५९२६२२
फॅक्स नं : ०२२-२६५९२०५८/२६५९०६६० पत्रपेटी क्र. ८९३५

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.
Phone : 56405000, 26592877, 26592522.
Fax No. : 022-26592058 / 26590660 Post Box No. 8135