

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ,

गृहनिर्माण भवन, वांद्रे-पूर्व, मुंबई-४०००५१.

जा.क्र.उमुआ/इक्यू/गुगं/

३३५

१०. दिनांक :

२१/०५/११

प्रति,

साथिव,

चारकोप कारिकेय सहकारी गृहनिर्माण संस्था(म),

आर.एस.सी-३५ लागतचा भूखंड क्रमांक १६

चारकोप कादीवली-पश्चिम, मुंबई ४०० ०६०

विषय : योजना कोड क्रमांक १२५बी-४ अंतर्गत भूखंड क्रमांक १६
आर.एस.सी-३५ येथील चारकोप कारिकेय सहकारी

गृहनिर्माण संस्था (म) या संस्थेतील सभासद बदलास संस्थेस परवानगी देणेबाबत.

संदर्भ : आपले दिनांक १६/०५/२०११ चे पत्र.

महोदय,

संदर्भाधिन पत्रास अनुसरून आपणांस वळविण्यांत येते की, म्हाडा आणि पंजिकृत गृहनिर्माण संस्था, यामध्ये भाडेपट्टा करारनामा करून, वितरीत केलेल्या भूखंडावरील गृहनिर्माण संस्थेतील सभासदत्व हस्तांतरण करण्यासाठी हस्तांतरण शुल्क आकरण्यात येऊ नये, सभासदत्व हस्तांतरणास म्हाडाच्या परवानगीची आवश्यकता नाही आणि पंजिकृत संस्थेच्या विधीनियमातील तरतूदीनुसार गृहनिर्माण संस्थेने संबंधित सभासदाचे विहित पुरावे घेऊन, संस्थेतील भाग भांडवल संस्थेमार्फत हस्तांतरण करण्यात यावे, असा निर्णय दिनांक ०६.०५.२०१० चा ठराव क्रमांक ६४८० अन्वये घेतलेला आहे.

सबब, म्हाडाच्या परवानगीशिवाय सोसायटीतील सभासदात्व बदलाचे काम संस्थेच्या विधीनियमातील तरतूदीनुसार करण्यात यावे, ही विनंती.

आपला विश्वासू,

२१/०५/११
उपमुख्य अधिकारी (इक्यू).
मुंबई मंडळ.

प्रत : उपनिबंधक सहकारी संस्था, मुंबई मंडळ यांना माहिती व पुढील योग्य त्या कार्यवाहीसाठी रवाना.

MUMBAI
A MHADA UNIT)

MUMBAI
जा. क्र. मुं/मुअ(इक्यू)/२००५/१०५
दिनांक: २०/०५/०५

प्रति,
सचिव,

चारकोप-कार्तिके सहकारी गृहनिर्माण संस्था (म).
भूखंड क्रमांक १६, आरएससी-२५,
चारकोप-कांदिवली-पश्चिम,
मुंबई--४०० ०६७

विषय : योजना कोड क्रमांक १२५-ब, अंतर्गत भूखंड क्रमांक-१६,
आरएससी-२५, चारकोप-चेचील कार्तिके सहकारी गृहनिर्माण
संस्थेतील जुन्या सभासंदाचा राजीनामा स्विकारण्यास व त्यांचे
जागी नविन सभासंदास संस्थेमध्ये समाविष्ट करून घेण्यास संस्थेस
परवानगी देणेबाबत.

महोदय,

वरील विषयाचे संदर्भात आपणांस वळविण्यांत येते की, या कार्यालयाचे क्रमांक
२८६० दिनांक २७.०४.२००५ च्या पत्रान्वये वळविल्याप्रमाणे संस्थेत सभान्तद बदलाव
शुल्क रुपये ३५,०००/- (रुपये पस्तीस हजार फक्त) चा भरणा पावती क्रमांक २४४३७१
दिनांक २७.०४.२००५ रोजी कार्यालयामध्ये केलेला असल्यामुळे संस्थेने शिफारस
केल्याप्रमाणे खालील सभासंदाचा राजीनामा स्विकारण्यास, संस्थेस परवानगी देण्यांत येत
आहे.

१. श्री. पविण बच्चनलाल दिक्षित.

संस्थेला वरीलप्रमाणे राजीनामा स्विकारण्यास परवानगी देण्यांत आल्यामुळे
झालेल्या रिक्त जागी संस्थेने शिफारस केल्याप्रमाणे खालील सभासंदास संस्थेमध्ये
समाविष्ट करून घेण्यास संस्थेस परवानगी देण्यांत येत आहे.

१. श्री. वितेक माधव राजत.

आपला विश्वासू,

ROD COPY

CHARKOP KARTIKEY CO-OP. HSG. SOCIETY LTD /PROP.

Push K. Sawani
CHAIRMAN

MEMBER.



उपमुख्य अधिकारी (इक्यू),
मुंबई मंडळ.

गृहनिर्माण भवन, कलानगर, यान्हे (पूर्व), मुंबई - ४०० ०५१.
दूरध्वनी : ५५४०५०००, २६५९२८७७, २६५९२६२२
फॅक्स नं. ०२२-२६५९२०५८/२६५९०६६० पत्रपोटी क्र. ८१३५

Charkop Kartikey Co-Op. Hsg. Society Ltd., Kalanagar, Bandra (East), Mumbai-400 051.
Phone : 56405000, 26592877, 26592622.
Fax No. : 022-26592058 / 26590660 Post Box No. 8135

SHARE CERTIFICATE

Member's Reg. No. 58

Share Certificate No. 58

CHARKOP KARTIKEY CO-OP. HSG. SOCIETY LTD.

Plot No. 16, RSC-25, MHADA Layout, Survey No. 41, Village Charkop, Sector VIII, Kandivili (W), Mumbai - 400 067.
(Regd. No. MUM / (M.M) / HSG / (T.C.) / 9541 / 1998 - 99) dt. 04-07-1998
Registered Under Maharashtra Co-operative Societies Act. 1960

Authorised Capital Rs. 1,00,000/- divided into 2000 Shares of Rs. 50/- each

This is to certify that Shri / Smt. PRAVIN BACHCHANLAL DIXIT

is/are the Registered Holder of FIVE (5) fully paid up shares of Rupees Fifty
(Rs. 50/- only) each numbered from 286 to 290 both inclusive in
the "Charkop Kartikey" Co-op. Housing Society Ltd., subject to the bye-laws of the said society.

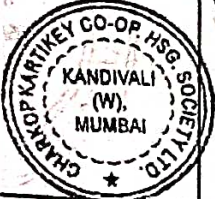
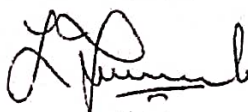
GIVEN under the Common Seal of the Society at Mumbai this 1st day of JANUARY 2005.




[Signature]
Chairman

[Signature]
Hon. Secretary
Member of the Committee

Memorandum of Transfers of the within mentioned Shares

Date of Transfer	Transfer No.	Registration No. of Transferor	To whom transferred	Registration No. of Transferee
7/08/2005	1		MR. VIVEK MADHAV RAUT <div style="display: flex; justify-content: space-around;"> Authorised M. C. Member  Chairman </div>	— Girish K. Suroori Secretary
			Authorised M. C. Member Chairman	Secretary
			Authorised M. C. Member Chairman	Secretary
			Authorised M. C. Member Chairman	Secretary
			Authorised M. C. Member Chairman	Secretary


 RECEIVED
 25/10/07
 Girish K. Suroori

CHARKOP KARTIKEY CO-OP. HSG. SOC. LTD.

Regn. No. MUM/(M.M)/HSG/(T.C.)/9541/1998-99 dated 04/07/1998.

6, RSC-25, MHADA Layout, Survey No. 41, Charkop, Kandivili (West), Mumbai - 400 067.

Date: April 9, 2005.

To,
Mr. Vivek Madhav Raut
B/602, Goodwill Avenue,
Nerul (West),
Navi Mumbai - 400 706.

Dear Sir,

Sub: Letter of 'ALLOTMENT' for the reservation of Flat No. B/404 in 'Charkop Kartikey' Co-op. Housing Society Limited, on Plot No. 16, RSC - 25, MHADA, Charkop, Kandivili (West), Mumbai - 400 067.

In response to your request made, after inspection and verification of all the documents pertaining to the Society, and having satisfied yourself about your eligibility of being admitted as a member of the Society, we confirm and put on record that we have agreed to allot Flat No. 404, B' Wing, on Fourth Floor, situated in the above said building,

We are pleased to inform you that we have reserved Flat No. 404, B' Wing, as demarked on the plan enclosed, being constructed on Plot No. 16, RSC-25, Sector-VIII, MHADA Layout, Charkop, Kandivili (West), Mumbai - 400 067, admeasuring approximately saleable area of 855 sq. ft. along with other amenities to be provided for the lumpsum price of Rs. 15,39,000/- (Rupees Fifteen Lakhs Thirty Nine Thousand only).

This allotment is made subject to the following terms and conditions:

1. You have agreed to pay the total consideration of Rs. 15,39,000/- (Rupees Fifteen Lakhs Thirty Nine Thousand only) towards the allotment of the said flat.
2. Out of total consideration, we acknowledge and admit the receipt of Rs. 50,000/- (Rupees Fifty Thousand Only) from you vide Cheque bearing No. 120392 dated 07/03/2005 drawn on UTI Bank Ltd., Navi Mumbai Branch, (Subject to realisation of cheque) as Earnest/Advance payment towards reserving the above said flat in our Society.
3. You have agreed to pay the balance consideration of Rs. 14,89,000/- (Rupees Fourteen Lakhs Eighty Nine Thousand Only) as per the schedule enclosed herewith.

.....2

Girish K. Desai



- 2 -

4. Please note that it has been specifically agreed and understood between you and 10. If f
that the payment of installments on time is the essence of this contract. If th pro
payment is not received within stipulated period, **INTEREST @ 24% p.a.** will b ref
charged and if payment due is further delayed, no further request for the extensio
of the time shall be considered and the allotment will automatically stan 11. Th
cancelled. In the event of cancellation 10% of the price of the shop will be forfeite ha
and the balance amount will be refunded without interest within a period of 3
days. 12. Th
5. You have also consented and agreed to pay the additional charges to the Society 13. "N
set out hereunder, at the time of obtaining possession of the above referred flat. th
of
of
Al
Kindly
Thanki
- i) Rs. 42,320/- : towards legal charges, expenses for Share Money,
Entrance Fee, Formation and Registration of Society,
Electrical Meter installation, Window Grills and
Development charges etc.
- ii) Rs. 30,780/- : towards Advance Society Maintenance.
6. In addition to the lumpsum price agreed, you have given your consent and agreed
to bear the charges towards the Stamp Duty, Transfer charges, Registration, or any
other Tax, Duty levied/leviable by the MHADA or any other Local Authority on or
before or after the possession at any time hereafter. Necessary declarations and
affidavits shall be submitted. I/We c
mentic
7. You have also agreed to pay the necessary transfer charges payable to MHADA for
obtaining the approval for membership of the said flat.
8. You shall complete all such formalities at your cost as are required to enable us to (Mr. V
admit you as a member of the Society. Encl: F
9. All necessary declarations and affidavits as may be required to keep the Society
Indemnified against any claims of Stamp Duty, Transfer Charges, Registration of
any other Tax, Duty levied/leviable by the MHADA or any other Local Authority
shall be submitted by you on or before taking the possession of the flat.

Girish. K. Sawani



CHARKOP KARTIKEY CO-OP. HSG. SOC. LTD.

Regn. No. MUM/(M.M)/HSG/(T.C.)/9541/1998-99 dated 04/07/1998.

16, RSC-25, MHADA Layout, Survey No. 41, Charkop, Kandivli (West), Mumbai - 400 067.

- 3 -

10. If for any reason, whether within or outside our control the whole or part of the project is abandoned, no claim will be preferred except that your money will be refunded sans interest.
11. The Share Certificate of the Society shall be delivered to the Member at the time of handing over of the Society.
12. This letter of allotment is non-negotiable and non-transferable.
13. "Non-Compliance" of the terms and conditions mentioned herein above by you, the amount paid by you will be refunded after deducting 10% cancellation charges of the amount paid by you as already mentioned at point No. 4 of this letter of Allotment and this letter of allotment shall stand cancelled.

Kindly sign herein under as the token of your acceptance.

Thanking you.

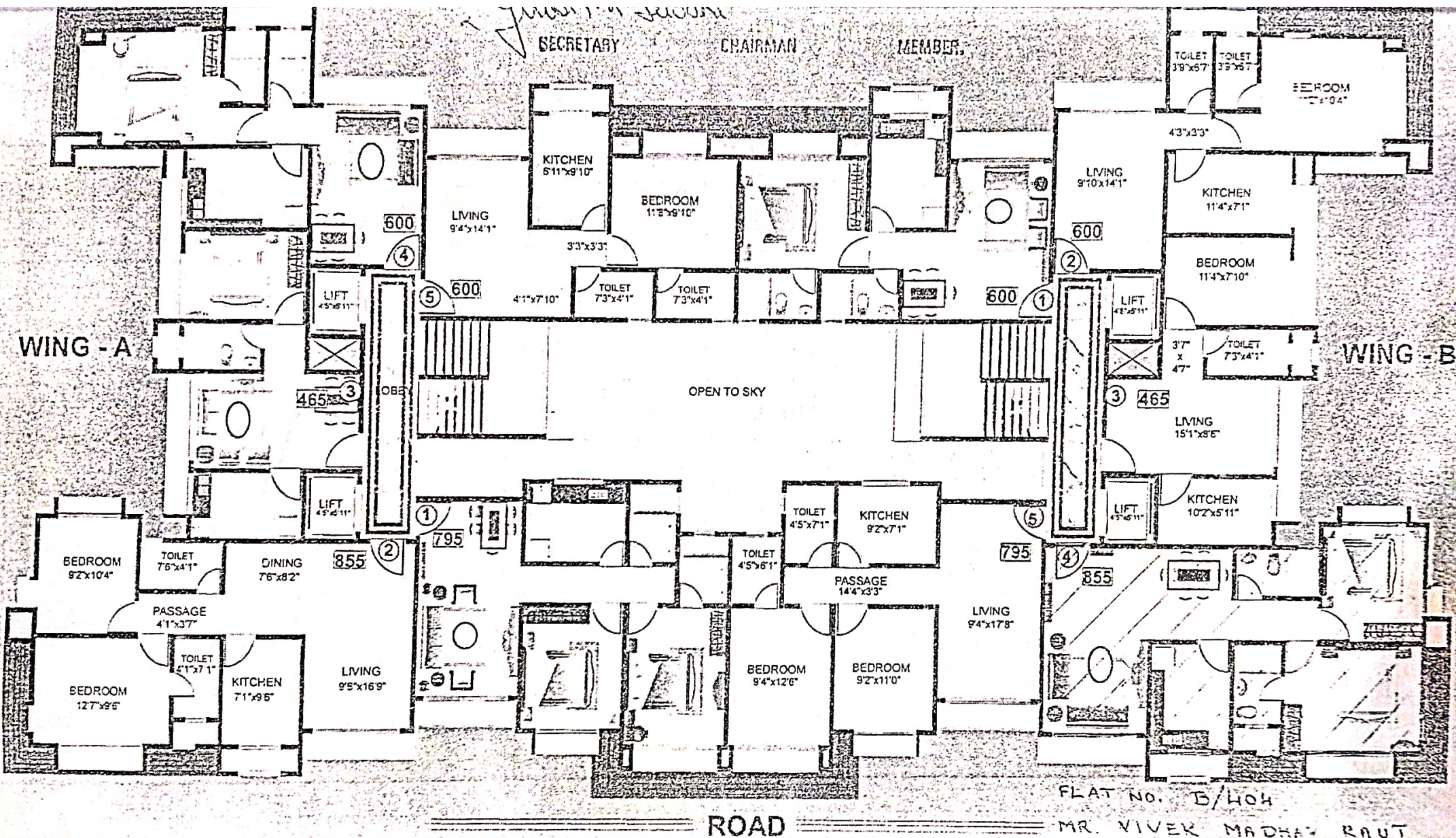
Yours faithfully,
For Charkop Kartikey Co-op. Hsg. Soc Ltd.

Girish K. Sawan
Secretary.

WA
I/We confirm and abide with the above mentioned terms and conditions.

WR
11/4/2005
(Mr. Vivek Madav Raut)

Encl: Floor Plan of your flat.



Charkop Kartikey Co.op Hsg Soc Ltd.

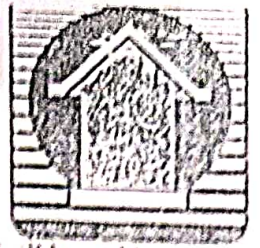
Plot No. 16, RSC 25
Charkop Kandivali (West) Mumbai



Dilip Sanghavi & Associates
ARCHITECTS ENGINEERS & SURVEYORS

पूजापाण य दारावकारा मडळ
वा घटक)
MAHARASHTRA HOUSING AND
DEVELOPMENT BOARD
BANDRA UNIT)

महाडा
MHADA



No.M.M./Dy.C.O.(W) 4424/2004
Office of the Deputy Chief Officer (W),
Mumbai Housing & Area Development Board,
Bandra (E), Mumbai-400 051.

Dated: 19/6/04

To,

The Secretary,
Charkop Kartikey Co-op. Housing Society Ltd.
C/o. Plot No. 16, RSC-25,
MHADA layout, Charkop-IV,
Kandivali (W), Mumbai 400 067.

Sub:- No Objection Certificate to avail Housing Loan for the
Construction of building on the Plot No. 16, RSC-25
admeasuring 1500.00 Sq. Mtrs. at Charkop, Kandivali.

Sir,

With reference to your letter dt. 11/6/2004 on the above subject, you are informed that you have been allotted open developed Plot No. 16, RSC-25 admeasuring 1500.00 Sq. Mtrs. at Charkop, Kandivali, Mumbai-400 067 by the World Bank Project cell of Maharashtra Housing and Area Development Authority, on lease on payment of premium of Rs. 63,37,500/- (Rs. Sixty three lakhs thirty seven thousand five hundred only) and Rs. 63,375/- (Rs. Sixty three thousand three hundred seventy five only) towards Lease Rent per annum for a term of ninety years with effect from 5/9/2003 i.e. the date of execution of indenture of lease for the purpose of constructing maintaining and locating building for your bonafide residential use and occupation.

Agreement of Lease in respect of Plot No. 16, RSC-25 has been executed on 5/9/2003 between the Maharashtra Housing & Area Development Authority and Charkop Kartikey Co-op. Hsg. Society Ltd., and same registered with the Sub-Registrar, Mumbai Suburban District vide document registration No. Badar 5-7245/2003. The possession of the Plot No. 16, RSC-25 has been handed over to you on 24/11/2003. The land owned by Maharashtra Housing and Area Development Authority and is free from encumbrance.

...2/-

मन, कलानगर, वान्द्रे (पूर्व), मुंबई - ४०० ०५१.
६४०५०००, २६५९२८७७, २६५९२६२२
२२-२६५९२०५८/२६५९०६६० पत्रपेटी क्र. ८१३१

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

The Maharashtra Housing and Area Development Authority has No Objection of for mortgaging Lease Rights of the said plot and the building and flats constructed or to be constructed thereon to the State Bank of India, HDFC, GIC HF Ltd., LIC HF Ltd., Global HF Ltd., BOB HF Ltd., Municipal Corporation of Greater Mumbai, Provident Fund, ICICI Hsg. Finance Co. Ltd., UTI Bank Ltd., Tata Home Finance Co. Ltd., HSBC HF, Standard Chartered Bank, CITI Bank HF, Indian Overseas Bank, UCO Bank, Nationalised Banks, Scheduled Banks, Co-operative Banks or any such other Housing Finance Institutions, Mumbai from whom you intend to obtain Loan for construction of building. Such mortgage of plot and flats shall be subject to the charge created on the said developed plot and house thereon under these presents or otherwise in favour of the Maharashtra Housing and Area Development Authority. The issuance of this letter will be conclusive proof that you or your members intend to obtain loan from the State Bank of India, HDFC, GIC HF Ltd., LIC HF Ltd., Global HF Ltd., BOB HF Ltd., Municipal Corporation of Greater Mumbai, Provident Fund, ICICI Hsg. Finance Co. Ltd., UTI Bank Ltd., Tata Home Finance Co. Ltd., HSBC HF, Standard Chartered Bank, CITI Bank HF, Indian Overseas Bank, UCO Bank, Nationalised Banks, Scheduled Banks, Co-operative Banks or any such other Housing Finance Institutions, Mumbai for constructing of building on the said plot.

You will not be allowed to assign sublet underlet or otherwise transfer in any other manner including parting with the possession of the whole or any part of the said land or its interest there under or benefit of the lease to any person or persons or change or change the user of the said land or any part thereon or of the building thereon without the previous written permission of Maharashtra Housing and Area Development Authority.

Yours faithfully,

Estate Manager (W),
M.H.&A.D. Board, MUMBAI.

एम्प्लुस्य (मुंबई मंडळ)
नोंदणी क्रमांक : श्री. श्री. म. म. (मुंबई) एच. एच. जी. (कोप्रगा/पिओ/टीसी) / २५४७

सन. १९९८-९९

नोंदणीचे प्रमाणपत्र

या प्रमाणपत्रद्वारे प्रमाणित करण्यात येत आहे की.

चारकोप कार्तिकेय को.ऑपरेटिव्ह होसिंग सोसायटी लिमिटेड,
प्लॉट नं. १६, आरएससी-२५, चारकोप, कांदिवली (पश्चिम),
मुंबई - ४०० ०६७.

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

उपरिनिर्दिष्ट अधिनियमांच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी
संस्थांचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण
गृहनिर्माण संस्था असून उपवर्गीकरण भांडक मध्ये संस्था सदभागीदारी संस्था/
इतर गृहनिर्माण संस्था आहे. असे आहे.



मुंबई :

दिनांक : ४.७.१९९८

(सहा) (डॉ. व्ही. एच. फड) १/१७/१९९८

सहायक निबंधक, सहकारी संस्था/सहकारी कक्ष

(सहायक निबंधक)

सहकारी संस्था, मुंबई गृहनिर्माण क्षेत्र विकास मंडळ

मुंबई

मुंबई.

मंडळ

सहायक गृहनिर्माण क्षेत्र विकास प्राधिकरण

मुंबई-४०० ०२१.

COMMENCEMENT CERTIFICATE

Charkop Kartikey C.H.S.Ltd.

With reference to your application No. 10361 dated 26.12.2003 for Development Permission and grant of Commencement Certificate under section 45 & 49 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 340 of the Bombay Municipal Corporation Act 1908 to erect a building for the development work of Plot No.16, R.S.C.23

No. _____
Address at Street Charkop MHADA layout

Plot No. _____ Ward R/South

The Commencement Certificate/Building Permit is granted on the following conditions:
The land vacated in consequence of the endorsement of the setback line/road widening line form part of the public street.

That no new building or part thereof shall be occupied or allowed to be occupied or used permitted to be used by any person until occupancy permission has been granted.

The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.

This permission does not entitle you to develop land which does not vest in you.

This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act 1966.

This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:
The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not accordance with the sanctioned plans.

Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.

The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by applicant through fraud or misrepresentation and the application and every person deriving benefit through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.

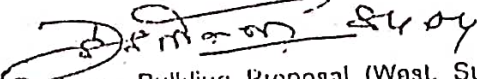
The condition of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

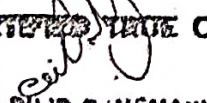
The Municipal Commissioner has appointed Shri D.S. Sardesai
Assistant Engineer to exercise his powers and functions of the Planning

Authority under section 45 of the said Act.

This C.C. is restricted for work upto Stilt (Pt.) + Plinth (Pt.)

For and on behalf of Local Authority
Dahanumal Maharajpalika


Asst. Engineer, Building Proposal (West. Sub.)
& 'R' Wards R18
101

CERTIFIED TRUE COPY

FOR DIPAK SANCHAVI
AND ASSOCIATES

MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

Form 346
88

in replying please quote No.
and date of this letter.

Intimation of Disapproval under Section 346 of the Mumbai
Municipal Corporation Act, as amended up to date.

No. E.B./CE/ A-3361 BS/A R of 200 - 200 **7 FEB**

MEMORANDUM

Municipal Office,
Mumbai

M/s. CHANKOP KARTIKEY C.H.S. LTD.

With reference to your Notice, letter No. **337(400)** dated **20/12** 200**3** and deliver
26/12 200**3** and the plans, Sections Specifications and Description and further particula
stails of your buildings at **Proposed bldg. on plot No. 16, RSC-23, Chankop,** (1) TH
MHADA Layout, Kandivali (West). (2) P
to me under your letter, dated **200** I have to inform you that I cannot approval of the bu
or work proposed to be erected or executed, and I therefore hereby formally intimate to your, under Section 34
the Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons:- (3) Un
(4) Y
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A - CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE
WORK/BEFORE PLINTH C.C.

1. That the C.C. under Sec. 44(1)(a) of the M.R.L.P. will not be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of the holding before starting the work as per D.C.Reg.No.38(27)
3. That the low lying plot will not be filled up to a level of at least 22 T.H.D. or 6" above adjoining road whichever is higher with murrum, earth, boulders etc. and will be levelled, rolled, consolidated and sloped towards road before starting the work.
4. That the Structural Engineer will not be appointed. A vision memo as per Appendix XI (Regulation 5(3)(ix) will be submitted by him.

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() That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of on the public street.

() That the drainage work generally is not intended to be executed in accordance with the Municipal Acts.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by require but not otherwise you will be at liberty to proceed with the said building or work at anytime before the day of 11/21/2005, but not so as to contravene any of the provision of the said Act, as provided as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

—sd—
Executive Engineer, Building Proposals,
Zone, Words.

SPECIAL INSTRUCTIONS

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

(2) Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

(3) Under Byelaw, No. 8 of the Commissioner has fixed the following levels;--

"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the building shall be--

"(a) Not less than, 2 feet (60 cms.) above the centre of the adjoining street at the nearest point at which rain from such building can be connected with the sewer then existing or thereafter to be laid in such street"

"(b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (160 cms.)- of the building.

"(c) Not less than 92 ft. () meters above Town Hall Datum."

(4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property tax is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises is liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which completion or occupation is detected by the Assessor and Collector's Department.

(5) Your attention is further drawn to the provision of Section 353-A about the necessity of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.

(6) Proposed date of commencement of work should be communicated as per requirements of Section 47 (1) (aa) of the Bombay Municipal Corporation Act.

(7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes Accompanying this Intimation of Disapproval.

5. That the structural design including provision seismic/wind load and or calculations and for the proposed and for existing building showing adequacy thereof to take additional load shall not be submitted before C.C.
6. That the sanitary arrangement for workers, shall not be submitted before C.C. proved as per Munl. Specifications, and drainage layout will
7. That the Indemnity Bond indemnifying the Corporation damages, risks accidents etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
8. That the requirements of N.O.C. of E.E. (S.W.D.) will not be obtained and the requisition will not be complied with before occupation certificate / B.C.C.
9. That the qualified/registered site supervisor through Architects / Structural Engineer will not be appointed before applying for C.C.
10. That extra water and sewerage charges will not be paid A.E.W.W.R/South Ward before C.C.
11. That the N.O.C. from A.A.S.C. (R/South) shall not be submitted before requesting for C.C. and final N.O.C. shall not be submitted before requesting for occupation / B.C.C.
12. That the N.O.C. from H.E. shall not be submitted before requesting for C.C.
13. That the copy of the application made for non-agricultural user permission shall not be submitted before requesting for C.C.
14. That the regd. u/t. from the developer to the effect that meter cabin, Still Portion, society office, servants toilet, part/pocket terrace shall not be misused in future shall not be submitted before requesting for C.C.
15. That the development charges as per M.R.T.P. Act (Amendment) Act shall not be paid.
16. That the C.T.S. Plan and P.R. Card area written in words through S.L.R. shall not be submitted before C.C.
17. That the provision from B.S.E.S./M.T.N.L. shall not be made.
18. That the P.C.O. Charges shall not be paid to Unsectored Officer before requesting for C.C.
19. That the Janata Insurance Policy shall not be submitted before C.C.
20. That the requisitions of clause 45 & 46 of DCR 91 shall not be complied with and records of quality of work, verification report, etc. shall not be maintained on site till completion of the entire work.

difference in premium paid and calculated as per revised land rates before requesting for C.C.

22. That the building will not be designed complying requirements of all the relevant I.C. codes including I.C. Code IVB for earthquake design. The certificate to that effect shall not be submitted from Structural Engineer.

23. That the soil investigation will not be done and report thereof will not be submitted with structural design before requesting for C.C.

24. That the N.O.C. from Tree Authority shall not be submitted and requirements therein shall not be complied with before requesting for C.C.

25. That the N.O.C. from MHADA for Non-Residential user shall be submitted before requesting for C.C.

26. That the N.O.C. from MHADA for additional 4 nos. of members shall be submitted before requesting for C.C.

B CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C.

1. That the plinth/stilt height shall not be got checked by this office staff.
2. That the water connection for construction purposes will not be taken before C.C.
3. That the plan for Architectural elevation and projection beyond proposed building line will not be submitted and got approved before C.C.

C- GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C.

1. That the conditions of MHADA lease agreement/Govt. order u/no. _____ dated 5th Sept: 2003 shall not be complied with and compliance of conditions mentioned therein shall not be submitted before submission of B.C.C.
2. That the dust bin will not be provided as per C.E.'s Circular No. CE/9297/II of 26.6.1978.
3. That 10'-0" wide paved pathway upto staircase will not be provided.
4. That the surrounding open spaces, parking spaces and terrace will not be kept open.
5. That the name plate/board showing Plot No., Name of the Bldg. etc. will not be displayed at a prominent place before O.C.C./B.C.C.

THIS I.O.D./C.C. IS ISSUED SUBJECT TO THE PROVISIONS OF URBAN LAND CEILING AND REGULATIONS ACT 1976

Denton M
EXECUTIVE ENGINEER
BUILDING PROPOS.

6. That carriage entrance shall not be provided before starting the work.
7. That N.O.C. will not be obtained and L.O.D. and delay deposit etc. will not be claimed for refund within a period of years from the date of its payment.
8. That the non-agricultural permission/revised N.A. shall be submitted before occupation.
9. That terraces, sanitary blocks, pantries in kitchen will be made water proof and same will not be provided by method of ponding and all sanitary connections will not be leak proof as a smoke test will not be done in presence of municipal staff.
10. That final N.O.C. from H.E. (Deptt.) / E.E. (S.W.D.) shall not be submitted before occupation.
11. That final N.O.C. from A.A. & C. R/South shall not be submitted before occupation.
12. That Structural Engineers Stability Certificate along with B.C.C. design canvas plan shall not be submitted.
13. That the debris shall not be removed before submitting B.C.C.
14. That canvas mounted plans shall not be submitted along with Notice of Completion of work u/sec. 353A of M.M.C. Act for work completed on site.
15. That every part of the building constructed and more particularly O.H. tank will not be provided with proper access for staff of P.C.O. office with a provision of safe and stable ladder.
16. That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.
17. That the list of additional members of Non-Residential users shall not be added in list of society members and certificate from MHADA in that effect shall not be submitted.
18. That some of the drains shall not be laid internally with C.I. Pipes.
19. That ~~in case of Govt./MHADA layout~~; the regd. n/t. shall ~~not~~ be submitted stating that the shortfall in area of P.R.C. shall be set right by availing additional area from MHADA authority or by demolishing the excess area.
20. That Provision of Rain Water Harvesting as per the design prepared by approved consultants in the filed shall be made to the satisfaction of Municipal Commissioner while developing plots having area more than 1000 sq.mtr.

21. That the Vermiculture bins for disposal of Wet Waste as per the design and specifications of organizations/individuals specialised in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M., shall not be provided to the satisfaction of Municipal Commissioner.

D - CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.

1. That certificate under Sec. 270A of B.M.C. Act will not be obtained from H.E.'s Department regarding adequacy of water supply.

S I.O.D. /C.C. IS ISSUED SUBJECT
THE PROVISIONS OF URBAN LAND
LING AND REGULATIONS ACT 1976
C:\O\IA-3361\CG

[Signature]
19/3/07
EXECUTIVE ENGINEER,
BUILDING PROPOSAL (W.S.) R.B.

... PLOT 1500.00 m², FSI - 2.50

Codeno. 125B-4

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**MAHARASHTRA HOUSING AND AREA
DEVELOPMENT AUTHORITY**

(WORLD BANK PROJECT)

2245

**Agreement of Lease
for
Higher Income Group
Society Plot**

[Handwritten initials]
[Handwritten initials]
K.A.Reddy

THIS INDENTURE OF LEASE MADE at Bombay this 15th day of Sept 2003 - 1987 (One thousand nine hundred and eighty-seven) 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 Griha Nirman Bhavan Kala Nagar Bandra (East) Bombay 400 051 the lessor hereinafter referred to as "the Authority" (which expression shall unless the context requires otherwise include its successors and assigns) of the One Part;

MV
15

A N D

[Handwritten initials]
[Handwritten initials]

The CHARKOP "KARTIKEY" Co-operative Housing Society Limited a society duly registered under the Maharashtra Co-operative Societies Act 1960 (Mah. XXIV of 1961) and bearing registration No. BOM/REG/1707 (Co. M) / HSG / TC / 95 dated 04/07/1998 and having its registered office at Plot No. 16, Rse-25, S. No. 41, Khandivali (W) Mumbai Bombay 400 067 the lessee hereinafter referred to as "the Society" (which expression shall unless the context requires otherwise include its successors and assigns) of the Other Part;

A.Reddy

WHEREAS the Authority or otherwise



[Handwritten signature]
Chairman

[Handwritten signature]
Secretary

[Handwritten signature]
K. A. Reddy
Treasurer

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MV-69712501-
15005 ant.

18/03
Adj/Impd. No. Cholan 50
CHALLAN No. 009032
Dated: 9-1-03

OFFICE OF THE
DY. INSPECTION GENERAL OF REGISTRATION
AND

DY. CONTROLLER OF STAMPS (ENFORCEMENT) BOMBAY
Received from A. Harikrishna, Kamalveer, a sum
of Rs. 6,97,150/- ... S.D. ... lac.)

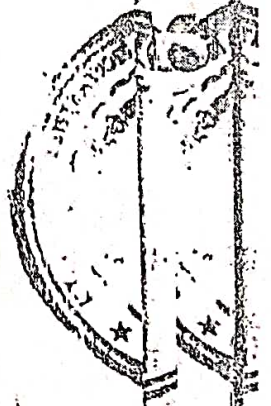
Ninety seven thousand one hundred fifty
towards: ... Rs. 100/- ...
(Rs. 6,97,250/- ... Ninety seven thousand ...
... 39/40/41)

Certified that the proper
stamp duty of Rs. 6,97,150/- ... S.D. ... lac.
(Rs. Ninety seven thousand one hundred fifty ...
only) have been paid in respect of the instrument.

[Signature]
COLLECTOR

Art. (36)

Subject to the Provisions
of Section-53-A of The
Bombay Stamp Act, 1958



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well and sufficiently entitled to a piece or parcel of developed land admeasuring (_____ yards.) i.e. 1500.00 Sq. metres or thereabouts consisting of S.No. 41 C.T.S. No. _____ being part of the Authority's land situated Charkop, Khandival Bombay 400 067 in the registration sub-district of Bandra Bombay Suburban District and more particularly described in the Schedule I hereunder written and shown by red coloured boundary line on the plan hereto appended (hereinafter referred to as "the said land");

AND WHEREAS the Authority has by advertisement published in the newspapers invited applications from the Co-operative Housing Societies for allotment of open developed plots in the Authority's land for the purpose of constructing maintaining and locating a building for bonafide residential use and occupation of the members of the Society;

AND WHEREAS the Society has applied on 17.09.93 for a open developed plot in the said land for the purpose of constructing maintaining and locating a building for bonafide residential use and occupation of the members of the Society;

AND WHEREAS the Society has drawn the successful drawees in the drawal of open developed plots in the Authority's land; applied for allotment of open developed plots in the Authority's land;



FIN CHARGES HANDEY CO-OP. HSB. SOCIETY LTD / PROP.
Girish K. Jadhav SECRETARY
[Signature] CHAIRMAN
K.A. Reddy MEMBER

AND WHEREAS the Authority has accepted the said application of the Society, for allotment of open developed plot in the Authority's land;

AND WHEREAS in pursuance of acceptance of the said application the Authority has agreed and decided to give the said land to the Society on lease on payment of premium of Rs. 63,37,500/- (Rupees Sixty three lacs,

thirty seven thousand five hundred only) and Rs. 63,375/- (Rupees Sixty three thousand

three hundred seventy five only) towards lease rent per annum for a term of ninety years with effect from the _____ day of _____

for the purpose of constructing maintaining and locating a building for bonafide residential use and occupation of Society's members approved by the Authority as per the list mentioned in the Schedule II hereto underwritten and not for any other purpose on the terms and conditions hereinafter contained;

AND WHEREAS the Society has agreed to take the said land on lease for the said term of ninety years for the purpose of constructing maintaining and locating a building for bonafide residential use and occupation of the Society's members as per the said list on the terms and conditions hereinafter contained;

AND WHEREAS it is expedient and necessary to execute this indenture of lease in favour of the Society in pursuance of the above mentioned decision of



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Girish K. Sawari
SECRETARY

[Signature]
CHAIRMAN

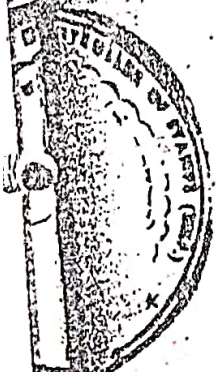
K.A. Reddy
MEMBER,

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[Signature]
K.A. Reddy

[Signature]

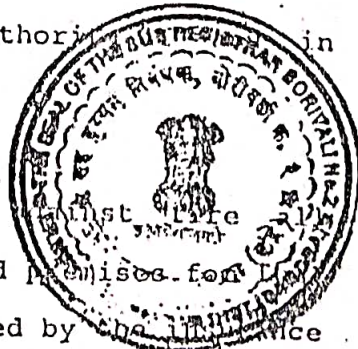
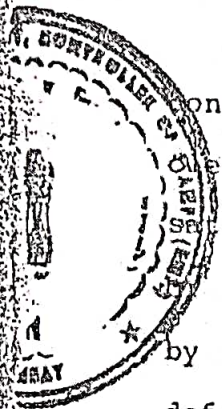
[Signature]
K.A.



parting with the possession of the whole or any part of the said plot or its interest thereunder or benefit of this lease to any person or persons or changes the user of the said plot or any part thereof or of the building thereon without the previous written permission of the Authority. In case the Authority decides to grant such request the Authority shall be entitled to increase the lease rent payable to the Authority while granting such permission and the said plot shall be assigned transferred sublet given on rent or possession thereof parted with in accordance with the permission;

(1) to maintain the said land and the building constructed thereon in a good state of repairs and in clean neat and perfect sanitary condition to the satisfaction of the Executive Engineer of the Authority any other representative appointed for the purpose by the Authority and make good from time to time any defects therein pointed out by the said Engineer or the said representative and observe and comply with all directions given by the Municipal Corporation of Greater Bombay or the said representative and also observe and comply with Municipal rules and regulations and the Regulations made by the Authority in that behalf;

(m) to insure at its own cost the structure erected on the demised premises for value and to continue the risk covered by the insurance throughout the lease period and to produce on request



Girish K. Sawson
SECRETARY

S. S. D. D.
CHAIRMAN

K.A. Reddy
MEMBER,

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1904	190
2004	

FOR CHARKOP KARTIKEY CO-OP. HSG. SOCIETY LTD./PROP.

the Society and the Seal of the Society have been set and affixed hereto under the authority of the Society given to them to execute these presents for and on behalf of the Society vide Society's General Body Resolution No. 12 passed in its meeting held on 25/09/98 on the day and year first above written.

[Handwritten signature]
K.A.Reddy

SCHEDULE - I

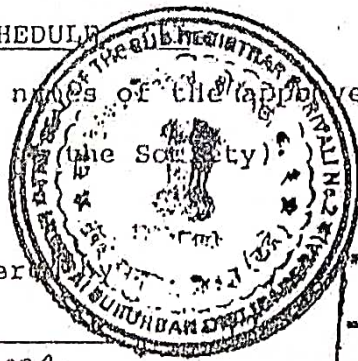
All that piece or parcel of land admeasuring 1500.00sq. metres or thereabout being S.No. A1 Part and C.T.S. No. - situated at Plot No. 16, RSE-28, S.No. 41 & Kandrali within the registration sub-district of Bandra Bombay Suburban District and bounded as follows that is to say:-

[Handwritten signature]
K.A.Reddy

- On towards the North by :
- On or towards the South by :
- On or towards the East by :
- On or towards the West by :

SCHEDULE

(Here type the names of the approved members of the Society)



Signed, Sealed and Delivered

Shri Director, World Bank Project,

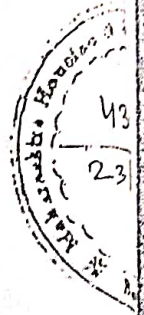
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FOR CHANKOP KARTIKEY CO-OP. HSO. SOCIETY LTD./PROP.
[Signature] SECRETARY
[Signature] CHAIRMAN
[Signature] K.A.Reddy MEMBER.

Area Development Authority
Bombay in the presence of
Shri K. P. Sarnobat
Deputy-Legal-Adviser-(II)
Maharashtra Housing and Area
Development Authority Bombay

World
Maharashtra
Develop
Bon

The Common Seal of the
Maharashtra Housing and
Area Development Authority
Bombay is affixed hereunto



in the presence of
Shri K. P. Sarnobat
Deputy Legal Adviser (II)

Dy. Ch
B.H.A.D.
(-R.S.)

Maharashtra Housing and Area
Development Authority who

Deputy Legal
Maharashtra
Development

has signed in token thereof
in the presence of

Shri V. V. Reme

Signed Sealed and Delivered by
Lawrence H. Fernandes
Shri _____ Chairman
Groish K. Sarnob
Shri _____ Secretary
Smt. Kalpana A. Reddy
Shri _____

L. Fernandes
Groish K.
K.A.

of the Managing Committee of
the said Society have here-
unto affixed the signatures
in the presence of
Shri _____



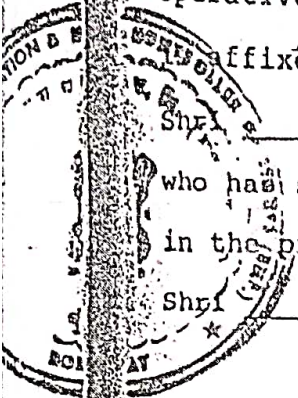
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02/04/98
R003

FOR CHARKOP KARTIKEY CO-OP. HOUSING SOCIETY LTD./PROP.
Groish K. Sarnob SECRETARY
L. Fernandes CHAIRMAN
K.A. Reddy MEMBER

who has signed in token thereof
as per powers given to them
by the Society's General Body
Resolution No. 12
dated 27/09/1998

The Common Seal of the CHANKOP
"KARTIKEY." Co-
operative Housing Society Limited

affixed hereto in the presence of



who has signed in token thereof
in the presence of
Shri _____



बदर-५
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FOR CHANKOP KARTIKEY CO-OP. HOUS. SOCIETY LTD./PROP.

Girish K. Suresh
SECRETARY

[Signature]
CHAIRMAN

K. A. Reddy
MEMBER.

GUJARATI PARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY

AREA CERTIFICATE

PLOT NO. 16 ROAD NO. RSC-25

SECTOR NO. VIII

SCHEME: CHARKOP-41

S.NO. 41 (PT) OF CHARKOP VILLAGE

GROSS AREA OF PLOT : 1500.00 m²

DEDUCTION IF ANY : _____ m²

NET AREA OF PLOT : 1500.00 m²

THIS CERTIFICATE IS ISSUED ONLY FOR THE PURPOSE OF AREA OF PLOT REQUIRED FOR BUILDING PERMISSIBLE FROM THE B.M.C. AND IS NOT A SUBSTITUTE FOR EXTRACTS, RECORDS OF RIGHTS OR PROPERTY REGISTER CARD FROM CITY SURVEY RECORDS TO BE OBTAINED FROM CONCERNED REVENUE AUTHORITIES.

ADJ. CLUSTER NO. _____

C2-13

C2-14

50.00

PLOT NO-16

PLOT AREA = 1500.00 m²

30.0
ADJ PLOT NO-17

27.45 M WIDE ROAD RSC-25

PART OF LAYOUT PLAN OF CHARKOP-S.NO. 41

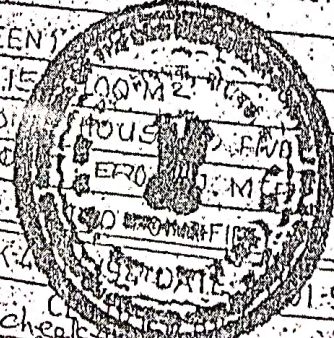
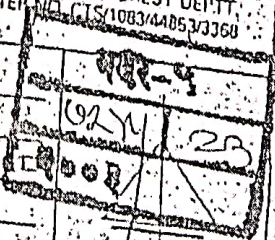
APPROVED VIDE B.M.C.'S OFFICE OF THE E.E./BLDG. PROPOSALS

EXTENSIONS OF THE PLOT SHALL BE VERIFIED ON SITE BEFORE HANDING OVER

THIS HAS BEEN ISSUED AS PER THE SUGGESTION GIVEN BY REVENUE & FOREST DEPTT. MUMBAI MUNICIPAL CORPORATION VIDE THEIR LETTER NO. GTS/1083/4485/33368

(SIXTEEN)

NO. OF HOUSES PER PLOT : 16
NO. OF PLOTS PER CLUSTER : 16
TOTAL NO. OF PLOTS : 256



NORTH

SCALE = 1:500

ASST. LAND MANAGER (Borivali)
MUMBAI-400 051

FOR CHARKOP KARTIKEY CO-OP. H.S. SOCIETY LTD/PT. K.A. Pechdy
CHAIRMAN
SECRETARY



07/09/2003

दुय्यम निबंधक
बोरीवली 2 (बॉम्बेवली)





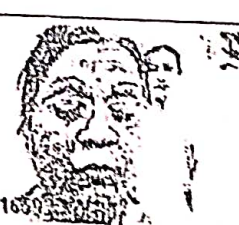


दस्त गोपचारा भाग-1.

दस्त 5

दस्त क्र 7245/2003

दस्त क्रमांक : 7245/2003

दस्ताचा प्रकार : भाडेपट्टा

अनु क्र. पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा दस्त
1. नाव - कारकम कर्मिकम का जॉय ही सांगा लि वे संस्थान कारकम कर्मिकम पत्ता - परफार नं. 10 मुंबई-४००००८ उपस्थाने नाव - आर एस सी रावे व कर्मिकम उपस्थाने नं. पद - कारकम अवस्थाने	लिहून घेणार वय 34 सही	 16593 - 0	
2. नाव - कारकम कर्मिकम का जॉय ही सांगा लि वे संस्थान कर्मिकम पत्ता - परफार नं. वरीलपमाणे मुंबई-४००००८ उपस्थाने नाव - उपस्थाने नं. पद - कारकम अवस्थाने पिन -	लिहून घेणार वय 31 सही	 16593	
3. नाव - कारकम कर्मिकम का जॉय ही सांगा लि वे संस्थान कर्मिकम - रेडी पत्ता - परफार नं. वरीलपमाणे मुंबई-४००००८ उपस्थाने नाव - उपस्थाने नं. पद - कारकम अवस्थाने पिन -	लिहून घेणार वय 52 सही	 16593	
4. नाव - मयदा व संपु. वि. जा. वि. सर. के. पी. सल्लंका को मुंबईचे मयदा निवडणूक समिती पत्ता - परफार नं. - मुंबई-४००००८ उपस्थाने नाव - मुंबई-मयदा मयदा उपस्थाने नं. - पद - कारकम अवस्थाने	लिहून घेणार वय 55 सही	 16593 - 0	



दस्त-५
७२४५/१२४
२००३

दस्ताचा प्रकाश करणेसाठी (प्रमाणित) दस्ताची प्रत घ्यावी व ती घ्यावी असे नमूद करावे.