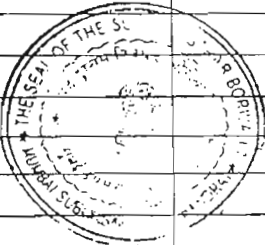


CHALLAN
MTR Form Number-6

GRN	MH006291348202223P	BARCODE	[Barcode]		Date	10/08/2022-19:32:48	Form ID
Department Inspector General Of Registration				Payer Details			
Registration Fee				TAX ID / TAN (If Any)			
Type of Payment Ordinary Collections IGR				PAN No.(If Applicable)		AAZFB8050G	
Office Name BRL7_JT SUB REGISTRAR BORIVALI 7				Full Name		MS BHAIKAV SMILE INFRAPROJECTS	
Location MUMBAI				Flat/Block No.		PLOT NO 810 RSC- 5 SURVEY NO 41	
Year 2022-2023 One Time				Premises/Building			
Account Head Details		Amount In Rs.		Road/Street		VILLAGE CHARKOP KANDIVALI WEST	
0030063301 Amount of Tax		30000.00		Area/Locality		MUMBAI	
				Town/City/District			
				PIN		4 0 0 0 6 7	
				Remarks (If Any)			
				SecondPartyName=CHARKOP BHAIKAV CHS LTD-			
				Amount In		Thirty Thousand Rupees Only	
Total				30,000.00		Words	
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN	Ref. No.	1000502022081003894	7851025165013
Cheque/DD No.				Bank Date	RBI Date	10/08/2022-19:33:45	Not Verified with RBI
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	



Department ID : Mobile No. : 8920555655
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दायम निवेदन कार्यालय नोंदणी कार्यालयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करायच्याच्या दस्त्यासाठी सदर चलन लागू नाही.



Print Date 10-08-2022 07:34:55

बल - ७/		
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बरेल - ७/		
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मुद्रांक जिल्हाधिकारी, बोरीवली तालुका, यांचे कार्यालय

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

जा.क्र./आदेश/ 8934/22

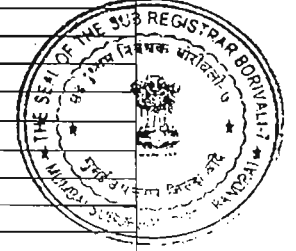
दिनांक - 10 AUG 2022

(महाराष्ट्र मुद्रांक अधिनियम 1958 च्या कलम 31 खालील कार्यवाही)

निर्णय

उपरोक्त अभिनिर्णय प्रकरण क्रमांक ADJ/1100902/748/2022 अन्वये M/s. Bhairav Smile
Infraprojects दिनांक 29/07/2022 रोजी Development Agreement चा संलेख अभिनिर्णयाकरिता
सादर केलेला आहे. सदर संलेखामधील तपशिल खालील प्रमाणे.

Particulars	Description	बारल - ७/		
Date of Execution	Unexecuted	११२०३	३	१९६०
Type of Document	Development Agreement	२०२२		
The Society	Charkop Bhalrav Co-Operative Housing Society Limited			
The Developer	M/s. Bhairav Smile Infraprojects			
Detail of the Property				
Village	Charkop			
C.T.S No	Plct No.810, RSC-5, Survey NO-41			
Plot Area	2173.50 sq.mtrs			
Society Registration No.	MUM/MHAD/HSG/(TC)/13489/year - 2019			
Members	48 Residential Flats			
Zone 2022-23	80/357 Village - Charkop			
Rate per sq.mtr				
Land Rate	Rs. 59,310/-			
Const.Cost	Rs. 30,250/-			
Flat Rate	Rs. 1,38,620/-			
DP Reamrk	Ch.E./DP34202001111260138/R/C/2022/111260145 Dated - 16/01/2020			



अभिनिर्णयाकरिता सादर केलेला दस्त हा Development Agreement या प्रकारचा असून
दस्तात नमूद केल्यानुसार मिळकतीचे मालक (Society) हे विकासकास (Developers) सदरच्या
दस्तान्वये विकसन हक्क प्रदान करित आहे. सादर केलेल्या दस्तात Schedule मध्ये नमूद केल्याप्रमाणे
मालमत्तेचे एकूण क्षेत्र 2173.50 चौ.मी. आहे. सदरचा दस्त हा सोसायटी व विकासक या दोन पक्षांकर
यांचे मध्ये झालेला आहे.

सदर दस्ताचे अवलोकन केले जाता, असे दिसून येते की, म्हाडाच्या खुल्या भूखंडावर असलेली
"Charkop Bhalrav CHSL" नावाची सोसायटी असून सदर सोसायटीमध्ये एकूण 48 सभासद आहे.
तसेच सोसायटीने विकासकाबरोबर इमारत बांधणीच्या अनुषंगाने करावयाच्या विकसना संबंधी विकसन
करारनामा (Development Agreement) केल्याचे दिसून येते.

प्रस्तुत विकसन करारनामान्यानुसार एकूण 48 सभासदांना विकसक हे सोसायटी सभासदांना दस्तात
नमूद केल्याप्रमाणे नविन एकूण क्षेत्र 20742.00 चौ.फूट MOFA कारपेट म्हणजेच 2313.23 चौ.मी

बिल्टअप नविन इमारतीमध्ये बांधून देणेत येत आहे. सदरचा खर्च मोबदला म्हणून परिगणित करण्यात आलेला आहे. सदरची मिळकत DCPR 2034 नियम 33(5) नुसार विकसीत होत आहे. म्हाडा पॉलिसीनुसार 3.00 इतका FSI Index अनुज्ञेय होत आहे. यामध्ये टी.डी.आर मिळत नसल्याने Road width TDR अनुज्ञेय होत नाही. त्यानुसार प्रकरणात प्रिमियम हिशोबित करण्यात येत आहे. सदर मिळकतीचा विकास MOFA नियमानुसार होणार असल्याने बिल्टअप क्षेत्र अंमलबजावणी सूचना क्र. 5 नुसार घेणेत येत आहे. वरील बाबींचा विचार करून दस्तात Schedule मध्ये नमूद केल्यानुसार मालमत्तेचे क्षेत्र 2173.50 चौ.मी. क्षेत्र व त्यावरील 33(5) नुसार अनुज्ञेय 3.00 इतका FSI विचारात घेऊन प्रकरणी मूल्यांकन सन 2022-23 चे बाजारमूल्यदर नुसार पुढीलप्रमाणे निश्चित करण्यात येत आहे.

Development Agreement					
ADJ-748-2022	Land Year - 2022-23	Flat	Office	Shop	Construction Cost - Year 2020-21
	59,310	1,38,620			30,250
Zone -Village- Charkop	80/357				
Net Plot Area	2173.50	sq.mtrs			
No. of Members	48				
		New Carpet Area in Sq. ft	Total New Buildup Area in Sq. mtr		
Additional New Area (MOFA)(Page No.16,para No.21(a))		20742.00	2313.23		
Permissible Area	2173.50	x	3.0	=	6520.50
Fungible FSI	6520.50	x	0.35	=	2282.18
Total FSI	6520.50	+	2282.18	=	8802.68
Less New area given to 48 member with fungible FSI			2313.23	=	2313.23
Balance FSI	8802.68	-	2313.23	=	6489.44
Value of Balance FSI	6489.44	x	59310	=	38,48,88,734
Less Value of Charging Premium	2282.18	59,310	0.50	=	6,76,77,000
Net Balance Value	384888734	-	67677900	=	31,72,10,834
			Market Value -		31,72,10,834
			I.e Rs.		31,72,10,834
Consideration					Rs. 31,72,10,834
1. New area given to society members	2313.23	30250			34,72,10,834
3. Common Facilities (Society office, toilet, W.cabin) (22.30+3+4.64=29.94)	29.94	30,250			9,05,685
4. Development Charges (2%)	2313.23	59,310	0.02		27,43,958
5. Infrastructure Charges	2313.23	5,000			1,15,66,171
			Total Consideration		8,86,89,916
			Rs.		8,86,90,000

बरल - ७/
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वरील प्रमाणे दस्तातील मिळकतीचे बाजारमूल्य रक्कम रु. 31,72,11,000/- हे मोबदलामूल्य रक्कम रु. 8,86,90,000/- पेक्षा कमी असल्याने जास्तीच्या बाजारमूल्य रक्कम रु. 31,72,11,000/- वर मुद्रांक शुल्क वसूल करण्यात आले आहे.

मोबदलामूल्य	अनुच्छेद	देय मु.शु.
रु. 31,72,11,000/-	5(g-a)	रु. 1,58,60,550/-

आदेश

1. अभिनिर्णयाकरीता सादर केलेल्या संलेखास महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसुची 1 मधील अनुच्छेद 5(g-a) नुसार मुद्रांक शुल्क रु. 1,58,60,550/- देय असल्याबाबत जा.क्र./नोटीस/8852/2022 दिनांक. 05/08/2022 अन्वये नोटीस पारित करण्यात आले होते. त्यास अनुसरून 10/08/2022 रोजी विरूपित केलेल्या चलन क्र. MH006000650202223M व MH006000339202223M वरून दिसून येत असल्याने दिनांक. 05/08/2022 रोजीची नोटीस ही आदेश म्हणून कायम करण्यात येत आहे.
2. प्रस्तुत प्रकरणात पक्षकाराचे मुद्रांक शुल्क व दंड तसेच नोंदणी करतांना नोंदणी फी जरी शासनाकडे जमा केली तरी प्रस्तुत प्रकरणातील कोणताही व्यवहार बेकायदेशीर असल्यास तो कायदेशीर होणार नाही व बांधकाम अनधिकृत असल्यास ते अधिकृत होणार नाही ह्याबाबतची सर्व जबाबदारी पक्षकारांची राहिल त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, बोरीवली हे जबाबदार राहणार नाहीत.
अनुच्छेद 1 ते 113 आहेत. दस्तातील नमुद सर्व Annexure तसेच अनुषंगीक कागदपत्रे हा दस्ताचा भाग बनविण्यात येत आहे.

Klam
(वैशाली चव्हाण)
मुद्रांक जिल्हाधिकारी, बोरीवली.

प्रति	M/s. Bhairav Smile Infraprojects
पत्ता	D-11, Kandivalli (West), Mumbai - 400 067.
पत्र	सह दुय्यम निबंधक बोरीवली कार्यालय क्र. 1/2/3/4/5/6/7/8/9



बोरल - ७/		
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बरला - ७१		
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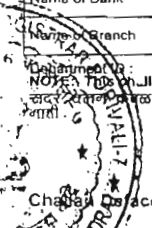
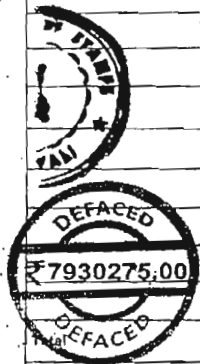




CHALLAN
MTR Form Number-6



GRN	MH006238055202223M	BARCODE	[Barcode]		Date	10/08/2022-09:59:40	Form ID
Department				Inspector General Of Registration			
Type of Payment				Non-Judicial Stamps Duty on Doc Voluntarily brought for adjudicatio SoS			
Office Name				CSB_COLLECTOR OF STAMPS BORIVALI			
Location				MUMBAI			
Year				2022-2023 One Time			
Account Head Details				Amount In Rs.			
0030050801 Amount of Tax				7930275.00			
Premises/Building				PLOT NO 810 RSC-5 SURVEY NO 41			
Road/Street				VILLAGE CHARKOP KANDIVALI WEST			
Area/Locality				MUMBAI			
Town/City/District				MUMBAI			
PIN				4 0 0 0 6 7			
Remarks (If Any)				ADJ/1100902/748/2022			
Amount In				Seventy Nine Lakh Thirty Thousand Two Hundred Seve			
Total				79,30,275.00			
Words				nly Five Rupees Only			
Payment Details				PUNJAB NATIONAL BANK			
FOR USE IN RECEIVING BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN			
Cheque/DD No				Ref. No.			
Name of Bank				Bank Date			
Branch				RBI Date			
Scroll No., Date				10/08/2022-14:45:54			
Not Verified with RBI				PUNJAB NATIONAL BANK			
Not Verified with Scroll				Not Verified with Scroll			
Mobile No. :				9920555855			
NOTE: This Challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.				सदर चालन केवल दृश्यम निबंध कार्यालय में ही प्रस्तुत किया जा सकता है। नोटिफी न कार्यालय वरिष्ठकारी सदर चलन लागू है।			
Challan Defaced Details				99203 10 950			
2022				Defaced by me			
Anil Tippawar				(Clerk)			
Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount		
0003128248202223			10/08/2022-15:42:57	IGR242	7930275.00		
Total Defacement Amount					78,30,275.00		



99203 10 950
2022

Defaced by me
Anil Tippawar
(Clerk)



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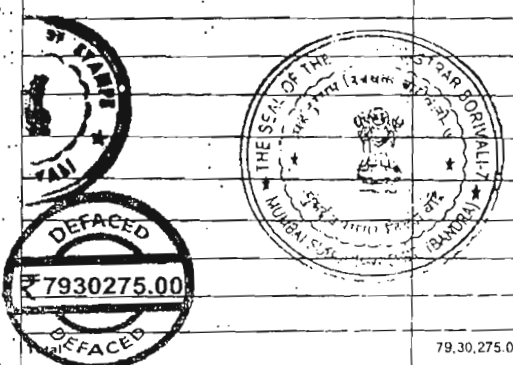




CHALLAN
MTR Form Number-6



GRN	MH006238176202223M	BARCODE	10/08/2022-10:03:12		Date	10/08/2022-10:03:12	Form ID						
Department				Inspector General Of Registration									
Payer Details				Non-Judicial Stamps									
Type of Payment				Duty on Doc Voluntarily brought for adjudicatin SoS									
Office Name				CSB_COLLECTOR OF STAMPS BOMBAY									
Location				MUMBAI									
Year				2022-2023 One Time									
Account Head Details				Amount In Rs.									
0030050801				Amount of Tax									
				7930275.00									
Premises/Bldg				Flat/Block No.									
				PLOT NO 810 RSC- 5 SURVEY NO 41									
Road/Street				VILLAGE CHARKOP KANDIVALI WEST									
Area/Locality				MUMBAI									
Town/City/District													
PIN				4 0 0 0 6 7									
Remarks (If Any)				AD./1100902/748/2022									
Amount In				Sevanty Nine Lakh Thiry Thousand Two Hundred Sove									
Words				nty Five Rupees Only									
Payment Details				PUNJAB NATIONAL BANK									
FOR USE IN RECEIVING BANK				Cheque-DD Details									
Bank CIN				Ref. No.									
03006172022081000157				100822M1128497									
Bank Date				RBI Date									
10/08/2022-14:47:29				Not Verified with RBI									
Name of Bank				Bank-Branch									
PUNJAB NATIONAL BANK				PUNJAB NATIONAL BANK									
Name of Branch				Scroll No . Date									
				Not Verified with Scroll									
Department				Mobile No. : 9920555655									
NOTE: This Challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.				सदर धरणी वरवी दुयान नितरुन कायदेन नदीनी नकारायेन दस्ताराडी लागू आहे. नोदणी न करणाराच्या दस्तारासाठी सदर चलन लागू नाही.									
Challan Defaced Details				<table border="1"> <tr> <td>99203</td> <td>2</td> <td>960</td> </tr> <tr> <td colspan="3">2022</td> </tr> </table>				99203	2	960	2022		
99203	2	960											
2022													
Defaced by me				Anil Tippawar									
Sr. No.				Remarks									
0003129310202223				10/08/2022-15:42:30									
Defacement No.				Defacement Date									
IGR242				7930275.00									
Defacement Amount				Total Defacement Amount									
				79,30,275.00									





बरल - ७/		
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Certificate No. 2022/81 of the Bombay Stamp Act, 1958.

1506

Office of the
Collector of Stamps
Mumbai
29/08/2022

MH00623817620022M
MH0062380520022M

Received from Smt. M.S. Bhairav. smile Entraprojects.

Stamp No. 15860550L

one crore fifty eight Lakh sixty thousand five hundred fifty only.

15860550L

5194



Place: Borivali
Date: 10 AUG 2022

Collector of Stamps
Borivali

2173.50 34 mm
7062.11900L



DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made at Mumbai on this 11th day of August, Two Thousand Twenty Two BETWEEN **CHARKOP BHAIRAV CO-OPERATIVE HOUSING SOCIETY LIMITED**, a Co-operative Housing Society, duly registered under the Co-operative Societies Act, 1960 under Registration No. MUM/MHAD/HSG/(TC)/13489/ Year 2019-2020 and having its registered office at having its Registered office at Cluster Plot No.810, RSC-5, Survey No. 41, situate at Sector -8, Kandivali (West), Mumbai - 400 067, through its Chairman - Mr. Ramesh T. Tambade, Secretary - Mr. Bhaskar K. Dhageand, Treasurer - Mr. Jitendra P. Pagdhare, hereinafter referred to as "**THE SOCIETY**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the present and future members of the said society, their successors and permitted assigns) of the **One Part**;

SM
Mr. Jitendra P. Pagdhare
B
Pagdhare

बरेल - ७/		
११२०३	११	१६०
२०२२		

AND

Amirias
SM
Pagdhare

Mr. Jitendra P. Pagdhare
कार्यवाही कर्मचारी

SM



M/S. BHAIRAV SMILE INFRAPROJECTS, a partnership Firm, registered under Indian Partnership Act, 1932 and having its registered address at D-11, Plot No.804, Charkop Sailochan Co-operative Housing Society Ltd., Sector -8, Charkop, Near Tarzan Point, Kandivali (West), Mumbai - 400 067, through its partners Mr. Nikhil Prakash Surve, aged about 40 years and Mr. Samir Pravin Sanghvi, aged about 53 years, hereinafter referred to as "**DEVELOPERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being of the said firm, their survivors or survivor of them and their respective heirs, executors, administrators and assigns of such last survivor) of the **Other Part**;

WHEREAS :

- A) The Maharashtra Housing and Area Development Authority (**MHADA**) is possessed of or otherwise well and sufficiently entitled to all that piece or parcel of developed plot bearing Cluster Plot No.810, RSC-5, Survey No. 41, admeasuring about 2173.50 Sq.mtrs. of Village - Charkop, Taluka - Borivali, Dist.-Mumbai Suburbansituate at Sector -8, Kandivali (West), Mumbai - 400 067 (plot of land).
- B) The Public notice published in the news papers, MHADA had invited applications from various Applicants for allotment of the said plots for the purpose of constructing, maintaining and locating a building for bonafide residential use and occupation.



बरल - 9/		
99263	92 C)	960
2022		

Pursuant to the Application, the developed plot have been allotted by the MHADA under its sites and services scheme prepared under the Mumbai Urban Development Project which was aided by the World Bank of the said plot of land bearing Cluster Plot

SPM

Mr.

Y. Minick

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P. S. S. S.

No.810, RSC-5, Survey No. 41, admeasuring about 2173.50 Sq.mtrs. of Village - Charkop, Taluka - Borivall, Dist.-Mumbai Suburban situate at Sector -8, Kandivali (West), Mumbai - 400 067 consisted 38flats developed plot of "C" type admeasuring 30 sq.mtrs. each and 10 flats developed plot of "D" Type admeasuring 40 sq.mtrs., each which has been provided with necessary infrastructure common facilities and amenities etc.The copy of List of Members is attached herewith as **Annexure "I"**.

D) The members have after obtaining necessary permission from MHADA got the Society registered in the name of "**CHARKOP BHAKRAV CO-OPERATIVE HOUSING SOCIETY LTD**" operative Society registered under the provisions of Maharashtra Co-operative Societies Act, 1960 bearing Reg. No. MUM/MHAD/HSG/(TC)/13489/ Year 2019 2020 having its Registered office at Cluster Plot No.810, RSC-5, Survey No. 41, situate at Sector -8, Kandivali (West), Mumbai - 400 067.The copy of society Registration Certificate is attached herewith as **Annexure "II"**.



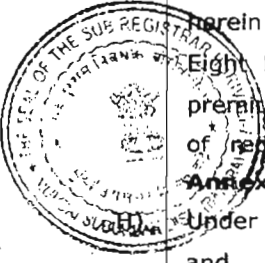
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E) Dy. Chief Officer (W) Mumbai, Housing And Area Development Board Mumbai vide letter dated 29/01/2020 bearing No. MB/Dy.C.O.(W)/89/2020 issued final allotment letter in favour of the Society and also confirmed having made payment of lease premium of Rs. 8,51,000/- (Rupees Eight Lakhs Fifty One Thousand only) for the period of 30 years and also forwarded three copies of Lease Deed and requested the Society to execute necessary Lease Deed after making payment of appropriate stamp duty. The copy of Allotment Letter is attached herewith as **Annexure "III"**.

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F) Pursuant to the aforesaid request, the society submitted the said Lease Deed for adjudication with Collector of Stamp Mumbai and paid necessary stamp duty of Rs. 44,600/= (Rupees Forty Four Lakhs Six Hundred only) on 26/05/2020.

G) The Society and the members do have sufficient fund to pay lease premium and develop the plot of land. Therefore, the Society and its Members approached the Developers herein and requested Developers to make payment of lease premium to MHADA and in consideration thereof they agreed to grant development rights in respect to all that piece and parcel of Cluster Plot No. 810, RSC-5, Survey No. 41, admeasuring about 2173.50 sq.mtrs. of Village - Charkop, Taluka - Borivali, Dist.-Mumbai Suburban situate at Sector -8, Kandivali (West), Mumbai - 400 067. Pursuant to the said request the Developers herein made part payment of Rs. 8,51,000/= (Rupees Eight Lakhs Fifty One Thousand only) towards lease premium to MHADA on or about 17/01/2020. The copy of receipt of Lease Premium is attached herewith as Annexure "IV".



Under Indenture of Lease dt. 04/07/2022 executed by and between Maharashtra Housing and Area Development Authority, therein referred to as "the Authority" and The Charkop Bhairav Co-operative Housing Society Ltd., therein referred to as "the Society" the society therein agreed to receive lease for 90 years from the Authority with respect to Plot of land bearing Cluster Plot No.810, RSC-5, Survey No. 41, admeasuring about 2173.50 Sq.mtrs. situate at Sector -8, Kandivali (West), Mumbai - 400 067 of Village - Charkop, Taluka - Borivali, Dist.-Mumbai Suburban and more particularly described in the Schedule there under written. The said Indenture of Lease dated 04.07.2022 is duly registered with the

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and in consideration thereof society agreed to grant development rights of the Cluster Plot No.810, RSC-5, Survey No. 41, admeasuring about 2173.50 Sq.mtrs. of Village - Charkop, Taluka - Borivali, Dist.-Mumbai Suburban situate at Charkop, Kandivali (West), Mumbai - 400 067 alongwith development rights of FSI i.e. the FSI originating from the said land, set-back F.S.I (if applicable), Road Width FSI, further/future F.S.I, Transferable Development Rights (TDR FSI)as may be granted by MHADA from time to time and also alongwith FSI of adjacent land as may be granted by MHADA from time to time or otherwise to the maximum extent possible in the manner most suitable and appropriate for residential cum commercial nature of development of the said land as per the building rules and regulations, on the terms and conditions (hereinafter the said plot of land admeasuring 2173.50 sq.mtrs. alongwith additional FSI as may be granted by MHADA from time to time shall be referred to as "**said Land**"). There is possibility that the area of the said land may increased. The members of the Society have unanimously agreed to and passed the Resolution to grant the Development right of the said Land in favour of Developers herein in the Special General Body Meeting held on 24/07/2022 at its registered office address. The copy of Resolution is attached herewith as **Annexure "VII"**.



M) Parties hereto have agreed to reduce the terms and conditions in writing as set out hereinafter.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES

HERETO AS FOLLOWS:-

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The recitals contained hereinabove shall form an integral and operative part of this Development

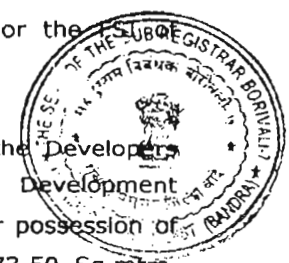
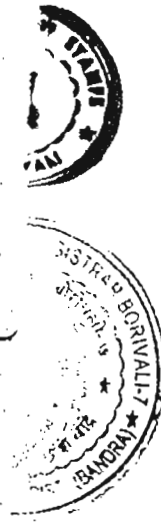
Agreement as if the same have been specifically incorporated herein.

2. The Society has represented to the Developer that: -

a) The Society has absolute right and good marketable title to the said Land, free from all encumbrances and claims and that Society has not received any notice for acquisition under any of the law in force. There are no orders of attachment passed either before or after judgment concerning the said Land;

b) The Society hereby confirms that Developer has paid necessary Lease Premium and premium for additional FSI to MHADA and Developer shall be liable to pay any further premium to MHADA towards grant of additional FSI or the adjacent Land as the case may be.

c) The society has represented to the Developer that Mumbai Housing and Area Development Board has at present handed over possession of the Land admeasuring about 2173.50 Sq.mtrs. There is a possibility the area of said land may increase. The Society has further represented that, the Developer shall be entitled to have benefit of FSI originating from the said land, set-back, F.S.I (if applicable), Road Width FSI, further/future F.S.I, Transferable Development Rights (TDR FSI), as may be granted by MHADA from time to time and also alongwith FSI of adjacent Land as may be granted by MHADA from time to time or otherwise to the maximum extent possible in the manner most suitable and appropriate for residential cum commercial nature of development of the said land or increased land as per the building rules



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regulations any and/or further area which may be allotted by Mumbai Housing and Area Development Board at its cost and expenses.

- d) That there 48 Members in the Society.
- e) That there is no dispute with any of the adjoining properties as to boundaries or areas or encroachments.
- f) The Society has not received any notice for acquisition, requisition or reservation of the said Property or any part thereof, to the knowledge of the Society / Members, included in any intended or published scheme of improvement of the Municipality or other public body or authority.
- g) the Society or its Members have not entered into any Agreement or Agreements nor contracted to create any right, title or interest in favour of any other person or persons nor have they done or committed to do any acts, deeds, things or matters whereby or by means whereof their right, title or interest in respect of the said Property is or can be adversely affected and/or seriously prejudiced.
- h) In view of the Developers incurring the entire financial obligation/costs, the Development Rights hereby granted will not be cancelled or terminated by the Society till the Developers comply with the Rules and Regulations of Mumbai Housing and Area Development Board and/or Municipal Corporation, follows D.G. Rules and also the Terms and conditions contained herein.



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i) The Society and its Members agrees and undertake that they shall have no rights or claims over the Developers' Free Sale Premises and the Developers alone is entitled to sell the same under the Real Estate Regulation and Development Act, 2016 ("RERA") or to lease, grant license, or otherwise deal with the same and appropriate the proceeds unto itself. The Society agrees and undertakes to admit such prospective purchasers as members of the Society.

3) That the Society and the Members have the absolute right, title and authority to grant development rights unto the Developers in the manners provided herein and to enter into this Agreement and has not done or in future shall not do any act of commission or omission or allow any person or party to do any act of commission or omission whereby the Development Rights of the Developers under this Agreement may be prejudicially or adversely affected.

4) Till date no notices from Government or any other local body or authority or under Municipal Act or Epidemic Disease Act or Land Acquisition Act or Town Planning Act/ The Defense of India Act or Government Ordinance, Order, Notification (including any notice for acquisition or requisition of the said Property nor any part thereof and / or the Members Premises) has been received by or served upon the Society and/or the Members in respect of the said Property nor any part thereof and/or the Members Premises; restricting the society to go ahead with the redevelopment of the society's premises in any manner.

5) There is no prohibitory order of attachment of any department of income tax for taxes or of any



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department of the Government, Central or State or Local Body, Public Authority for taxes, levies and cesses with respect to or affecting the said Property or any part thereof and/or the Members' Premises.

6) The Society has complied with and shall always with all the provisions of the Maharashtra Co-operative Societies Act 1960, the Maharashtra Co-operative Societies Rules 1961, and the bye-laws of the Society has not done / will not do any act which is in contravention to the provisions of the Maharashtra Co-operative Societies Act 1960, the Maharashtra Co-operative Societies Rules 1961, and the bye-laws of the Society and/or which would put this Agreement in jeopardy.

7) It is agreed that the Developer is entitled to amalgamate the said land admeasuring about 2173.50 Sq.mtrs. with any other adjacent plot and may sub-divide the said land and if required the Developer is entitled grant right of way to members of such amalgamated/ sub-divided plot at its discretion and as may be decided by Developer from time to time.

PROVIDED all the costs, charges and expenses in this behalf are borne and paid by the Developer alone and the only liability in this behalf of the Society is to sign such papers, applications and/or writings as the Developer may require for the purpose.

8) **FURTHER RIGHTS/ENTITLEMENTS OF THE DEVELOPERS'S:-**

From the date of execution hereof, the Developers shall have rights and shall be entitled to undertake and do all the acts, deeds, matters and things with regard to the re-development of the said Property, including implied and express, the following:

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- a. On execution hereof, to brand and advertise the project in the Developers' own brand name and for such purpose to put up hoardings/sign boards/fencing etc. on the said land. It shall be for a period till all the existing members are handed over new premises.
- b. To amend, revise, modify the sanctioned plans without affecting adversely the Member's New Premises in respect of the said land and the New Buildings to be constructed on the said Land and prepare fresh plans, drawings, designs, elevation etc. for submitting the same to MCGM/MHADA and/or any other statutory / concerned authorities without obtaining consent of the Society, as per the terms and conditions of the Development Agreement. The Developers undertakes not to act or omit in any manner which affects the right, title, and interest of any members of the Society.
- c. To construct the New Buildings by utilizing and/or exploiting the Development Potential of the said land.
- d. To employ, appoint and/or engage contractor(s), labour, workmen, personnel - skilled to carry out the development work on the said Property and to pay the wages, remuneration and salary of such labour, workmen, contractors and personnel and to comply with all Applicable Laws in that behalf including taking out the requisite insurance policies including workmen's insurance.
- e. To Market and sell the Developers Premises to the prospective purchasers and enter into and/or execute Agreements, letter of



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allotments and/or such other deeds, documents and writings with such prospective purchasers and enter into and/or execute Agreements, letter of allotments and/or such other deeds, documents and writings with such prospective purchasers as it deems fit and proper and to receive and accept the consideration and appropriate the same to itself under the provisions of the RERA and/or other Applicable Laws. All and any decision with respect to the Marketing of the Developers Free Sale Premises including the determination of the price and consideration at which the same should be undertaken, shall be taken solely by the Developers and neither the Society nor the Members shall have any interest in the same.

f. The Developers undertakes to procure all necessary permissions for redevelopment of the said Property from the collector or any other authority / regulator(s) at their own cost, charges and expenses.

The Developers undertakes to settle/compromise the objection if any, by using their good office and/or arriving at their best judgment for smooth development of the said Property.



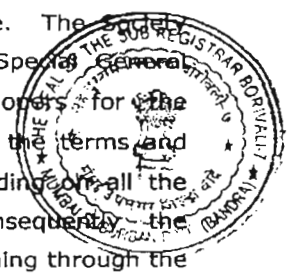
9) Due to planning constrains, and during construction if there is a variation in the constructed areas of the new flats to be provided to the Members of the society up to a maximum of 2% in that event, the same shall be deemed waived by both parties hereto. However, if the area exceeding 2% then in such an event, the such Member/s shall pay ready reckoner value prevailing at such time - per sq. ft. carpet area (of the difference increase area i.e. over and above 2%) to the

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Developers and if the area decrease more than 2% (of the difference decrease area .i.e. over and above 2%) than in such event the Developers shall pay ready reckoner value prevailing at such time to the said member of the society.

10) The Society has passed unanimous resolution with the consent of all the Members in its Special General Body Meeting held on 24/07/2022 thereby authorizing the office bearers of the Society to enter into this Development Agreement with the Developer for the purpose of Development of the of the said Plot of land admeasuring about 2173.50 Sq.mtrs. alongwith the increase area, if any, development rights of additional FSI as may be granted by MHADA from time to time and also alongwith FSI of adjacent land as may be granted by MHADA from time to time. The Society further declares that decision of its Special General Body Meeting appointing the Developers for the Development of the said Land as per the terms and conditions of this Development is binding on all the members of the Society and consequently the members of the Society and those claiming through the members shall have no right or authority to obstruct the construction of the building of the Society by the Developer in terms of this Agreement;



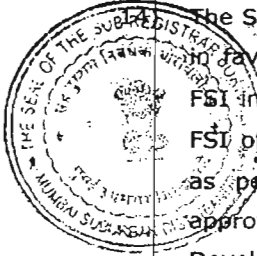
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11) The Society hereby grant unto the Developers the development rights to carry out development of the said land and the Developers hereby accept the grant of rights to develop the said land on the terms and conditions contained herein. The Developers shall at its own cost and expenses, construct the Buildings on the said land by utilizing the Maximum Development Potential as per the prevalling D.C. Regulations 2034, FSI including TDR/Fungible FSI including TDR/fungible

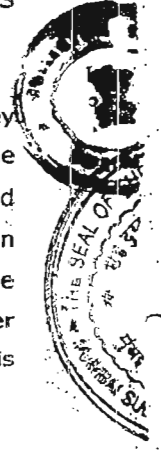
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FSI, road width FSI, road set back FSI, FSI under 33(7B) and/or any rules and regulations under DCPR.

- 12) The Society has right to execute this agreement with the Developer as per section 36 of the Maharashtra Co-operative Societies Act, 1960 and that registered bye-laws of the Society do not contain any provisions prohibiting the Society from execution of this Agreement.
- 13) The permission of the Registering Authority i.e. Registrar of Co-operative Society is not required to be taken under the provisions of Maharashtra Co-operative Societies Act, 1960 and Maharashtra Co-operative Societies Rules, 1961 except completion of procedure as per guidelines issued u/s 79-A of MCS Act, 1961.



The Society shall execute irrevocable power of attorney in favour of Developer authorizing them to utilize the FSI inherent to the land as well as additional FSI and FSI of adjacent land and construct a building thereon as per the plans and specification which may be approved by the MHADA and to carry on such other Development related activities pursuant to this Development Agreement.



- 15) The Development contemplated herein includes the area of the land at present available to the said society as well as any other increased area/FSI which society may receive from MHADA.

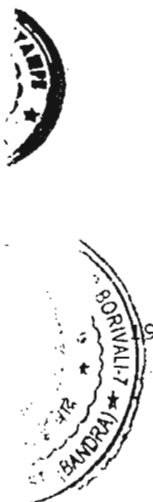
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The Society and the members hereby declares and confirms that till the completion of the development of said land by constructing building thereon and obtaining Occupation Certificate from MCGM/MHADA, in the event the Development potentiality of and arising

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out of the said land is increased due to any change, modification/amendment in the concern development statutes, D.C. Regulations and Rules frame thereunder; the benefits arising therefrom by way of additional area being available for construction, the same shall solely belong to the Developers and the society and its members undertake to claim for the same in any manner whatsoever.

- 17) The Developers agree allot 38 members of the society a residential flat admeasuring about 30 Sq.mtrs. Carpet (i.e. 404 sq.ft. Mofa carpet i.e. 1 BHK Flat) for 30 members and 10 residential flats each having 40 Sq.mtrs. Carpet (i.e. 539 sq.ft. Mofa carpet i.e. 2 BHK Flat)
- 18) The balance flats/shops in the first phase of construction as well as flats/shops to be constructed in the second phase shall be sold by the Developer to any person at the rate as may be decided by the Developer and as the Developer may deem fit and proper and the Society and its Members shall have no claims on the sale proceeds received therefrom.



19) **Discounted Rate for additional area purchased by Member:**

It is agreed between the Parties that in case any of the existing Members wishes to purchase the additional area over and above the Members Area then the Members will be charged as follows:-

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- j) If the residential members wishes to purchase additional Carpet Area, such Member will be entitled to purchase it at the rate of Rs. 18,000/- (Rupees Eighteen Thousand Only) per square feet on the carpet area. It is hereby agreed by the Parties that; the residential members will be allowed to purchase a maximum of 2,000 (Two Thousand) square feet of aggregate carpet area. The member/s

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purchasing the said additional area shall pay the consideration to the Developers as mentioned in **Annexure "VIII"**.

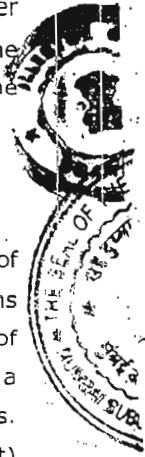
ii) The above discounted rates are exclusive of stamp duty, registration charges, tax or any other levies e.g. GST for such additional carpet area shall be paid and borne by such existing Members in proportion to the additional area purchased.

- 20) The Society has, simultaneously with the execution of this Development Agreement, agreed to grant a Limited power of attorney in favour of the Developers to enable the Developers to represent the society before MHADA, City Survey Office, CFO, Civil aviation authority, etc. to get the proposed building plans approved, obtained IOD and to carry out other provisions of this Memorandum of Understanding. The said Limited Power of Attorney shall co-exists and the co-terminus with this Development Agreement.



The Developers declares that :

The Developer shall construct such number of flats/ shops as may be feasible and as per the plans for the same is approved by the M.C.G.M. out of which a residential 38 members of the society a residential flat admeasuring about 30 Sq.mtrs. Carpet (i.e. 404 sq.ft. Mofa carpet i.e. 1 BHK Flat) for 30 members and 10 residential flats each having 40 Sq.mtrs. Carpet (i.e. 539 sq.ft. Mofa carpet i.e. 2 BHK Flat) to be constructed new building on the said Land. The balance flats and shops in first phase of the construction and also flats and shops in second phase of construction shall entirely remain at the disposal of the Developer, which the Developer is entitled to sell for consideration to any person of its choice. The Developer is authorised to increase or decrease



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number of flats, with the prior approval of the Society.

- b. The Developers shall purchase/procure additional FSI in the name of the Society and shall get the work commencement certificate and building completion certificate issued by M.C.G.M. and shall pay all required deposits, fees, premium etc. to various authorities including the Municipal Corporation for the purpose so as to construct and complete the said building at its own costs and expenses and the Society and the members shall not be liable or responsible for payment thereof.
- c. During the course of construction of the building the Developers, its authorised agents, contractors, supervisors, Engineers, Architects, Workers, etc., will have Licence and authority to enter upon the said Land and remain thereon for the limited purpose of construction and completion of the building by bringing material for construction.
- d. To construct at its own cost and expenses the building on the said Plot of Land with all modern amenities.
- e. Subject to fulfilling all the terms and conditions stipulated herein, the Developers shall have unfettered right to develop the said Plot of land as well as the adjacent land which may be allotted in future and to construct building and to sale the remaining flats and shop premises in the said building on ownership basis as contemplated by the Real Estate Regulation and Development Act, 2016 by acting as promoters within the meaning of the said Act and to receive



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consideration thereof, to any person of its choice and to appropriate the sale proceeds thereof to themselves.

22) The Society and its members agree to execute all such papers and documents, and sign all plans, forms, applications etc., from time to time as may be necessary for the purpose of entitling the Developer to avail of the benefit of FSI and additional FSI in terms of this Agreement and in accordance with the provisions of the Development Control Regulations for Greater Bombay 1991.

23) The Developers covenant with the Society areas under:

a. The Developers shall purchase/acquire additional FSI at its own cost and expenses.

b. Developers shall pay Lease Premium, interest on delayed payments and other charges to the MHADA and other local authority as and when the same is demanded with respect to the said Plot of Land at present allotted and the Plot of land which may be allotted to the Society in future by MHADA as stated above.

c. On completing the entire construction work, (which will be phase wise) the said building will become the property of the Society and the property of any other society.

d. The Flat/Shop purchaser shall be solely responsible for payment of GST that may be payable on account of the on purchase of flat and Developer shall be liable to pay GST on transaction entered into this Agreement.

The Developers shall be entitled to utilize the F.S.I. and also to procure at its costs and expenses additional FSI

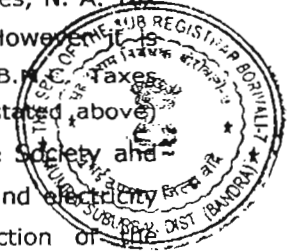


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from MHADA and also to utilize FSI of titbit and FSI of adjacent land and utilize the same for the purpose of constructing flats and shops. Society shall allow the Developer to construct such flats/shops by utilizing the said additional FSI and FSI of Titbit and adjacent land which flats/shops shall be disposed off by the Developers as stated hereinabove and after allotting the flats to the members of the society the Developer shall be entitled to sale the said flat to the any person and Developers shall be entitled to appropriate the consideration amount from the respective Purchasers. It is further agreed that in the event of any portion of the said Plot of Land going in set back then, in such event all the benefits arising out of the set back from the M.C.G.M. shall be receivable by the Developers alone

25) It is hereby agreed that the Municipal taxes, N. A. Tax etc. shall be paid by the Developers. However it is agreed that all other liabilities (except B.M.C. Taxes and Lease Premium and Lease Rent as stated above) till execution hereof shall be paid by the Society and Developer shall also pay water charges and electricity charges during the period of construction of the building.



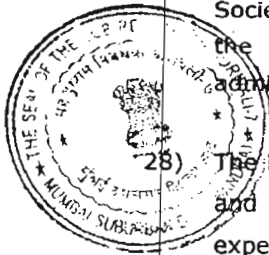
26) The Developers shall strictly adhere to the rules and regulation of the MHADA and other local authorities, while constructing the building on the said Plot of Land. In the event the Developers commit any breach as a result of which Society incur any loss or damage, the Developer shall indemnify and keep indemnified the Society and its existing members to the extent of loss which the said Society may suffer.

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27) The Society unconditionally agrees to admit Purchasers of the new flats/shops constructed by Developers as

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members of the Society as and when the same are constructed. However the Developers is allowed to form separate Society if permitted by MHADA and Dy. Registrar, Co-operative society for additional building which will be constructed by the Developers in phase wise. The Society also undertakes to issue necessary share certificate to the said Purchasers upon receipt of share amount. The Society also agrees to join as a confirming party in the Agreement, which is to be executed, by the Developers and Purchasers of new flats/shops, if necessary, so that Purchasers of flats/shops can receive clear and marketable title of the flats/shops purchased by them. The Society hereby gives its No Objection for transfer and/or admission of new additional members subject to approval by MHADA as and when required and further undertakes to make necessary changes in its record for the above said transfer without charging any additional consideration, premium from the Developers for the same. The said Society also undertakes to intimate to the MHADA for the amendment in the membership record and admission of further members of the Society.



28) The Developers shall pull down the old structure, if any and remove the garbage etc. at its own cost and expenses and clear the site and the Society will not be liable in any manner for the same.

29) The Developers if required shall erect the temporary structure on the said Plot of Land during the construction period and the Society will not obstruct or object for the same.

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the finance for completion of the said Development Work shall be provided and borne and paid by the Developers alone. The Society hereby agree to render all assistance and co-operation that may be required by

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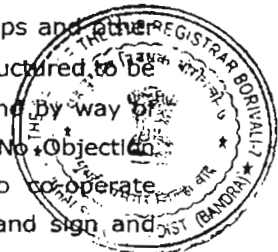
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the Developers from time to time to carry out Development work in respect of the said Plot of Land and construction and completion of building and structure thereon in accordance with the terms and conditions that may be stipulated by the concerned authorities and in respect of any other matters relating to or arising there from provided that, the Society shall not be liable to incur any financial obligations in that behalf.

31) The Developers shall be entitled to borrow the money or raise the fund for the construction and Development of the said Plot of Land from banks, financial Institution, private financiers or from friends and relatives by way of loan, C.C. facilities or otherwise by offering the said Plot of Land or flats, shops and other tenements or rights in the building and structured to be constructed on the said Plot of Land as and by way of securities. The Society hereby gives its No. Object for the same and hereby undertakes to cooperate always for the same to the fullest limit and sign and execute all the necessary papers and documents for the same. The Developers hereby undertakes to utilize the said borrowed money only for the purpose of construction and Development of the said Land.



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32) The Developers shall grant consent/NOC to create any mortgage and/or lien by the prospective purchasers of the saleable portion, so as to enable them to obtain loan from any Bank or Financial Institution. The repayment of the loans, interest and other charges on such loan shall be the sole responsibility of the prospective purchaser/s availing such loan and neither the Society nor Member/s shall be responsible for the same. The Society and/or the Members shall be deemed to have granted their NOC to the Prospective Purchaser/s to raise housing loan and for creating

SP-12 M V. N. M. 21 B P. S. H. 2

charge or security/mortgage on the flat purchased by him/her/them. The Developers shall mark the lien and inform the Society at the time of admitting the Prospective Purchaser/s as members of the Society and the Developers shall also cause the Society to mark the lien. The Developers shall make all the necessary documents available to the Prospective Purchaser/s including NOC on their letterhead in the format as may be required by bank, financial institution/employer.

33) The Society gives permission to the Developers to enter upon the said Plot of Land or any part thereof with full right and authority to commence, carry on and complete the construction and Development thereof in accordance with the permission herein mentioned.

34) The Developers undertakes to complete work of first phase said construction within 60 months from the date of sanction of the plan by MHADA subject to force majors and on issue of Works Commencement Certificate by the MHADA. In the event of the building being not constructed as agreed within 60 months from the date of sanction of the plan by MHADA, the Society and the Developer may mutually extend the period of construction and it is specifically agreed that in case any hindrance is created by any of the Members of the Society and as a result thereof, the Developer has to withhold or stop the work of construction then in such event the period till which such work is stopped shall not be computed while computing the aforesaid period of 60 months.

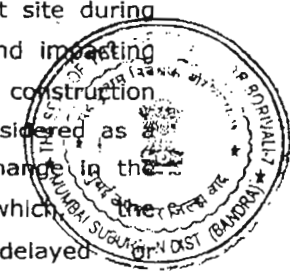


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99203	32	990
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Force-Majeure" shall include any act of god, fire, flood, earthquake, riot, war, civil disturbance, act of terrorism, act of foreign enemies, hostilities (whether war be declared or not), sabotage, blockade, riots, invasion, peril of the sea, any stop work notice by any

SPD
Mr. King
R
Poddhoni

Authority, Spread of any plague or epidemic or pandemic, Non-availability, and/or shortage of building materials (Developers prudence required) in the market effecting the construction work, any government, MHADA (including but not limited to delay sanctioning of plans, permissions from concerned authorities), lockdown in the city (partial or complete) statutory or judicial order not arising due to any fault on Developers part and which restricts Developers ability to carry out their obligation under this agreement, any litigation and issues arising out of non-disclosure of true information by the Society and its Members. It will also include any act, situations/circumstances and/or change of law by government/semi government/local Authority, decree of court which adversely affects the entire real estate and construction industry in Mumbai genuinely. Any external accident (other than accident at site during construction) like any airplane hitting and impacting the project work. It is clarified that any construction related accident at site shall not be considered as a force majeure event, any impediment/change in the provisions of law due to which the obligations/performance had been delayed prevented.



36) The Developers shall be entitled to put up and permit to be put up advertisement board, name board upon the said Land.

37) The Developers shall be entitled to enter into separate contracts in its own name with building contractor, Architects and other Agencies for carrying out the said Development at its own risk and cost.

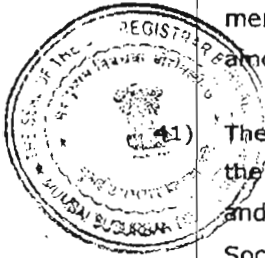
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38) It is agreed that the fee of the Architects, Engineers and Advocates shall be borne and paid by the

SPM *[Signature]* *[Signature]* *[Signature]*
 23 *[Signature]*

Developers and the Society will not be responsible to make the payment thereof.

- 39) It is agreed that, the stamp duty and GST on individual allotment to be paid by member.
- 40) In the event of the Developers paying any refundable deposit to the MHADA, Municipal Corporation of Greater Mumbai or other concerned authorities in the course of the Development of the said Plot of Land in the name of the Society, the Developers shall be entitled to the get refund of such deposit in its own name. To enable the Developers to obtain the refund, the Society shall sign or execute all such writings as may be required by the Developers in that behalf, without raising any objection or requisition in that behalf. The Developers shall be entitled to collect proportionately from members of the Society, non-refundable deposit amount.



41) The Developers shall indemnify and keep indemnified the Society against all losses, damages, costs, charges and expense that will be incurred or suffered by the Society on account of or arising out of any branch of any of these terms or any law, rules or regulations or due to accident or any mishap during construction or due to any claim made by third party in respect of such construction or otherwise howsoever.

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99203	38	960
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The Society hereby agree and undertake to indemnify the said Developers and its successors and assigns and keep them fully indemnified, saved, well defended and harmless of, from and against all actions, claims, demands, whatsoever that may be made by any person or persons or actions that might be instituted and / or taken as regards and pertaining to the said Plot of Land, its title and Development right and also of, from

SPN

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and against all costs, charges, expenses, loss, damages, incurred and / or suffered by or caused to the said Developers and its successors and assigns by any person or persons on account of consequent to, in respect of or by reason of the facts and representations or statements made here in above by it turning out to be false or untrue.

43) The Developers declares that it has entered into Development Agreement after fully satisfying about the title of the Society on the said plot of Plot of Land and after relying on the declaration, statement, Indemnity and covenant given by the Society as stated above.

44) Any dispute or difference arising between the parties hereto out of or in relation to this agreement shall be referred to sole Arbitrator in accordance with the provisions of the Arbitration and Conciliation Act, 1996 and Rules made in that behalf for the time being in force. The Arbitration shall be conducted in Mumbai. Court at Mumbai shall have jurisdiction.

45) The Developer and the Society shall bear and pay the professional charges to their respective.



SP1 *[Signature]* *[Signature]* *[Signature]* *[Signature]*

बयल - ७/		
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SCHEDULE OF THE PROPERTY

All that piece or parcel of developed plot bearing Cluster Plot No.810, RSC-5, Survey No. 41, admeasuring about 2173.50 Sq.mtrs. of Village - Charkop, Taluka - Borivali, Dist.-Mumbai Suburban situate at Sector -8, Kandivali (West), Mumbai - 400 067 and bounded as follows that is to say:

- On or towards the North by : Adj. Scheme Boundary
- On or towards the South by : Adj. Cluster Plot No.809
- On or towards the East by : 9 meter wide Road RSC-5
- On or towards the West by : Adj Cluster Plot No.807



SPN
Mr
V. M. Mehta
P. Padhan

बराच - ७/		
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IN WITNESS WHEREOF the parties hereto shall hereunto set and subscribed their respective hands to the writing on the day and the year first hereinabove mentioned.

SIGNED DELIVERED by the within-named)

The 'SOCIETY' CHARKOP BHAIKAV)
CO-OPERATIVE HOUSING SOCIETY LTD) CHARKOP BHAIKAV CO. OP. HSG. SOCIETY (LTD),

by and through its)
Chairman - Mr. Ramesh T. Tambade,)
CHAIRMAN SECRETARY TREASURER)



Secretary Mr. Bhaskar K. Dhage) CHARKOP BHAIKAV CO. OP. HSG. SOCIETY (LTD),



CHAIRMAN SECRETARY TREASURER)

Treasurer Mr. Jitendra P. Pagdhare) CHARKOP BHAIKAV CO. OP. HSG. SOCIETY (LTD),



CHAIRMAN SECRETARY TREASURER)

In the presence of

Witnesses :

- 1.
- 2.



SIGNED AND DELIVERED by the within named 'DEVELOPERS',
M/S. BHAIKAV SMILE INFRAPROJECTS
through its Partners

Mr. Nikhil Prakash Surve,
Mr. Samir Pravin Sanghvi

In the presence of

Witnesses :

- 1.
- 2.

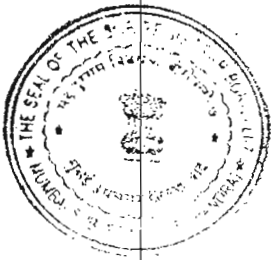
M/S. BHAIKAV SMILE INFRAPROJECTS
PARTNER



M/S. BHAIKAV SMILE INFRAPROJECTS
PARTNER



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वरल - ७/		
११२०३	३८	१६०
२०२२		



चारकोप विल्हेज, कांदिवली (प.), मुंबई-४०० ०६७, कोड क्र. ०५२ मधील पात्र सभासद
विगतवारी निहाय सभासदांची यादी

अ क्र.	सभासदाचे पूर्ण नाव	कोड क्र.	प्रवर्ग	सोह्य क्र.	प्रवर्ग/शेरा
१	श्रीम. हिमाली हनुमान भोसले	५२	एसीजीपी	१४८	जी पी
२	श्री. भास्कर किसनराव ढगे	५२	एसीजीपी	३५१	जी पी
३	श्री. प्रमोद पांडुरंग विचारे	५२	एसीजीपी	३८९	जी पी
४	श्री. अनासाहेब अप्पाजी चव्हाण	५२	एसीजीपी	४३९	जी पी
५	श्री. चंद्रबली खुरबुर यादव	५२	एसीजीपी	५६१	जी पी
६	श्री. प्रशांत हरिचंद्र कदम	५२	एसीजीपी	५८४	जी पी
७	श्री. रावसाहेब विठोबा कानगुडे	५२	एसीजीपी	६६५	जी पी
८	श्री. रमेश धनाजी टंक	५२	एसीजीपी	७५२	जी पी
९	श्री. गुरुदास दिगंबर दुखडे	५२	एसीजीपी	७५४	जी पी
१०	कु. संध्या सावळाराम कदम	५२	एसीजीपी	६०३	जी पी
११	श्रीम. कविता चंद्रकांत येसूरकर	५२	एसीजीपी	७७७	जी पी
१२	श्री. दत्ताराम शंकर कर्पे	५२	एसीजीपी	८११	जी पी
१३	श्री. किशोर सदाशिव म्हाप्रळकर	५२	एसीजीपी	८१९	जी पी
१४	मोहम्मद इब्राहिम हुसैन सारंग	५२	एसीजीपी	८२६	जी पी
१५	श्री. जितेंद्र पुंडलिक पागधरे	५२	एसीजीपी	८३३	जी पी
१६	श्री. जयश्री शंकर शेट्टी	५२	एसीजीपी	८६१	जी पी
१७	श्री. सुरेश रावजी चावडा	५२	एसीजीपी	८६६	जी पी
१८	श्री. विल्लल महादेव पांचाळ	५२	एसीजीपी	८७८	जी पी
१९	श्री. सुधीर आत्माराम खानविलकर	५२	एसीजीपी	८९०	जी पी
२०	श्री. अरुण नागा नवघरे	५२	एसीएससी	१२	एस सी
२१	श्री. विनोद मुरलीधर जैसवाल	५२	एसीएससी	२३	एस सी
२२	श्री. खोदीदास घुडीदास परमार	५२	एसीएससी	६६	एस सी
२३	श्री. अशोक बाबू अग्रचीया	५२	एसीएसटी	४	एस टी
२४	श्री. कांतोळाल हिममतलाल शहा	५२	एसीएसटी	४५	एस टी
२५	श्री. प्रल्हाद भगवानदिन नाई	५२	एसीएसटी	६६	एस टी
२६	श्री. शेट्ट्या नामदेव पवार	५२	एसीएनटी	८	एन टी
२७	श्री. सुनिल जयराम तावडे	५२	बीसीजीपी	१८	जी पी
२८	श्री. बालेवर रामअयोध्या शुक्ला	५२	बीसीजीपी	४६	जी पी
२९	श्री. रविंद्र शामराव जाधव	५२	बीसीजीपी	५०	जी पी
३०	श्री. गिरीष बाबुराव काळे	५२	बीसीजीपी	५५	जी पी



९२५३ - ७१	
९२५३	३८ - १६०
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बरत - ७/		
११२५३	१०	१६०
२०२२		



३१	श्री. संभाजी पोपट कवडे	५२	बीसीजीपी	६८	जी पी
३२	श्री. चंद्रकांत रामचंद्र वारेशी	५२	बीसीजीपी	८०	जी पी
३३	श्री. सतोष पांडुरंग निकम	५२	बीसीजीपी	१३८	जी पी
३४	श्री. गीताराम सहादू अभंग	५२	बीसीजीपी	१५२	जी पी
३५	श्री. महेंद्र शिवाजी घाग	५२	बीसीजीपी	१९२	जी पी
३६	श्री. प्रकाश भिकाजी पोक्ळे	५२	बीसीजीपी	२००	जी पी
३७	श्री. भरत बाबू पाटील	५२	बीसीजीपी	२१७	जी पी
३८	श्री. भिकन वेदू घोषे	५२	बीसीजीपी	२२७	जी पी
३९	कु. सुचिता ज्ञानेश्वर सोनवडेकर	५२	एडीजीपी	८७	जी पी
४०	श्री. ओमनारायण शिवराम मिश्रा	५२	एडीजीपी	१९२	जी पी
४१	श्री. बिपीनचंद्र मोहनलाल शाह	५२	एडीजीपी	३६७	जी पी
४२	कु. मेधा विजयकुमार लिमये	५२	एडीजीपी	४८०	जी पी
४३	श्री. रमेश तानाजी तांबडे	५२	एडीजीपी	६९९	जी पी
४४	श्री. भालचंद्र गणपत साने	५२	एडीजीपी	७०८	जी पी
४५	श्री. महेंद्र खडू शिंदे	५२	एडीएससी	८९	एस सी
४६	श्री. किसन मोहनलाल मकवाना	५२	एडीएससी	९६	एस सी
४७	श्री. अशोक चावदास ठाकूर	५२	बीडीजीपी	५१	एस टी
४८	श्री. संजय पांडुरंग दुराफे	५२	बीडीजीपी	६३	जी पी

चारकेय अख मह अह मि संख्या (मिपोनीत)

२. ता. तांबडे

(रमेश तानाजी तांबडे)

मुद्रणे प्र



करल - ७/		
११२७३	२९	१६०
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बिहार - ७/		
११२०३	१२	१६०
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नोंदणी क्रमांक : एमयुएम / एमएचएडीए / एचएसजी / (टिसी) /
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नोंदणीचे प्रमाणपत्र

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की, _____

चारकोप भेरव को ऑप हौसिंग सोसा लि., प्लॉट नं. ८१०, आरएससी-०५,

सेक्टर -८, सर्वे नं. ४१, कांदिवली (पश्चिम) मुंबई-६७

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

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



मुंबई :

दिनांक : १३/१२/२०१९



बजरगि जाधव, १२/१२/१९

उपनिबंधक,

सहकारी संस्था (मुंबई पश्चिम उपनगरे),
मुंबई गृहनिर्माण, नैतिक विकास मंडळ, म्हाडा, मुंबई

११२४३	७३	१६
२०२२		



काल - ७/		
११२२०३	४४	१६०
२०२२		



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/ 3626 2019

Date:- 25 NOV 2019

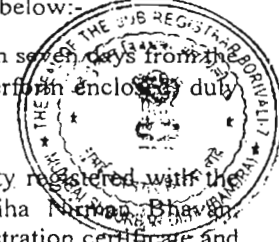
To,
Mr.Ramesh Tanaji Tambde
Charkop BHAIKAV Co-operative Housing Society (Proposed.)

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

Sir,

Since the eligibility of the applicants is decided after they are successful in the lots within confirmed list and all the applicants have paid the initial down payment and other dues as indicated in the Appendix-II attached herewith, the applicants have formed the CHARKOP BHAIKAV 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 out plan (in duplicate) is earmarked to your proposed society on the terms and conditions mentioned as below and also in the appendix-I appended to the letter. You are therefore requested to take immediate action as this indicated below:-

- You will take delivery of the no objection certificate within seven days from the date of issue of this letter and forward a resolution (as per form enclosed) duly signed by all member of the society.
- You will get name of the society reserved and the society registered with the Deputy Registrar, Co-operative Societies, 1st 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.
- 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.



बयल - ७/		
११२०३	१५	१६०
२०२२		

गृहनिर्माण भवन, कलानगर, वांद्रे (पू), मुंबई ४०० ०५१.
दूरध्वनी: ६६४० ५०००, २६५९२६७७, २६५९२६८९
फॅक्स नं. ०२२-२६५९२०५६ / पत्रपेटी क्र. ८१३५

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

: 2:

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

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

As per provision of the Regulation of the Authority, the Individual plot be allotted to the allottee and the details of allotment of developed plots in the Cluster Plot No.810, RSC-5, at Charkop, Kandivali will be given in the document of Lease deed.



Yours faithfully,

(Vira Madavi)

Deputy Chief Officer (West)

Mumbai Housing & Area Development Board



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

बरेल - ७/		
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No. E.M.(WBP)/M.B./52/3627/2019

Date:- 25 NOV 2019

NO OBJECTION CERTIFICATE

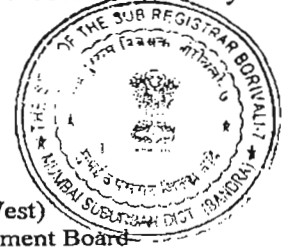
The Maharashtra Housing and Area Development Authority, Mumbai has no objection to the promoters/members as per list attached herewith Maharashtra co-operative society registered under the provisions of the co-operative societies, Act.1960 with the Deputy Registrar, of Co-operative Societies, (Co-operative 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 Madavi)

Deputy Chief Officer (West)

Mumbai Housing & Area Development Board



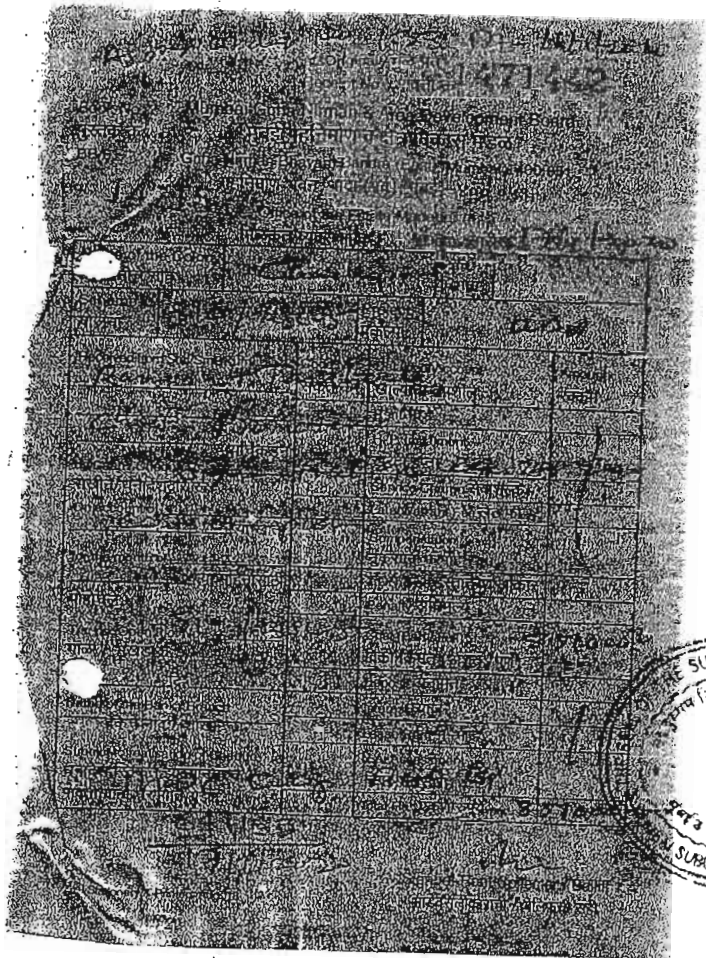
To,
Mr. Ramesh Tanaji Tambde, Chief Promoter,
Charkop BHAIRAV Co-operative Housing Society (Proposed.),

वरल - ७/		
११२०३	२०	१६०
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बरल - ७/		
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वसु - ७/		
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बयल - ७/		
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२०२२		





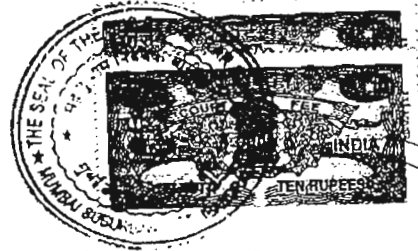
मूची क्र.2

दुय्यम निबंधक मंडळ, बोरिवली 7
दम्न क्रमांक 9438/2022
नोंदणी
Regn:63m

35

गावाचे नाव चारकोण

(1) विक्रीबाचा प्रकार	भाडेपट्टा
(2) मोबदला	0
(3) वाजाराभाव(भाडेपट्ट्याच्या वावनिवपट्ट्याकार आकारणी देतो की पट्ट्यावर ने नमुद कराये)	802500
(4) भू-मापन, तोदहिम्मा व एकमात्र(अमल्याम)	1) गतिबंदीचे नाव: भवई मसपा इनर वर्णन : इतर माहिती: जमीन व बांधकाम, द चारकोप भैरव को ऑप ही मो लि, इमारतीचे नाव: द चारकोप भैरव को ऑप ही मो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई - 400067... अभिनियंत्रण प्रकरण क्र. एडिजे/1100902/18/2022. वाजारा मूल्य - 8,02,500/- वर मू. शु. 40.125/- भरणा करण्यात आनी आहे..((Survey Number : 41 पार्स ;))
(5) मालकी	1) 2173.50 चौ मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दरमागवत्र करून देणाऱ्या/विद्वेष दुरुपणा- या गंधागाने नाव किंवा दिवाणी न्यायालयाचा दुरुपणा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1) नाव: द चारकोप भैरव को ऑप ही मो लि चे संक्रमण रमेश नानाजी तांबडे वय:-59; पत्ता:-प्लॉट नं: 810, माळा नं: - , इमारतीचे नाव: द चारकोप भैरव को ऑप ही मो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: चारकोप , महागाष्ट, मुम्बई. पिन कोड:-400067 पॅन नं:-ABYPT43050 2) नाव: द चारकोप भैरव को ऑप ही मो लि चे मॅकेटरी भास्कर किशनराव दंगे वय:-54; पत्ता:-प्लॉट नं: 810, माळा नं: - , इमारतीचे नाव: द चारकोप भैरव को ऑप ही मो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: चारकोप , महागाष्ट, मुम्बई. पिन कोड:-400067 पॅन नं:-AHWPD9926D 3) नाव: द चारकोप भैरव को ऑप ही मो लि चे खजिनदार जितेंद्र पी पागधरे वय:-50; पत्ता:-प्लॉट नं: 810, माळा नं: - , इमारतीचे नाव: द चारकोप भैरव को ऑप ही मो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: चारकोप , महागाष्ट, मुम्बई. पिन कोड:-400067 पॅन नं:-BIFPP7027J
(8) दरमागवत्र करून घेणा-या पक्षकारांचे व किंवा दिवाणी न्यायालयाचा दुरुपणा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1) नाव:-महागाष्ट द्वाऊमिण आणि एरिया डेव्हलपमेंट अथॉरिटी चे जाईट पीक ऑफिसर जीवत गवांडे यांनी दम्न निष्पादन केला असून त्यांना नोंदणी अधिनियम 1908 चे क्लम 88 नुसार नोंदणी साठी द्वाऊर गेव्हण्यास मजबूत आहे. वय:-50; पत्ता:-प्लॉट नं: ऑफिस , माळा नं: - , इमारतीचे नाव: गृहनिर्माण धवन, ब्लॉक नं. वाडा पूर्व मुंबई , रोड नं: कला नगर , महागाष्ट, मुम्बई. पिन कोड:-400051 पॅन नं:-AAAJM0344H
(9) दरमागवत्र करून दिल्याचा दिनांक	30/03/2022
(10) दरमाग नोंदणी केल्याचा दिनांक	04/07/2022
(11) अनुमतीक. पॅट व गुट	9438/2022
(12) वाजाराभावप्रमाणे मुद्रांक शुल्क	40125
(13) या आकारणाप्रमाणे नोंदणी शुल्क	8200



मूल्यांकन एटी विभागाने घेतलेल्या तपशील : मूल्यांकन एटी आवश्यक नाही कारणानुसार आवश्यक नाही कारणानुसार तपशील
दम्न निष्पादन केला असून त्यांना नोंदणी अधिनियम 1908 चे क्लम 88 नुसार नोंदणी साठी द्वाऊर गेव्हण्यास मजबूत आहे. वय:-50; पत्ता:-प्लॉट नं: ऑफिस , माळा नं: - , इमारतीचे नाव: गृहनिर्माण धवन, ब्लॉक नं. वाडा पूर्व मुंबई , रोड नं: कला नगर , महागाष्ट, मुम्बई. पिन कोड:-400051 पॅन नं:-AAAJM0344H

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

वरल - ७/		
99203	45	9.60
2022		

श. / भामती सविन लरे
गना त्यांचे ता. 93/00/22
एक भाजीलार नक्का दिदी. पी।-90809
एडिजे नं. 828/22
वना 20/07/2022

Shavan
दुय्यम निबंधक, बोरिवली-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		eChallan		MH004431077202223P	8200	RF	0002222468202223	04/07/2022
3		DHC		0207202200288	1400	RF	0207202200288D	04/07/2022

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

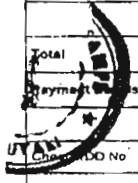


बरल - ७/		
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CHALLAN
MTR Form Number-6

37

GRN	MH00443107720223P	BARCODE	[Barcode]		Date	02/07/2022-11:42:41	Form ID
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Registration Fee Ordinary Collections ICR			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, R5C - 5, THE CHARKOP		
				Promises/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 8 7		
				Remarks (If Any)	SecondPartyName=MHADA-		
				Amount In	Eight Thousand Two Hundred Rupees Only		
				Words			
Total Payment		8,200.00		FOR USE IN RECEIVING BANK			
STATE BANK OF INDIA				Bank CIN	Ref. No.	10000502202070200371 3771116903412	
Cheque/DD Details				Bank Date	RBI Date	02/07/2022-11:43:52 Not Verified with RBI	
Cheque/DD No				Bank-Branch	STATE BANK OF INDIA		
Name of Bank				Scroll No. / Date	Not Verified with Scroll		
Name of Branch							



Department ID: [Blank] Mobile No: 9920556655
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोट: चलान अर्थात दुकान निवृत्त कार्यालय नोंदणी कक्षवाचक दफ्ताराठी लागू आहे. नोंदणी कक्षवाचक दफ्ताराठी खर चलन लागू नाही.

वरल - ७/
 २४२१ ७०
 २०२२



वरल - ७/
 ११२५३ ५३ १६०
 २०२२

38

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0207202200286	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 (SARITA) in the Sub Registrar office Joint S:R. Bonvali 7 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name Ablepay	Date 02/07/2022
Bank CIN 10004152022070200282	REF No. 202218321362841
This is computer generated receipt, hence no signature is required.	



बरल - ७/		
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७७ - ७/		
११२०३	४४	१५०
२०२२		



गुहनिर्माण व क्षेत्रविकास मंडळ

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ,

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

जा.क्र.मि.व्य./इल्यू/मु.मं/2100 /२२, दिनांक: 30 JUN 2022

प्रति,

संस्थान / गचिव,

पैरव सह गृ.नि.संख्या (म)

प्लॉट क्र.८१०, आरएससी-५,

चारकोण सेक्टर-८, कांदिवली (प),

मुंबई - ४०००६७.

निषेध: चारकोण येथील प्लॉट क्र.८१०, आरएससी-५, चारकोण कांदिवली (प) येथील
पैरव सह गृ.नि.संख्येचा प्लॉटपट्टा करारनामा (Lease Agreement) नोंदणीकृत
करणेबाबत.

मदर्थ :- आपले दि.१७.०९.२०२२ चे पत्र

महोदय,

आपल्या संस्थेचा प्लॉटपट्टा करारनामा मुद्रांक शुल्क भरणा केल्यानंतर संदर्पीय पत्रानुसार आपण
या कार्यालयामे सादर केला होता. सादर करारनाम्याचे निष्पादन (Execution) करण्यात आलेले असून
नोंदणीकृत करणेसाठी आपणांस देण्यात येत आहे.

भारतीय नोंदणी कायदा १९०८ अंतर्गत कलम ८८ नुसार सह.दुय्यप निबंधक / बोरीवली येथील
नोंदणीकरीना उपस्थित राहणेकरीता सूट देण्यात आली असल्याने आपल्या संस्थेने सादर केलेला

निष्पादित केलेला पैरव सहकारी गृहनिर्माण संस्थेचा प्लॉटपट्टा करारनामा परस्पर नोंदणीकृत करण्यात येऊन
व सादर-प्लॉटपट्टा करारनामा नोंदणीकृत केल्यानंतर सादर प्लॉटपट्टा करारनाम्याच्या ०६ छायांकित प्रती
या कार्यालयामे सादर कराल्यात

मा.मुख्य अधिकारी/मु.चं. यांच्या मान्यतेने

गोबत :- प्लॉटपट्टा करारनाम्याची मूळ

आपला विश्वासू,

(Signature)

सहमुख्य अधिकारी 30/6/2022

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ

प्रत - सह.दुय्यप निबंधक / बोरीवली (मुंबई उपनगर येथील मुद्रांक कार्यावाहीस्तव).

वरल - ७/		
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वरल - ७/		
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२०२२		





वरल - ७/		
९४३८	४	००
२०२२		

वरल - ७/		
९९२०३	५६	९६०
२०२२		



मुद्रांक जिल्हाधिकारी, बोरीवली तालुका, यांचे कार्यालय

एम. एम. आर. डी. ए. इमारत, पहिला मजला,

बांद्रा-कुर्ली संकुल, बांद्रा (पूर्व), 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/1100802/18/2022 अन्वये पक्षकार The Charkop Bhalrav Co-op. Hsg. Soc. Ltd. यांनी दिनांक 05/01/2022 रोजी Indenture of Lease अर्थात भाडेपत्राच्या अर्थात सादर केलेला आहे. सादर संलेखामधील 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 at Charkop, Kendivall West, Mumbai-067
Area	--	2173.50 Sq. Mtrs.
Rent	--	Rs.576/- per annum
Taxes	--	Nil
Premium	--	Rs.880000/-

प्रस्तुत दस्तान्वये म्हाडा उपरोक्त मातमत्ता The Charkop Bhalrav Co-op. Hsg. Soc. Ltd. यांनी भाडेपत्राचे देत आहे. दिनांक 07/05/2005 पासून मुद्रांक अधिनियमात झालेल्या सुधारणांनुसार भाडेपत्राच्या दस्तावर बाजारमूल्यावर मुद्रांक शुल्क आकारणे आवश्यक झाले आहे. परंतु जर शासन, निष्पक्षतासिद्ध संस्था, स्थानिक स्वराज्य संस्था वा शासनाचे अंगीकृत व्यवसाय यांनी मातमत्ता भाडेपत्राचे दिली असेल तर मातमत्तेचे बाजारमूल्य कशा प्रकारे निश्चित करावे याबाबतच्या सुचना मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य पुणे यांनी त्यांचे परिपत्रक जा.क्र./कार्य/15/प्र.क्र.-3 भाडेपत्रा/173/2006 दिनांक 16/03/2006 अन्वये दिल्या आहेत.

पकरणाधीन दस्तान्वये म्हाडाचे मातमत्ता भाडेपत्राचे दिली असून म्हाडा ही शासकीय संस्था असल्यामुळे उपरोक्त परिपत्रकानुसार बाजारमूल्य = (प्रिमियम + ((वार्षिक भाडे + प्रॉपर्टी टॅक्स) x 20)) ह्या सूत्रानुसार मूल्यांकन करण्यात येत आहे.

सादर सुत्राच्या मूल्यांकनानुसार रु.8,91,520/- इतके बाजारमूल्य निश्चित करण्यात आले परंतु भाडेपत्राच्या 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.

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

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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

1. अभिनिर्णयाकरीता सादर केलेल्या संलेखास महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसुची 1 मधील अनुच्छेद 36 (iv) [read with 25 (b)], 17 नुसार मुद्रांक शुल्क रु.40,226/- 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 यानी केला असल्याचे दिनांक 12/01/2022 रोजी विरूपित केलेल्या पलना वरून दिसून येत असल्याने दिनांक 10/01/2022 रोजी आदेश अंतिम आदेश म्हणून कायम करण्यात येत आहे.

उपरोक्त प्रकरणात पक्षकाराचे मुद्रांक शुल्क व दंड तसेच नोंदणी करतांना नोंदणी फी जरी शासनाच्या नियमप्रमाणे वस्तु प्रकरणातील कोणताही व्यवहार बेकायदेशीर असल्यास तो कायदेशीर होणार नाही असा अर्थ न घ्यावा. अतिरिक्त असल्यास ते अधिकृत होणार नाही ह्याबाबतची सर्व जबाबदारी संबंधीत पक्षकारांच्या हाती राहिल्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, बोरीवली हे जबाबदार राहणार नाहीत. अशाप्रकारे मुद्रांक शुल्क रु.40,226/- देय असल्याबाबतचे दिनांक 10/01/2022 रोजी आदेश अंतिम आदेश म्हणून कायम करण्यात येत आहे. दस्तातील नमुद सर्व अनुषंगीक कागदपत्रे हा दस्ताचा भाग मानण्यात येत आहे.



दिनांक 13 JAN 2022

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

महत्वपूर्ण सूचना : महाराष्ट्र नोंदणी (दस्त नोंदणीसाठी ओळख पडताळणी) नियम, 2018 बालम 5 अन्वये दस्त नोंदणीच्या वेळी पक्षकाराची ओळख संनती आधारित आचार प्रमाणिकरण सेवेद्वारा पडताळण्यात आलेली असेल तर पक्षकाराच्या ओळखी बाबत खारी पटयिण्यासाठी इतर व्यक्तीची / साक्षीदाराची आवश्यकता नाही

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CHARKOP BHAIKOP
18.12.2021

Received from Shri. The Charkop Bhairav Co-op HSG Soc Ltd.

Twenty Thousand One Hundred Twenty Five only
Dated 18.12.2021
40231

Place Bombay

Date 13 JAN 2022 Collector of Stamps



चाणकोप भैरव सह. गृहनिर्माण संस्था (मर्यादित)
सचिव

THIS INDENTURE OF LEASE MADE at Mumbai this 30th day of

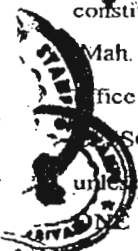
March 2022 (Two Thousand Twenty Two) between the Maharashtra Housing and Area Development Authority a Statutory Corporation duly constituted under the Maharashtra Housing and Area Development Act 1976

(Mah. XXVIII of 1977) (hereinafter referred to as "the said Act") having its

office at GrihaNirmanBhavan, Kala Nagar, Bandra (East), Mumbai-400 051, the

SOR hereinafter referred to as "the Authority" (which expression shall

unless the context requires otherwise include its successors and assigns) of the



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AND

The Charkop BHAIKOP Co-operative Housing Society Limited a Society

registered under the Maharashtra Co-operative Societies Act 1960 (Mah

XIV 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



चाणकोप भैरव सह. गृहनिर्माण संस्था (मर्यादित)
सचिव

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

ब.र.ल - 19/
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WHEREAS the Authority is possessed of or otherwise well and sufficiently entitled to a piece or parcel of developed land bearing cluster plot No. 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 Metropolitan sub-district of Bandra, Mumbai Suburban District and more particularly described in the Schedule I hereunder written and shown by a 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 30 sq.mtrs 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;

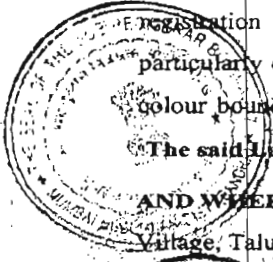
AND WHEREAS the Authority has by advertisement published in the newspapers invited applications from the allottees for allotment of the said developed plots in the Authority's land to the successful drawees in the drawal of plots for the purpose of constructing maintaining and locating a building for 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

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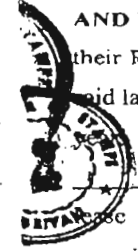
चाकरोप भैरव सह: गृहनिर्माण संस्थान (मर्यादित)
 अध्यक्ष सचिव खजिनदार



management and orderly conduct of all the problems and matters connected with the common services, facilities and amenities of the house holds on the said land:

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

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



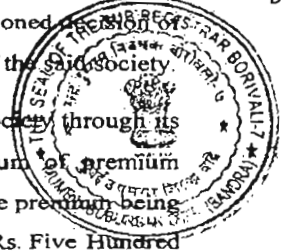
AND WHEREAS the Society and all the members thereof have agreed under their Resolution No. 05 passed in the meeting held on 22.12.2019 to take the said land together with developed plot thereon on lease for the said period of 30 with effect from the date of possession of these present ___ day of ___ 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

चाकोप भैरव सह. गृहनिर्माण संस्था (मर्यादित)
सचिव
अध्यक्ष

AND WHEREAS it is expedient and necessary to execute this indenture of in favour of the Society in pursuance of the above mentioned Resolution 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 receipt of which the Authority doth hereby admit and acknowledge).



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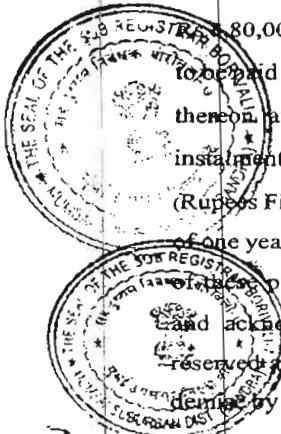
(Signature)

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

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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. 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 equal 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 this indenture (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. 4 (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 5th day from the date on which the yearly terms beings every year at the office of the Authority or such other places as the Authority may from time to time specified in this behalf and



चारकोप भंगव सह. गृहनिर्माण संस्था (संयोजित)
 अध्यक्ष
 सांख्यिकी
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 निमित्त

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चारकोप भंगव सह. गृहनिर्माण संस्था (संयोजित)
 अध्यक्ष सांख्यिकी सचिव
(Signatures)

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 :-

to take over the said land in its existing conditions and to incur the 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



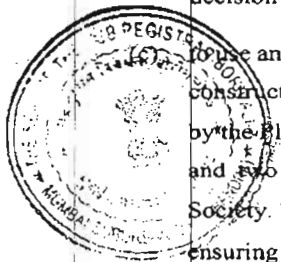
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(Signature)

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

बंदरा - 9/		
99203	64	960
2022		

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



...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

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

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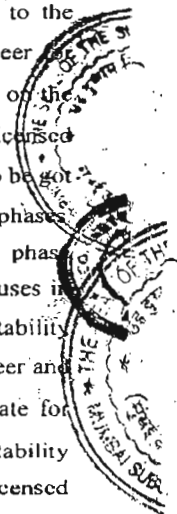
Supervisor of the society. The work of construction of houses in second phase shall be carried out on receipt of Completion Certificate for Phase-I from the Authority. In the event of any change whatsoever in the said approved type design in the said change with prior approved

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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.

साहकोप वेल्ले गन्धिर्पणा मंडळ (पर्यावल)

अध्यक्ष सचिव खासिनदार



- (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 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, 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 land/plot and/or structures erected thereon including all sanitary and water charges 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—

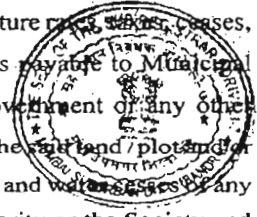
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- (h) to remain the said land to ensure that the members maintain the houses constructed by them thereon in a good state of repairs and in clean, neat and perfect sanitary condition of the satisfaction of the Executive Engineer of the Authority or any other representative appointed for the

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चारकोप भैरव सह. गृहनिर्माण संस्थे (मर्यादित)
 अध्यक्ष सचिव खाजानदार

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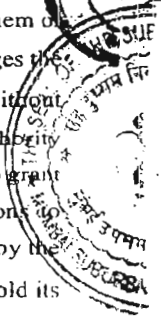
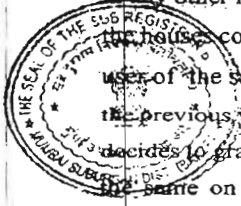
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purpose by the Authority and make good from time to time, any defects therein pointed out by the said Engineer or the said representative and observe and comply with all directions given by the Municipal Corporation of Greater Mumbai or the said representative and observed and comply with Municipal Rules and Regulations and the Regulations made by the Authority if any in that behalf.

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.

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 of charge and recover such transfer charges as may be determined by the

Authority. Provided that the Authority shall not ordinarily withhold its permission to the society mortgaging its leasehold rights in the said land for obtaining loan for providing or maintaining common facilities or amenities or services or to the members thereof mortgaging their rights of occupancy of the developed plots allotted respectively to them and the houses constructed thereon for constructing and/or maintaining houses. Any such mortgage shall be subject to the charge created on the said land or developed plots and houses thereon under these



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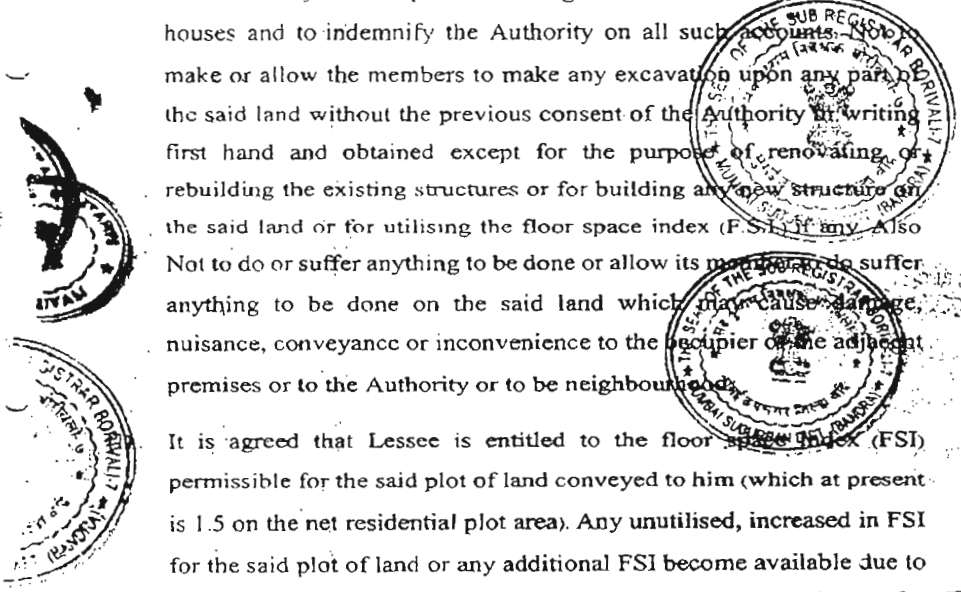
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(Signature) अध्यक्ष *(Signature)* सचिव *(Signature)* उचिनया

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. Also 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 (FSI) of 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.

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 & GoI which is superseding the earlier CRZ notification, 2011 and as per plan prepared by Institute of Remote Sensing, Anna University, Chennai



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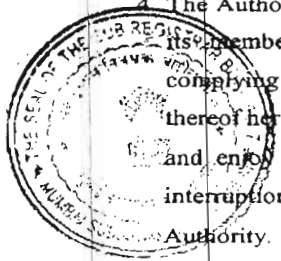
चारकोप शैव सर. मन्निर्माण संस्था (मर्यादित)
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600025 with reference No. AU/IRS/SSR/133-2019 dt. 05/07/2019. The plot of land No. 810 Survey No. 41(pt) situated at Charkop Kandivali(W) not comes under CRZ or Buffer

(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 its behalf.



6. It is hereby also agreed that if the lease rent hereby reserved or any part thereof or other dues if any to be paid by the society or by any member thereof shall be in arrears for sixty days after becoming payable whether formally demanded or not or if the society or its members fails to observe any of the terms conditions or covenants stipulated herein then and in any of the said events it shall be lawful for the Authority at any time thereafter

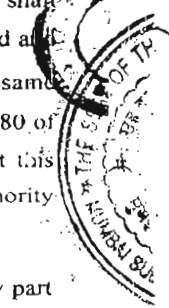
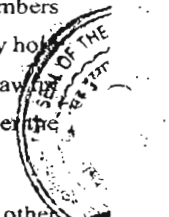
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thirty days notice to terminate forthwith the lease of the land and any part thereof or occupancy right of the default allottee/member as the case may be in respect of which the breach has occurred and thereof

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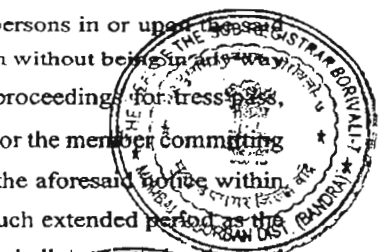
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re-enter upon and take possession of the said land or the said part thereof and all erections fixtures, materials, plants, chattels and effects thereon and to hold and dispose of the same as the property of the Authority as if this lease had not been 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 liable to any suit action indictment or other proceedings for trespass, damage or otherwise provide that if the society or the member committing the breach complies with the requirements of the aforesaid notice within the period stipulated in such notice or within such extended period as the Authority may permit in writing the Authority shall not exercise the said right of re-entry

The Authority and the society further agree that the lease rent shall be able to be revised at the end of the every thirty years of the lease period in accordance with the rules therein force.

Any notice intimation or demand required to be given or made by the Authority on the society or the members thereof under this indenture of lease shall be deemed to be duly and properly given or made if given by the Officer duly authorized by the Authority in that behalf and shall be deemed to be duly served if addressed to the society and to the member and delivered or affixed at the said land or developed plot concerned or at the address of the office of the society as stated herein 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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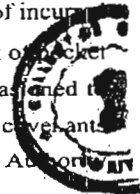
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कारकाय प्रमुख, गुणनिर्माण संस्था (पर्यादित)
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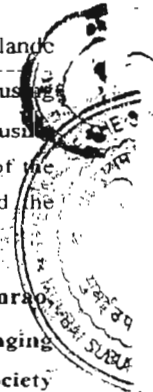
9. The society shall bear and pay all costs charges and expenses and professional charges of the incidental to the correspondence preparation execution and completion of this lease deed in duplicate thereof incurred by the Authority including stamp duty, registration charges out of pocket expenses and 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.



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 attended by all the members of the society. A copy of the said resolution of the society is annexed as Schedule III to the presents



IN WITNESS WHEREOF the signature of 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 BHAIKAV Co-operative Housing Society

Limited and on behalf of the society and the seal of the society have been affixed hereon on the day and year first hereinabove written.

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चारकोप भौतय सह. गृहनिर्माण संस्था (मर्यादित)
(Signature) अध्यक्ष
(Signature) सचिव
(Signature) 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, Kandiyali (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 Separately

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)

(Signatures of witnesses)

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5



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. Pagarrao Jitendra Ramesh (Treasurer)
of the Charkop BHAIKAV Co.op



Estate Manager (W)
Board



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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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Handwritten signatures and initials at the bottom of the page.

in the presence of Shri. 17)
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 BHAIRAV Co-op.)
CHSL Ltd.)



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

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

Chief Officer
Mumbai Housing & Area
Development Board, Mumbai



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SCHEDULE II

The details of the members / allottees, care houses, lease premium and development charges payable by the members on a divided plot in respect of the cluster plot bearing No. 810, RSC-3, at Survey No. 41 of Charkop Village, Charkop, Borivli Co-operative 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. Bhaskar 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. Chandraball Khurbur Yadav	C-15 ACGP 561 30 Sq.mtrs.	15,000	1500	13500	12	
6	Shri. Prashant Harishandra 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 Tawk	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	

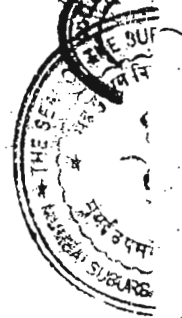
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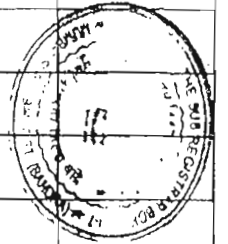
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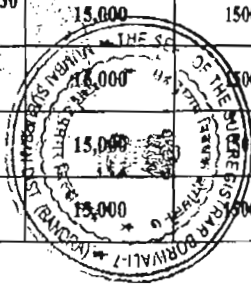


12	Shri. Dattaram Shankar Karpe	C-18 ACGP 811 30 Sq.mtrs.	1500	13500	12	
13	Shri. Kishor Sadashiv Mhapralkar	C-18 ACGP 819 30 Sq.mtrs.	1500	13500	12	
14	Shri. Mohammad Ibrahim Hussain Sarang	C-26 ACGP 826 30 Sq.mtrs.	15,000	1500	13500	12
15	Shri. Jitendra Pundalik Pagdhare	C-17 ACGP 833 30 Sq.mtrs.	15,000	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 Paschal	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 Ugrechla	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 Nal	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



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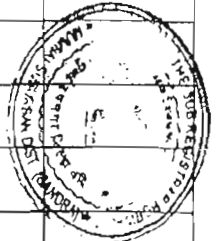
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	Shri. Sunilrao B. Tawde	C-21 BCGP 18 30 Sq.mtrs.	15,000	1500	13500	12	
✓ 28	Shri. Baleshwar Ramayodhya Shukla	C-5 BCGP 46 30 Sq.mtrs.	15,000	1500	13500	12	
✓ 29	Shri. Ravindra Shamrao Jadhav	C-4 BCGP 50 30 Sq.mtrs.	15,000	1500	13500	12	
✓ 30	Shri. 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 Pandurang Nikam	C-20 BCGP 138 30 Sq.mtrs.	15,000	1500	13500	12	
✓ 34	Shri. Gitaram Sahadu 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 Veda Dhope	C-01 BCGP 227 30 Sq.mtrs.	15,000		13500	12	
✓ 39	Miss. Suchita Dayanesh Sonwadekar	D-03 BCGP 17 40 Sq.mtrs.	31,000	3100	27900	12	
✓ 40	Shri. Omkarayan Shivram Mishra	D-10 BCGP 192 40 Sq.mtrs.	31,000	3100	27900	12	चाकोप भूख स. गृहनिर्माण सखा (परिदित) अध्यक्ष सचिव छिन्नदार
✓ 41	Shri. Bipinchandra Mohanlal Shastri	D-11 BCGP 367 40 Sq.mtrs.	31,000	3100	27900	12	



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नोंदणी क्रमांक : एमयुएम / एमएचएडीए / एचएसजी / (टिसी) /
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नोंदणीचे प्रमाणपत्र

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

चारकोप धरव को ऑप होसिंग सोसा लि., प्लॉट नं. ८१०, आरवसससससस,
सेक्टर -८, सर्वे नं. ४९, कादिवली (पश्चिम) मुंबई-६७



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

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



बजरगी जाधव

उपनिबंधक,

सहकारी संस्था (मुंबई पश्चिम उपनगर) मुंबई
मुंबई गृहनिर्माण न क्षेत्रविकास मंडळ, हाडा, मुंबई

मुंबई :
दिनांक : १३ / १२ / २०१९

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चारकोप धरव सह. गृहनिर्माण संस्था (मर्यादित)
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मुंबई महानिर्माण व क्षेत्रविकास मंडळ
(महाभाषा 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 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 173.50 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 mentioned as below and also in the appendix-I appended to the letter. You are therefore requested to take immediate action as this indicated below.

You will take delivery of the no objection certificate within seven days from the date of issue of this letter and forward a resolution (as perform enclosed) duly signed by all member of the society.

You will get name of the society reserved and the society registered with the Deputy Registrar, Co-operative Societies, 1st 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.

Produce a letter authorising three members of your society to correspond with the office and undertake to sign the documents on behalf of the society under its

चारकोप भैराव कु. (पर्यावित)
अध्यक्ष सचिव ज.निर्माण

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महानिर्माण, कलानगर, बंद्रे (पू), मुंबई ४०० ०५१.
फोन : ६४० ५०००, २६५९२८७७, २६५९२८८९
फॅक्स : २२-२६५९२०५८ / पत्रपोटी क्र. ८९३५

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.
Phone : 68405000, 26592877, 26592881.
Fax No. : 022-26592058 / Post Box No. 8135
Website : mhada.maharashtra.gov.in



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: 2:

You will bear 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,

(Viraj Madavi)

Deputy Chief Officer (West)

Mumbai Housing & Area Development Board



D.A. (A) Specification Form

- 2) Appendix-1
- 3) Appendix-II
- 4) Lay out plan in Duplicate.
- 5) Type of Plan in Duplicate.

चाहतेच नोंदवून घ्यावे (सर्वोदित)
०.००.००००
साथमा सल्लु
छविन्दार

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मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ

(म्हाडाचा घटक)

MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)

म्हाडा
MHADA



No. E.M.(WBP)/M.B./52/3627 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 BHAIKAV 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. In the event 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 covering cluster plot no.810, RSC-5, admeasuring 2173.50 sq.mtrs. at survey no. 41 Charkop Village, Charkop-Kandivali (W), Mumbai-400 067 immediately after registration of the society.

Enclosed:- List of 48 Members in duplicate.

(Vijay Mahapatra)
Deputy Chief Officer (West)

Mumbai Housing & Area Development Board

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

बयल - ७/		
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पत्ता: धवन, कलानगर, बांद्रे (पू), मुंबई ४०० ०५१.
Phone: २६४०४०००, २६४९२६७७, २६४९२६८९
०२२-२६४९२०५८ / फॅक्स: २६४९२६८९

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



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बरल - ७/		
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२०२२		





No.MB/Dy.CO(WY)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 17.01.2020
- 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/HSG/(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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म.म. जलानगर, वॉर्ड (९), मुंबई ४०० ०५१
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०२२-२६५९२०५८ / पत्रबोटी क्र. ८१३५

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



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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 the 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 the 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,

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

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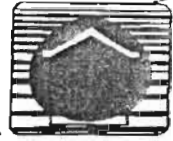
मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ

(म्हाडाचा घटक)

MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)

जो.क्र.मि.व्य./डक्यू/पु.म./२३८०/२१, दिनांक: 08 SEP 2021

म्हाडा
MHADA



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



विषय:- चारकोप भैरव सह.गृह.नि.संस्था.नियोजित यांना भूखंड क्र.८१० या संस्थेसोबत
कारारनामा करण्याचा विहित मसुदा संस्थेस देण्याबाबत.

- संदर्भ:- २) विधी सल्लागार/प्राधिकरण व मा.उपाध्यक्ष/प्राधिकरण यांनी चारकोप भैरव
सह.गृह.संस्था यांचेसोबत करण्यात येणा-या कारारनाम्याच्या मसुदयास
दि.०२.०६.२०२१ रोजी दिलेल्या मंजूरीनुसार.
३) 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)
४) विधी सल्लागार / प्रा. यांनी संस्थेसोबत करून घ्यावयाच्या कारारनाम्यास विहित
मसुदयास मा.उपाध्यक्ष / प्रा. यांनी दिलेली मान्यता (पृष्ठ क्र. एन-६७)
५) चारकोप श्री. अष्टविनायक सह.गृह.संस्था, भूखंड क्र.८२०, आरएससी-१, सेक्टर-
८, चारकोप काठिवली (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 कराषयाचा कारारनामा (Lease
Agreement) चा विहित मसुदयास विधी सल्लागार/प्राधिकरण व मा.उपाध्यक्ष/प्राधिकरण
यांनी दिलेल्या दि.०२.०६.२०२१ रोजीच्या मंजूरीनुसार मसुदा पत्रासोबत जोडण्यात आला
अमून त्यावर आवश्यक ते मुद्रांक शुल्क भरून संस्थेमाफत प्राप्त झाल्यावर नियमानुसार पुढील
योग्य ती कार्यवाही करण्यात येईल, याची कृपया नोंद घेऊन संस्थेसोबत मसुदा पत्रासोबत
याविषयी कृपया अलगत करावे, हि विनंती.

मांचत : कारारनाम्याचा विहित मसुदा.

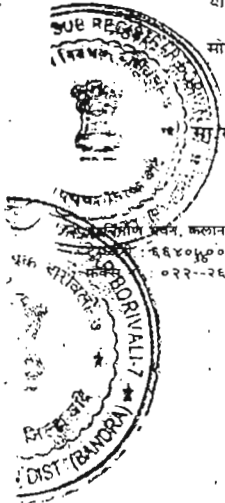
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आपली विश्वासू,

उपमुख्य अधिकारी (प)
मुंबई मंडळ

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



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मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ,

गृहनिर्माण मंडळ, गाळा क्र. ५६५, ४ था मळा वांद्रे-पूर्व, मुंबई-४०० ०५१.
जा.क्र.-उपमुअ./पश्चिम/मु.मं/ ३५७२ /२१, दिनांक: ३० DEC 2021

प्रति,
सचिव / मुख्य प्रवर्तक,
नारकोप भैरव मह. गृ. नि. संस्था (नियो.),
भूखंड क्र. ८१०, आरएमसी-०४,
नारकोप कांदिवली (प),
मुंबई ४०००६७.



विषय:- नारकोप सेक्टर-८ येथील भूखंड क्र. ८१०, आरएमसी-०४, नारकोप भैरव मह. गृ. नि. संस्था (नियो.) या संस्थेचा सुधारीत भाडेपट्टा करारनाम्याचा मसुदा सादर करणेबाबत

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

उपरोक्त विषयी संदर्पीय 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 न्वये पुढील कार्यवाही करण्याबाबत निर्देश प्राप्त झाले आहेत. त्या अनुषंगाने संस्थेने सादर केलेल्या भाडेपट्टा करारनाम्याच्या मसुदात योग्य तं बदल करून सुधारीत भाडेपट्टा करारनाम्याचा मसुदा पुनश्च सादर करावा.

आपल्या मध्येकडून उपरोक्त बाबीची पूर्तता झाल्यानंतरच पुढील कार्यवाही नियमानुसार करणे शक्य होईल. कृपया याची नोंद घ्यावी

(मा. उपाध्यक्ष / प्रा. यांच्या मान्यतेने)

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



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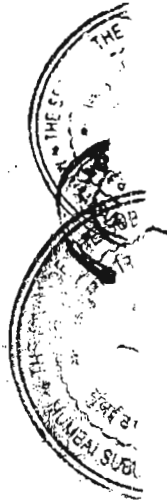
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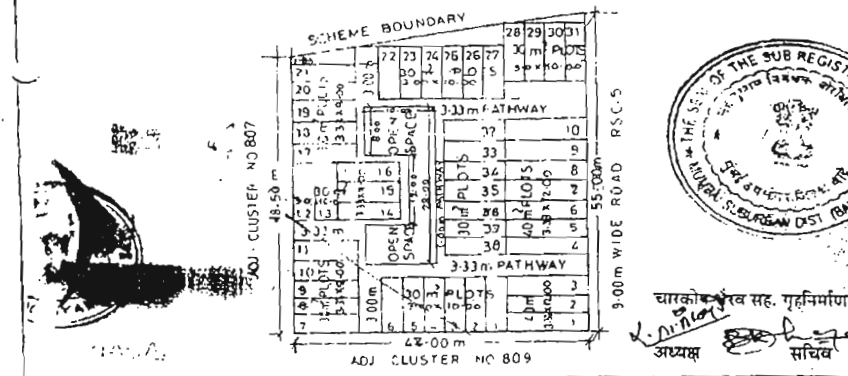
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MAHARASHTRA HOUSING AND AREA

AREA CERTIFICATE
 CLUSTER NO 810 ROAD NO 456 C.S NO 61PT OF KANDIVALI VILLAGE
 NAME OF THE SCHEME CHARKOP 41
 GROSS AREA OF CLUSTER 173.50 m² AREA UNDER OPEN SPACE - 208.00
 DEDUCTION IF ANY 425.30 AREA UNDER PATHWAY - 1840.00 m²
 NET AREA OF CLUSTER 173.50 m² AREA UNDER RESIDENTIAL - 1840.00 m²
 AREA UNDER CLUSTER 2150.50 m²

THIS CERTIFICATE IS ISSUED ONLY FOR THE PURPOSE AREA OF PLOT REQUIRED FOR OBTAINING BUILDING PERMISSION FROM THE GMC 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	38	45.00	1710
C 1 TO 13	40.00	10	60.00	600
TOTAL		48		2310



चारकोटकर सह. गृहनिर्माण संस्था (प्रयोजित)
 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 LETTER NO CT5/1083/44853/3368/U/DATED 30th SEPT. 1985

APPROVED BY THE PLAN OF CHARKOP 41 APPROVED VIDE OFFICE OF THE E.E. B.L.O. DATED 26-9-85

NO. 810
 FIGURES 2173.50 m²
 WORDS TWO THOUSAND ONE HUNDRED SEVENTY THREE POINT FIFTY SQ. METERS
 PERMISSIBLE - 2310.00 m²

बरेल - 19/	100
2022	



बरेल - 19/	
99203	940
2022	



बरल - ७/		
८०३८	४८	१००
२०२२		

बरल - ७/		
११२०३	२५	१६०
२०२२		



चारकोप भैरव सहकारी गृहनिर्माण संस्था मर्यादित

नोंदणी क्र. एमसुएम / एम एच ए सी ए / एच एस सी / (दिसी) / ११४८९ / सन २०१९ - २०२०.

प्लॉट क्र. ८१०, आर. एस. सी - ५, सेक्टर - ८, चारकोप, कान्दिवली (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, Kandlivali (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 West 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 सचिव खनिंदार



करल - ७/
 ११२०३ ER १६०
 २०२२

85



बरल - ७/		
९७७८	४८	७००
२०-२		

बरल - ७/		
११२०३	१००	१६०
२०२२		



चारकोप भैरव सहकारी गृहनिर्माण संस्था मर्यादित

नोंपणी क्र. एमयुएम / एम एच ए डी ए / एच एस जी / (टि.सी) / १३४८९ / सन २०१९ - २०२०.

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

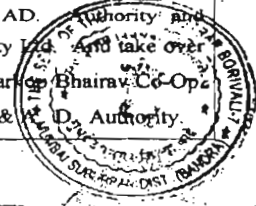
संदर्भ क्र.

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. & AD. 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. & D. Authority.

चारकोप भैरव सह. गृहनिर्माण संस्था (मर्यादित)

20.12.2019
 प्रमुख
 धागे
 सचिव
 राजने
 खजिनदार



बरत - ७/
 ९३८२६००
 २०२२



बरत - १९/
 ९९२०३९०९९६०
 २०२२

87



बदल - ७/		
९९२७३	१०२	१६०
२०२२		

बदल - ७/		
९९२७३	१०२	१६०
२०२२		



43 88

मगर भूमापन अधिकारी खोरीवली यांचे कार्यालय

महसिलदार, म मगर भूमापन कार्यालय इगारत, पोल्या मकतम. डॉ.न.रा. कपडे मार्ग (महकवातन लोन) एच. व्ही. रोड.
सिपोली सिव्हेल खोरीवली (परिषद) मुंबई - ४०००१२.
Email :- ctsoborivali@gmail.com Tel:-०२२ २८०५५०५५

डॉ.म.पू.बोरी/ स.पू.पारकोप/ सि.म./२०१०
खोरीवली, दिनांक- 10/२/२०२०

प्रति,
श्री. सचिन आसुरेय वेडाई
फ्लॉट नं.२४०. A/२, चंदनवन को.ऑप.हो.सो.
पोघई रोड -२, खोरीवली (पं), मुंबई ४०००१६



विषय :- समाप्ति प्रकल्प मिळवण्याबाबत.
मगर भूमापन -पारकोप, ता.खोरीवली येथील सखे नं.५
सखे नं.४१, सेक्टर नं.८

संदर्भ :- आदेशा दिनांक 16/02/2020 रोजीचा अर्ज.

उरील संघर्षास सचिन्तये साधल मगर भूमापन -पारकोप, ता.खोरीवली येथील सखे नं.५, सखे नं.४१, सेक्टर नं.८ या मूखंडाच्या मिळकत पत्रिकेची मागणी केलेली आहे. परंतु एकदिल अभिलेख पाहता सदर मूखंडाची मिळकत पत्रिका तयार झालेली नसलेमुळे आपण यागणी केलेल्या मूखंडाच्या मिळकत पत्रिकेची प्रकल्प आपणांस देता येत नाही. तरी आपला अर्ज विनाकार्यवाही निष्पत्ती ठेवणेत येत आहे.


(समाप्ति प्रकल्प)
मगर भूमापन अधिकारी,
खोरीवली



बरल - ७/		
९७८	५९	७०
२०२२		



बरल - ७/		
११२०३	१०३	१६०
२०२२		



बरल - ७/		
२०२३	५२	७००
२०२२		

बरल - ७/		
११२०३	१०४	१६०
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2022	99203 904 960	101 - 101
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2022	233743 100	101 - 101
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L. N. M. S.

101/101



श्रीरक्षित एम्.ए.ए.
 INCOME TAX DEPARTMENT
 TAMIL NADU
 TAMIL NADU
 08/08/1982
 ABPTK3050

90



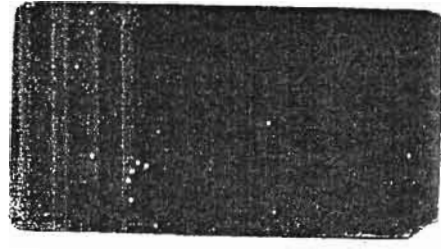
बसल - 19/		
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2022		

बसल - 19/		
99364	48	100
2022		

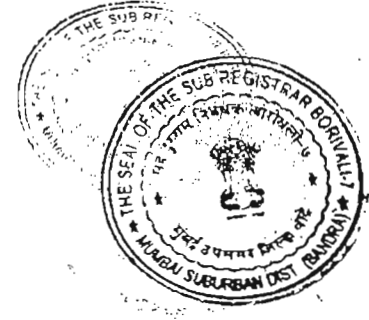




Panchhori



Panchhori



बरल - ७/		
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२०२२		

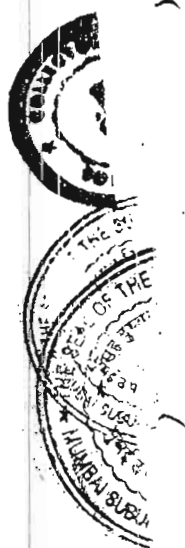
बरल - ७/		
99203	700	960
२०२२		

92



ब.सं. - ७/		
११२७३	१०८	१९६०
२०२२		

ब.सं. - ७/		
९४८	५२	७०
२०		



जायकर विभाग
 INCOME TAX DEPARTMENT
 धागे धांकर कृष्णराव
 KISANRAO DHANRAO DHAGE
 Q1107/1968
 Permanent Account Number
 AHWPD9928D

[Handwritten signature]



बरल - ७/		
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बरल - ७/		
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२०२२		



94



ಬರಲ - 19/		
99263	990	940
2022		

ಬರಲ - 19/		
2836	46	100
2022		





भारत सरकार
Unique Identification Authority of India

संयोजन क्रम / Enrollment No. 1175117903/00822

To
किरडे मालक दफा
Kshir Mohan Dahi
C-38, Kshir Mohan Dahi LTD, Plot No-304
Near Turan Police Station, Sector-4
Mumbai
Kandival West
Mumbai-400075
Maharashtra-400075
9702222881

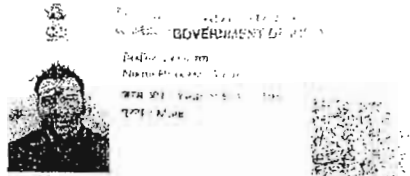
आपका आधार नंबर / Your Aadhaar No.

8380 0438 3733

आधार - आम आदमी का आधार



वसुधै - कुर्वन्		
092203	999	940
2022		




9405 0993 1451

आधार - सामान्य भाणसाचा अधिकार



M...


आधार प्रमाणिकरण प्राधिकरण
INDEPENDENT VERIFICATION AUTHORITY OF INDIA
 पत्ता: ०००१ क्रिष्ण संकुम, सन
 सन ग्रीष्मेश्वर, सन
 सन शांतिवन, सन शांतिवन, सन
 सन शांतिवन, सन शांतिवन, सन
 सन शांतिवन, सन शांतिवन, सन

Address: C-001 Krishna Building
 San Gyaneshwar
 San Shantivan Complex, Opp
 Sona Theater, Borwadi East
 Borwadi East, Mumbai, Borwadi
 East, Maharashtra, 400066

बरोल - ७/	
११२२३	११२-१९९
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बरोल - ७/	
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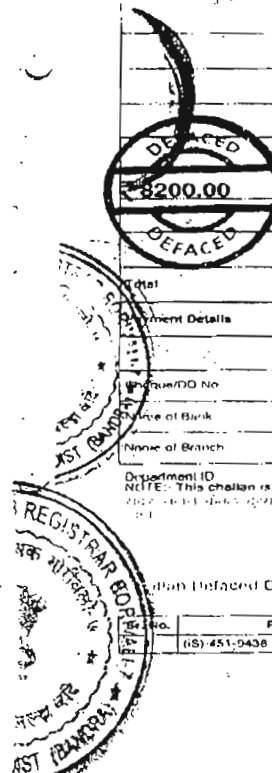
CHALLAN
MTR Form Number-6

GRN	MH004401077202223P	BARCODE	[Barcode]	Date	02/07/2022-11:42:41	Form ID
Department	Inspector General Of Registration	Registration Fee		Payer Details		
Type of Payment	Ordinary Collections IGR	TAX ID / TAN (If Any)				
		PAN No.(If Applicable)				
Office Name	BR: 7 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					
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					
	8200.00							
Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK					
Cheque/DD Details	Bank CIN	Ref. No.	1000050220070200071 037113903412					
	Bank Date	FBI Date	02/07/2022 13:43:52					
	Bank-Branch	STATE BANK OF INDIA						
	Scrow No., Date	Not Verified with Scrow						

Department ID: [Blank]
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. It is valid for unregistered documents only. (This challan is valid for document to be registered in Sub Registrar office only. It is valid for unregistered documents only.)

Sl. No.	Remarks	Deferment No.	Deferment Date	Used	Deferment Amount
(IS) 451-9438		0002222458202223	04/07/2022-11:54:20	IGR198	8200.00



बकल - 8/
 २४८६९.००
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बकल - १९/
 ९९२०३ ९९३ ९६०
 २०२२

98

GRN : MH00443107202223P Amount : 8,200.00 Bank : STATE BANK OF INDIA Date : 02/07/2022 11:42:41

Total Deference Amount 8,200.00



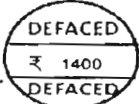
बरोल - ७१		
९४३८	९२	७७०
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बरोल - ७१		
११२७३	११४	१९०
२०२२		

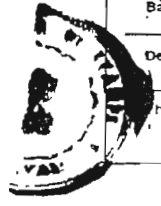


Document **H**andling **C**harges
Inspector General of Registration & Stamps

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.			
			
Payment Details			
Bank Name	sbiipay	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.



बरल - ७/
 ९४३८ ९३ ७००
 २०२२



बरल - ७/
 ११२६३ ११५ १९०
 २०२२

100



बरन - ७/		
११२५३	११६	१६०
२०२२		



बरन - ७/		
२०३६	६४	७०
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Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0207202200288 Receipt Date 04/07/2022

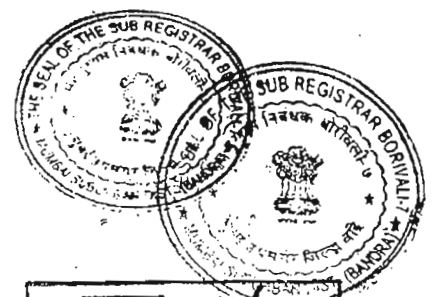
Received from DHC, Mobile number 9000000000, an amount of Rs.1400/-, towards Document Handling Charges for the Document to be registered on Document No. 9438 dated 04/07/2022 at the Sub Registrar office Joint S.R. Borvall 7 of the District Mumbai Sub-urban District

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.



बरल - ७/
२०३८५५.००
२०२२

बरल - ७/
११२०३ ११० ११०
२०२२



বরল - ৩/		
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২০২২		



বরল - ৩/		
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২০২২		



451/9438

मोमबारा 04 जुलै 2022 11:54 म.पु.

दस्त मोमबारा भाग-1

बरल 7
दस्त क्रमांक: 9438/2022

दस्त क्रमांक: बरल 7 /9438/2022

बाजार मूल्य: रु. 8.02.500/-

मोबदला: रु. 00/-

भारवेचे मुद्रांक शुल्क: रु. 40.125/-

नोंदणी की मागती अगल्यास तपशिल :-

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

द ति मध. द ति बरल 7 गाचे कार्यालय
अ क्र. 9438 यर दि 04-07-2022
वेळी 11:51 म.पु. या हजेर केला

पावती: 9887 पावती दिनांक: 04/07/2022

सादरकरणाऱ्याचे नाव: द धारमोप शैरव को ऑप ही मो पि न
शेखरमन रमेश तानाजी तांबडे

नोंदणी फी रु. 8200.00

दस्त हाताळणी फी रु. 1400.00

पुष्टांफी संख्या: 70

एकूण: 9600.00

K. M. A. J.
दस्त हजेर करणाऱ्याची मती

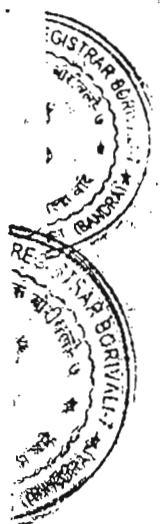
Shavan
पु.स. दुय्यम निकासक कोरीवली-७,
मुंबई उपनगर जिल्हा,
या गाचा पत्रांक ३ वेपडा

Shavan
पु.स. दुय्यम निकासक कोरीवली-७,
मुंबई उपनगर जिल्हा.

मुद्रांक शुल्क: (रु.००) कोणाच्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उग-पंत
(दोन) उभे मसुद न केलेल्या कोणाच्याही मागणी क्षेत्रात

शिष्टा क्र. 04/07/2022/1 51:32 AM ची वेळ. (सादरीकरण)

शिष्टा क्र. 2/1/07/2022/1 54:05 AM ची वेळ. (फी)



प्रतिज्ञापत्र
हाय दस्तऐवज हा नोंदणी कायदा १९०८ अर्थात अस्तित्त्व सतुषीनुसार व नोंदणीस
मार्ग केलेला आहे. * दस्तातील संपूर्ण मजकूर, निवादाक व्यक्ती, साक्षीदार व
निवत नोंदसेत्या कागदांमधी रक्यता तपावली आहे. * दस्ताची सच्यता, बंधना
कायदेशीर बाबींसाठी दस्त निशेदक व कमुलोपाक हे संपूर्णपणे जाबबदार राहतील.
K. M. A. J.
सित्तुन देणारे: _____ लिहून घेणारे: _____



Paydham



बरल - ७/
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बरल - ७/
११२०३११९ १६०
२०२२

104



बरेल - ७/		
९७८	२८	७०
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बरेल - ७/		
९९२०३	११०	१६०
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आवक नं. 9438/2022

पञ्जाब राज्य सरकार
 भारतीय प्रशासनिक सेवा
 1968 में आयोजित प्रथम परीक्षा का परिणाम प्रकाशित करने के लिए
 आदेश नं. 9438/2022
 दिनांक 07/07/2022

आवक नं. 9438/2022
 भारतीय प्रशासनिक सेवा
 1968 में आयोजित प्रथम परीक्षा का परिणाम प्रकाशित करने के लिए
 आदेश नं. 9438/2022
 दिनांक 07/07/2022

आवक नं. 9438/2022
 भारतीय प्रशासनिक सेवा
 1968 में आयोजित प्रथम परीक्षा का परिणाम प्रकाशित करने के लिए
 आदेश नं. 9438/2022
 दिनांक 07/07/2022

आवक नं. 9438/2022
 भारतीय प्रशासनिक सेवा
 1968 में आयोजित प्रथम परीक्षा का परिणाम प्रकाशित करने के लिए
 आदेश नं. 9438/2022
 दिनांक 07/07/2022

आवक नं.	नाम	श्रेणी
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दिनांक 07/07/2022

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दिनांक 07/07/2022



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99203 929 980
2022

106



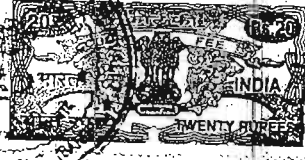
04/2022

Summary

1-10:55 AM कंक.04 / 07 / 2022 12 : 08 10 PM नोंदणी पत्रक 1 का

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

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	D. Code	Number	Unit
1		Certificate	ADJ1100902/18/2022	06:87	40126	0			
2				0207202200286	1400	RF	0207202200286		
				NH00443107720223P	8200	RF	0002221002		



बरोल - ७/		
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अभिप्रेत तरे
 ना./प्रामती : १३/०७/२२
 बाला खांचे ता. १३/०७/२२
 व्या. शब्दांसार नक्का दि. ५६-१०४८८
 मूळ के रांक ४२३१२
 दिनांक २०/०७/२०२२

Shavan
 सह-दुयिम निबंधक बोरीवली-७

प्रमाणित करण्यात येते की,
 या दस्तावेज एकूण १००.
 पूर्ण आहेत.
 दिनांक १३/०७/२०२२
 पुस्तक क्रमांक - १ वर नोंदला.
 दिनांक: ०४ जुलै २०२२

खरी प्रत

Shavan
 सह-दुयिम निबंधक, बोरीवली-७
 मुंबई उपनगर जिल्हा.

बरोल - ७/		
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Mumbai Housing & Area Development Board.
Gruh Nirman Bhavan, Bandra (E), Mumbai -400051.

No.MB/DYCO(W)/627/2022

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, adavanc lease rent, monthly equated instsallment 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- 71-9438-2022 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 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,

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

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



Mr. Bhaskar Kisanrao Dhage, the Secretary, the Charkop "Bhairav" Co-operative Housing Society Limited, Opp. To Pooja Hotel, Kamraj Nagar, Room No.14, Piyadarshani Chawl No.36/37, Vasantnao 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 / Athority - for information & necessary action.

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

627 - 10/		
99203	923	950
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99203	948	950
2022		



VI
108
No. EE/Borivali Divn. MB/1248/2022

Date :- 20/7/2022

Handing over & Taking Over receipt

On behalf of Mumbai Board, I Pramod S. Gajbhiye, Deputy Engineer, Sub Dn No.1, 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

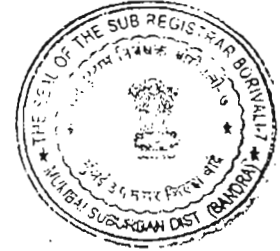
Plot is bounded by:

On 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

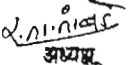
Taken over by




(P.S. Gajbhiye)

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

चारकोप चैरव सह. गृहनिर्माण संस्था (बयोवित्त)


अध्यक्ष
रमेश ना. तांबडे
सचिव
B.K. Dhage
उपनिर्देशक
J.P. Jyodhax

Charkop "Bhairav" CHS Ltd

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.

1 - 19/		
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Handing Over /Taking Over Plan of Plot No
Sector 8 , Charkop , Village Kandivali (W).

Area of the plot =2173.50 Sq.Mt.
DyCO(W) letter No.MB/DYCO/W/627 Dated 8/07/202
Plot is free from all encumbrances.
This Plan Shall be read with Handing Over and taking

Scheme Boundry

Adj.Cluster No.807
48.50

Cluster Plot No.810

2173.50 SQ.MT.

55.00

5 m wide road DCC 5

42.00
Adj.Cluster No.809




बसल - ७/		
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Handed over by


Asst.Engineer
Borivali Division
Mumbai Board.


Deputy.Engineer - I
Borivali Division
Mumbai Board


Executive
Borivali
Mumbai

प. 810 ,RSC-5,Charkop Part IV,

109

2

takeover receipt No. EE/BORIVALI/MB/1248
DATE - 20/07/2022

पुणे नगरपालिका

SCALE

NORTH



Taken over by

चारकोप धैरव सह. गृहनिर्माण संस्था (न्यायदित)

रमेश ना. नांबड *सचिव* *अध्यक्ष*

रमेश ना. नांबड *B.K.Dhage* *J.P. Poojarkar*

Shane
Engineer
Division
ai Board



वर्ष - 19/		
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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 :

Extract of Resolution passed in General Body Meeting held on

24/07/2022

Resolved that Mr. Ramesh T. Tambade the Chairman of the Society, Mr. Bhaskar K. Dhage the Hon. Secretary of the Society and Mr. Jitendra P. Pagdhare the Treasurer of the Society hereby authorized to represent/defend the society and to sign all necessary documents such as Development Agreement, Deeds, Power of Attorney, Permanent Alternate Accommodation Agreement etc. and to admit execution thereof before Sub registrar of assurance and also to appoint Advocates & Solicitors to appear/plead/defend/represent the society before all or any of the courts/tribunals/forums/authorities in the matters relating to and concerned with the society and its development including the Suits before all the Court of Law, and shall have the power to sign on Vakalatnamas/Applications/ Affidavits/ Petitions/ Appeals/ Revisions/ Replies/ Consent Terms and/or any other documents of pleadings, on behalf of the Charkop Bhairav CHS Ltd.

Proposed by: Mr. Gitaram S. Abhanga &

Seconded by: Mr. Prashant H. Kadam



बरल - ७/		
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बोरल - 101		
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2022		





MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP3420200111260138 D P, Rev. dt. Refer Inward Number: R/C/2020/111260145 Payment Dated 16/01/2020

Office of the Chief Engineer (Development Plan)
Municipal Head Office, 5th Floor,
Annex Building, Fort,
Mumbai - 400 001

To,

Mr./Mrs. Pratima Chandan Kelekar
M/s. Space Moulders, 281/2229, Motilal Nagar No. 1, Shreeang Sable Marg, Goregaon (W).

Sub: Development Plan 2034 remarks in respect to Land Bending C.T.S. No(s) null of CHARKOP Village situated in R/C Ward, Mumbai.

Ref : Application w/no. R/C/2020/111260145 Payment Challan No. DP3420200111260138 Dated 16/01/2020 certifying payment of charges made under Receipt no. 18200078548 Dated 16/01/2020

Gentleman/Madam,

With reference to above, Development Plan 2034 remarks sanctioned by GoM in respect of subject land boundaries, shown in blue color boundary on the accompanied plan, are as follows.

Table with 3 columns: Description, Nomenclature, Remarks. Rows include CTS No., Village, Development Plan 2034 referred to Ward, Zone shown on plan, Land abutting to Zonal boundary, Sanctioned Roads affecting the Land, Reservation affecting the Land, Reservation abutting the Land, Existing amenities affecting the Land, and heritage site checks. Includes a circular stamp of the Sub-Registrar Office and a rectangular stamp with handwritten numbers.

This is electronically generated report. Hence personal signature is not required.

CHE/DP3420200111260138/DP/R/C



बरल - ७/		
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Whether situated in the buffer zone/Vista of a listed archaeological site (ASI):	Yes / No
Note: The remarks are offered based on the records of CS/CTS boundaries/CS/CTS Nos available with this office. However the boundaries shown in the records of City Survey Office shall supersede those shown on the DP Remarks Plan.	
Demarcation: The Alignment of the proposed road/R.L. and boundaries of reservations and their area are subject to the actual demarcation on site by E.E.T&C/A.E.(Survey) as case may be.	
Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any or the land under reference. Status of the existing road, if any, shall be confirmed from the concerned Ward Office.	
The DP Remarks and Plan shall be read with notification no. TPB.4317/629/CR-118/2017/JD-11 dt. 8.11.2017, TPB.4317/778/CR-267/2017/JD-11 dt. 7.2.2018, TPB.4317/629/CR-118/2017/DP/JD-11 dt.8.5.2018 & TPB.4317/629/CR-118/2017/EP/JD-11 dt.8.5.2018 before granting any development permission on the land/s. (For the Sanctioned Modification & Excluded Portion the link for notification is as under:-	
Notifications: MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034 Plans: EP Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034 (Excluded Part) EP Sheets, 8th May 2018 - For Suggestions / objections by Government SM Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034(sanctioned part) SM sheets, 8th May 2018	

Additional Information

Water pipeline Remark: Water pipeline near the plot (4.23 meters far) has 150 mm pipe diameter.
Sewerline Remark: Sewer Manhole near the plot (Node No. 12373008, 7.12 meters far) has Invert level 26.05 meters with reference to Town Hall Datum (THD).
Ground level: The plot has minimum 28.80 meters and maximum 30.00 meters ground level with reference to Town Hall Datum (THD)
RL Remark: REGULAR LINE REMARKS (Traffic): As far as Traffic department is concerned, there is no any proposed or sanctioned Regular Line/Road Line at present along the plot C.T.S. No.(s) null of Village/Division of BARKOP in R/C ward of M.C.G.M., as shown bounded blue on accompanying plan. You are also requested to obtain remarks from Asst. Engineer (Survey) R/C Ward. The earlier R.L. Remarks issued by this office if any shall be treated as cancelled. The above remarks are issued without prejudice to the ownership, status of the structure, plot boundaries and without reference to the earlier remarks and shall be valid for one year from the date of its issue.
Acc: As Plan
Note: The above information is as per the data received from concerned MCGM Departments.



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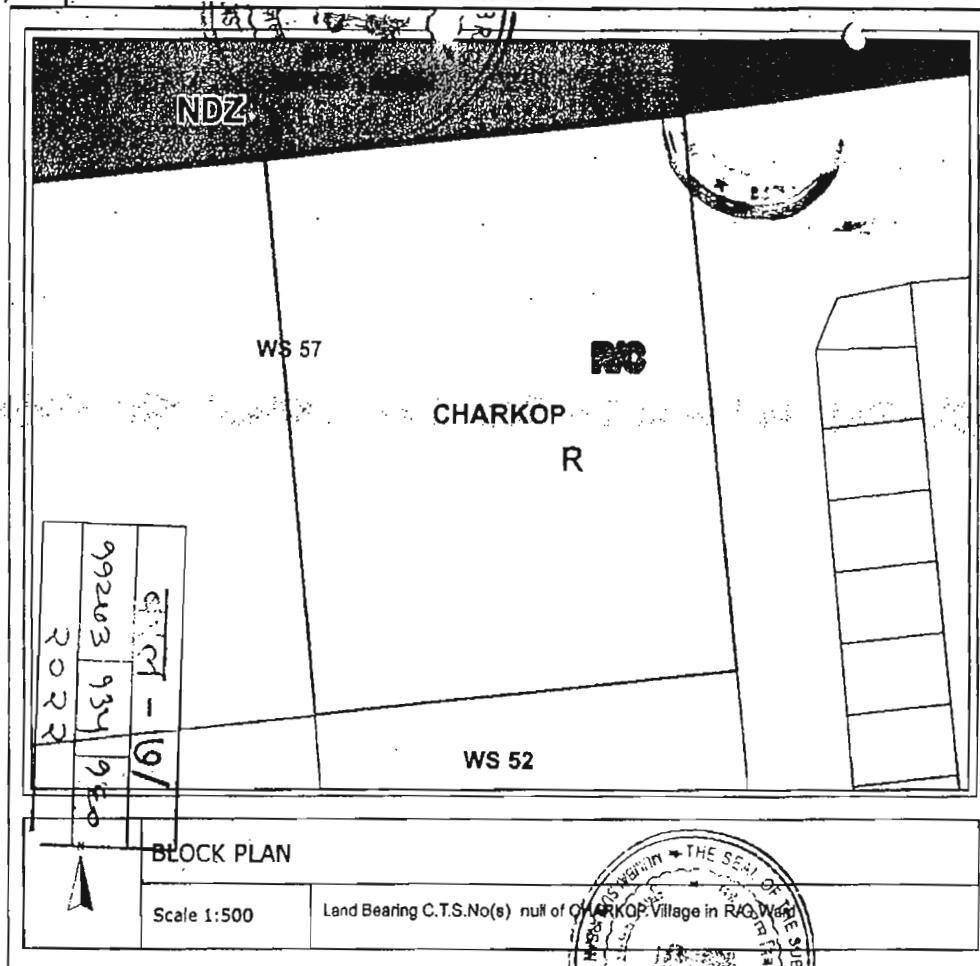
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CHE/DP3420200111260138/DP/R/C



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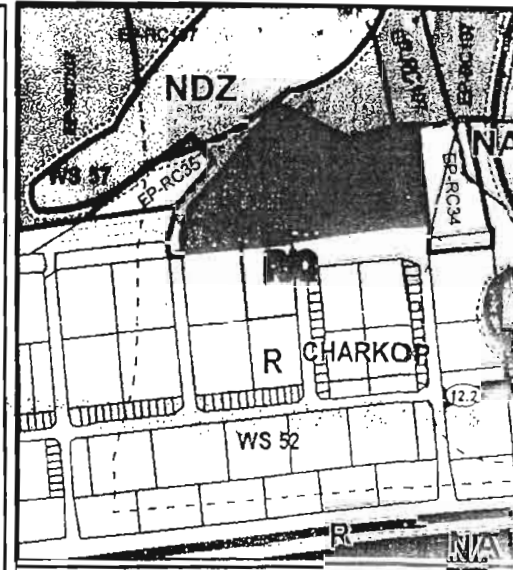




BLOCK PLAN

Scale 1:500

Land Bearing C.T.S.No(s) null of CHARKOP Village in R/C Ward



LOCATION PLAN

Scale 1:4000

Note:
 DP Remarks have been offered only from Zoning point of view without any reference to the existing and status of the structures on the land under reference etc. This plan is to be read with letter under
 CHE/DP/34202001111260138/DP/WS/R/C
 This is an electronically generated document. Hence NO signature required. Assistant Engineer (DP), R/C Ward. Dated: 16/01/2020



MUNICIPAL CORPORATION OF GREATER MUMBAI
 (Development Plan Department)

Development Plan 2034

Office of the Chief Engineer (Development Plan),
 5th Floor, Annexa Building,
 Municipal Head Office,
 Mahapalika Marg, Fort, MUMBAI - 400 001.

119



बाल - ७१		
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Resolution for Entering into Development Agreement

"RESOLVED THAT the Consent of the Partners be and is hereby accorded for the execution and signing of the DEVELOPMENT AGREEMENT to be entered into between Bhairav Smile Infraprojects and Charkop Bhairav Co-op. Housing Soc. Ltd., property namely, Plot bearing Cluster Plot No. 810, RSC-5, Survey No. 41, Village Charkop, Tal - Borivali, Dist - Mumbai Suburban., situated at Sector-8, Kandivali West, Mumbai 400067.

"RESOLVED FURTHER THAT MR. NIKHIL PRAKASH SURVE AND MR. SAMIR PRAVIN SANGHVI Partner of the Company be and are hereby severally authorized to negotiate, finalize, sign and execute the above mentioned Development Agreement and other Deeds and documents on behalf of the Company and do all such acts, matters, deeds and things and to take all steps and do all things and give such directions as may be required, necessary, expedient or desirable for giving effect to said Development Agreement.

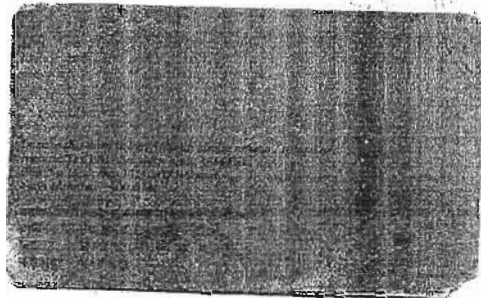
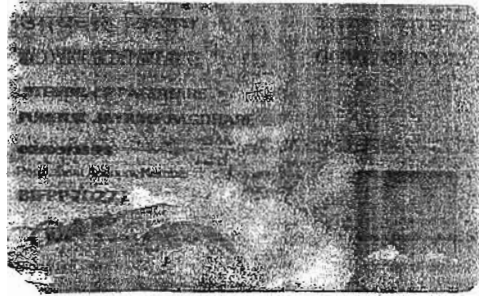
For Bhairav Smile Infraprojects

- 1) MR. NIKHIL PRAKASH SURVE - Partner *HS*
- 2) MR. SAMIR PRAVIN SANGHVI - Partner *SPS*
- 3) MR. KAPIL PRAVIN SANGHVI - Partner *KPS*
- 4) MR. TEJAS PRAKASH SURVE - Partner *T*
- MR. PRAKASH HANUMANTRAO SURVE - Partner *P*

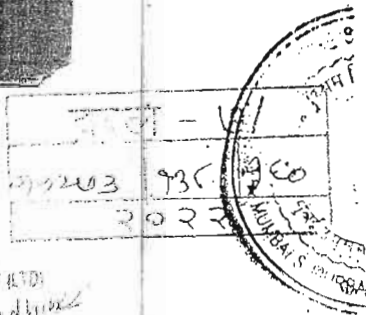


Place: Mumbai
Date: 01.08.2022

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Padhane



CHARKOP BHARAWDO HP HSG SOCIETY LTD

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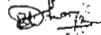
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DHAGE BHASKAR KISANRAO
KISANRAO DEVRAO DHAGE

01/07/1968
Permanent Account Number
AHWPD9926D


Signature





CHAIRMAN
DHAGE BHASKAR KISANRAO SOCIETY (LTD.)
CHAIRMAN




अप्रैल - ७/		
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२०२२		

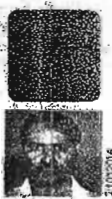
आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

RAMESH TANAJI TAMBDE
 TANAJI LAXMAN TAMBDE

08/08/1962
 Permanent Account Number
 ABYPT4305Q

Signature: 



CHARKOR CHAIRAY CO. OP HSS SOCIETY LTD.
 K. N. N. N. S.
 CHAIRMAN SECRETARY MEMBER

K. N. N. N. S.



99203	100	950
2002		



10/12
99253 489 960
2022

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAZFB8050G



नाम / Name
BHAIRAV SMILE INFRAPROJECTS

11/07/2022

For BHAIRAV SMILE INFRAPROJECTS

M. S. S.
PARTNER

For BHAIRAV SMILE INFRAPROJECTS

S. S. S.
PARTNER



19/07/2022
92203 102 960
2022



1923	1723	94



4-



अनुक्रम - 10/		
39203	988	980
2022		



93203 1984 1980
2022



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बिल - 191		
99203	12	840
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बयल - १८/३
११२२०३ ११० १६०
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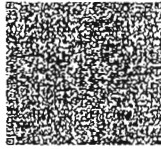
भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक / Enrolment No.: 2821/27075/05623

To
तुकाराम सिताराम पवार
Tukaram Sitaram Pawar
C/O: Sitaram Pawar
D 12, Charkop Sallochan CHS LTD
Plot No 804, R S C 2, S No 41/276
Charkop, Kandivli West
Mumbai
Mumbai Suburban Maharashtra - 400067
98977H/108

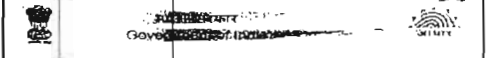
Signature read
तुकाराम सिताराम पवार
01/06/1959



आपला आधार क्रमांक / Your Aadhaar No. :

2488 0103 0359
VID : 9198 4136 9848 5100

माझे आधार, माझी ओळख



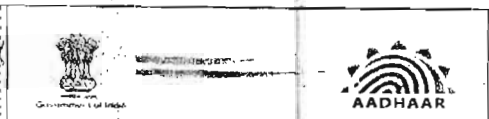
तुकाराम सिताराम पवार
Tukaram Sitaram Pawar
जन्म तारीख/DOB: 01/06/1959
पैल/ MALE

Issue Date: 05/08/2011



2488 0103 0359
VID : 9198 4136 9848 5100

माझे आधार, माझी ओळख



माहिती

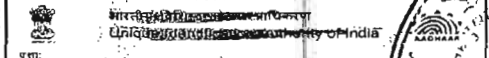
- आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन प्रमाणीकरण वापरून ओळख सत्यापित करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारे तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आमचे देशभरात वैध आहे
- आधार आपल्याला विविध सरकारी आणि खाजगी सेवा सुलभतेने घेण्यास मदत करते
- आपला मोबाइल नंबर आणि ईमेल आयडी आधारमध्ये अद्ययावत ठेवा
- आपल्या स्मार्ट फोनमध्ये आधार घ्या - mAadhaar App वापरा

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar
- Carry Aadhaar in your smart phone - use mAadhaar App.

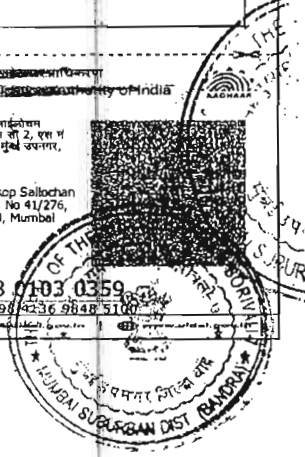


तुकाराम सिताराम पवार
Tukaram Sitaram Pawar
जन्म तारीख/DOB: 01/06/1959
पैल/ MALE

Address:
C/O: Sitaram Pawar, D 12, Charkop Sallochan
CHS LTD, Plot No 804, R S C 2, S No 41/276,
Charkop, Kandivli West, Mumbai, Mumbai
Suburban,
Maharashtra - 400067

2488 0103 0359
VID : 9198 4136 9848 5100

माझे आधार, माझी ओळख



30/11

बरोल - 01		
99203	97L	980
2022		



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भारत सरकार
Government of India



विराज ओमेश गांधी
Viraj Omesh Gandhi
ए.ए. नं. 5607/1987
[Date]



3371 9634 3951

मेरा आधार, मेरी पहचान



पता: 102, माधुर सी.ए.एस.एल.टी.डी., 55/56
T.P.S Cross Road, Near Vee Sanvkar
Garden, Babhai Naka, Borivali West,
Mumbai, Maharashtra, 400022

3371 9634 3951

www.aadhaar.gov.in

Viraj



बयल - 9/		
99263	940	980
2022		



बाल - ७/

99203	949	980
2022		

CHALLAN
MTR Form Number-6



GRN	MH008291348202228P	BARCODE	[Barcode]		Date	10/08/2022-19:32:49	Form ID
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Registration Fee Ordinary Collections IGR		TAX ID / TAN (If Any)				
			PAN No.(If Applicable)	AAZFB8050G			
Office Name	BRL7_JT SUB REGISTRAR BORIVALI 7		Full Name	MS BHAIKAV SMILE INFRAPROJECTS			
Location	MUMBAI		Flat/Block No.	PLOT NO 810 RSC- 5 SURVEY NO 41			
Year	2022-2023 One Time		Premises/Building				
Account Head Details	Amount in Rs.	Road/Street		VILLAGE CHARKOP KANDIVALI WEST			
0030063301	Amount of Tax	30000.00	Area/Locality	MUMBAI			
			Town/City/District				
			PIN	4 0 0 0 6 7			
			Remarks (If Any)	SecondPartyName=CHARKOP BHAIKAV CHS LTD			
			Amount in	Thirty Thousand Rupees Only			
		30,000.00	Words				
Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque/DD No.	Cheque-DD Details		Bank CIN	Ref. No.	10000502022081003894 7851025165015		
			Bank Date	RBI Date	10/08/2022-19:33:45 Not Verified with RBI		
Name of Bank			Bank-Branch	STATE BANK OF INDIA			
Name of Branch			Scroll No. Date	Not Verified with Scroll			

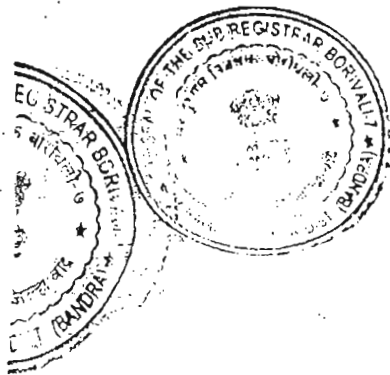


Department ID : Mobile No. : 832055563577
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सादर चालान केवल दफ्तरी कार्यालय लोदीणी कारवायाया दफ्तरी लागू आहे. कोणीही जे कारवायाया दफ्तरी सादर चालान वापरत नाही.

6701 - 01
 99203 142 9E0
 2022

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Used	Defacement Amount
1	(IS)-451-11273	0003152089202223	11/08/2022-13:18:45	IGR196	30000.00
Total Defacement Amount					30,000.00



२२८ - ७१		
९९२०३	९५३	९६०
२०२२		



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

Receipt of Document Handling Charges

PRN 1108202201455 Receipt Date 11/08/2022

Received from DHC, Mobile number 9000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 11273 dated 11/08/2022 at the Sub Registrar office Joint S.R. Borivall 7 of the District Mumbai Sub-urban District.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name SBIN Payment Date 11/08/2022

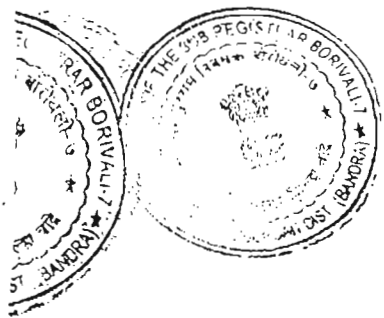
Bank CIN 10004152022081101351 REF No. 222331161667

Deface No 1108202201455D Deface Date 11/08/2022

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



बोरिवल - ७/
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बरल - ७/		
११२७३	१५५	१६०
२०२२		



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

Receipt of Document Handling Charges

PRN 1108202201702 Receipt Date 11/08/2022

Received from Dhc, Mobile number 9000000000, an amount of Rs.1200/-, towards Document Handling Charges for the Document to be registered on Document No. 11273 dated 11/08/2022 at the Sub Registrar office Joint S.R. Borivali 7 of the District Mumbai Sub-urban District.

DEFACED

₹ 1200

DEFACED

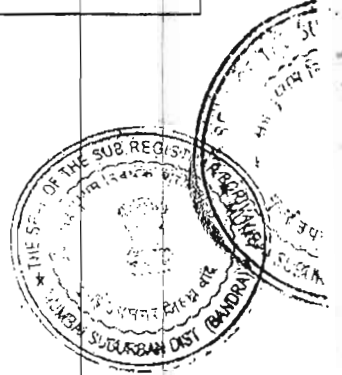
Payment Details

Bank Name SBIN Payment Date 11/08/2022

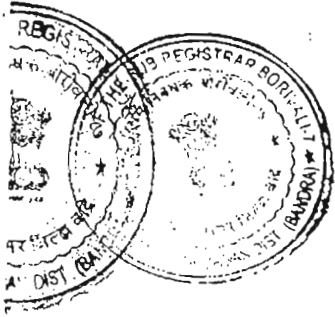
Bank CIN 10004152022081101573 REF No. 222378162528

Deface No 1108202201702D Deface Date 11/08/2022

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



ब/रल - ७/
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बदल - ७/		
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451/11273

गुरुवार, 11 ऑगस्ट 2022 1:17 म.नं.

दस्त गोधवारा भाग-1

बरल7

दस्त क्रमांक: 11273/2022

दस्त क्रमांक: बरल7 /11273/2022

बाजार मूल्य: रु. 31,72,11,000/-

माबदला: रु. 8,86,90,000/-

भरलेसे मुद्रांक शुल्क: रु.1,58,60,550/-

दु. नि. सह. दु. नि. बरल7 यांचे कार्यालयात

अ. क्रं. 11273 बर दि.11-08-2022

रोजी 1:11 म.नं. वा. हजर केला.

पावती:11820

पावती दितांक: 11/08/2022

सादरकरणाऱाचे नाव: मेसर्स भैरव स्माईल इन्फ्राप्रोजेक्ट्स चे भागीदार
निखिल प्रकाश मुर्वे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3200.00

पृष्ठाची संख्या: 160

दस्त हजर करणाऱ्याची सही:

एकूण: 33200.00

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

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

दस्ताचा प्रकार: विकसनकारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये तमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्रं. 1 11 / 08 / 2022 01 : 11 : 56 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 11 / 08 / 2022 01 : 13 : 50 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सादर दस्तऐवज व नोंदणी कायदा १९८८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस सादर केलेला आहे. *दस्तातील संपत्ती, कोणत्याही प्रकारचा निष्पादक व्यक्ती, साक्षीदार व भावत जोडलेल्या कागदपत्रांची सत्यता, वैधता, *दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कोणत्याही प्रकारचा पूर्णपणे जबाबदार राहतील.

L.M. Nisar
 लिहून देणारे :

M. S. Nisar
 लिहून घेणारे :



बरल - ७/

९९२७३ ९५८ ९६०

२०२२

दस्तावेजाचा भाग-2











पृष्ठ 7

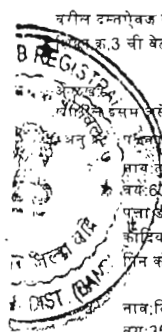
दस्त क्रमांक:11273/2022

11/08/2022 1 24:33 PM

दस्त क्रमांक: 7/11273/2022

दस्तावाचा प्रकार :- विक्रयनकरनामा

अनु क्र	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम: चारकोप भैरव को ओप हो मो लि चे वेअरपन रमंग ही पांचडे पत्ता: प्लॉट नं: 810, माळा नं: - इमारतीचे नाव: चारकोप भैरव को ओप हो मो लि, ब्लॉक नं: कादिवली पश्चिम मुंबई, रोड नं: आर एस सी - 5, सेक्टर नं 8, चारकोप महाराष्ट्र, मुंबई. पिन नंबर: ABYPT4305Q	विहून देणार वय :- 60 स्वाक्षरी:-		
2	नाम: चारकोप भैरव को ओप हो मो लि चे मुंकेटरी भास्कर के वंगे पत्ता: प्लॉट नं: 810, माळा नं: - इमारतीचे नाव: चारकोप भैरव को ओप हो मो लि, ब्लॉक नं: कादिवली पश्चिम मुंबई, रोड नं: आर एस सी - 5, सेक्टर नं 8, चारकोप महाराष्ट्र, मुंबई. पिन नंबर: AHWPD9926D	विहून देणार वय :- 54 स्वाक्षरी:-		
3	नाम: चारकोप भैरव को ओप हो मो लि चे वज्रिनेदार विनंद पी पागरी पत्ता: प्लॉट नं: 810, माळा नं: - इमारतीचे नाव: चारकोप भैरव को ओप हो मो लि, ब्लॉक नं: कादिवली पश्चिम मुंबई, रोड नं: आर एस सी - 5, सेक्टर नं 8, चारकोप महाराष्ट्र, मुंबई. पिन नंबर: BIFPP7027J	विहून देणार वय :- 50 स्वाक्षरी:-		
4	नाम: वेसम भैरव स्मार्टन इन्फार्मेशन टेक नं. भागीदार निखिल प्रकाश सुर्वे पत्ता: प्लॉट नं: डी - 11 प्लॉट नं 804, माळा नं: - इमारतीचे नाव: साईलोकन को ओप हो मो लि, ब्लॉक नं: कादिवली पश्चिम मुंबई, रोड नं: सेक्टर नं 8, चारकोप, निगर टाउन नॉईट, महाराष्ट्र, MUMBAI. पिन नंबर: AAZFB8050G	विहून देणार वय :- 39 स्वाक्षरी:-		
5	नाम: वेसम भैरव स्मार्टन इन्फार्मेशन टेक नं. भागीदार रमेश प्रवीण सपथी पत्ता: प्लॉट नं: डी - 11 प्लॉट नं 804, माळा नं: - इमारतीचे नाव: साईलोकन को ओप हो मो लि, ब्लॉक नं: कादिवली पश्चिम मुंबई, रोड नं: सेक्टर नं 8, चारकोप, निगर टाउन नॉईट, महाराष्ट्र, मुंबई. पिन नंबर: AAZFB8050G	विहून देणार वय :- 53 स्वाक्षरी:-		



वरील दस्तोबंद करून देणार तथ्यावधीत विक्रयनकरनामा. चा दस्त होवज करून दिव्याचे कबूल करताना शिक्का क्र.3 ची वेळ: 11/08/2022 01 20:42 PM

बरेल - 9/
99203 942 980
क्रमांक 22 अंगठ्याचा ठसा

पक्षकाराचे नाव व पत्ता
नाम: तुकाराम मीनाराम पवार
वय: 63
पत्ता: डी-12, चारकोप साईलोकन को ओप हो मो लि, सेक्टर नं 8, चारकोप कादिवली पश्चिम मुंबई
पिन कोड: 400067

नाम: विराज दिनेश गांधी
वय: 35
पत्ता: 102, मधुर को ओप हो मो लि 55/56, टिपीएम कॉम रोड कोदिवली पश्चिम मुंबई
पिन कोड: 400092



शिक्का क्र.4 ची वेळ: 11/08/2022 01 21:35 PM

मह. न्यायमंत्रालयक बोरीवली-७, मुंबई उपनगर जिल्हा.



Payment Details.

sr	Purchaser	Type	Verification no/Vendor	GRN/Invoice	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/1100902/748/2022	4/1596	15860550	SD		
2		DHC		1108202201702	1200	RF	1108202201702D	11/08/2022
3		DHC		1108202201455	2000	RF	1108202201455D	11/08/2022
4		eChallan		MH006291349202223P	30000	RF	0003152089202223	11/08/2022

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

11273 /2022

Know Your Rights as Registrants

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

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



वरल - ७/		
११२०३	१६०	१६०
२०२२		

प्रमाणित करण्यात येते की,
या दस्तामध्ये एकूण १६०
पाने आहेत.
वरल- ७/११२०३/२०२२
पुस्तक क्रमांक - १ वर नोंदला
दिनांक: ११ ऑगस्ट २०२२

Shavan
सह. दुय्यम निबंधक बोरीवली-७

CPM



चारकोप शेख ऑफ हो रशील
लिमिटेड चे चेअरमन रमेश तळवे

नों. /श्रीमती.....
बांदा त्यांचे ता. २४/०८/२२
च्या ३-०१-२०२२ पासून ११-१२-२०२१
वरल क्रमांक ११२०३
दिनांक ११/०८/२०२२

Shavan
सह. दुय्यम निबंधक बोरीवली-७

खरी प्रत

Shavan
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मुंबई उपनगर जिल्हा.