

[ नोंदणी क्र. बीओएम/एचएसजी/जीएन/६५५/८३ ]

कार्यालय:- तळमजला, पूर्णा, ६८-६९, सर पोखानवाला रोड, वरळी हिल इस्टेट,  
वरळी, मुंबई - ४०० ०२५.

दूरध्वनी क्रमांक:- ४२२००१८

दिनांक: 15 OCT 1990

प्रति,

साणीकराव डे. जशीत

महोदय,

आपण वरळी सागर को-ऑपरेटिव्ह हाऊसिंग सोसायटी लि., हया महाशाब्द को-ऑपरेटिव्ह सोसायटीचे अॅक्ट, १९६०, नुसार नोंदणीकृत झालेल्या संस्थेचे सभासद आहात. आपणास कळविण्यांत येते की, व्यवस्थापक समितीच्या दि. ९/१०/१९९० च्या सभेच्या ठराव क्रमांक ३ नुसार आपला संस्थेच्या रेकॉर्ड प्रमाणे असणारा जेष्ठतासूक्त नक्षीत घेऊन आपणास " डीम्स " मधील फ्लॉट क्रमांक " ६०२ " संस्थेचे पोट नियम व वेळोवेळी अस्तित्वात असलेले नियम यांना पात्र राहून अॅलॉट केला आहे.

सदर गाळा हा केवळ निवासस्थान शांततापूर्ण रहिवासासाठी [ Peaceful Residential Occupation ] आहे याची नोंद घ्यावी. हया प्रयोजनांविषयी ग्राह्याच्या वापरविषयीचा कोणताही बदल व्यवस्थापक समितीच्या देखी पूर्वपरवानगीशिवाय करता येणार नाही.

संस्थेच्या दफतराचे जोपर्यंत आपण भाडेकरू सभासद आहात व सदर गाळा तुमच्या नावावर आहे तोपर्यंत संस्थेच्या उपविधित्त तरेतूदी व संस्थेच्या पुढील नियम, अटी व शर्ती ह्यास अधिन राहून आपणास ग्राह्य अॅलॉट करण्यात येत आहे. हया नियम, अटी व शर्ती म्हणजे गाळा किंवा त्याचा कोणताही भाग कोणत्याही पध्दतीने इतरांस वापरास देणे अथवा कोणत्याही पध्दतीने गाळ्याचा कब्जा स्वीकरणे, तसेच सभासदांनी गाळा सुस्थितीत ठेवणे, त्याची दुरुस्ती करणे, ग्राह्यास जादा वाढकाम करणे किंवा कोणतेही फेरफार करणे, कोणत्याही प्रकारे संस्थेच्या सभासदांना शिस्त, त्रास, कटकट करण्याचे टाळणे, ग्राह्यास ज्वालाग्राही किंवा अस्वगवणे पदार्थ किंवा ज्याच्या साठवणीसहीना कोणत्याही कायद्यान्वये योग्य प्रमाणात परवानगी लागते असा इतर कोणताही ठेवणे किंवा साठवणे, सकाशेस अधिक गाळे धारण करण्याबाबतचे निर्बंध संस्थेची आतून येणे देणे, ज्यासाठी, गाळा दिला आहे, त्याचे प्रयोजनासाठी त्याचा वापर करणे, वापरसत बदल करणे, हया संबंधी सार्वत्रिक उपविधि व त्यासोबत असलेल्या नमुनेची नोंद मधील अटी, शर्ती व नियम ह्यास सवाची काटेकोरपणे पाळणे.



सदरहू गाळा आपणास अॅलॉट करण्यात व ताबा देण्यात येत असला तरी त्याचा वापर मुंबई महानगरपालिकेकडून ऑक्युपेशन प्रमाणपत्र प्राप्त झाल्याशिवाय करता येणार नाही. आपणास शासनाच्या आणि प्राधिका-यांच्या मागणीप्रमाणे व संस्थेचे व्यवस्थापक समिती वेळोवेळी, ठरविल त्याप्रमाणे, भूईभाडे, महानगर पालिका कर, सेवा शुल्क, रिपेअर्स व मॅटेनन्स शुल्क, विज व पाणो शुल्क, विमा शुल्क, सिंकिंग फंड शुल्क इत्यादीच्या मासिक वर्गणोच्या रकमा नियमितपणे ठरवून दिलेल्या सूदतीत भराच्या लागतील.

ह्या पत्राद्वारे, त्यात नमूद केलेल्या गाळ्याचा आंतोल भागच वापर करण्यास मूभा आहे. ह्याव्यतिरिक्त गाळ्याच्या बाहेरिल बाजूस वा मागील बाजूस कोणत्याही प्रकारची जागा, कोणत्याही करणास्तव, वापरता येणार नाही.

आपणास संबंधीत गाळा सोडून जावयाचे असल्यास सदरहू गाळा प्रथम ह्यासंस्थेत सरेंडर करावा लागेल.

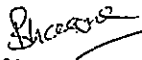
संस्थेच्या उपविधिमधील कोणत्याही तरतूदींचा/तरतूदींचे, नियमांचे वा अटो व शर्तीचे उल्लंघन करण्याचे [जेकृत्य/जो कृत्ये] जे संस्थेच्या व्यवस्थापक समितीला गंभीर स्वस्माचे/स्वस्माची वाटतोल को, त्यामुळे संस्थेच्या सभासद वर्गातून काढून टाकले जाण्यास व पर्यायाने गाळ्यामधून हकालपट्टी केले जाण्यास आपण पात्र राहाल.

वरळी सागर को-ऑपरेटिव्ह हाऊसिंग  
सोसायटी लिमिटेड, मुंबई, करिता,

२१/११/९०  
चेअरमन.

ठिकाण:- मुंबई.

दिनांक:- 15/01/1990

  
MANAGER  
Worli Sagar Co-op. Housing Society Ltd.



प्रति,

चेअरमन,

वरळी तागर को-ऑपरेटिव्ह  
हाऊसिंग सोसायटी लि.,  
मुंबई.

महोदय,

आपल्या दिनांक 15 OCT 1990 च्या अॅलोटमेंट पत्रात नमूद केलेल्या व  
संस्थेच्या पोटनियमासोबत अतलेल्या नमुना "अ" च्या सर्व तरतूदी मला मान्य  
आहेत. मी ह्या सर्व नियमांचे व तरतूदींचे काटेकोरपणे पालन करीन.

आपला विनित,

सही :-

नांव :-



*Dinesh*  
MANAGER

Worli Sagar Co-op. Housing Society Ltd.

दिनांक:- 15 OCT 1990

प्रति,

चेअरमन,

वरळी सागर को-ऑपरेटिव्ह  
हाऊसिंग सोसायटी लिमिटेड,  
"पूर्णा", तळमजला,  
६८-६९ तर पोयखानवाला रोड,  
वरळी हिल ईस्टेट, वरळी,  
मुंबई - ४०० ०२५.

महोदय,

मी ~~मार्गाकबाव आर्वाली~~ वरळी सागर को-ऑपरेटिव्ह  
हाऊसिंग सोसायटी लि., चा सभासद असून आपल्या दिनांक 15 OCT 1990 च्या  
अॅलॉटमेंट पत्राप्रमाणे इमारत "प्रीमा" मधील गाळ क्रमांक E02 चा  
ताबा आज दिनांक 15 OCT 1990 रोजी मिळाला. अॅलॉटमेंट पत्रात नमूद केल्या  
प्रमाणे मी मुंबई महानगर पालिकेकडून ऑक्युपेशन प्रमाणपत्र मिळेपर्यंत माझ्या गाळ्याचा  
वापर करणार नाही. तसेच संस्थेची व्यवस्थापक समिती वेळोवेळी ठरविले त्याप्रमाणे  
जमिनीचे भाडे, स्थुनितिपल टॅक्सेस, इतर कर, व अन्य प्रशासकीय खर्च माझ्या  
ट्रिझोबाला येइल त्याप्रमाणे वेळेवर भरून देईन. तसेच माझ्या गाळ्याच्या बांधकामा-  
बाबत वा बांधकामाव्यतिरिक्त इतर काही खर्च निघाल्यास व मी काही देणे बांधी  
असल्यास, व्यवस्थापक समिती ठरविले व कळविले त्याप्रमाणे मी देण्यास कबूल करीत  
आहे. तसेच अॅलॉटमेंट पत्रात नमूद केल्याप्रमाणे संस्थेच्या फोटोनियमांचे, अटी व  
शर्तीचे काटेकोरपणे पालन करीन.

अपला विनित,

सही: 

नांव :-

  
MANAGER

World Sagar Co-op. Housing Society Ltd.



Regulations relating to Tenancies to be granted by the Society to Members in respect of Houses held by the Society.

1. The member making an application for tenement under these Regulations shall hold not less than five paid up shares in the Society.

2. The Register of applicants for tenements under these regulations will be maintained by the Committee and the tenements will be offered to the members in the order in which they appear upon the Register and in the event of two or more members having made applications on the same day the one to whom the offer is to be made shall be determined by lot. Provided that the name of a member who has waived his right to occupy a tenement when allotted to him shall, if he so desires, be transferred in the register to the place next in order after existing applicants, instead of being altogether omitted.

3. Each tenancy, shall subject to the regulations for the time being of the Society, continue so long as the tenant or his successor in all respects observes and performs such regulations.

4. No tenant shall assign, underlet, vacate or part with the possession of the tenement or any part thereof without the previous consent in writing of the society.

Provided that such consent will not be required for the mortgage of the occupancy right for the purpose of obtaining a loan either for purchase of the tenement or to meet the cost of the tenement from the Employer of the member or from the L.I.C. or from a co-operative bank or the society or any agency approved by the Registrar.

5. Each tenant will comply with and satisfy all regulations, bye-laws, rules and conditions and execute all such works as may be required to be done by every public, local or other authority.

6. No tenant shall at any time quarry any stone on or from the tenement nor excavate or dig out any sand, gravel, clay or loam or work any Mines or Material thereunder.

7. No tenant shall bring on the tenement any dirt, dust, refuse, soil, clay or wastes whatever nor burn nor manufacture thereon any blast, bricks, tiles, clay, cement or other articles nor erect or set up any fire engine or machinery thereon.

8. Each

No tenant will make or permit to be made any alteration in or addition to the tenement or erect or place or maintain or permit to be erected or maintained thereon any building, or shed, hoarding or erection of any kind without the previous consent in writing of the Society or cut, maim or injure or suffer to be cut, maimed any wall or timber thereof and not to erect or permit to remain on the tenement any fence exceeding four feet in height.

9. Each tenant will pay a proper proportion to be fixed by the Society of all expenses payable in respect of constructing, repairing, rebuilding and cleaning any party walls, party fences, party hedges, sewers drains, gates, roads, paths, pavements and other things, the use of which is common to the tenements and to adjoining or other premises.

10. Each tenant will keep interior of the tenement let to him and the fitting and fixture therein and the windows thereof in good and substantial repair at all times during the tenancy and in such good and substantial repair deliver the tenement to the society at the determination of the tenancy.



11. Each tenant will cultivate and keep the gardens, grounds, hedges and fences of the tenement in a proper manner and in proper, neat and ornamental order, appearance and condition and the hedges properly trimmed and not stub up or cut down or deface any tree or hedge or any part thereof on the tenement without the consent in writing of the Society first obtained.

12. Each tenant will permit the Society and their agent with or without workmen or others at all reasonable times to enter upon the tenement and to view and examine the condition thereof and to repair and make good all defects and wants of reparation of which notice in writing shall be given to the tenant by the Society within three calendar months after giving such notice.

13. Each tenant will permit the Society and their agents and all persons authorised by them together where necessary with workmen and appliances at all reasonable times to enter upon the tenement to take inventories of the fixtures therein and to execute repairs or alterations thereon or to the adjoining premises or the sewers and drains thereof, the persons affecting such last mentioned entry making good all damage thereby occasioned.

14. No tenant will do or suffer anything to be done on the tenement which in the Society's opinion may cause a nuisance, annoyance or inconvenience to the occupiers of adjacent houses or the neighbourhood or be prejudicial to the Society's Estate.

15. If any tenant shall at any time make default in the performance of the regulations herein contained for or relating to the repair or maintenance of the tenement or any part thereof it shall be lawful (without prejudice to any other regulations) for the Society with or without workmen and others at any time and from time to time enter upon the tenement and repair and maintain the same at the expense of the tenant in accordance with the regulations and the tenant in accordance with the regulations and the expenses of such repairs and maintenance shall be repaid by the tenant to the Society on demand.

16. The tenant shall yield up the tenement with the buildings, erections and fixtures (except tenant's fixtures) and additions thereto at the end or sooner determination of the tenancy in good and substantial repair and condition in accordance with these regulations.

17. No tenant shall be building on the tenement or otherwise stop or obstruct access of any light or air belonging to or enjoyed by any premises, the estate or interest whereof in possession or reversion may be in the Society or any person or persons in trust for the Society.

18. The Society shall at all times have power without obtaining any consent from or making compensation to the tenant to deal as the Society may think fit with any one of the lands and premises adjoining or opposite or near to the tenement and to erect or suffer to be erected on such adjoining, opposite or neighbouring lands or premises any building whatsoever whether such building shall or shall not affect or diminish the light or air which may now or at any time during the tenancy be enjoyed by the tenant or the tenants or occupiers of tenements or any part thereof and also to raise and use any party wall or party structure.

19. The tenant will at all times observe and perform the Bye-laws for the time being of the said Society.



20. If the said rents or any of them or any part thereof shall be unpaid for 14 days after becoming payable (whether formally demanded or not) or if any of the agreement on the tenant's part contained in these regulations shall not be performed or observed or if at any time the tenement or any part or any interest therein becomes occupied by or vested in any person who is not a member of the Society or the heir or legal representative or the nominee of a member under the Bye-laws of the Society, the Society may by giving to the tenant or leaving on the tenement one calendar month's previous notice in writing to that effect determine the tenancy and on the expiration of such notice the tenancy shall forthwith determine.

21. When a member of the Society ceases to be a tenant, the Committee of the Society have the right at any time to pay the amount paid on his share less a deduction therefrom of the five per cent but in the event of the Committee being unwilling to exercise the right, the member may transfer the shares subject to the provisions of the Society's Bye-laws.

22. The Society may from time to time with the previous consent in writing of the Registrar of Co-operative Societies make any new regulation or alter or rescind any of the above regulations except regulations 24(a) and 24(b).

23. In the event of transfer of a tenancy, with Society's consent the rent payable under clause 24(b) thereof shall be such an amount as shall be sufficient to provide an amount of share capital at the end of a term of 25 years as shall be equivalent to the amount of share capital which would have been accumulated at the expiration of the term of 25 years under clause 24(b) hereof.

24. The rent shall be calculated as follows and shall be paid on the first day of each calendar month :

(a) A rent of 8-1/2% per annum (which shall not be increased during the tenancy) on the cost including the building, land, roads and other items, such cost to be certified by the Committee whose decision shall be final and conclusive and to be paid by 12 equal calendar monthly payments.

(b) A further rent during the term of 25 years of ..... per cent per annum (which shall not be increased during the said term of 25 years except for a new tenant) on the said cost such rent to be applied to the share account of the tenants and to be paid by 12 equal calendar monthly payments and it is anticipated that when all these payments are made the dividend on the shares will be equal to the rent paid under clause 24(a) hereof.

(c) A further rent equal to the proportion (applicable to the tenement) of the expenses incurred from time to time in insurance against fire, tempest or violence by any army or mob or other irresistible force and the management of the Society and the maintenance and repair of the Society's estate such expenses and proportion thereof payable by the tenant to be determined by the certificate of the Committee whose decision shall be final and conclusive, such further rent to be paid on the 1st day of the calendar month next following the date of the said certificate.

(d) A further rent equal to the proportion applicable to the tenement of the sum or sums from time to time paid by the Society in respect of the assessments and rates such proportion to be determined by the certificate of the Committee whose decision shall be final and conclusive, such further rent to be paid on the 1st day of calendar month next following the date of the said certificate.

I agree to take the tenement known as..... subject to the above regulations which I agree to observe and perform and by which I agree to be bound.

Full Name :

Signature

*[Handwritten Signature]*

MANAGER

Sagar Co-op. Housing Society Ltd.





**बृहन्मुंबई महानगरपालिका**  
करनिर्धारण व संकलन खाते  
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भांडवली मूल्याधारित तात्पुरते मालमत्ता कराचे देयक.  
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मालमत्ता क्रमांक (नवीन)	लेखा क्रमांक	वॉर्ड क्रमांक	मालमत्ता करवर्ष	सहाय्यक करनिर्धारक व संकलक
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मुंबई महानगरपालिका अधिनियम १८८८ च्या कलम १४० अ च्या उपकरणा (२) अन्वये भांडवली मूल्याधारित मालमत्ता कराचे तात्पुरते देयक.

201010BIL06297756 01-APR-10 to 30-SEP-10	देयक क्र.	201020BIL06297757 01-OCT-10 to 31-MAR-11
384137	कर / Tax सर्वसाधारण कर / General Tax	384137
0	पाणीट्टी / Water Tax	0
0		0
138880	जललाभकर / Water Benefit Tax	138880
42353		42353
0	मलनिःसारण कर / Sewerage Tax	0
0		0
83328	मलनिःसारण लाभ कर / Sewerage Benefit Tax	83328
25412		25412
153655	म.नं.पा. शिक्षण उपकर / Mun. Education Cess	153655
66663	राज्य शिक्षण उपकर / State Education Cess	66663
20330		20330
5082	रोजगार हमी उपकर / Employment Guarantee Cess	5082
6402	वृक्ष उपकर / Tree Cess	6402
192068	पथकर / Street Tax	192068
1118310	देयक रक्कम	1118310
0	यापूर्वी भरलेली आगाऊ / जादा रक्कम रु.	0
1118310	निव्वळ देय असलेली रक्कम रु.	1118310
15 DEC 2010	देय दिनांक	31-12-2010

संदेशः

१) अधिदान महापालिकेच्या कुठल्याही केंद्रावर स्विकारले जाईल.

२) महापालिकेची कुठल्याही नागरी सेवाविषयक पत्र व्यवहार करताना मालमत्ता नवीन क्रमांक नमूद करणे अनिवार्य राहिल

३) लहान व गरजू मुलांच्या मदतीसाठी २४ तास तात्काळ सेवा दूरध्वनी क्र. १०९८.

४) बृहन्मुंबई महानगरपालिका आपत्कालिन व्यवस्थापन केंद्र  संपर्क  २२६९४७२७.

सूचना बऱ्याच अधिक माहितीसाठी कृपया मागे पहावे.

**MANAGER**  
Worli Sagar Co-op. Housing Society Ltd.

व. दे. पंदे  
करनिर्धारक व संकलक (प्र)

The billing system is under upgradation. Reconciliation of manual transactions during switchover period is in progress. Please bear with data errors if any. E & OE.



# WORLI SAGAR CO .OP. HOUSING SOCIETY LTD.

Registration No. BOM/ HSG/GS/6545/83 Dated: 11/07/1983

GR. FLOOR PURNA BUILDING "68-69", SIR POCHKHANWALA RD, WORLI. MUMBAI 400 030. Phone No. 022-24920018 / 66627881.

Name : **Shri MANIKRAO GAVIT.**

Bill No. **570**

Area Sq.ft. 950

Bill Date **01/08/2016**

RESIDE **BHEEMA 602**

Due Date:**31/08/2016**

For July, August, September 2016

SR No.	PARTICULARS OF CHARGES	AMOUNT
1	SINKING FUND	225.00
2	LEASE RENT	1,575.00
3	MMC TAXES	15,300.00
4	WATER CHARGES	1,950.00
5	COMMON ELECTRICITY CHARGES	3,180.00
6	BUILDING INSURANCE	45.00
7	SERVICE CHARGES	4,125.00
8	MAINTANCE CHARGES	3,030.00
9	REPAIRS/MAINTENANCE FUND	900.00
10	ADDITIONAL LEASE RENT	3,000.00
Rupees Thirty Three Thousand Three Hundred Thirty Only		33,330.00
Total		Rs. 33,330.00
Add: Interest		Rs. 0.00
Less: Adjustment		Rs. 0.00
Arrears		Rs. 0.00
Amount Due		Rs. 33,330.00

1. Bill amount should be pay within 30 days as per Bill date.
2. Interest will be charged 18% p.a. on delayed payments.
3. Please draw the A/C payee cheques in favour of WORLI SAGAR C.H.S. LTD.
4. As Bills are computer generated no signatures required.

For WORLI SAGAR CO .OP. HOUSING SOCIETY LTD.

Authorized Signature

E.&.O.E.

*MR* 31/2/16  
318/2016



कार्यालय : पूर्णा,  
६८-६९, सर पोचखानवाला रोड,  
वरळी, मुंबई - ४०० ०३०  
टेलीफॉक्स : ६६६२ ७८८९  
दूरध्वनी : २४९२ ००९८

वरळी सागर  
को-ऑपरेटिव्ह हाउसिंग सोसायटी लि.  
(नोंदणी क्र. वी.ओ.एम. / एच.एस.जी. / जी.एस. / ६५४५ / ८३)

व्यवस्थापक समिती

DATE: 07-01-2011

**TO WHOMSOEVER IT MAY CONCERN**

This is to certify that SHRI MANIKRAO H. GAVIT is a bonafide member of this co-operative Housing Society. And holding 5 shares of Rs.50/- each bearing No 1106 TO 1110 both inclusive Vide Certificate No.222 And holding Flat No.602 on 6<sup>TH</sup> Floor of BHIMA Building. Consisting of Ground Floor + 14 Upper Floors of our society on C.S. No.751 to 753 And PLOT NOS.26,27,27A & 28 on Sir Pochkhanwala Road, Worli, Mumbai -400030 . Mumbai Muncipal Corporation issued an Occupation & Completion Certificate of the said building on 14-05-1992 The said flat allotted to Mr. Manikrao Gavit on 14-10-1990 The total Carpet Area of the said Flat is 950 Sq.ft. He has paid sum of Rs. 4,09,777/- towards Construction Cost against his Flat No. 602 Bhima.

**FOR WORLI SAGAR CHS. LTD**

*B. Sone*  
(MANAGER)



*2*

- अध्यक्ष •  
श्री. शिवाजीराव पाटील निलंगेकर  
☞ निवास : २४९७३२०४
- उपाध्यक्ष •  
श्री. दत्तात्रय मेघे  
☞ निवास : २४९२५२५९
- सचिव •  
श्री. चिमणराव कदम  
☞ निवास : २४९६३६९०
- खजिनदार •  
श्री. अनिल साखरे  
☞ निवास : २४९४६६३०
- समिती सदस्य •  
श्री. विलासराव देशमुख  
श्रीमती जयवंती मेहता  
○ श्री. कमलकिशोर कदम  
○ श्री. विठ्ठलराव जाधव  
श्री. बाळकृष्ण वासनिक  
श्री. कृष्णराव पांडव  
श्री. ईश्वरराव भोसिकर  
डॉ. प्रतापराव वाघ  
श्रीमती. उषा दर्डा  
श्री. मुकेश खेटवानी