1055

CHARKOP SHREE SIDDHIVINAYAK CO-OP. HSG. SOCIETY LTD.

Registration No. : MUM / MHADA / HSG / (TC) / 13478 / 2019-20

Plot No. 859, RSC - 14, Sector No. 8, Survey No. 41, Charkop, Kandivali (West), Mumbai - 400 067.

Ref. No. :

Date : 5/07/2023

To,
The Executive Engineer,
Borivali Division / Mumbai Board,
MHADA, Bandra (East),
Mumbai – 400051.

Sub.: Handover possession of Plot No.859, RSC-14, Sector-8, Charkop, Kandivali (West), Mumbai.

Ref. : Your letter No.1770/2023 dated 28.06.2023

Respected Sir,

As per your letter dated 28.06.2023, we had completed all the necessary procedure of Registration of Charkop Shree Siddhivinayak Co-op. Hsg. Society Ltd., Plot No.859, RSC-14, Sector-8, Charkop, Kandivali (West), Mumbai.

We are herewith submitting copy of Registered Lease Agreement of said plot. We are therefore requesting you to please handover the possession of said plot.

Hope you will consider the same & obliged.

Thanking you for your kind co-operation.

Yours faithfully,
Charkop Shree Siddhivinayak Co-Op. Hsg. Society (Ltd.)

Chairman Secretary

For Charkop Shree Siddhivinayak Co-op. Hsg. Society Ltd.

3427 दिनांक 05/07/2023
कार्यकारी अभियंता / मंडळाली विभाग,
म. गृ. वि. प्रा., बोरीवली (पू), मुंबई - ९५

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451/10089 पावती Original/Duplicate

Tuesday,July 04 ,2023 नोंदणी क्रं. :39म

2:02 PM Regn.:39M

पावती क्रं.: 10733 दिनांक: 04/07/2023

गावाचे नाव: चारकोण

दस्तऐवजाचा अनुक्रमांक: बरल7-10089-2023

दस्तऐवजाचा प्रकार : भाडेपट्टा

सादर करणाऱ्याचे नाव: द चारकोप श्री सिद्धिविनायक को ऑप हौ सो लि चे चेअरमन योगेश विनोद घुगे

नोंदणी फी	रु. 4000.00
दस्त हाताळणी फी	रु. 1700.00
पृष्ठांची संख्या: 85	
एकूण:	रु. 5700.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

2:21 PM ह्या वेळेस मिळेल.

सह दु.नि. बोरीवली7

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

बाजार मुल्य: रु.373500/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु.18675/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0407202305940 दिनांक: 04/07/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.4000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004593185202324P दिनांक: 03/07/2023

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

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

NOTARY L. B. PRAJAPATI Reg. No. 15553 Exp. 21.11.2024 GOVT. OF INDIA

CERTIFIED TRUE COPY

L. B PRAJAPATI M.A. LL.B NOTARY, VASAI, THANE MAHARASHTRA (GOVT OF INDIA)

NOTA
GOVT. O

1057

CHALLAN
MTR Form Number-6

GRN MH004593185202324P	BARCODE	Date 03/07/2023-10:22:01	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)	
Office Name BRL7_IT SUB REGISTRAR BORIVALI 7		Full Name	CHARKOP SHREE SIDDHIVINAYAK CHS LTD
Location MUMBAI			
Year 2023-2024 One Time		Flat/Block No.	CLUSTER PLOT NO.859, SECTOR NO.8, RSC 14
Account Head Details	Amount In Rs.	Premises/Building	
0030063301 Amount of Tax	4000.00	Road/Street	CHARKOP VILLAGE KANDIVALI WEST
		Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 6 7
		Remarks (If Any) SecondPartyName=MHADA~	
		Amount In Words	Four Thousand Rupees Only
Total	4,000.00		

Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502023070300531	0846745044613
Cheque/DD No.		Bank Date	RBI Date	03/07/2023-10:22:14	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. : 9920555655

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे, नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Print Date 03-07-2023 10:23:53

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THE SEAL OF THE SUB REGISTRAR BORIVALI-7
MUMBAI SUBURBAN DIST (BANDRA)

बरल - ७१

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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.अभि./नोटीस H002/2023 दिनांक 19 JUN 2023

(महाराष्ट्र मुद्रांक अधिनियम 1958 च्या कलम 31 खालील कार्यवाही)

निर्णय

उपरोक्त अभिनिर्णय प्रकरण क्रमांक ADJ/IGR242/510/2023 अन्वये पक्षकार The Charkop Shree Siddhivinayak Co-op. Hsg. Soc. Ltd. यांनी दिनांक 09/06/2023 रोजी Indenture of Lease चा संलेख अभिनिर्णयाकरीता सादर केलेला आहे. सदर संलेखामधील तपशिल खालील प्रमाणे

निष्पादन दिनांक	दस्त अनिष्पादित आहे.
दस्ताचा प्रकार	Indenture of Lease
The Lessor	Maharashtra Housing and Area Development Authority
The Lessee	The Charkop Shree Siddhivinayak Co-op. Hsg. Soc. Ltd
मालमत्तेचा तपशिल	Cluster Plot No.859, RSC - 14, S. No.41, Part situated at Charkop, Kandivali West, Mumbai - 400 067.
Rent	408/-
Taxes	Nil
Premium	रु.4,06,000/-
Area	1368.12 Sq. Mtr.

प्रस्तूत दस्तान्वये म्हाडा उपरोक्त मालमत्ता The Charkop Shree Siddhivinayak Co-op. Hsg. Soc. Ltd यांना भाडेपट्ट्याने देत आहे. दिनांक 07/05/2005 पासून मुद्रांक अधिनियमात झालेल्या सुधारणांनुसार भाडेपट्ट्याच्या दस्तावर बाजारमुल्यावर मुद्रांक शुल्क आकारणे आवश्यक. झाले [illegible] शासन, निमशासकिय संस्था, स्थानिक स्वराज्य संस्था वा शासनाचे अंगीकृत व्यवसाय यांनी [illegible] भाडेपट्ट्याने दिली असेल तर मालमत्तेचे बाजारमुल्य कशाप्रकारे निश्चित करावे याबाबतच्या सुचना मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य पूणे यांनी त्यांचे परिपत्रक जा.क्र./कार्या.15/प्रक्र-3, भाडेपट्टा/1/3/2006, दिनांक 16/03/2006 अन्वये दिल्या आहेत.

प्रकरणाधीन दस्तान्वये म्हाडाने मालमत्ता भाडेपट्ट्याने दिली असून [illegible] संस्था असल्यामुळे उपरोक्त परीपत्रकानुसार पुढील सुत्रानुसार मुल्यांकन करण्यात येत आहे.

बाजारमुल्य = { प्रिमियम + [(वार्षिकभाडे + प्रापर्टीटॅक्स) x 20] }
बाजारमुल्य - { 406000 + [(408 + Nil) x 20] } = 414160/-

सदर सुत्राच्या मुल्यांकनानुसार रु.414160/- इतके बाजारमुल्य निश्चित करण्यात आले परंतु डेपट्ट्याचा कालावधी हा 30 वर्षाचा असल्यामुळे बाजारमुल्यांच्या 90% रकमेवर मुद्रांक शुल्कांची आकारणी खालील प्रमाणे 414160 x 90% = 372774/- i.e. रु.3,73,500/-

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बाजारमुल्य	अनु.	देय मुद्रांक शुल्क (5%)
रु.3,73,500/-	36 (read with 25 b)	रु.18,675/-
दुय्यम प्रत	27	रु.100/-
एकूण		रु.18,775/-

अभिनिर्णयाकरीता सादर केलेल्या संलेखास महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसुची 1 मधील अनुच्छेद **36 (read with 25 b), 27** नुसार मुद्रांक शुल्क **रु.18,775/-** देय असल्याबाबत जा.क्र.अभि./आदेश/3900/2023 दिनांक 14/06/2023 अन्वये आदेश पारित करण्यात आले होते.

उपरोक्त सर्व वस्तुस्थिती व दस्तामधील नमुद माहितीच्या आधारे खालील प्रमाणे अंतिम आदेश पारित करीत आहे.

आदेश

1. अभिनिर्णयाकरीता सादर केलेल्या संलेखास महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसुची 1 मधील अनुच्छेद **36 (read with 25 b), 27** नुसार मुद्रांक शुल्क **रु.18,775/-** देय असल्याबाबत जा.क्र.अभि./आदेश/3900/2023 दिनांक 14/06/2023 अन्वये आदेश पारित करण्यात आले होते. त्यास अनुसरून मुद्रांक शुल्काचा भरणा कोणत्याही आक्षेपविना पक्षकार यांनी केला असल्याचे दिनांक 19/06/2023 रोजी विरुपित केलेल्या चलना वरून दिसून येत असल्याने दिनांक 14/06/2023 रोजीचा आदेश अंतिम 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 हयाबाबतची सर्व जबाबदारी संबंधीत पक्षकारांची राहील त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, बोरीवली हे जबाबदार राहणार नाहीत.
3. एकुण पाने 1 ते 41 आहेत. दस्तातील नमुद सर्व Annexure तसेच अनुषंगीक कागदपत्रे हा दस्ताचा भाग बनविण्यात येत आहे.

दिनांक 19 JUN 2023

(वैशाली चव्हाण)
मुद्रांक जिल्हाधिकारी, बोरीवली

प्रति	The Charkop Shree Siddhivinayak Co-op. Hsg. Soc. Ltd.
पत्ता	Cluster Plot No.859, RSC - 14, S. No.41, Part situated at Charkop, Kandivali West, Mumbai - 400 067.
प्रत	सह दुय्यम निबंधक बोरीवली कार्यालय क्र.1/2/3/4/5/6/7/8/9

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1063

CHALLAN
MTR Form Number-6

GRN MH003447724202324P	BARCODE	Date 16/06/2023-18:46:54	Form ID

Department Inspector General Of Registration	
Type of Payment Non-Judicial Stamps Duty on Doc Voluntarily brought for adjudicatn SoS	
Office Name CSB_COLLECTOR OF STAMPS BORIVALI	

Payer Details

TAX ID / TAN (If Any)	
PAN No.(If Applicable)	
Full Name	THE CHARKOP SHREE SIDDHIVINAYAK CHS LTD
Flat/Block No.	CLUSTER PLOT NO 859 RSC 14
Premises/Building	
Road/Street	VILLAGE - CHARKOP KANDIVALI WEST
Area/Locality	MUMBAI
Town/City/District	
PIN	4 0 0 0 6 7
Remarks (If Any)	ADJ/IGR242/510/2023

Location	MUMBAI
Year	2023-2024 One Time

Account Head Details	Amount In Rs.
0030050801 Amount of Tax	18775.00
Total	18,775.00

Amount In Words: Eighteen Thousand Seven Hundred Seventy Five Rupees Only

Payment Details	SBIEPAY PAYMENT GATEWAY
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	10000502023061608339	1950357724523
Bank Date	RBI Date	16/06/2023-18:47:12	Not Verified with RBI
Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9920334999

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

बरल - ७१
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Defaced By Me

Nishant Shinde
Supervisor

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		0001991410202324	19/06/2023-12:43:20	IGR242	18775.0

Print Date 19-06-2023 12:43:2

THE SEAL OF THE SUB REGISTRAR BORIVALI-7
MUMBAI SUBURBAN DIST (BANDRA)

NOTA
OF

COLLECTOR

बरल - ७/

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1065

GRN :	MH003[illegible]202324P	Amount : 18,775.00	Bank :	SBIEPAY PAYMENT GATEWA	Date :	16/06/2023-18:46:54
			Total Defacement Amount			18,775.00

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[illegible]tra
Rs 15553
Exp. 21.11.2024
GOVT. OF INDIA

THE SEAL OF THE SUB REGISTRAR BORIVALI-1
MUMBAI SUBURBAN DIST. (BANDRA)

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Print Date 19-06-2023 12:43:2

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THE SEAL OF THE SUB REGISTRAR BORIVALI SUBURBAN DIST (BANDRA)

COLLECTO

1069

Office of the Collector of Stamp, Borivali

Certificate Under Sec.32 of Maharashtra Stamp Act. 1958

Received Adjudication Fee RS. 100/- vide e-Challan GRN No. MH002954730202324P Dated 01-06-2023.

Collector of Stamps
Borivali

प्रमाणपत्र महाराष्ट्र मुद्रांक अधिनियम अन्वये निर्गमित केलेले आहे. परंतु उक्त दस्त नोंदणीसाठी नोंदणी अधिकाऱ्यासमोर दाखल केल्यास, नोंदणी अधिनियम, १९०८, च्या तरतुदीनुसार नोंदणी अधिकारी दस्त नोंदणीची कार्यवाही करतील.

मुद्रांक जिल्हाधिकारी
Borivali

Case No. Adj/IGR242/510/2023

Certificate Number: CER-BOR-ADJ-IGR242-510-2023-6-1058

Market Value/Value (if any): Rs. 373500

Received from **THE CHARKOP SHREE SIDDHIVINAYAK CHS LTD** Residing at **CHARKOP SHREE SIDDHIVINAYAK CHS LTD**. Stamp duty of **Rs. 18775/- (Rs. Eighteen Thousand Seven Hundred and Seventy Five only)**. Vide e-Challan GRN No **MH003747724202324P** Dated :- **16-6-2023** The defacement number is **0001991410202324.**

Certified Under Section 32 of the Maharashtra Stamp Act, that the full duty of **Rs. 18775/- (Rs. Eighteen Thousand Seven Hundred and Seventy Five only) with which this instrument is chargeable under Article 36-Lease of Schedule I of the said Act, has been paid.**

PREMIUM RS 406000

This Certificate is subject to the provisions of section 53(A) of the said Act.

THE SEAL OF THE SUB REGISTRAR BORIVALI-7 MUMBAI SUBURBAN DIST (BANDRA)

Place: Borivali

Date: 19 JUN 2023

Collector of Stamps
Borivali

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NOTA GOVT.

COLLECTOR BORIVI

THE SEAL OF THE SUB REGISTRAR BORIVALI-7 MUMBAI SUBURBAN DIST (BANDRA)

बरल - ७/		
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1069

Page No. 1 to 41

Certificate u/s. 32(1) (b) of the Bombay Stamp Act, 1958.

Office of the Collector of Stamps

Case No. Adj. 510/2023

Date 09/06/2023

Received from Shri. the charkop shree sidhivinayak CHSL residing at

Stamp duty of Rs. (18,675/-) Eighteen thousands six hundred seventy five only

vide challan No. ....., Dated 16/06/2023

Certified under Section 32(1) (b) of the Bombay Stamp Act, 1958 that the full duty (Rs. 18,675/- Eighteen thousands six hundred seventy five only) with which this instrument is chargeable has been paid vide article No. 36 of schedule.

For exemption subject to refund under section 53-A of Bombay Stamp Act 1958

Place Borivali

Date 19 JUN 2023

Collector of Stamps Borivali

MH003747724202324P

THIS INDENTURE OF LEASE MADE at Mumbai this 04th day of July 2023 *(Two Thousand Twenty Three) 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 LESSOR hereinafter referred to as "the Authority" (which expression shall unless the context requires otherwise include its successors and assigns) of the **ONE PART;**

Area 1368.12 sq.mtr Built up / Carpet

M V - 3,73,500/-

AND

The Charkop SHREE SIDDHIVINAYAK 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. MUM/MHADB/HSG/(TC)/13478/2019-2020 dated 18.06.2019 and having its registered office at Cluster Plot No.859 TRSC 14 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 PART;**

§ प्रमाणपत्र मुद्रांक अधिनियम 1958 अन्वये अस्तित्वात नियमानुसार निर्गमित करण्यात आले आहे. परंतु उक्त दस्त नोंदणीसाठी नोंदणी अधिकारी-यांच्यापुढे दाखल झाल्यास, नोंदणी अधिनियम 1908 च्या अधिनियमातील तरतुदीनुसार नोंदणी अधिकारी दस्त नोंदणीची कार्यवाही करतील.

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Charkop Shree Siddhivinayak Co-Op. Hsg. Society (Ltd.)

Chairman

Secretary

Jt. Chief Officer
Mumbai Housing & Area Development Board, Mumbai

WHEREAS the Authority is possessed of or otherwise well and sufficiently entitled to a piece or parcel of developed land bearing cluster plot No.859, RSC 14 admeasuring 1368.12 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 registration sub-district of Bandra,Mumbai Suburban District and more particularly described in the Schedule I hereunder written and shown by red colour boundary line on the plan hereto appended. (hereinafter referred to as **"The said Land"**)

AND WHEREAS the said land bearing cluster plot No.859, RSC 14 at Charkop Village, Taluka-Borivali, consisting 27 developed plot of B Type admeasuring 25 sq.mtrs. each and 7 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 plot or plots")

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

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Charkop Shree Siddhivinayak Co-Op. Hsg. Society (Ltd.)

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Mumbai Housing & Area
Development Board, Mumbai

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 SHREE SIDDHIVINAYAK co-operative Housing Society Ltd. the (LESSEE) hereto for 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. 04 passed in the meeting held on 01.08.2021 to take the said land together with developed plot thereon on lease for the said period of 30 years with effect from the date of possession of these present 14th day of July 2023 for the said purpose on payment of the premium and the yearly lease rent as specified hereinabove on the terms and conditions hereinafter contained.

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

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Mumbai Housing & Area Development Board, Mumbai

Charkop Shree Siddhivinayak Co-Op. Hsg. Society (Ltd.)

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mentioned decision 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.4,06,000/- (Rupees Four Lakh Six Thousand only) towards lease premium being initial down payment of total lease premium and Rs. 408/- (Rs. Four Hundred Eight only) towards the annual lease rent on behalf of respective allottees as specified in the Schedule II here under written (the recent of which the Authority doth hereby admit and acknowledge).

NOW THIS INDENTURE OF LEASE WITNESSESTH AS FOLLOWS :

1. In consideration of the aforesaid sum of total lease premium of Rs.4,06,000/-(Rupees Four Lakh six 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 equated instalments as specified in Schedule II hereinafter written and Rs.408/- (Rupees Four Hundred Eight only) being the lease rent for the period of one year to be paid by the Society to the Authority before the execution of these presents (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. 859, RSC 14 at Survey No. 41 (Part) of Charkop Village, Taluka-Borivali, Mumbai

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Mumbai Housing & Area Development Board, 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 4th day of July 2023 (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.408/- (Rupees Four Hundred Eight 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 initiate to the society.

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. 3,65,400/- (Rupees Three Lakh Sixty Five Thousand Four Hundred 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.

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(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.

3. **The Society doth hereby covenant with the Authority in the following manner that is to say :-**

(a) to take over the said land in its existing conditions and to incur all 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 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 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

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be referred to the Chief Executive Officer of the Authority and the decision of the Chief Executive Officer on the question shall be final.

(c) to 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 for 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 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 of the Authority shall be got approved from

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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.

(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 in that behalf the Authority may at its discretion extend the time limit as herein above provided.

(g) to bear pay and discharges all the present and future rates, taxes, ceases, 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 said land / plot and/or structures erected thereon

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including all sanitary and water cesses 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---.

(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 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 as observed and comply with Municipal Rules and Regulations and the Regulations made by the Authority if any in that behalf.

(i) 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.

(j) 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

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Chairman Secretary

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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 to 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 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

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Chairman Secretary

Jt. Chief Officer
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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.

Not to 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 (F.S.I.) if any. Also Not to do or suffer anything to be done or allow its member 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.

(l) 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 DCR 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 & CC, GoI which is superseding the earlier CRZ notification, 2011 and as per plan prepared by Institute of Remote Sensing,

Charkop Shree Siddhivinayak Co-Op. Hsg. Society (Ltd.)

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Mumbai Housing & Area
Development Board, Mumbai

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Anna University, Chennai 600025 with reference No. AU/IRS/SSR/133-2019 dt. 05/07/2019. The plot of land No. 859 Survey No. 41(pt) situated at Charkop Kandivali(W) not comes under CRZ-I 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 this 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

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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 by giving 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 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 in any way liable to any suit action indictment or other proceedings for tress-pass, 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.

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Secretary

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

8. 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 above 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.

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.

10. 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

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Resolution No. 04 approving of the same in a meeting held on the 01st day of August 2021 attending 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 Smt. Neelima Dhaygude, Joint Chief Officer, 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. Yogesh Vinod Ghuge, Chairman, Shri. Krishna Vithoba Ganjekar, Secretary, and Shri. Jagnnath Dhondu Hatankar member of the Managing Committee of the Charkop SHREE SIDDHIVINAYAK Co-operative Housing Society Limited and on behalf of the society and the seal of the society have been affixed hereto on the day and year first hereinabove written.

Charkop Shree Siddhivinayak Co-Op. Hsg. Society (Ltd.)

Chairman

Secretary

Jt. Chief Officer
Mumbai Housing & Area
Development Board, Mumbai

THE SEAL OF THE SUB REGISTRAR BORIVALI-7 MUMBAI SUBURBAN DIST. (BANDRA)

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SCHEDULE-I

All the piece or parcel of land bearing Cluster Plot No. 859, admeasuring 1368.12 Sq. meters or thereabout, being S.No. 41 Part situated at **Charkop, Kandivali (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 100 m2 plot

On or towards the South by :- Adj. to 9 mtr. wide Road, RSC 14

On or towards the East by :- Adj. to Plot No. 860

On or towards the West by :- Adj to Plot No. 858

SCHEDULE II

Attached Seperatly

Annexure I- Area Certificate

Annexure II- Society Resolution No. 04

SCHEDULE III

(Resolution No. 04 dated the 01.08.2021 passed by the Society in its meeting held on the 01.08.2021.

Signed Sealed and Delivered
by Smt. Neelima Dhaygude
Joint Chief Officer
Mumbai Housing & Area
Development Board Mumbai,

Jt. Chief Officer
Mumbai Housing & Area
Development Board, Mumbai

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in the presence of Shri.Hanumant
M. Dhanure
Executive Engineer
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
Smt. Neelima Dhaygude
Joint Chief Officer
Mumbai Housing & Area
Development Board,
who has signed in token thereof
in the presence of
Shri. Hanumant M. Dhanure
Executive Engineer of the
Mumbai Housing & Area
Development Board,
Signed, Sealed and Delivered
By Shri. Yogesh Vinod Ghuge, Chairman
By Shri.Krishna Vithoba Ganjekar, Secretary
of the Charkop SHREE SIDDHIVINAYAK Co.op.
CHSL Ltd.
who are duly authorized to execute

Executive Engineer
Borivali Divn.
Mumbai Board

THE SEAL OF THE SUB REGISTRAR BORIVALI
MUMBAI SUBURBAN DIST (BANDRA)

MAHARASHTRA HOUSING & AREA DEVELOPMENT AUTHORITY
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Jt. Chief Officer
Mumbai Housing & Area
Development Board, Mumbai

Charkop Shree Siddhivinayak Co-Op. Hsg. Society Ltd
Registration No. MUM/MHADA/HSG/(TC)/13478/2019-20
Plot No. 139, RSC-14, Sector No.8, Survey No.41
Charkop, Kandivali (West), Mumbai - 400067.

Charkop Shree Siddhivinayak Co-Op. Hsg. Society (Ltd.
Chairman
Secretary

Charkop Shree Siddhivinayak Co-Op. Hsg. Society (Ltd
Chairman
Secretary

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this deed according to the resolution)
passed by the general body vide)
its resolution No. 04 dated 01.08.2021)
in the presence of)
who have signed in token thereof)

The Common Seal of the Society is)
affixed hereto in the presence of)
By **Shri Yogesh Vinod Ghuge** Chairman)
of the Charkop SHREE SIDDHIVINAYAK Co-op.)
CHSL Ltd.)
who has signed in the token thereof)
in the presence of)

Charkop Shree Siddhivinayak Co-Op. Hsg. Society (Ltd.)
Chairman
Secretary

Shri Sameer H. Sadal
Mr. Sayed Khayam Abdulla

THE SEAL OF THE SUB REGISTRAR BORIVALI
MUMBAI SUBURBAN DIST (BANDRA)

COLLECTOR OF STAMPS
BORIVALI

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Schedule II

The details of the members / allottees, core houses, lease premium and development cost or the sub-divided plot in respect of the Cluster plot bearing No.859, RSC-14, at Survey No.41 of Charkop Village-Charkop Shri Siddhivinayak Co.operative Society Ltd.

Sr. No.	Name of the allottee / member	Plot & Area in Sq. Mtrs.	Amount of Lease Premium	Amount of Lease Premium Paid	Amount of the remaining lease premium to be recorded in 240 instalments	Monthly equated instalment for repayment of remaining lease premium	Delayed payment fee of the monthly instalment	Amount of annual lease rent	Remarks
1	2	3	4	5	6	7	8	9	10
1.	Shri. Yogesh Vinod Ghuge. 052-ABGP-55	B-01 25 Sq.mtrs.	7000	---	-----	-----	---	12	
2.	Shri. Adhavji Anandji Soni. 052-ABGP-101	B-02 25 Sq.mtrs.	7000	---	-----	-----	---	12	
3.	Shri. Harish Ravindranath Maldikar. 052-ABGP-142	B-03 25 Sq.mtrs.	7000	---	-----	-----	---	12	
4.	Shri. Rajendra Sakharam Revale. 052-ABGP-232	B-04 25 Sq.mtrs.	7000	---	-----	-----	---	12	
5.	Shri. Savaji Premji Jethwa. 052-ABGP-314	B-05 25 Sq.mtrs.	7000	---	-----	-----	---	12	
6.	Smt. Pushpa Prabhas Jain. 052-ABGP-325	B-06 25 Sq.mtrs.	7000	---	-----	-----	---	12	
7.	Shri. Vijay Ganpat Juwatkar. 052-ABGP-384	B -07 25 Sq.mtrs.	7000	---	-----	-----	---	12	
8.	Smt. Sheetal Sanjay Sonawadekar. 052-ABGP-744	B-08 25 Sq.mtrs.	7000	---	-----	-----	---	12	

Charkop Shree Siddhivinayak Co-Op. Hsg. Society (Ltd.)

Secretary

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Chairman Secretary

9.	Shri. Vinod Dattatray Mhatre. 052-ABGP-754	B-09 25 Sq.mtrs.	7000	----	----	----	----	12	
10.	Smt. Shalini Ramasrey Singh. 052-ABGP-777	B-10 25 Sq.mtrs.	7000	----	----	----	----	12	
11.	Shri. Gautam Shankar Ingale. 052-ABSC-9	B-11 25 Sq.mtrs.	7000	----	----	----	----	12	
12.	Shri. Sharad Ramchandra Choudhari. 052-ABSC-13	B-12 25 Sq.mtrs.	7000	----	----	----	----	12	
13.	Shri. Harkant Manilal Waghela. 052-ABSC-28	B-13 25 Sq.mtrs.	7000	----	----	----	----	12	
14.	Shri. Bhavesh Ramanlal Patel. 052-ABGP-67	B-14 25 Sq.mtrs.	7000	----	----	----	----	12	
15.	Shri. Vijaykumar Akoba Chavan. 052-ABGP-374	B-15 25 Sq.mtrs.	7000	----	----	----	----	12	
16,	Smt. Rekha Vijay Dhoiphode. 052-ABSC-109	B-16 25 Sq.mtrs.	7000	----	----	----	----	12	
17.	Shri. Narendra Manilal Waghela. 052-ABST-20	B-17 25 Sq.mtrs.	7000	----	----	----	----	12	
18.	Shri. Dinesh Jayram Gaikar. 052-ABST-50	B-18 25 Sq.mtrs.	7000	----	----	----	----	12	
19.	Shri. Shivram Tukaram Dhamne. 052-BBGP-16	B-19 25 Sq.mtrs.	7000	----	----	----	----	12	
20.	Shri. Narayan Babu Jadiyar. 052-ABGP-798	B-20 25 Sq.mtrs.	7000	----	----	----	----	12	
21.	Shri. Pradeep Gunaji Tirlotkar. 052-BBGP-62	B-21 25 Sq.mtrs.	7000	----	----	----	----	12	

THE SUB REGISTRAR BORIVALI-7 (MUMBAI SUBURBAN)

COLLECTOR BORIVALI

Page No. 20 to 41

2023 40027 30/7

22	Shri. Umesh Dillo Yadav. 052-BBGP-67	B-22 25 Sq.mtrs.	7000	---	-----	-----	---	12	
23.	Shri. Shailesh Shantaram Gudekar. 052-BBGP-98	B-23 25 Sq.mtrs.	7000	---	-----	-----	---	12	
24.	Shri. Dhanaji Pandurang Jadhav. 052-BBGP-147	B-24 25 Sq.mtrs.	7000	---	-----	-----	---	12	
25.	Shri. Shiv Govin. 052-BBGP-152	B-25 25 Sq.mtrs.	7000	---	-----	-----	---	12	
26.	Shri. Bharti Bhalchandra Vichare. 052-ABGP-573	B-26 25 Sq.mtrs.	7000	---	-----	-----	---	12	
27.	Shri. Krishna Vithoba Ganjekar. 052-BBGP-48	B-27 25 Sq.mtrs.	7000	---	-----	-----	---	12	
28.	Kumari. Neha Sunil Shetye. 052-ADGP-110	D-01 40 sq.mtrs.	31000	---	-----	-----	---	12	
29.	Shri. Akram Nazir Poonawala. 052-ADGP-131	D-02 40 sq.mtrs.	31000	---	-----	-----	---	12	
30.	Smt. Deepali Ramchandra Surve. 052-ADGP-281	D-03 40 sq.mtrs.	31000	---	-----	-----	---	12	
31.	Shri. Sanjay Jayantilal Merchant. 052-ADGP-510	D-04 40 sq.mtrs.	31000	---	-----	-----	---	12	
32.	Shri. Jagnnath Dhondu Hatankar. 052-ADGP-512	D-05 40 sq.mtrs.	31000	---	-----	-----	---	12	
33.	Smt. Savita Baban Mewada. 052-ADST-20	D-06 40 sq.mtrs.	31000	---	-----	-----	---	12	
34.	Shri. Nitin Tukaram Kawali. 052-BDGP-114	D-07 40 sq.mtrs.	31000	---	-----	-----	---	12	

Charkop Shree Siddhivinayak Co-Op. Hsg. Society (Ltd.)

Chairman

Secretary

Page No. 27 to 47

1091

GOVI

COLLECTOR

BORI

THE SEAL OF THE CIVIL ... MUMBAI SUBURBAN DIST.

बस्ता - ७/

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1093

Page No. 22 to 44

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडाचा घटक)
MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)

म्हाडा
MHADA

No. MB/Dyco(W)/ 810/2019
Dated 5/11/2019

To,
Shri.Krishna Vithoba Ganjekar
Charkop Shree Siddhivinayak Co-Operative Housing Society.
Plot no 859, RSC 14, Charkop Sector 8,
Kandivali (W), Mumbai-400 067

Sub: Allotment of cluster plot bearing no. 859, RSC-14, at Survey No. 41 of Charkop Village, Mumbai Suburban District.

Ref : 1. This office letter no. EM(WBP)/M.B./2444/2019 dated 19.07.2019.
2. Your letter dated 25.07.2019 received on 26.07.2019.

Sir,

Whereas your society has accepted the offer of an allotment of the cluster plot bearing no. 859, RSC-14 admeasuring 1368.12 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. 3,90,900/- (Rs. Three Lakhs Ninety Thousand Nine Hundred 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)/13478/2019-20 dated 18.06.2019.

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. 820, RSC-01 at survey no. 41 of Charkop Village, on behalf of the society vide resolution no. 1, 2 & 3 passed in the general body meeting of the society held on 07.07.2019 and subsequent resolution no. 4 passed in the managing committee held on 14.07.2019.

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

Charkop Shree Siddhivinayak Co-Op. Hsg. Society (Ltd.)
Chairman Secretary

900CR	33	29

गृहनिर्माण भवन, कलानगर, वान्द्रे (पूर्व), मुंबई ४०० ०५१.
दूरध्वनी ६६४०५०००, २६५९२८७७, २६५९२६२२
फॅक्स नं. : ०२२-२६५९२०५८ / २६५९०६६० पत्रपेटी क्र. ८१३५

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 0
Phone : 66405000, 26592877, 26592622.
Fax No. : 022-26592058 / 26590660 Post Box No. 8135

office vide this office letter under reference vide resolution no. 4 passed in the general body meeting held on 07.07.2019, your society has been allotted cluster plot bearing no. 859, RSC 14, at survey no 41 of Charkop Village, Mumbai Suburban District.

The property card in respect of the plot still to be recorded by 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's 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 execution and registration of the document of the lease deed in respect of the said cluster plot bearing no. 859, RSC-14 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 its further execution and registration at an earliest.

Encl :- As above.

Yours Faithfully,

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

THE SEAL OF THE SUB REGISTRAR BANDRA
MUMBAI SUBURBAN DIST (BANDRA)

बरल - ७/
१००८ | ३८ | ५
२०२३

Page No. 24 to 41

MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY

AREA CERTIFICATE

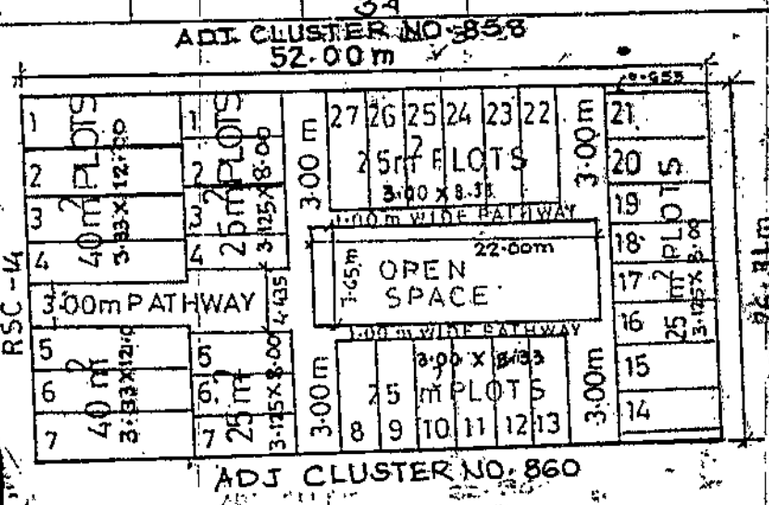
CLUSTER NO. 859 ROAD NO. RSC-14 S.No. 41 PT. OF CHARKOP VILLAGE

NAME OF THE SCHEME CHARKOP-41

GROSS AREA OF CLUSTER	1368.12	AREA UNDER OPEN SPACE	168.30
DEDUCTION IF ANY		AREA UNDER PATHWAY	244.82
		AREA UNDER RESIDENTIAL	955.00
NET AREA OF CLUSTER	1368.12 m²	AREA UNDER CLUSTER	1368.12 m²

THIS CERTIFICATE IS ISSUED ONLY FOR THE PURPOSE OF AREA OF PLOT REQUIRED FOR OBTAINING BUILDING PERMISSION FROM THE B.M.C. 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 & SR.NO. OF PLOT	PLOT AREA IN Sq.m.	NO. OF PLOTS	PERMISSIBLE BUILT UP AREA (FSI-1.5) PER PLOT (Sq.m.)	TOTAL PLOT AREA (SQ.M.)
B 1 TO 27	25.00	27	37.50	1012.50
1 TO 7	40.00	7	60.00	420.00
TOTAL		34		1432.50



THIS CERTIFICATE HAS BEEN ISSUED AS PER THE SUGGESTION GIVEN BY REVENUE & FOREST DEPPT. GOVT. OF MAHARASHTRA TO BOTH THE MUNICIPAL CORPORATION VIDE THEIR LETTER NO.CTS/1083/1368/ DATED 30 th SEPT 1985.

THE PLOT IS A PART OF LAYOUT PLAN OF CHARKOP-41 APPROVED VIDE B.M.C.'S LETTER NO.CHE/170/AR/ GOVT DATED:-28.9.93 OFFICE OF THE E.E.DEVLPG.PROPOSALS MUNICIPAL CORPORATION OF GREATER BOMBAY.

NOTE- THE DIMENSIONS OF THE PLOT SHALL BE VARIFIED ON SITE BY HANDING OVER THE POSSESSION OF PLOT.

CLUSTER NO. = 859
AREA IN FIGURES = 1368.12 m²
AREA IN WORDS = ONE THOUSAND THREE HUNDRED SIXTY EIGHT, TWELVE SQUARE METERS
TOTAL BUILT UP AREA PERMISSIBLE 1432.50 m²
DIRECTOR 25 m² 94 DATE-
CHECKED BY. VERIFIED ON SITE
PREPARED BY DIV.NO/MBP.

NORTH
SCALE 1:500
CERTIFIED 24/4/2023

Executive Engineer
Borivali Divn.
Mumbai Board

Charkop Shree Siddhivinayak Co.Op.Hsg Society Ltd.
Chairman Secretary Treasurer

Charkop Shree Siddhivinayak CHS. LTD.
Chairman Secretary Treasurer

CTF-2

THE SEAL OF THE SUB REGISTRAR BORIVALI
MUMBAI SUBURBAN, DIST. (BANDRA)

बरल - 07		
900LR	38	24
२०२३		

Page No. 25 to 41

नोंदणी क्रमांक : एमयुएम / एमएचएडीए / एचएसजी / (टिसी) /
/ 93867 / सन २०१९ - २०२०

✿ नोंदणीचे प्रमाणपत्र ✿

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

चारकोप श्री सिध्दी विनायक सहकारी गृहनिर्माण संस्था मर्यादित,
प्लॉट नं.८५९, आर.एस.सी.१४, सेक्टर ८, सर्व्हे नं. ४१, चारकोप,
कांदिवली (पश्चिम), मुंबई - ४०००६७.

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 भाडेकरु मालकी/भाडेकरु सहभागीदारी गृहनिर्माण / इतर संस्था असे आहे.

बजरंग जाधव
उपनिबंधक,
सहकारी संस्था (मुंबई पश्चिम उपनगरे),
मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ, म्हाडा, मुंबई

मुंबई :
दिनांक : १८/६/२०१९

10022	36	29
2023		

Charkop Shree Siddhivinayak Co-Op. Hsg Society (Ltd.)

Chairman

Secretary

THE SEAL OF THE SUB REGISTRAR BORIVALI-7
मुंबई उपनगर जिल्हा (बांद्रा)
MUMBAI SUBURBAN DIST. (BANDRA)

बरल - ७/		
900 CR	३८	८५
२०२३		

1039

Page No. 26 to 41

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(26)

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नगर भूमापन अधिकारी बोरीवली यांचे कार्यालय

तहसिलदार, व नगर भूमापन कार्यालय इमारत,चौथा मजला. डॉ.न.रा. करोडे मार्ग (नाटकवाला लेन) एस. व्ही. रोड.
शिंपोली सिग्नल बोरीवली (पश्चिम) मुंबई - ४०००९२.
Email :- ctsoborivali@gmail.com Tel:-०२२ २८०७५०४५

क्र.न.भू.बोरी/न.भू.चारकोप/आ क्र.१८६४/२०१९
बोरीवली, दिनांक- २१/०६/२०१९

प्रति,
श्री सिध्दिविनायक सह गृह.सं
प्लॉट नं ८५९,आर.एस.सी १४
सेक्टर ८ चारकोप कांदिवली (प)
मुंबई ४०००६७

विषय :- प्रमाणित नकला मिळणेबाबत.
नगर भूमापन - चारकोप ता.बोरीवली येथील प्लॉट नं.८५९
आर.एस.सी. १४ सर्व्हे नं.४१,
संदर्भ :- आपला दिनांक ११/०६/२०१९ रोजीचा अर्ज.

वरील संदर्भिय अर्जान्वये आपण नगर भूमापन - चारकोप, ता.बोरीवली येथील प्लॉट नं.८५९ आर.एस.सी.१४ सर्व्हे नं.४१, या भूखंडाच्या मिळकत पत्रिकेची मागणी केलेली आहे. परंतु इकडील अभिलेख पाहता सदर भूखंडाची मिळकत पत्रिका तयार झालेली नसलेमुळे आपण मागणी केलेल्या भूखंडाच्या मिळकत पत्रिकेची नकल आपणांस देता येत नाही. तरी आपला अर्ज विनाकार्यवाही निकाली ठेवणेत येत आहे.

(अमरसिंह पाटील)
नगर भूमापन अधिकारी,
बोरीवली

बरल - ७/
१००८९ | ३९ | ८५
२०२३

Charkop Shree Siddhivinayak Co-Op. Hsg. Society (Ltd.)
Chairman Secretary

THE SEAL OF THE SUB REGISTRAR BORIVALI
MUMBAI SUBURBAN DIST (BANDRA)

बरल - ७/		
900८८	८०	८५
२०२३		

Page No. 27 to 41

Form No. 1 RECEIPT EM/WBP/MB/2944/2019 No. 605666

Maharashtra Housing And Area Development Authority Dt. 19/07/2019

MB HOUSING AND AREA DEVELOPMENT BOARD

Subject to realisation of cheque

EM/WBP/MB ORGANISATION CODE

Received Cash / Cheque / Draft Rs. 3,90,900/-

Rupees Three Lakhs Ninety Thousand Nine Hundred only

Voucher No.

Date 23 07 2019

From Krishna Vithoba Ganje Kar

Cheque / Draft No. 052576 Dated 20/07/19 Name of Bank IDBI

Branch Shree Nagar

For (Purpose) Plot Premium charges payment Plot No. 859 RSC-14 Charkop Kandivali (West) Mumbai - 400 067 Charkop Shri Siddhivinayak CHS Ltd.

Major Code	Sub Major Code	Ledger Code	Sub Ledger Code	Sr. No. (for BUD)	Account Description	DR / CR	Amount Rs	P
810	00	003	000		Sale of Plots	CR	390900	00
						CR		
						CR		
						CR		
						CR		
						CR		
813 To Bank						DR	390900	00

Signature of Receiver / Cashier Approved By Authorised Officer

THE SEAL OF THE SUB REGISTRAR BORIVALI-1 MUMBAI SUBURBAN DIST. (BANDRA)

Charkop Shree Siddhivinayak Co-Op. Hsg. Society (Ltd.) Registration No. MUM/MHADA/MSD/(TC)/1347/2018-20 Plot No 859, RSC-14, Sector No. 8, Survey No. 41, Charkop, Kandivali (West), Mumbai - 400067

बरल - 01		
90062	569	05
2023		

Charkop Shree Siddhivinayak Co-Op. Hsg. Society (Ltd.)

Chairman Secretary

THE SEAL OF THE SUB REGISTRAR
MUMBAI SUBURBAN DIST (BANDRA)

बरल - ७/		
9005	662	64
२०२३		

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडाचा घटक)

MUMBAI HOUSING AND AREA DEVELOPMENT BOARD
(A MHADA UNIT)

Page No. 28 to 41

म्हाडा
MHADA

No. MB/Dyco(W)/ 810/2019
Dated 5/11/2019

To,
Shri.Krishna Vithoba Ganjekar
Charkop Shree Siddhivinayak Co-Operative Housing Society.
Plot no 859, RSC 14, Charkop Sector 8,
Kandivali (W), Mumbai-400 067.

Sub: Allotment of cluster plot bearing no. 859, RSC-14, at Survey No. 41 of Charkop Village, Mumbai Suburban District.

Ref : 1. This office letter no. EM(WBP)/M.B./2444/2019 dated 19.07.2019.
2. Your letter dated 25.07.2019 received on 26.07.2019.

Whereas your society has accepted the offer of an allotment of the cluster plot bearing no. 859. RSC-14 admeasuring 1368.12 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. 3,90,900/- (Rs. Three Lakhs Ninety Thousand Nine Hundred 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)/13478/2019-20 dated 18.06.2019.

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. 820. RSC-01 at survey no. 41 of Charkop Village. on behalf of the society vide resolution no. 1. 2 & 3 passed in the general body meeting of the society held on 07.07.2019 and subsequent resolution no. 4 passed in the managing committee held on 14.07.2019.

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

Charkop Shree Siddhivinayak Co-Op. Hsg. Society (Ltd.

Chairman

गृहनिर्माण भवन, कलानगर, वान्द्रे (पूर्व), मुंबई ४०००५१
दूरध्वनी ६६४०५०००, २६५९२८७७, २६५९२६२२
फॅक्स नं. : ०२२-२६५९२०५८ / २६५९०६६० पत्रपेटी क्र. ८१३५

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051
Phone : 66405000, 26592877, 26592622.
Fax No. : 022-26592058 / 26590660 Post Box No. 8135

Page No. 29 to 47

office vide this office letter under reference vide resolution no. 4 passed in the general body meeting held on 07.07.2019, your society has been allotted cluster plot bearing no. 859. RSC 14. at survey no 41 of Charkop Village, Mumbai Suburban District.

The property card in respect of the plot still to be recorded by 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's 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 execution and registration of the document of the lease deed in respect of the said cluster plot bearing no. 859, RSC-14 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 its further execution and registration at an earliest.

Encl :- As above

Yours Faithfully,

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

THE SEAL OF THE SUB REGISTRAR BORIVALI-7 MUMBAI SUBURBAN DIST. (BANDRA)

बरल - ७/
900ल 68 29
२०२३

Charkop Shree Siddhivinayak Co-Op. Hsg. Society (Ltd.)
Chairman
Secretary

Page No. 30 to 44

CHARKOP SHREE SIDDHIVINAYAK CO-OP. HSG. SOCIETY LTD.

Registration No. : MUM / MHADA / HSG / (TC) / 13478 / 2019-20

Plot No. 859, RSC - 14, Sector No. 8, Survey No. 41, Charkop, Kandivali (West), Mumbai - 400 067.

Ref. No.:

Date : 20-08-20

To,
The Estate Manager (W)
Mumbai Board, MHADA,
Bandra (East),
Mumbai – 400 051.

Sub. : Request to carry out necessary process to complete lease agreement and handover possession of property bearing 859 at Sector 8, Charkop, Kandivali (W).

Ref. : Letter dated 05.011.2019

Respected Sir,

This is to inform that Reference letter dated 05.11.2019 we have completed all formalities and paid the land cost as requested by the Mumbai Board.

In view of Covid restriction the Society Special AGM held on 01.08.2021 and society has now nominated two members Mr. Krishna Vitobha Ganjekar and Mr. Yogesh Vinod Ghuge as per registrar office regulations for executing and registration of lease deed and taking possession of cluster plot No.859.

We hereby request you to send all further correspondence to the above members in relation to the lease deed.

Please do the needful.

Thanking you.

Yours faithfully,
For Charkop Shree Siddhiviyanak CHS Ltd.

बरल - 07
900 | 69 | 69
2023

Krishna Vitobha Ganjekar
Secretary

CLERK TO 20/08/2021
ESTATE MANAGER (W)MB
ROOM NO. 565, 4TH FLOOR,
M.H. & A.D. BOARD KALANAGAR,
BANDRA (E), MUMBAI - 400 051.

Charkop Shree Siddhivinayak Co-Op. Hsg. Society (Ltd.)

Chairman

Secretary

THE SEAL OF THE SUB REGISTRAR BORIVALI
मुंबई उपनगर जिल्हा
MUMBAI SUBURBAN DIST. (BANDRA)

बरल - ७/		
900CL	66E	64
२०२३		

Page No. 31 to 41

CHARKOP SHREE SIDDHIVINAYAK CO-OP. HSG. SOCIETY LTD.

Registration No. : MUM / MHADA / HSG / (TC) / 13478 / 2019-20

Plot No. 859, RSC - 14, Sector No. 8, Survey No. 41, Charkop, Kandivali (West), Mumbai - 400 067.

Ref. No. :

Date : 01/08/2021

विशेष सर्वसाधारण सभेचे मिनिट बुक

हजर सभासद व ठराव

चारकोप श्री सिध्दीविनायक सहकारी गृहनिर्माण संस्था (मर्यादित), महाराष्ट्र सहकारी संस्था अधिनियम १९६०, अन्वये नोंदणी क्रमांक एमयुएम/एमएचएडीए/एचएसजी/(टि.सी.)/ १३४७८/२०१९-२०२० या संस्थेची "विशेष सर्वसाधारण सभा" दि.०१.०८.२०२१, सायं. ५.०० वा. मॉ विद्यामंदिर, सिंग इस्टेट, क्रॉस रोड नं.२, कांदिवली (पूर्व), मुंबई - ४०० १०१ येथे आयोजित करण्यात आली या सभेस खालील प्रमाणे सभासद उपस्थित आहेत.

क्र.	नावे	२०स्वाक्षरी
1	श्री. कृष्णा विठोबा गांजेकर	
2	श्री. हरकांत मनिलाल वाघेला	H. M. WAGHELA
3	श्री.शरद रामचंद्र चौधरी शरद रामचंद्र चौधरी	
4	श्री.शिवराम तुकाराम धामणे	
5	श्री.ओघवजी आनंदजी सोनी	
6	श्री.राजेंद्र सखाराम रेवाळे	
7	श्री.अक्रम नाझीर पुनावाला	
8	श्रीम.दिपाली रामचंद्र सुर्वे	दिपाली रामचंद्र सुर्वे
9	श्री.नितीन तुकाराम कवळी	
10	श्री.शैलेश शांताराम गुडेकर	शैलेश शांताराम गुडेकर
11	श्री.जगन्नाथ धोंडू हातणकर	

Charkop Shree Siddhivinayak Co-Op. Hsg. Society (Ltd.)

Chairman

THE SEAL OF THE SUB REGISTRAR
उप मुख्य निबंधक बांद्रा
मुंबई उपनगर जिल्हा
MUMBAI SUBURBAN DIST (BANDRA)
JALI-7

बरल - ७/		
१००८	४८	८५
२०२३		

Page No. 32 to 41 30 (30)

12	श्री.दिनेश जयराम गायकर	Gaikar 848
13	श्री.शिव गोविंद	शिवगोविंद
14	श्री.योगेश विनोद घुगे	
15	श्रीम.पुष्पा प्रभास जैन	पुष्पा जैन

वरिल प्रमाणे सभासद उपस्थित झाल्यावर चारकोप श्री सिध्दीविनायक सहकारी गृहनिर्माण संस्था (मर्यादित), मुंबई यांच्या विशेष सर्वसाधारण सभेस सुरुवात करण्यात आली.

बाब	मंजूर करण्यात आलेले ठराव
विषय क्रमांक १ : सभेसाठी अध्यक्षांची निवड करणे.	**ठराव क्र.१ : ठराव करण्यात येतो की,** श्री.योगेश विनोद घुगे यांची आजच्या सर्वसाधारण सभेसाठी "अध्यक्षपदी" निवड करण्यात येत आहे. सुचक : श्री.शरद रामचंद्र चौधरी अनुमोदक : श्री.राजेंद्र सखाराम रेवाळे **ठराव एकमताने मंजूर**
विषय क्रमांक २ : सन या सहकारी वर्षासाठी संस्थेच्या तीन सदस्यांची हंगामी समितीसाठी निवड करणे.	**ठराव क्रमांक २ : ठराव करण्यात येतो की,** खालील तीन सदस्यांना "हंगामी व्यवस्थापकीय समिती" म्हणून नेमण्यात येत आहे. **१) श्री. योगेश विनोद घुगे, अध्यक्ष** सुचक : श्रीम.दिपाली रामचंद्र सुर्वे अनुमोदक : श्री.हरकंत वाघेला **२) श्री. कृष्णा विठोबा गांजेकर, सचिव** सुचक : श्री. राजेंद्र सखाराम रेवाळे अनुमोदक : श्री.शरद रामचंद्र चौगुले **३)श्री.जगन्नाथ धोंडू हातणकर, खजिनदार** सुचक : श्री. हरकंत वाघेला अनुमोदक : श्री. राजेंद्र सखाराम रेवाळे **ठराव सर्वानुमते मंजूर**

दिनांक 19/ 08/ 24 2023

Charkop Shree Siddhivinayak Co-Op. Hsg. Society (L

Chairman Secretary

THE SEAL OF THE SUB REGISTRAR OF ASSURANCES BORIVALI-7 MUMBAI SUBURBAN DIST. (BANDRA)

बरल - 01		
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विषय क्रमांक ३ : मुख्य प्रवर्तक यांनी सभेच्या पुर्वी १४ दिवस पर्यंतच्या तयार केलेल्या व सभेमध्ये सादर केलेल्या जमा-खर्चाला मंजूरी देणे.

ठराव क्रमांक ३ : "ठराव" करण्यात येतो की, मुख्य प्रवर्तक यांनी संस्था "पंजीकृत" करण्यापर्यंत झालेल्या खर्चाचा अहवाल सभेत सादर केला. त्याप्रमाणे रु.१५,०००/- खर्चास मंजुरी देण्यात आली.

सुचक : श्री. राजेंद्र सखाराम रेवाळे

अनुमोदक : श्री.शरद रामचंद्र चौगुले

ठराव सर्वानुमते मंजूर.

विषय क्रमांक ४ : मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ, मुंबई यांनी संस्थेस चारकोप कांदिवली येथील भुखंड संकुल क्रमांक ८५९, आर.एस.सी. १४ बाबत महाराष्ट्र गृहनिर्माण व क्षेत्रविकास मंडळ, मुंबई यांच्याबरोबर करावयाच्या "भाडेपट्टी करारनामा" यावर संस्थेच्या वतीने सहया करण्याचे अधिकार, भूखंडाचा ताबा घेण्याचे अधिकार प्रदान करणे आणि संस्थेच्या वतीने संस्थेचे बँक खाते वापरण्याचे प्रदान करणे, तसेच सभासदांचे सदनिका क्र.वाटप करण्याबाबत

ठराव क्र.४ : ठराव करण्यात येतो की, महाराष्ट्र गृहनिर्माण व क्षेत्रविकास मंडळ, मुंबई यांच्याबरोबर चारकोप श्री सिध्दीविनायक येथील भूखंड क्रमांक ८५९ आर.एस.सी.१४ बाबत भाडेपट्टी करारनामा यावर संस्थेच्या वतीने सहया करण्याचे अधिकार व भूखंड संकुलाचा ताबा घेण्याचे अधिकार व बँकेचे पुढील व्यवहार धनादेशाद्वारे, चेकद्वारे व खात्यातून पैसे काढण्याकरीता अधिक यांची स्वाक्षरी महत्वाचे असून अध्यक्ष किंवा खजिनदार या दोघांपैकी एका जणाची स्वाक्षरी आवश्यक आहे. तसेच सोसायटीच्या सभासदांचे सदनिका क्रमांक सर्व संमतीने देण्यात आलेले आहेत.

सुचक : श्री.शरद रामचंद्र चौधरी

अनुमोदक : श्री.राजेंद्र सखाराम रेवाळे

ठराव सर्वानुमते मंजुर.

विषय क्रमांक ५ : सन २०२०-२०२१ या वर्षासाठी "अंतर्गत हिशोब तपासणीस" साठी नेमूणक करणे.

ठराव क्रमांक ५ : ठराव करण्यात येतो की, सन २०२०-२०२१ या वर्षासाठी अंतर्गत हिशोब तपासणीस म्हणुन श्री. योगेश डोके यांची नेमणुक करण्यात येत आहे.

सुचक : श्री. हरकत वाघेला

अनुमोदक : श्री. राजेंद्र सखाराम रेवाळे

ठराव सर्वानुमते मंजूर

Charkop Shree Siddhivinayak Co-Op. Hsg. Society (

Chairman

Secre

THE SEAL OF THE SUB REGISTRAR BORIVALI-7
MUMBAI SUBURBAN DIST (BANDRA)

बरल - ७/		
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विषय क्रमांक ६ : निवडून आलेल्या "व्यवस्थापक समिती" ची सभा बोलविण्यासाठी समितीत निवडून आलेल्या एक सभासदाला अधिकार प्रदान करणे.

ठराव क्रमांक ६ : ठराव करण्यात येतो की, व्यवस्थापकीय सदस्यापैकी एक सदस्य श्री.कृष्णा विठोबा गांजेकर यांना व्यवस्थापक समितीची पहिली सभा बोलविण्याचे अधिकार प्रदान करण्यात येत आहेत.

सुचक : श्री.शरद रामचंद्र चौगुले

अनुमोदक : श्री. राजेंद्र सखाराम रेवाळे

ठराव सर्वानुमते मंजूर.

विषय क्रमांक ७ : उपमुख्य अधिकारी (डब्ल्यु) मंबई गृहनिर्माण व क्षेत्रविकास मंडळ यांचे पत्र अन्वये चारकोप कांदिवली येथील भूखंड संकुल क्रमांक ८५९, आर.एस.सी.१४ चे वितरणाबाबत घालण्यात आलेल्या अटी व शर्तीची स्विकृती करणे.

ठराव क्रमांक ७ : ठराव करण्यात येतो की, उपमुख्य अधिकारी (डब्ल्यु) मुंबई मंडळ यांचे पत्र अन्वये चारकोप कांदिवली येथील भूखंड संकुल क्रमांक ८५९ आर.एस.सी.१४ च्या वितरणाबाबत घातलेल्या अटी व शर्ती स्विकृत करण्यात येत आहेत आणि त्या चारकोप श्री सिध्दीविनायक सहकारी गृहनिर्माण संस्थेच्या सर्व सभासदांना बंधनकारक असतील.

असाही ठराव करण्यात येतो की, मुंबई गृहनिर्माण व क्षेत्रविकास मंडळास देण्यात येणाऱ्या स्विकृत पत्र यावर सहया करण्याचे अधिकार कार्यकारी मंडळाला प्रदान करण्यात येत आहेत.

सुचक : श्रीम.दिपाली रामचंद्र सुर्वे

अनुमोदक : श्री.हरकंत वाघेला

ठराव सर्वानुमते मंजूर.

900CC	43	24

2023

Charkop Shree Siddhivinayak Co-Op. Hsg. Society (Ltd.)

Chairman

Secretary

Page No. 35 to 41

33, 849 (83)

विषय क्र.८ : **सभासदांना म्हाडाच्या ठराव क्र.६१०१ दि.११.०८.२००५ नुसार हस्तांतरण परवानगी देणेबाबत.**

ठराव क्र.८ : ठराव करण्यात येतो की, संस्थेतील सभासदाने खरेदी-विक्री केली असेल तर म्हाडामध्ये हस्तांतरण करण्यासाठी त्यांना ना हरकत पत्र देण्यास सचिव यांना अधिकार प्रदान करण्यात येत आहे.

सुचक : श्री.हरकंत वाघेला

अनुमोदक : श्रीम.दिपाली रामचंद्र सुर्वे

ठराव सर्वानुमते मंजुर.

अशा प्रकारे "ठराव" करुन शेवटी अध्यक्षांनी आपल्या अध्यक्षीय भाषणात उपस्थित सभासदाचे आभार मानले व आजच्या सभेला उपस्थित असलेल्या सभासदांचे आभार मानले व सभा संपल्याचे जाहिर केले.

सचिव : श्री. कृष्णा विठोबा गांजेकर

चारकोप श्री सिध्दीविनायक सहकारी गृहनिर्माण संस्था मर्यादित

इतिवृत्तांची प्रत : माननीय उपमुख्य अधिकारी (पश्चिम) मुं.मं., मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ, गृहनिर्माण भवन, वांद्रे (पूर्व), मुंबई- ४०० ०५१ यांना माहितीसाठी.

बरल - ७/		
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Charkop Shree Siddhivinayak Co-Op. Hsg. Society (Ltd.)

Chairman

Secretary

THE SEAL OF THE SUB REGISTRAR PADRIWANI

बरल - 01

१००८९	५६	८५
२०२३		

Page No. 36 to 47

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ,

म्हाडा MHADA

गृहनिर्माण भवन, गाळा क्र.५६५, ४ था माळा वांद्रे-पूर्व, मुंबई-४०० ०५१.

जा-क्र-मि.व्य./डब्ल्यू/मुं.मं/ 2281 /२१, दिनांक: 24 AUG 2021

प्रति,
सचिव/ अध्यक्ष,
भूखंड क्र.८५९, आर एस सी -१४,
चारकोप श्री सिध्दीविनायक सह गृ.संस्था,
चारकोप कांदिवली (प), मुंबई ४०००६७.

विषय :- चारकोप श्री सिध्दीविनायक सह गृ.संस्था नियोजित यांना भूखंड क्र.८५९ चे संस्थेसोबत करारनामा करण्याचा विहित मसुदा व मुद्रांकशुल्क संस्थेस देण्याबाबत.

संदर्भ :- १)विधी सल्लागार/प्रा. व मा.उपाध्यक्ष /प्रा. यांना चारकोप श्री सिध्दीविनायक सह गृ.संस्था यांचे सोबत करण्यात येणा-या करारनाम्याच्या मसुदयास दि.०२.०६.२०२१ रोजी दिलेल्या मंजूरीनुसार.

२)या कार्यालयाची तसेच वास्तुशास्त्रज्ञ/मुं.मं. यांनी मा.उपाध्यक्ष /प्रा. यांच्याकडे सदर भूखंडाच्या वाटपासाठी व संस्थेस देण्सात येणा-या चटई क्षेत्रफळासाठी सादर केलेली कार्यालयीन टिप्पणीला मा.उपाध्यक्ष /प्रा. यांनी दिलेली मान्यता (पृ.क्र.एन-८५)

३)मा.उपाध्यक्ष /प्रा. यांनी दिलेल्या मान्यतेनुसार व दि.२९.०७.२०२१ रोजी झालेल्या चर्चेनुसार उपमुख्य अधिकारी (प)/मुं.मं. यांनी दिलेले निर्देश (पृ.क्र.एन -८७)

महोदय,

उपरोक्त विषयास अनुसरुन आपणांस कळविण्यात येते की, सर्वे क्र.४१ सेक्टर - चारकोप श्री सिध्दीविनायक सह गृ.संस्था (मर्या) यांना भूखंड क्र.८५९ या संस्थेचे संस्था नोंदणीकृत झाली असल्याने व संस्थेसोबत म्हाडा नियमानुसार करावयाचा करारनामा (Lease Agreement) चा विहित मसुदयास विधी सल्लागार /प्रा. व मा.उपाध्यक्ष /प्रा. यांनी दिलेल्या दि.०२.०६.२०२१ रोजीच्या मंजुरीनुसार मसुदा पत्रासोबत जोडण्यात आला असून त्यावर आवश्यक ते मुद्रांक शुल्क भरुन संस्थेमार्फत प्राप्त झाल्यानंतर नियमानुसार पुढील योग्य ती कार्यवाही करण्यात येईल. सबब कृपया नोंद घेऊन संस्थेतील सर्व सभासदांना या विषयी कृपया अवगत करावे ही विनंती.

900	940	24
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सोबत :- करारनाम्याचा विहित मसुदा.

आपली विश्वासू

उपमुख्य अधिकारी (प)
मुंबई मंडळ.

मा. सह मुख्य अधिकारी / मुं.मं. यांचे मार्फतीने

Charkop Shree Siddhivinayak Co-Op. Hsg. Society (Ltd.)
Chairman
Secretary

THE SEAL OF THE SUB REGISTRAR OF ASSURANCES
MUMBAI SUBURBAN DIST (BANDRA)

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नगर भूमापन अधिकारी बोरीवली यांचे कार्यालय

तहसिलदार, व नगर भूमापन कार्यालय इमारत,चौथा मजला. डॉ.न.रा. करोडे मार्ग (नाटकवाला लेन) एस्. व्ही. रोड.
शिंपोली सिग्नल बोरीवली (पश्चिम) मुंबई - ४०००९२.
Email :- ctsoborivali@gmail.com Tel:-०२२ २८०७५०४५

क्र.न.भू.बोरी/न.भू.चारकोप/आ.क्र.१८६४/२०१९
बोरीवली, दिनांक- २१/०६/२०१९

प्रति,
श्री सिध्दिविनायक सह गृह.सं
प्लॉट नं ८५९,आर.एस.सी १४
सेक्टर ८ चारकोप कांदिवली (प)
मुंबई ४०००६७

विषय :- प्रमाणित नकला मिळणेबाबत.
नगर भूमापन - चारकोप ता.बोरीवली येथील प्लॉट नं.८५९
आर.एस.सी. १४ सर्व्हे नं.४१,
संदर्भ :- आपला दिनांक ११/०६/२०१९ रोजीचा अर्ज

वरील संदर्भिय अर्जाव्वये आपण नगर भूमापन - चारकोप, ता.बोरीवली येथील प्लॉट नं.८५९ आर.एस.सी.१४ सर्व्हे नं.४१, या भूखंडाच्या मिळकत पत्रिकेची मागणी केलेली आहे. परंतु इकडील अभिलेख पाहता सदर भूखंडाची मिळकत पत्रिका तयार झालेली नसलेमुळे आपण मागणी केलेल्या भूखंडाच्या मिळकत पत्रिकेची नक्कल आपणांस देता येत नाही. तरी आपला अर्ज विनाकार्यवाही निकाली ठेवणेत येत आहे.

(अमरसिंह पाटील)
नगर भूमापन अधिकारी,
बोरीवली

Charkop Shree Siddhivinayak Co-Op. Hsg. Society (Ltd.)
Chairman
Secretary

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मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ,

म्हाडा MHADA

गृहनिर्माण भवन, गाळा क्र.५६५, ४ था माळा बांद्रे-पूर्व, मुंबई-४०० ०५१.

जा-क्र-मि.व्य./डब्ल्यू/मुं.मं/ 2231 /२१, दिनांक : 24 AUG 2021

प्रति,
सचिव/ अध्यक्ष,
भूखंड क्र.८५९, आर एस सी -१४,
चारकोप श्री सिध्दीविनायक सह गृ.संस्था,
चारकोप कांदिवली (प), मुंबई ४०००६७.

विषय :- चारकोप श्री सिध्दीविनायक सह गृ.संस्था नियोजित यांना भूखंड क्र.८५९ चे संस्थेसोबत करारनामा करण्याचा विहित मसुदा व मुद्रांकशुल्क संस्थेस देण्याबाबत.

संदर्भ :- १)विधी सल्लागार/प्रा. व मा.उपाध्यक्ष /प्रा. यांना चारकोप श्री सिध्दीविनायक सह गृ.संस्था यांचे सोबत करण्यात येणा-या करारनाम्याच्या मसुदयास दि.०२.०६.२०२१ रोजी दिलेल्या मंजूरीनुसार.

२)या कार्यालयाची तसेच वास्तुशास्त्रज्ञ/मुं.मं. यांनी मा.उपाध्यक्ष /प्रा. यांच्याकडे सदर भूखंडाच्या वाटपासाठी व संस्थेस देण्सात येणा-या चटई क्षेत्रफळासाठी सादर केलेली कार्यालयीन टिप्पणीला मा.उपाध्यक्ष /प्रा. यांनी दिलेली मान्यता (क्रमांक-८५)

३)मा.उपाध्यक्ष /प्रा. यांनी दिलेल्या मान्यतेनुसार व दि. २[illegible] रोजी झालेल्या चर्चेनुसार उपमुख्य अधिकारी (प)/मुं.मं. यांनी दिलेले निर्देश (प.[illegible]-८५)

महोदय,

उपरोक्त विषयास अनुसरुन आपणांस कळविण्यात येते की, सर्व क्र.[illegible] सेक्टर-८ चारकोप श्री सिध्दीविनायक सह गृ.संस्था (मर्या) यांना भूखंड क्र.८५९ या संस्थेस [illegible] नोंदणीकृत झाली असल्याने व संस्थेसोबत म्हाडा नियमानुसार करावयाचा करारनामा (Lease Agreement) चा विहित मसुदयास विधी सल्लागार /प्रा. व मा.उपाध्यक्ष /प्रा. यांनी दिलेल्या दि.०२.०६.२०२१ रोजीच्या मंजुरीनुसार मसुदा पत्रासोबत जोडण्यात आला असून त्यावर आवश्यक ते मुद्रांक शुल्क भरुन संस्थेमार्फत प्राप्त झाल्यानंतर नियमानुसार पुढील योग्य ती कार्यवाही करण्यात येईल, याची [illegible] घेऊन संस्थेतील सर्व सभासदांना या विषयी कृपया [illegible] ही विनंती.

सोबत :- करारनाम्याचा विहित मसुदा.

आपली विश्वासू

उपमुख्य अधिकारी (प)

मा. सह मुख्य अधिकारी / [illegible]

Charkop Shree Siddhivinayak Co-Op. Hsg. Society (Ltd.)

Charkop Shree Siddhivinayak Co-Op. Hsg. Society (Ltd.)

Chairman Secretary

Secretary

900 ८९ ८५

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THE SEAL OF THE SUB REGISTRAR BORIVALI-1 MUMBAI SUBURBAN DIST (BANDRA)

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क्र. १ व्यवस्थापक (डब्ल्यू)/बोरीवली/मुं.म.
टपाल क्र. 069
दिनांक 05/01/19
नोंदणी-यादी सही.

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जा.क्र.वा.शा./मुं.मं./ 08/२०१८
दि. 4/1/२०१९

प्रति,
मिळकत व्यवस्थापक (डब्ल्यू)
मुंबई मंडळ.

विषय - चारकोप श्री.सिध्दीविनायक सह.गृह.नि.संस्था नियोजित यांना भूखंड क्र.८५९ चे संस्थेचे नोंदणीकृत करण्याकरीता ना हरकत प्रमाणपत्र मिळणेबाबत.
संदर्भ - आपले जा.क्र.४२८७, दि.१४/१२/२०१८ रोजीचे पत्र.

महोदय,

उपरोक्त प्रकरणी आपण विषयांकीत भूखंड क्र.८५९,आर एस सी -१४ ,सेक्टर ८ व ९ हा मी.कांदळवन क्षेत्रात आहे किंवा कसे ? याबाबत याविभागाकडे संदर्भिय पत्रान्वये विचारणा केलेली आहे. तसेच विषयांकीत भूखंडाच्या ५ प्रती, टाईप ऑफ प्लॉनच्या ५ प्रती व संपूर्ण लेआऊटची प्रत आपल्या कार्यालयास पाठविण्याबाबत विनंती केली आहे.

सदर बाबतीत छाननी केली असता विषयांकीत भूखंड हा ५० मी.कांदळवन क्षेत्र अबाधित आहे. तसेच विषयांकीत भूखंडाच्या ५ प्रती, टाईप ऑफ प्लॉनच्या ५ प्रती व संपूर्ण लेआऊटची प्रत आपल्या कार्यालयास पाठविण्यात येत आहे.

सबब कागदपत्र पाठविण्यात येत आहे.

आपली विश्वासू,

4/9/19

वास्तुशास्त्रज्ञ व रचनाकार
मुंबई मंडळ.

THE SEAL OF THE SUB REGISTRAR BORIVALI-7 MUMBAI SUBURBAN DIST (BANDRA)

Charkop Shree Siddhivinayak Co.Op.Hsg Society (Ltd.) Registration No. MUM/ MHADA /HSG /TC/ 4718/2015-22

Charkop Shree Siddhivinayak Co-Op. Hsg. Societ
Chairman

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मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडा घटक)
MUMBAI HOUSING AND AREA DEVELOPMENT BOARD
(MHADA UNIT)

म्हाडा
MHADA

कार्यकारी अभियंता, बोरीवली विभाग यांचे कार्यालय, कक्ष क्र.४७५, ३ रा मजला, गृहनिर्माण भवन, कलानगर, वांद्रे (पूर्व), मुंबई - ४०००५१
दूरध्वनी क्र.०२२-६६४०५३३५ इ मेल: eeburimbmhada@gmail.com

जा.क्र./का.अ./ बो.वि./मुं.मं./ 320 /२०१९
दिनांक :- 13-02-2019

प्रति,
मिळकत व्यवस्थापक (डब्ल्यू),
मुंबई मंडळ.

विषय :-चारकोप श्रीसिध्दीविनायक स.गृ.संस्था नियोजित यांना भूखंड क्र.८५९ चे संस्थेचे नोंदणीकृत करण्याकरिता ना हरकत प्रमाणपत्र मिळणेबाबत.

संदर्भ:- १)मिळकत व्यवस्थापक (डब्लु) मुं.मं. यांचे पत्र क्र.१४७ दि.०८.०१.२०१९.
२) वास्तुशास्त्र / मुं/मं. यांचे पत्र क्र.०८ दि.०४.०१.२०१९ रोजीचे पत्र.

उपरोक्त संदर्भीय विषयान्वये चारकोप श्री सिध्दीविनायक सह.गृह.संस्था नियोजित यांना भूखंड क्र.८५९ नोंदणीकृत करण्याबाबतच्या अर्जानुसार, या कार्यालयाचा अहवाल खालीलप्रमाणे,

१) सदर भूखंडाबाबत प्रत्यक्ष पाहणी केली असता सदर भूखंडावर कोणतेही बांधकाम आढळून येत नाही. सदर भूखंड संद्यस्थितीत रिक्त आहे.

२) तसेच सदर भूखंड कांदळवनापासून ५० मी. बफर झोनमध्ये नसल्याचे वास्तुशास्त्रज्ञ / मुं.मं.यांनी संदर्भ क्र.२ अन्वये आपल्या कार्यालयास कळविले आहे.

सदर वास्तुशास्त्रज्ञ / मुं.मं. यांचा अहवाल अंतिम समजण्यात यावा. उपरोक्त अहवाल आपल्या माहितीस्तव व पुढील कार्यवाहीसाठी अग्रेषित.

THE SUB REGISTRAR OF BORIVALI 7 MUMBAI SUBURBAN DIST (BANDRA)

(नितीन गडकरी)
कार्यकारी अभियंता
बोरीवली विभाग/मुंबई मंडळ

Charkop Shree Siddhivinayak Co.Op.Hsg Society (Ltd.) Registration No. MUM/ MHADA /HSG/TC/ 13478/2019-20 Plot No 859, RSC-14, Sector No. 8, Scheme No. 41, Charkop, Kandivali (West), Mumbai - 400067.

Charkop Shree Siddhivinayak Co-Op. Hsg. Society (Ltd.)
Chairman
Secretary

बसल - ७१
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मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ,

म्हाडा MHADA गृहनिर्माण भवन, गाळा क्र.५६५, ४ था माळा वांद्रे-पूर्व, मुंबई-४०० ०५१.

जा-क्र-उपमुअ./पश्चिम/मुं.मं/ 3570 /२१, दिनांक : 30 DEC 2021

प्रति,
सचिव / मुख्य प्रवर्तक,
चारकोप सिध्दीविनायक सह.गृ.नि.संस्था (नियो.),
भूखंड क्र.८५९, आरएससी-१४,
चारकोप कांदिवली (प),
मुंबई ४०००६७.

विषय:- चारकोप सेक्टर-८ येथील भूखंड क्र.८५९, आरएससी-१४, चारकोप सिध्दीविनायक सह.गृ.नि.संस्था (नियो.) या संस्थेचा सुधारीत भाडेपटटा 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/मुं.मं. यांचे पत्र क्र.६६९ दिनांक १७.१२.२०२१.
३. मा.मुख्यधिकारी/मुं.मं. यांची दिनांक २३.१२.२०२१ रोजीची टिप्पणी.

उपरोक्त विषयी संदर्भीय मान्यतेच्या अनुषंगाने असे कळविण्यात येते की, आपल्या संस्थेने ०.८५ चटई क्षेत्र निर्देशांक (FSI) नुसार भाडेपटटा 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 अन्वये पुढील कार्यवाही करण्याबाबत निर्देश प्राप्त झाले आहेत. त्या अनुषंगाने संस्थेने सादर केलेल्या भाडेपटटा करारनाम्याच्या मसुद्यात योग्य ते बदल करुन सुधारीत भाडेपटटा करारनाम्याचा मसुदा पुनश्च सादर करावा.

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

(मा.उपाध्यक्ष /प्रा. यांच्या मान्यतेने)

30/12/2021

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

Charkop Shree Siddhivinayak Co-Op. Hsg. Society (Ltd.)
Chairman Secretary

THE SUB REGISTRAR BORIVLI MUMBAI SUBURBAN DIST (BANDRA)

दस्त - ७/
१००८९ ६० ८५
२०२३

THE SEAL OF THE SUB REGISTRAR BORIVALI
MUMBAI SUBURBAN DIST.

बरल - ७/		
900CC	६६	८५
२०२३		

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडाचा घटक)

MUMBAI HOUSING AND AREA DEVELOPMENT BOARD
(A MHADA UNIT)

म्हाडा
MHADA

कार्यकारी अभियंता/ बोरीवली विभाग/ मुंबई मंडळ, कक्ष क्र.४७५, ३ रा मजला, गृहनिर्माण भवन, कलानगर,वांद्रे [पूर्व],मुंबई- ५१
दुरध्वनी क्र:०२२-६६४०५३३५ ई मेल: eeborimbmhada@gmail.com

जा.क्र./का.अ./ बो.वि./मुं.मं./ ११८० /२०२३
दिनांक :- २८/०६/२०२३

प्रति,
अध्यक्ष / सचिव,
चारकोप श्री सिध्दीविनायक सह.गृ.नि.संस्था
भूखंड क्र.८५९, आर.एस.सी १४, चारकोप,
सेक्टर-८, कांदिवली (प.), मुंबई-४०००६७.

विषय :- चारकोप कांदिवली (प.) येथील भूखंड क्र.८५९, आर.एस.सी.१४, सेक्टर-८ येथील चारकोप श्री सिध्दीविनायक सह.गृ.नि.संस्थेचा भू - भाडेपट्टा करारनामा (Lease Agreement) नोंदणीकृत करणेबाबत.

महोदय,

आपल्या संस्थेचा भू- भाडेपट्टा करारनामा मुद्रांक शुल्क भरणा केल्यानंतर या कार्यालयास सादर केला आहे. सदर करारनाम्याचे निष्पादन (Execution) करण्यात आलेले असून ते नोंदणीकृत करणेसाठी आपणास देण्यात येत आहे.

भारतीय नोंदणी कायदा १९०८ अंतर्गत कलम ८८ नुसार सहा.दुय्यम निबंधक, बोरीवली, यांचेकडे नोंदणीकृत उपस्थित राहणेकरीता सूट देण्यात आली असल्याने आपल्या संस्थेने सादर केलेल्या म्हाडाने निष्पादित केलेला चारकोप श्री सिध्दीविनायक सह.गृ.नि.संस्थेचा भू- भाडेपट्टा करारनामा परस्पर नोंदणीकृत करण्यात यावा व सदर भू- भाडेपट्टा करारनामा नोंदणीकृत केल्यानंतर सदर भू- भूभाडेपट्टा करारनाम्याच्या ०६ छायांकित प्रती या कार्यालयास सादर कराव्यात.

सोबत :- भू-भाडेपट्टा करारनाम्याची मुळ प्रत.

आपला विश्वासू,

सहमुख्य अधिकारी
मुंबई मंडळ

प्रत :- सहा.दुय्यम निबंधक / बोरीवली / मुंबई उपनगर यांना पुढील कार्यवाहीस्तव.

बरल - ७/
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THE SEAL OF THE SUB REGISTRAR BORIVALI-1 (BANDRA)

GOVT

113

आयकर विभाग INCOME TAX DEPARTMENT

भारत सरकार GOVT. OF INDIA

YOGESH GHUGE

VINOD BHIMAJI GHUGE

07/05/1974

Permanent Account Number

AHRPG0507E

Signature

भारत सरकार
Government of India

योगेश विनायक घुगे
Yogesh Vinayak Ghuge
जन्म तारीख / DOB: 07/05/1974
पुरुष / Male

3323 2655 0880

आधार - सामान्य माणसाचा अधिकार

Charkop Shree Siddhivinayak Co-Op. Hsg. Society (Ltd.)

Chairman

Secretary

THE SEAL OF THE SUB REGISTRAR BORIVALI-7 MUMBAI SUBURBAN DIST (BANDRA)

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता S/O: विनायक घुगे, 397, लोनारवाडी रोड, पास्ते, पास्ते, नाशिक, महाराष्ट्र, 422103

Address: S/O: Vinayak Ghuge, 397, Lonarwadi Road, Paste, Paste, Nashik, Maharashtra, 422103

3323 2655 0880

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1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

बारल - 71		
90062	67	25
2023		

बरल - ७/		
१००८८	७२	८५
२०२३		

1132

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
KRISHNA VITHOBA GANJEKAR
VITHOBA DAJI GANJEKAR
11/05/1955
Permanent Account Number
BHDPG9742C
Signature

भारत सरकार

आधार

भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदणी क्रमांक : Enrolment No.: 1104/20353/11775

To,
Krishna Vithoba Ganjekar
कृष्णा विठोबा गांजेकर
S/O Vithoba Ganjekar
NEAR DATTA MANDIR BHARAT SEVAK SAMAJ
RAHIWASHI SANGH, KHARDEV NAGAR, GHATLA
Chembur Chembur
Mumbai
Maharashtra 400071
Mobile:9920218665

20/11/2011

UC 05176946 9 IN
Ref No.:412B3B9X5176946

आपला आधार क्रमांक / Your Aadhaar No.
4152 9993 8939
आधार — सामान्य माणसाचा अधिकार

THE SEAL OF THE SUB REGISTRAR BORIVALI-7 (BANDRA)

Charkop Shree Siddhivinayak Co-Op. Hsg. Society (Ltd.)

Chairman

Secretary

भारत सरकार
GOVERNMENT OF INDIA
कृष्णा विठोबा गांजेकर
Krishna Vithoba Ganjekar
जन्म वर्ष / Year of Birth : 1955
पुरुष / Male
4152 9993 8939

आधार — सामान्य माणसाचा अधिकार

बरल - ७/		
9006	63	29
2023		

बस्ता - 6/		
400CC	6	29
2023		

THE SEAL OF THE SUB REGISTRAR (INDORA) ALWAR-1

GOVT.

1135

INDIA

भारत सरकार
Government of India

संजीव नरसय्या जडाल
Sanjeev Narsaiyya Jadal
जन्म तिथि / DOB : 21/07/1967
पुरुष / Male

8340 3282 0553

आधार - आम आदमी का अधिकार

THE SEAL OF THE SUB REGISTRAR BORIVALI
MUMBAI SUBURBAN DIST. (BANDRA)

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: S/O: नरसय्या जडाल, ए/203, एलाईट सीएचएस, गाँधी नगर, बान्द्रा ईस्ट, मुबई, बान्द्रा ईस्ट, महाराष्ट्र, 400051

Address: S/O: Narsaiyya Jadal, A/203, Elite CHS, Gandhi Nagar, Bandra East, Mumbai, Bandra East, Maharashtra, 400051

8340 3282 0553

1947 1800 300 1947 | help@uidai.gov.in | www.uidai.gov.in

सरल - ७/

9002	64	64
R023		

THE SEAL OF THE SUB REGISTRAR BORIVALI-7
MUMBAI SUBURBAN DIST (BANDRA)

बरसा - ७/		
१००८	७६	८५
२०२३		

भारत सरकार
Government of India

आधार

Issue Date : 20/02/2013

खायम अब्दुल्ला सय्यद
Khayam Abdulla Sayed
जन्म तारीख/DOB: 12/04/1970
पुरुष/ MALE
Mobile No. : 9920334999

8108 8370 3216
VID : 9121 0118 3713 0723

माझे आधार, माझी ओळख

Khayam

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पता:
S/O: अब्दुल्ला सय्यद, बी/001 लवदीप अपार्टमेंट, वालीव, वसई, ठाणे, महाराष्ट्र - 401208

Address:
S/O: Abdulla Sayed, B/001 Lavdeep Apartment, Waliv, Vasai, Thane, Maharashtra - 401208

Download Date: 04/04/2023

8108 8370 3216
VID : 9121 0118 3713 0723

1947 | help@uidai.gov.in | www.uidai.gov.in

THE SEAL OF THE SUB REGISTRAR BORIVALI-7 MUMBAI SUBURBAN DIST (BANDRA)

बरल - ७/		
१००८८	७७	८५
२०२३		

THE SEAL OF THE SUB REGISTRAR BORIVALI-7
MUMBAI SUBURBAN DIST. (BANDRA)

बरल - ७/		
१००८९	७८	८५
२०२३		

1139

Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0407202305940	Receipt Date	04/07/2023

Received from Dhc, Mobile number 9000000000, an amount of Rs.1700/-, towards Document Handling Charges for the Document to be registered on Document No. 10089 dated 04/07/2023 at the Sub Registrar office Joint S.R. Borivali 7 of the District Mumbai Sub-urban District.

DEFACED
₹ 1700
DEFACED

Payment Details

Bank Name	SBIN	Payment Date	04/07/2023
Bank CIN	10004152023070405608	REF No.	318579627168
Deface No	0407202305940D	Deface Date	04/07/2023

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

THE SEAL OF THE SUB REGISTRAR BORIVALI-7 MUMBAI SUBURBAN DIST. (BANDRA)

बस्ता - 01
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2023

THE SEAL OF THE SUB REGISTRAR BORIVALI-7 (BANDRA)

बरल - ७/		
१००८९	८२	८५
२०२३		

Summary1 (GoshwaraBhag-1)

-441-

दस्त गोषवारा भाग-1

बरल7
दस्त क्रमांक: 10089/2023

10089
मुंबई,04 जुलै 2023 2:03 म.नं.

दस्त क्रमांक: बरल7 /10089/2023

बाजार मुल्य: रु. 3,73,500/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.18,675/-

नोंदणी फी माफी असल्यास तपशिल :-

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

दु. नि. सह. दु. नि. बरल7 यांचे कार्यालयात
अ. क्रं. 10089 वर दि.04-07-2023
रोजी 2:00 म.नं. वा. हजर केला.

पावती:10733 पावती दिनांक: 04/07/2023

सादरकरणाराचे नाव: द चारकोप श्री सिद्धिविनायक को ऑप ही सो लि चे चेअरमन योगेश विनोद घुगे

नोंदणी फी	रु. 4000.00
दस्त हाताळणी फी	रु. 1700.00
पृष्ठांची संख्या: 85	
एकुण:	5700.00

दस्त हजर करणाऱ्याची सही:

सह द नि का बोरीवली7
सह. दुय्यम निबंधक बोरीवली-७,
मुंबई उपनगर जिल्हा.

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

दस्ताचा प्रकार: भाडेपट्टा

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

शिक्का क्रं. 1 04 / 07 / 2023 02 : 00 : 03 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 04 / 07 / 2023 02 : 01 : 32 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. •दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता उपलब्ध आहे. • दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहुन देणारे : लिहुन घेणारे :

THE SEAL OF THE SUB REGISTRAR BORIVALI-7 MUMBAI SUBURBAN DIST. (BANDRA)
सह दुय्यम निबंधक बोरीवली ७

बरल - ७/		
१००८९	८३	८५
२ - २३		

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7/4/23, 2:07 PM

Summary-2

1143

दस्त गोषवारा भाग-2

बरल7

दस्त क्रमांक:10089/2023

04/07/2023 2:07:30 PM

दस्त क्रमांक :बरल7/10089/2023

दस्ताचा प्रकार :-भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
	नाव:द चारकोप श्री सिद्धिविनायक को ऑप ही सो लि चे चेअरमन योगेश विनोद घुगे पत्ता:प्लॉट नं: 859, माळा नं: -, इमारतीचे नाव: द चारकोप श्री सिद्धिविनायक को ऑप ही सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: सर्वे नं 41 पार्ट, चारकोप सेक्टर नं 8, महाराष्ट्र, MUMBAI. पॅन नंबर:AHRPG0507E	भाडेकरू वय :-50 स्वाक्षरी:-		
2	नाव:द चारकोप श्री सिद्धिविनायक को ऑप ही सो लि चे सेक्रेटरी कृष्णा विठोबा गांजेकर पत्ता:प्लॉट नं: 859, माळा नं: -, इमारतीचे नाव: द चारकोप श्री सिद्धिविनायक को ऑप ही सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: सर्वे नं 41 पार्ट, चारकोप सेक्टर नं 8, महाराष्ट्र, मुम्बई. पॅन नंबर:BHDPG9742C	भाडेकरू वय :-67 स्वाक्षरी:-		
3	नाव:महाराष्ट्र हाऊसिंग आणि एरिया डेव्हलपमेंट अथॉरिटी चे जाइंट चीफ ऑफिसर नीलिमा धायगुडे यांनी दस्त निष्पादित केला असून त्यांना नोंदणी अधिनियम 1908 चे कलम 88 नुसार नोंदणी साठी हजर राहण्यास सवलत आहे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गृहनिर्माण भवन, ब्लॉक नं: बांद्रा पुर्व मुंबई, रोड नं: कला नगर , महाराष्ट्र, मुम्बई. पॅन नंबर:AAAJM0344H	मालक वय :-50 स्वाक्षरी:-	image.jpg	image.jpg
4	नाव:महाराष्ट्र हाऊसिंग आणि एरिया डेव्हलपमेंट अथॉरिटी चे एक्झिक्युटिव इंजीनियर बोरिवली डिवीजन मुंबई बोर्ड हनुमंत एम धानूरे यांनी दस्त निष्पादित केला असून त्यांना नोंदणी अधिनियम 1908 चे कलम 88 नुसार नोंदणी साठी हजर राहण्यास सवलत आहे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गृहनिर्माण भवन, ब्लॉक नं: बांद्रा पुर्व मुंबई, रोड नं: कला नगर, महाराष्ट्र, मुम्बई. पॅन नंबर:AAAJM0344H	मालक वय :-50 स्वाक्षरी:-	image.jpg	image.jpg

वरील दस्तऐवज करुन देणार तथाकथीत भाडेपट्टा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:04 / 07 / 2023 02 : 04 : 19 PM

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9005 | 68 | 69
2023

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	अंगठ्याचा ठसा
1	नाव:संजीव नरसय्या जडाल वय:56 पत्ता:ए/203 एलाईट को ऑप ही सो लि., गांधी नगर, बांद्रा पूर्व मुंबई पिन कोड:400051	स्वाक्षरी		
2	नाव:खायम अब्दुल्ला सय्यद वय:53 पत्ता:बी/001, लवदीप, अपार्टमेंट, वालीव, वसई, ठाणे पिन कोड:401208	स्वाक्षरी		

खालील पक्षकाराची कबुली उपलब्ध आहे .

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	महाराष्ट्र हाऊसिंग आणि एरिया डेव्हलपमेंट अथॉरिटी चे एक्झिक्युटिव इंजीनियर बोरिवली डिवीजन मुंबई बोर्ड हनुमंत एम धानूरे यांनी दस्त निष्पादित केला असून त्यांना नोंदणी अधिनियम 1908 चे कलम 88 नुसार नोंदणी साठी हजर राहण्यास सवलत आहे प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गृहनिर्माण भवन, ब्लॉक नं: बांद्रा पुर्व मुंबई, रोड नं: कला नगर, महाराष्ट्र, मुम्बई AAAJM0344H
2	महाराष्ट्र हाऊसिंग आणि एरिया डेव्हलपमेंट अथॉरिटी चे जाइंट चीफ ऑफिसर नीलिमा धायगुडे यांनी दस्त निष्पादित केला असून त्यांना नोंदणी अधिनियम 1908 चे कलम 88 नुसार नोंदणी साठी हजर राहण्यास सवलत आहे प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गृहनिर्माण भवन, ब्लॉक नं: बांद्रा पुर्व मुंबई, रोड नं: कला नगर , महाराष्ट्र AAAJM0344H

SUB REGISTRAR BORIVALI-7 MUMBAI SUBURBAN DIST. (MAHARASHTRA)

NOTARY

7/4/23, 2:07 PM

Summary-2

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शिक्का क्र.4ची वेळ:04 / 07 / 2023 02 : 06 : 02 PM

शिक्का क्र.5ची वेळ:04 / 07 / 2023 02 : 07 : 15 PM नोंदणी पुस्तक 1 मध्ये

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

Payment Details

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/IGR242/510/2023	6/1058	18675	SD		
2		DHC		0407202305940	1700	RF	0407202305940D	04/07/2023
3		eChallan		MH004593185202324P	4000	RF	0002379780202324	04/07/2023

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

10089 /2023

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NOTARY PRAJAPATI Thane 5553 Exp 21.11.2024 GOVT. OF INDIA

THE SEAL OF THE SUB REGISTRAR BORIVALI-7 MUMBAI SUBURBAN DIST (BANDRA)

बरल - ७/		
9005e	24	24
२०२३		

प्रमाणित करण्यात येते की,
या दस्तामध्ये एकूण 24
पाने आहेत.
बरल-७/9005e /२०२३
पुस्तक क्रमांक - १ वर नोंदला
दिनांक: 06/06/2023

सह. दुय्यम निबंधक बोरीवली-७

CERTIFIED TRUE COPY

L. B PRAJAPATI
M.A.LL.B.
NOTARY, VASAI, THANE
MAHARASHTRA
(GOVT. OF INDIA)

आवक क्रमांक:	1131
दि:	7/7/23
संबंधित विभाग	EM WBP
अभिप्रायाची स्वाक्षरी	

मिळकत व्यवस्थापक (मध्य)/मुं. म.
आवक क्र: 8(2) 1131
दिनांक: 10/07/2023
घेणा-याची सही:

No. EE/Borivali Divn.MB/ 1843 /2023
Date :- 5-7-23

Handing Over & Taking Over Receipt

On behalf of Mumbai Board. I Amol Chaudhari, Deputy Engineer, Sub Div. No.1, Borivali Division of Mumbai Housing and Area Development Board have Physically handed over the possession of Cluster plot No 859. RSC 14, Charkop, Sector-8&9, Kandivali (west), Mumbai-400067 as per Estate Manager (W) / Mumbai Board Office Note No. EM (W)/M.B./179, dt.18.05.2023 to Charkop Shree Siddhivinayak CHS Ltd. Registration No. MUM / MHADA/ HSG / TC) /13478 / 2019-20, dt.18.06.2019.

The piece & parcel of land now handed over as stated above Admeasuring area of plot **1368.12 Sq.Mtr.** situated at above location in the MHADA layout of Charkop Sector-8 & 9, Kandivali (W), Mumbai.

This receipt shall be read with handing over and taking over plan signed on dt.

Plot is bounded by

On or towards the North	Adj. 9.00 Mtr. wide road, RSC-14
On or towards the South	Adj. Cluster Plot No. 854
On or towards the East	Adj. Cluster Plot No.858
On or towards the West	Adj. Cluster plot No.860

Handed over by

05-07

Deputy Engineer Sub Div. 1,
Borivali Div M.H & A.D. Board.

Taken over by

Charkop Shree Siddhivinayak Co-Op. Hsg. Society (Ltd.)

Chairman

Charkop Shree Siddhivinayak CHS Ltd.

Secretary

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.

Z:\Sap\Borivali Div- 1\Mahesh Sir\Akash Sir\Handing Over Taking Over.Docx