

Share Certificate No. 071 Member's Regn. No. 01 No. of Shares 10

Share Certificate

MADHUVAN BLDG. NO. 25 CHS LTD.

CTS No. 6/1(PT,) Maharashtra Nagar, Mankhurd (E), Mumbai - 400088.

(Society Reg No.: M.U.M./S.R.A./H.S.G./(T.C.)/13353/ 2022)

Authorised Share Capital Rs. 55500 Divided Into 1110 Shares Of Rs. 50 Each

Registration No. (M.U.M./S.R.A./H.S.G./(T.C.)/13353/ 2022)

This Is To Certify That जयेश मारुती धिंडले

Flat No - 404 Is / Are The Registered Holder/s Of 10 Fully Paid Up Shares Of Rs. FIFTY Each
Numbered From 602 To 620 (both Inclusive) In

MADHUVAN BLDG. NO. 25 CHS LTD.

Subject To The Bye-laws Of The Said Society. Given Under The Common Seal Of The Said Society

At Society Office Madhuvan Chs Ltd., Mankhurd Mumbai, As On 28/10/2023.


Chairman


Secretary


Treasurer



Slum Rehabilitation Authority

5th Floor, Griha Nirman Bhavan,

Bandra (East), Mumbai 400 051. Fax : 022-26590457

Tel. 022-26590519 / 0405 / 1879 / 0993

E-mail: info@sra.gov.in

No. SRA/DDTP/001/ME/SPPL/AP/TYPE-I/TYPE-IV/TYPE-V

Date :- 1 AUG 2010

To;

M/s. Prem nath & Associates,

4, Merewether Road,

Apllo Bunder,

Mumbai - 400 001.

Sub: Occupation permission to Bldg. Nos. A-25, A-26, A-27, A-28, A-29, A-30, A-31, A-32 (Type-I), Sale Shop buildings (Type-IV) Bldg, Nos. S-1, S-2, & (Type-V) Bldg, Nos. S-3, S-4 in proposed S.R. Scheme under clause 3.11 read with clause nos. 3.19 and 3.5 of Appendix IV of DCR 33(10) on plot bearing S.No. 80(pt), C.T.S. No. 6/1 (pt) of Village Mandale, at Mankhurd, M/E Ward Mumbai.

Ref: Your application dtd-31/03/2010 & 05/04/2010.

Sir,

The development work of Bldg. Nos. A-25, A-26, A-27, A-28, A-29, A-30, A-31, A-32 (Type-I), Sale Shop buildings (Type-IV) Bldg. Nos. S-1, S-2 (5 Shops each bldg.), & (Type-V) Bldg. Nos. S-3, S-4 (16 Shops each bldg.) in above S.R. Scheme under clause 3.11 read with clause nos. 3.19 and 3.5 of Appendix- IV of DCR 33(10) on plot bearing S. No. 80(pt), CTS No.6/1 (pt) of Village Mandale, at Mankhurd, M/E ward, Mumbai, completed under the supervision of Shri Prem Nath of M/s. Prem Nath & Associates, Licensed Architect having license No. CA/75/1358, Shri S.W. Mone of M/s. S.W. Mone & Associates, Licensed Structural Engineer having license No. STR / M / 108 AND Shri Hiten Mahimutra of M/s. Mahimtura Consultant Pvt Ltd., Licensed consulting Engineer & Project Management Consultant, may be occupied on the following conditions.


- (1) That the certificate under Section 270A of BMC Act shall be obtained from A.E. (W.W.)/ M/E ward and a certified copy of the same shall be submitted to this office.
- (2) That all the balance condition of LOI/ Layout / IOA shall be complied with before asking for occupation permission for the balance rehabilitation tenements.

- 234 (3) That the Co-operative Hsg. Society of the beneficiary slum dwellers (PAP's) shall be formed and got registered by SPPL and Federation of the various Co-op. Hsg. Societies for the purpose of maintenance of common amenities shall also be formed and got registered by SPPL.
- (4) That Tripartite Agreement between SPPL, being Project Implementing Authority (PIA) and SRA, being the Planning Authority, shall be executed before asking OCC for the balance rehabilitation tenements.
- (5) That the rehabilitation tenements for which occupation permission is being granted shall be handed over to the beneficiaries by SPPL and the same shall be intimated to the office of the CEO (SRA).
- (6) That the utilization of rehabilitation tenements only for the rehabilitation of eligible PAPs as per the rules & regulations and policy of the State Govt. in this respect shall be ensured by the SPPL, being the Competent Authority for deciding eligibility of the slum dwellers to be rehabilitated in rehabilitation tenements under this Slum Rehabilitations Scheme.
- (7) That SPPL shall maintain the access of minimum 6.00 mtr. width till 36.60 mtr. wide D.P. Road as an access to the above project is developed as per specifications of MCGM.


A set of certified completion plans is returned herewith.

Note: This permission is issued without prejudice to action, if any, under M.R. & T.P. Act.

Yours faithfully,


Dy. Chief Engineer,
Slum Rehabilitation Authority

TRUE COPY


Executive Engineer (Suburbs)
Shivshahi Punarvasan Prakalp Ltd.

11 AUG 2010

Copy to :

- 1) Shivshahi Punarvasan Prakalp Ltd.
- 2) A.A & C (M/E Ward)
- 3) Asstt. M.C. (M/E Ward)
- 4) A.E.W.W. (M/E Ward)

महात्मा ज्योतीबा फुले सहकारी गृहनिर्माण संस्था

नोंदणी क्र. एम.यू.एम्./एस.एम्.सी./((टि.सी.)/११६४२/२००९

कार्यालयीन पत्ता : शिवशाही पुनर्वसन प्रकल्प मर्या., इमारत क्र. २५५ महाराष्ट्र नगरच्या बाजूला, तुर्भे - मंडाले. मानखुर्द (पु.), मुंबई - ४०० ०६०

नावक क्र : ६१४

दिनांक :

चेअरमन:
श्री. मा. भाई जगताप
आमदार (कायमगार नेते)

प्रति ,

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महोदय

उपरोक्त संस्थेच्या वतीने आपणास असे कळविण्यात येते की आमच्या संस्थेने शिवशाही पुनर्वसन प्रकल्प लि. मुंबई (म्हाडाच्या अधिपत्या खालील) या कंपनीने आम्हाला पहिल्या टप्प्यात तुर्भे मंडाले मानखुर्द येथील २३ ते २८ या इमारतचा ताबा त्याचे पत्र क्र. एस पी पी एल /सी डी ओ /एम पी /320/2011 ता. २२.०७.११ (प्रत सोबत जोडली आहे) या आदेशान्वये देण्यात आलेला आहे. त्यामध्ये इमारत क्र.....२५.... मधील सदनिका क्रमांक ५०७ श्री. ~~जयेश मारुती थिंडले~~ यांना आमच्या संस्थेकडून वितरीत करण्यांत आलेली आहे. सदर सदनिकेची पुर्ण रक्कम जमा केलेली आहे. त्यामुळे, श्री. ~~जयेश मारुती थिंडले~~ आपल्या प्रापंचिक गरजे करिता गॅस सुविधा किंवा रेशन कार्ड आदि घेत असल्यास त्यांस संस्थेची कोणत्याही प्रकारची हरकत नाही.

मानदसचिव
श्री. व. स. कांबळे
(S.E.O./पत्रकार)



आपला

(Signature)

मधुकर स. कांबळे

सरचिटणीस
सरचिटणीस

महात्मा ज्योतीबा फुले सहकारी गृहनिर्माण संस्था

महात्मा ज्योतीबा फुले सहकारी गृहनिर्माण संस्था (नोंदणीकृत)



Shelters today, for better tomorrows!

SHIVSHAHI PUNARVASAN PRAKALP LIMITED, MUMBAI

S.R. Scheme at Turbhe-Mandale, Mankhurd, Mumbai.

No. SPPL/Engg/EE (sub)/ 754 /2011 Date: 27-7-2011

POSSESSION RECEIPT

Ref: Allotment letter issued by CDO/SPPL vide No.SPPL/CDO/m.p/320/2011
Date: 22/07/2011

With reference to above we have handed over / taken over the vacant physical possession of 236 PAP tenements, in good condition, each admeasuring 225 sq. ft. Carpet area, in building nos A-23, A-24, A-25 & A-26, A-27, A-28 at SPPL's Turbhe Mandale Project, at S. No. 80 (pt), C.T.S. No. 6 (1) (pt.) of Village Mandale, Mankhurd, Mumbai, alongwith fixtures & fittings and common amenities, mentioned in the enclosed Annexures 1 to 3, in good working conditions.

Sr. No.	Building No.	Tenements	Tenements Numbers
1	A-23	112 T/S + 4 Shops	T/s no. 101 to 116 at First Floor T/s no. 201 to 216 at Second Floor T/s no. 301 to 316 at Three Floor T/s no. 401 to 416 at Fourth Floor T/s no. 501 to 516 at Fifth Floor T/s no. 601 to 616 at Sixth Floor T/s no. 701 to 716 at Seventh Floor Shop no.1 to 4.
2	A-24	112 Resid + 4 Shops	T/s no. 101 to 116 at First Floor T/s no. 201 to 216 at Second Floor T/s no. 301 to 316 at Three Floor T/s no. 401 to 416 at Fourth Floor T/s no. 501 to 516 at Fifth Floor T/s no. 601 to 616 at Sixth Floor T/s no. 701 to 716 at Seventh Floor Shop no.1 to 4.
3	A-25	112	T/s no. 101 to 116 at First Floor T/s no. 201 to 216 at Second Floor T/s no. 301 to 316 at Three Floor T/s no. 401 to 416 at Fourth Floor T/s no. 501 to 516 at Fifth Floor T/s no. 601 to 616 at Sixth Floor T/s no. 701 to 716 at Seventh Floor

Shivshahi Punarvasan Prakalp Ltd.

(A Government of Maharashtra Company).
5th Floor, Grihahirman Bhavan, Bandra (E), Mumbai - 400 051
Tel: 2659 0588 / 2659 1087 • Fax: 2659 0585
Email: SPPL-mumbai@rediffmail.com

4	A-26	112	T/s no. 101 to 116 at First Floor T/s no. 201 to 216 at Second Floor T/s no. 301 to 316 at Three Floor T/s no. 401 to 416 at Fourth Floor T/s no. 501 to 516 at Fifth Floor T/s no. 601 to 616 at Sixth Floor T/s no. 701 to 716 at Seventh Floor
5	A-27	112	T/s no. 101 to 116 at First Floor T/s no. 201 to 216 at Second Floor T/s no. 301 to 316 at Three Floor T/s no. 401 to 416 at Fourth Floor T/s no. 501 to 516 at Fifth Floor T/s no. 601 to 616 at Sixth Floor T/s no. 701 to 716 at Seventh Floor
6	A-28	112	T/s no. 101 to 116 at First Floor T/s no. 201 to 216 at Second Floor T/s no. 301 to 316 at Three Floor T/s no. 401 to 416 at Fourth Floor T/s no. 501 to 516 at Fifth Floor T/s no. 601 to 616 at Sixth Floor T/s no. 701 to 716 at Seventh Floor

Terms & Conditions :-

- 1) All bills, charges, deposits, taxes of Statutory Authorities, towards above three buildings, are to be borne by Mahatma Jyotiba Phule Co-op. Hsg. Society (Ltd). (MJPCHSoc).
- 2) Running of pumps and Lifts is to be done by MJPCH. Soc. The Maintenance of the buildings is also to be done by MJPCH. Soc.
- 3) I / We are authorized to Handover / take over the possession of the aforesaid Bldg / T/s on the above terms & conditions.
- 4) MJP.CH. Soc. have taken possession of all services / Signage Boards in good condition.
- 5) No damage and/or leakage are seen in the works by me/us.
- 6) Each & every Electricity point is in working condition.
- 7) MJP.CH. Soc. will not misuse any of the common services.

- 8) MJP.CH. Soc. will pay electric bills, Water Supply bills, Property taxes, Lease rent and any other payment informed now or later by the Concerned Authorities or Federation of cooperative societies to the concerned authority in times.
- 9) MJP.CH. Soc. will cooperate with slum dwellers/societies rehabilitated by MCGM/SPPL for maintenance of water supply line, sewer line, roads, storm water drains, etc. MJPCH Soc. will coordinate for proper distribution of water from UG Tank / O.H.Tank.
- 10) MJPCH Soc. undertakes that Societies/Federation of cooperative housing societies comprising 33 rehab buildings are required to be coordinated for all common amenities such as Balwadies/Society offices/Welfare Centres and all services including O.H. Tanks, UG Tanks, etc.
- 11) MJPCH Soc. Federation of Cooperative Housing societies shall not obstruct access to Amenity plots, R.GS, Reliance sub-stations, etc. to any concerned statutory authority and residents of cooperative housing societies of other buildings.
- 12) MJPCH Soc. shall be responsible for cleaning and maintenance of services.
- 13) Guarding of property, access roads, RG space, etc. from encroachments shall be the responsibilities of the MJPCH Soc.
- 14) The collection of various charges, property tax, assessment tax, water charges, electric bills from all societies /members and payment to the concerned authorities shall be the responsibility of MJPCH Soc. The MJPCH Soc. shall be responsible for the payment to be made to Reliance Energy /MCGM and concerned authorities. SPPL is not responsible for disconnection of any of these services, viz. water, electric meter, etc. on account of non-payment.
- 15) MJPCH Soc. undertakes that Cooperative Societies of bldg no. 22 to 32 will not obstruct access to any tenements/occupants of other bldgs in



आजचे घरकुल, करील भविष्य उज्वल!

क्र. शिपुप्रलि/मव्य(पणन)/तु.मं/सूचना/323/2012
दिनांक :

31 JUL 2012

प्रति,

श्री. / श्रीम.

ज्योती मारुती विंडो

इमारत क्र. 25, गाळा क्र. 502

महात्मा ज्योतिबा फुले सह. गृह. संस्था मर्या.

तुर्मे-मंडाले, मानखुर्द, मुंबई ४०० ०८८.

- : सूचना :-

शिवशाही पुनर्वसन प्रकल्प लि. (शिपुप्रलि) हया शासकीय कंपनीने शासन आदेशानुसार तुर्मे-मंडाले, मानखुर्द, मुंबई येथील शिपुप्रलीच्या झोपडपट्टी पुनर्वसन प्रकल्पातील इमारत क्र. २३ ते ३२ (१० इमारतीमध्ये प्रत्येकी ११२ सदनिकाप्रमाणे ११२० सदनिका), इमारत क्र २२ मध्ये ६ सदनिका व इमारत क्र. ३३ मध्ये ४८ सदनिका अशा एकूण ११७४ सदनिका व इमारत क्र. २३ व २४ मधील ८ अनिवासी गाळे असे सर्व मिळून ११८२ घटक महात्मा ज्योतिबा फुले सहकारी गृहनिर्माण संस्था मर्यादितला (महाराष्ट्र सहकारी संस्था अधिनियम १९६० अन्वये नोंदणी क्र.एम.यु.एम/एस.एच.सी./ (टि.सी)/११६४२/२००९ अन्वये नोंदणीकृत) त्यांच्या मौजे चेंबूर, तालुका कुर्ला येथील सर्व्हे क्रमांक ३५६ पै. मधील नगर भूमापन क्रमांक १२१/१ व १२६/२ (चेंबूर विभाग), सायन चुनाभट्टी, मुंबई ४०००२२ येथील (वसंतदादा पाटील प्रतिष्ठान हया शैक्षणिक संस्थेच्या खेळाचे मैदान, उद्यान तसेच १८.३० मी. व ३०.०५ मी. डी. पी. रोड व जवळच्या नाल्यावरील) जमिनीवर वसलेल्या झोपडपट्टीवासियांचे तेथून स्थलांतर करून वर नमूद केलेल्या सदनिकांमध्ये पुनर्वसन करण्यासाठी प्रत्येक सदनिकामागे रू. २ लाख आकार घेऊन दिलेल्या आहेत. त्या सदनिकांचा ताबा व वापर उपरोलेखित झोपडपट्टीवासियांच्याच रहिवासासाठी आहे. त्यांच्या व्यतिरिक्त सदर सदनिकांतील इतर कोणताही रहिवाशी हा अनधिकृत असून अशा अनधिकृत रहिवाश्यांना तेथून हुसकावून लावले जाईल. तुर्मे मंडाले मानखुर्द येथील उपरोक्त सर्व सदनिका/दुकानांची व त्यामध्ये राहत असलेल्या रहिवाश्यांची याबाबतीत तपासणी करून ते वर नमूद केलेल्या वसंतदादा पाटील प्रतिष्ठान संस्थेच्या खेळाच्या मैदानावरील उद्यान वा त्या नजिकच्या १८.३० मी. व ३०.०५ मी. डी. पी. रोड बाधीत जमिनीवरील हया जागेवर येण्यापूर्वीचे झोपडपट्टीचे रहिवाशी नसल्याचे आढळल्यास त्यांची सदनिका त्वरीत ताब्यात घेण्यात येईल व त्या रहिवाश्यांना तेथून हुसकावून लावले जाईल. अशी तपासणी थोडयाच कालावधीत करण्यात येणार आहे याची कृपया आपण नोंद घ्यावी.

हुकुमावरून

sd/-

महाव्यवस्थापक (पणन)

शिवशाही पुनर्वसन प्रकल्प मर्यादित

शिवशाही पुनर्वसन प्रकल्प मर्यादित

(महाराष्ट्र शासनाच्या संपूर्ण मालकीची कंपनी)

५ वा माळा गृहनिर्माण भवन, वांद्रे (पु), मुंबई - ५९.

दुरध्वनी : २६५९ ०५८८ / २६५९ ९०८७ • फॅक्स : २६५९ ०५८६

Email : sppl_mumbai@rediffmail.com

RECEIPT NO.: 6272162



BRIHANMUMBAI MUNICIPAL CORPORATION

WARD 100

Received with Thanks
Billing Name: JAYESH MARUTI DHINDLE

Date: 22/03/2024 09:07:29

Receipt No.: 2021ACR03039262

Tax: Property

Account No.: ME0607757200507

Assessee's Name: MAHATMA JYOTIBA PHULE CO OP HSG SOC

State Code	PAN No.	GST No.	UIN No.	Place of Supply	Registered
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Bill No.	Bill Dt	Amount	ND+W.Fee+M.Prntly+G.Prntly+ Disc.F.+Unlawful+Adm.Chrg	Total Dues	Early Bird Discount	Net Payable	Cash/ Chq.Amt.
202010BIL12694954	01/01/2021	590	0+0+0+0+0+0+0	590	0	590	590
202020BIL12694955	01/01/2021	590	0+0+0+0+0+0+0	590	0	590	590

Recd

Eqp.No.	Instrument type	Date	No.	MCR No.	Bank	Stamps Amount
						1180

Net Amount	CGST	SGST	UGST	IGST	Gross Value
1180	0	0	0	0	1180

Total In Words: One Thousand One Hundred Eighty Only

Advance Payment
 Remark: Full Payment
 Type of Collection

HSN/SAC NO.: 999111
 MCGM PAN NO.: AAALM0042L
 MCGM GST NO.: ZTAALM0042L3Z4

Created By: ME-11-CRE-02-CV8
 Printed By: Komal Ravindra
 Printed On: 22/03/2024 9:9

Cheque Received Subject to Receipts

Property A/c No

MED001757200501

Description & Details of Capital Value Calculation

Annexure "A"

Unit No	Floor No/ Wing Details	Floor Factor Value	Floor Sub Type (Factor Value)	Carpet Area/ Area of Land In Sq/ Mtr	User Category	User Factor Value	EDRR Rate Per Sq/ Mtr	Age of Building	Age Factor Value	Type of Construction	Construction Factor Value	ISF (Factor Value)	Market/ Unimproved Value	Capital Value In	Date of Effect	Tax Code	Tax on Capital Value	Excluding Tax	Tax After Capping	Penalty Under Section 188 of Income Tax Act	Reason for Assessment
507	5TH	1.05	-	30.5	RESIDENTIAL Residential Use RES 31	0.50	45000	4	1.00	RCC Building	1.00		Mineral	483700	5/16/2015	655	1724	2089	1724	0	Property To Revalue

