

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 7

दस्त क्रमांक : 11407/2023

नोदणी :

Regn:63m

27/07/2023

गावाचे नाव : चारकोण

- (1) विलेखाचा प्रकार भाडेपट्टा
(2) मोबदला 0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 623700
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: जमीन, द चारकोप गायत्री को ऑप हौ सो लि., क्लस्टर प्लॉट नं - 907, सेक्टर नं - 9, आरएससी - 21, एस नं 41 पार्ट, चारकोप, कांदिवली पश्चिम मुंबई - 400067.... अभिनिर्णय प्रकरण क्र. एडिजे/आयजीआर 242/592/2023. बाजार मूल्य - 6,26,700/- वर मु. शु. 31,185/- भरणा करण्यात आली आहे. इतर माहिती दस्तात नमूद केल्याप्रमाणे..... (Survey Number : 41 पार्ट ;))

- (5) क्षेत्रफळ 1) 1598.40 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

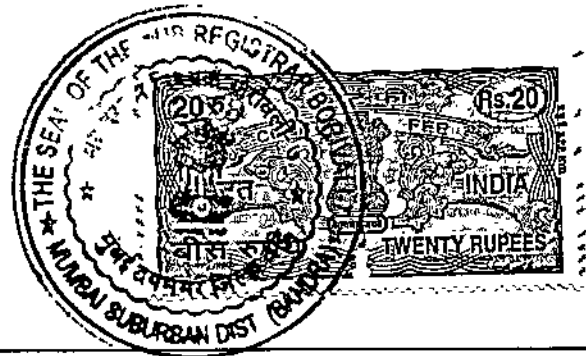
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- द चारकोप गायत्री को ऑप हौ सो लि चे चेअरमन. मंगेश चंद्रकांत सावंत वय:- 49; पत्ता:- प्लॉट नं:- 907, माळा नं:-, इमारतीचे नाव:- द चारकोप गायत्री को ऑप हौ सो लि, ब्लॉक नं:- कांदिवली पश्चिम, मुंबई, रोड नं:- सर्वे नं 41 पार्ट, चारकोप सेक्टर नं 8, महाराष्ट्र, मुम्बई. पिन कोड:- 400067 पॅन नं:- BZTPS4257A
2): नाव:- द चारकोप गायत्री को ऑप हौ सो लि चे सेक्रेटरी विजय हनुमंत दळवी वय:- 57; पत्ता:- प्लॉट नं:- 907, माळा नं:-, इमारतीचे नाव:- द चारकोप गायत्री को ऑप हौ सो लि, ब्लॉक नं:- कांदिवली पश्चिम, मुंबई, रोड नं:- सर्वे नं 41 पार्ट, चारकोप सेक्टर नं 8, महाराष्ट्र, मुम्बई. पिन कोड:- 400067 पॅन नं:- ADZPD8874H

(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- महाराष्ट्र हाऊसिंग आणि एरिया डेव्हलपमेंट अथॉरिटी चे जाईंट चीफ ऑफिसर नीलिमा धायगुडे यांनी दस्त निष्पादित केला असून त्यांना नोंदणी अधिनियम 1908 चे कलम 88 नुसार नोंदणी साठी हजर राहण्यास सवलत आहे वय:- 50; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- गृहनिर्माण भवन, ब्लॉक नं:- बांद्रा पूर्व मुंबई, रोड नं:- कला नगर, महाराष्ट्र, MUMBAI. पिन कोड:- 400051 पॅन नं:- AAAJM0344H
2): नाव:- महाराष्ट्र हाऊसिंग आणि एरिया डेव्हलपमेंट अथॉरिटी चे एक्झिक्युटिव इंजीनियर बोरीवली 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 वय:- 50; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- गृहनिर्माण भवन, ब्लॉक नं:- बांद्रा पूर्व मुंबई, रोड नं:- कला नगर, महाराष्ट्र, मुम्बई. पिन कोड:- 400051 पॅन नं:- AAAJM0344H

- (9) दस्तऐवज करून दिल्याचा दिनांक 26/07/2023
(10) दस्त नोंदणी केल्याचा दिनांक 26/07/2023
(11) अनुक्रमांक, खंड व पृष्ठ 11407/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 31185
(13) बाजारभावाप्रमाणे नोंदणी शुल्क 7000
(14) शेरा



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद

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

श्री/श्रीमती/परवत/पेटल.....
यांना त्यांचे ता. 20/07/2023
च्या अर्जानुसार नक्कल दिले. पा - 92240
अर्ज क्रमांक 827/2023
दिनांक 20/07/2023

खरी प्रत

सह. दुय्यम निबंधक, बोरीवली-10
मुंबई उपनगर जिल्हा.

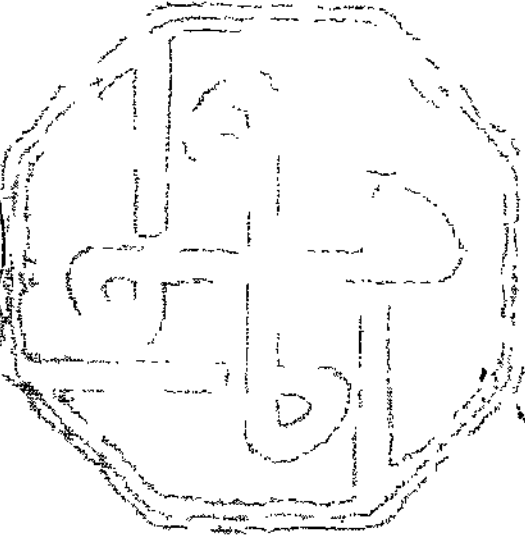
सह दुय्यम निबंधक, बोरीवली क्र. ७



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/GR242/592/2023	1/1173	31185	SD		
2		DHC		2607202305744	1500	RF	2607202305744D	26/07/2023
3		eChallan		MH005726669202324P	7000	RF	0002961359202324	26/07/2023

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





CHALLAN
MTR Form Number-6



C-1857

GRN	MH005726669202324P	BARCODE	11 1111 1111111111111111 1111 1111 1111111111111111 1111		Date	26/07/2023-10:53:31	Form ID	
Department Inspector General Of Registration				Payer Details				
Registration Fee				TAX ID / TAN (If Any)				
Type of Payment Ordinary Collections IGR				PAN No.(If Applicable)				
Office Name BRL7_JT SUB REGISTRAR BORIVALI 7				Full Name		THE CHARKOP GAYATRI CHS LTD		
Location MUMBAI				Flat/Block No.		CLUSTER PLOT NO. 907, RSC-21, S.NO.41		
Year 2023-2024 One Time				Premises/Building		PART		
Account Head Details		Amount In Rs.		Road/Street		SECTOR NO.9, CHARKOP KANDIVALI WEST		
0030063301 Amount of Tax		7000.00		Area/Locality		MUMBAI		
				Town/City/District				
				PIN		4 0 0 0 8 7		
				Remarks (If Any)				
				SecondPartyName=MHADA-				
				Amount In		Seven Thousand Rupees Only		
Total		7,000.00		Words				
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	10000502023072600902	2740851860125	
Cheque/DD No.				Bank Date	RBI Date	26/07/2023-10:54:03	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 :

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

Mobile No. :

9821914315

कादर घलन केवल दुय्यन निषेधक कार्यालयात नोंदणी करण्याच्या दस्त्यासाठी लागू आहे. नोंदणी न करण्याच्या दस्त्यासाठी कादर घलन लागू नाही.

बरल - ७/		
११४०७	१	७५
२०२३		

Print Date 26-07-2023 10:55:13





बरल - ७/		
११४०८	२	७५
२०२३		



मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ

(म्हाडा घटक)

MUMBAI HOUSING AND AREA DEVELOPMENT BOARD
(A MHADA UNIT)म्हाडा
MHADAकार्यकारी अभियंता/ बोरीवली विभाग/ मुंबई मंडळ, अ. श. क्र. ४७५, ३ रा मजला, गृहनिर्माण भवन, कलानगर, वाठ्रे (पूर्व), मुंबई- ५१
दुरध्वनी क्र: ०२२-२६४०५३३५ ई मेल: eeborimbhahda@gmail.com

जा.क्र./का.अ./बो.वि./मु.मं./ २०५५ /२०२३

दिनांक :- २१-७-२३

प्रति,

अध्यक्ष / सचिव,

चारकोप गायत्री सह.गृ.नि.संस्था,
भुखंड क्र.९०७, आर.एस.सी.-२९,
सेक्टर-९, चारकोप, कांदिवली (प.)
मुंबई-४०००६७.

विषय: चारकोप कांदिवली (प.) येथील भूखंड क्र.९०७, आर.एस.सी.-२९, सेक्टर-९, चारकोप गायत्री 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 आपणांस 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 केलेला व म्हाडाने निष्पादित केलेला चारकोप गायत्री सह.गृ.नि.संस्थेचा भू-भाडेपट्टा करारनामा परस्पर नोंदणीकृत करण्यात यावा व सदर भू-भाडेपट्टा करारनामा नोंदणीकृत केल्यानंतर सदर भू-भाडेपट्टा करारनाम्याच्या ०६ छायांकित प्रती या कार्यालयास सादर कराव्यात.

सोबत :- भू-भाडेपट्टा करारनाम्याची मुल प्रत.

आपला विश्वासू,

सहमुख्य अधिकारी
मुंबई मंडळ

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

बरल - ७/		
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२०२३		



19/	
29800.2	194
2023	



मुद्रांक जिल्हाधिकारी, बोरिवली तालुका, यांचे कार्यालय
एम. एम. आर. डी. ए. इमारत, पहिला मजला,
बांद्रा-कुर्ला संकुल, बांद्रा (पुर्व), मुंबई - 400051.

जा.क्र.अभि./आदेश ४५३४/२०२३

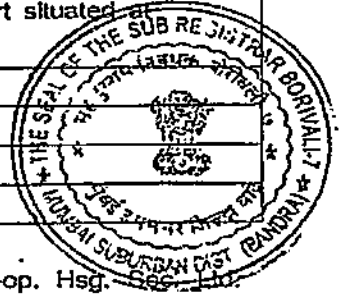
दिनांक ०३ JUL 2023

(महाराष्ट्र मुद्रांक अधिनियम 1958 च्या कलम 31 खालील कार्यवाही)

निर्णय

उपरोक्त अभिनिर्णय प्रकरण क्रमांक ADJ/IGR242/592/2023 अन्वये पक्षकार The Charkop Gayatri Co-op. Hsg. Soc. Ltd. यांनी दिनांक 26/06/2023 रोजी Indenture of Lease चा संलेख अभिनिर्णयाकरीता सादर केलेला आहे. सदर संलेखामधील तपशिल खालील प्रमाणे

Date of Execution	---	Unexecuted
Nature of Document	---	Indenture of Lease
The Lessor	---	MHADA
The Lessee	---	The Charkop Gayatri Co-op. Hsg. Soc. Ltd.
Property	---	Cluster Plot No.907, RSC-21, S.No.41 Part situated at Charkop, Kandivall West, Mumbai-067
Area	---	1598.40 Sq. Mtrs.
Rent	---	Rs.432/- per annum
Taxes	---	NII
Premium	---	Rs.684000/-



प्रस्तुत दस्तान्वये म्हाडा उपरोक्त मालमत्ता The Charkop Gayatri Co-op. Hsg. यांना भाडेपट्ट्याने देत आहे. दिनांक 07/05/2005 पासून मुद्रांक अधिनियमात झालेल्या सुधारणांनुसार भाडेपट्ट्याच्या दस्तावर बाजारमुल्यावर मुद्रांक शुल्क आकारणे आवश्यक झाले आहे. परंतु जर शासन, निमशासकीय संस्था, स्थानिक स्वराज्य संस्था वा शासनाचे अंगीकृत व्यवसाय यांनी मालमत्ता भाडेपट्ट्याने दिली असेल तर मालमत्तेचे बाजारमुल्य कशा प्रकारे निश्चित करावे याबाबतच्या सुचना मा. माँदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य पुणे यांनी त्यांचे परिपत्रक जा.क्र./कार्या/15/प्र.क्र.-3 भाडेपट्टा/173/2006 दिनांक 16/03/2006 अन्वये दिल्या आहेत.

प्रकरणाधीन दस्तान्वये म्हाडाने मालमत्ता भाडेपट्ट्याने दिली असून म्हाडा ही शासकीय संस्था असल्यामुळे उपरोक्त परिपत्रकानुसार बाजारमुल्य = {प्रिमियम + [(वार्षिक भाडे + प्रॉपर्टी टॅक्स) x 20] } ह्या सूत्रानुसार मुल्यांकन करण्यात येत आहे.

चारकोप गायत्री सह. गृह. नि. सं. मर्या.

अध्यक्ष

बरेल - ७/		
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२०२३		

सादर सुत्राच्या मुल्यांकनानुसार रु.6,93,000/- इतके बाजारमूल्य निश्चित करण्यात आले परंतु भाडेपट्ट्याचा कालावधी हा 30 वर्षांचा असल्यामुळे बाजारमूल्य 90% रकमेवर रु.6,23,700/- त्यावर महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुच्छेद 36 (iv) [read with 25 (b)] नुसार मुद्रांक शुल्क देय आहे.

बाजारमूल्य	अनुच्छेद	देय मुद्रांक शुल्क
रु.6,23,700/-	36 (iv) [read with 25 (b)]	रु.31,185/-
दुय्यम प्रत	27	रु.100/-
		रु.31,285/-

अभिनिर्णयाकरीता सादर केलेल्या संलेखास महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसुची 1 मधील अनुच्छेद 36 (iv) [read with 25 (b)] व 27 मुद्रांक शुल्क रु.31,285/- देय असल्याबाबत नोटीस क्र.अभि/नोटीस/4397/2023 दिनांक 28/06/2023 अन्वये नोटीस देण्यात आलेली होती.

वस्तुस्थिती व दस्तामधील नमुद माहितीच्या आधारे खालील प्रमाणे आदेश पारित करित

आदेश

अभिनिर्णयाकरीता सादर केलेल्या संलेखास महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसुची 1 मधील अनुच्छेद 36 (iv) [read with 25 (b)] व 27 नुसार मुद्रांक शुल्क रु.31,285/- देय असल्याबाबत नोटीस क्र.अभि/नोटीस/4397/2023 दिनांक 28/06/2023 अन्वये नोटीस देण्यात आलेली होती. त्यास अनुसरून मुद्रांक शुल्काचा भरणा कोणत्याही आक्षेपविना पक्षकार यांनी केला असल्याचे दिनांक 28/06/2023 रोजी विरूपित केलेल्या चलना वरून दिसून येत असल्याने दिनांक 28/06/2023 रोजीचा आदेश अंतिम आदेश म्हणून कायम करण्यात येत आहे.

- प्रस्तुत प्रकरणात पक्षकाराचे मुद्रांक शुल्क व दंड तसेच नोंदणी करतांना नोंदणी फी जरी शासनाकडे जमा केली तरी प्रस्तुत प्रकरणातील कोणताही व्यवहार बेकायदेशीर असल्यास तो कायदेशीर होणार नाही व बांधकाम अनधिकृत असल्यास ते अधिकृत होणार नाही ह्याबाबतची सर्व जबाबदारी संबंधीत पक्षकारांची राहिल त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, बोरीवली हे जबाबदार राहणार नाहीत.
- एकुण पाने 1 ते 38 आहेत. दस्तातील नमुद सर्व Annexure तसेच अनुषंगीक कागदपत्रे हा दस्ताचा भाग बनविण्यात येत आहे.

दिनांक 03 JUL 2023

(वैशाली चव्हाण)

मुद्रांक जिल्हाधिकारी, बोरीवली.

प्रति	The Charkop Gayatri Co-op. Hsg. Soc. Ltd.
पत्ता	Cluster Plot No.907, RSC-21, S.No.41 Part situated at Charkop, Kandivali West, Mumbai-067
प्रत	सह दुय्यम निबंधक बोरीवली कार्यालय क्र.1/2/3/4/5/6/7/8/9

महत्वपूर्ण सुचना :

महाराष्ट्र नोंदणी (दस्त नोंदणीसाठी ओळख पडताळणी) नियम, 2018 कलम 5 अन्वये दस्त नोंदणीसाठी पक्षकाराची ओळख संगती आधारित आधार प्रमाणिकरण सेवेद्वारा पडताळण्यात आलेली असेल तर पक्षकाराच्या ओळखी बाबत खात्री पटविण्यासाठी इतर व्यक्तीची / साक्षीदाराची आवश्यकता नाही.

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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.
MH004070973202324P Dated
22-06-2023.



Collector of Stamps
Borivali

प्रमाणपत्र महाराष्ट्र मुद्रांक अधिनियम
नुष्ये निर्गमित केलेले आहे. परंतु उक्त दस्त
नॉदणीसाठी नॉदणी अधिकाऱ्यासमोर दाखल
झाल्यास, नॉदणी अधिनियम, १९०८, च्या
तरतुदीनुसार नॉदणी अधिकारी दस्त
नॉदणीची कार्यवाही करतील.

मुद्रांक जिल्हाधिकारी
Borivali



Case No. Adj/IGR242/592/2023

Certificate Number: CER-BOR-ADJ-IGR242-592-2023-1-1143

Market Value/Value (if any): Rs. 623700

Received from THE CHARKOP GAYATRI CO OP
HSG SOC LTD Residing at P-907 CHARKOP
GAYATRI CHSL CHARKOP VILLAGE KANDIVALI
WEST MUMBAI 400067. Stamp duty of Rs. 31285/-
(Rs. Thirty One Thousand Two Hundred and
Eighty Five only). Vide e-Challan GRN No
MH004381347202324P, MH004388567202324P
Dated :- 28-6-2023 The defacement number is
0002258622202324,0002259725202324.

Certified Under Section 32 of the Maharashtra Stamp
Act, that the full duty of Rs. 31285/- (Rs. Thirty One
Thousand Two Hundred and Eighty Five only)
with which this instrument is chargeable under
Article 36-Lease of Schedule I of the said Act, has
been paid.

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



Collector of Stamps
Borivali

Place: Borivali

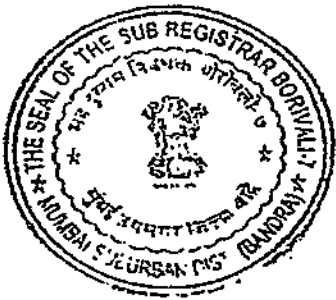
Date: 03 JUL 2023

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Certificate n/a. 32(1) (b) of the Bombay
Stamp Act, 1958.

Office of the
Collector of Stamps
Case No. Adj. 592/2023
Date 26/06/2023

771004381347202324P

C-1867

Received from Shri. The Charkop Gayatri CHSL
residing at
stamp duty of Rs. (31185/-) thirty one thousands one hundred eighty five
only

side number No., Dated 28/06/2023

Certified under Section 32(1) (b) of the
Bombay Stamp Act, 1958 that the full duty
of Rs. 31185/- thirty one thousands one hundred eighty five only
with which this instrument is chargeable has
been paid vide article No 36 (IV) of
the schedule.

This certificate is subject to the provisions
of section 53-A of Bombay Stamp Act 1958
Place: Borivali.

Date: 03 JUL 2023 Collector of Stamps
Borivali

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2023		



Area	1538.40 sq.m
Built-up / Carpet	
M V - 6,23,700/-	

इ प्रमाणपत्र मुद्रा मुद्राक आगेंनयम 1958 अन्वय असलल्या नियमान्वय निर्माण
केलेले आहे. परंतु उक्त दस्त नोंदणीसाठी नोंदणी अधिकार-यासमोर दाखल झाल्यास, नोंदणी
अधिनियम 1908 च्या अधिनियमातील तरतुदीनुसार नोंदणी अधिकारी दस्त नोंदणी
कार्यवाही करतील

THIS INDENTURE OF LEASE MADE at Mumbai this 26th day
of June 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 Griha Nirman Bhavan, 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;

AND

Charkop GAYATRI 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)/13477/2019-2020 dated 04.06.2019 and having its

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

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registered office at Cluster Plot No.907, RSC-21 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;

WHEREAS the Authority is possessed of or otherwise well and sufficiently entitled to a piece or parcel of developed land bearing cluster plot No.907, RSC-21 admeasuring 1598.40 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")

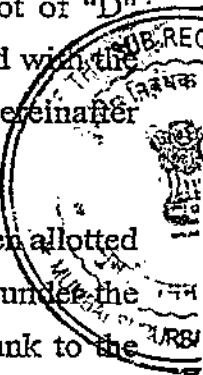
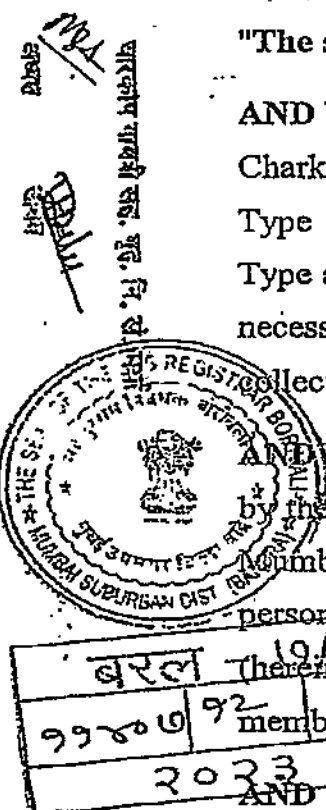
AND WHEREAS the said land bearing cluster plot No.907, RSC-21 at Charkop Village, Taluka-Borivali, consisting 27 developed plots of "C" Type admeasuring 30 sq.mtrs. each and 09 development plot of "D" Type admeasuring 40.00 sq. mtrs. each and has been provided with the necessary infrastructures common 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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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 GAYATRI 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;

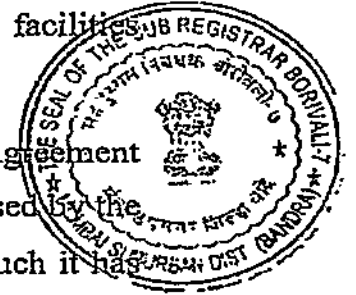
AND WHEREAS since there is litigation pending the Lease Agreement has not been executed. However the Resolution has been passed by the Authority vide Resolution No. 6848 dt. 28th Feb. 2019. As such it has been decided to execute Lease Deed with Societies coming under Charkop Sector No.8 and 9 under certain 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. 08 passed in the meeting held on 09.06.2019 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 _day of June 2023 for the said purpose on payment of the premium and the yearly lease rent as specified herein above on the terms and conditions hereinafter contained.

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



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premium Rs.6,84,000/- (Rupees Six Lakh Eighty-four thousand only) towards lease premium being initial down payment of total lease premium and Rs. 432/- (Rs. Four Hundred Thirty-two only) towards the annual lease rent on behalf of respective allottees as specified in the Schedule II here under written (the recents of which the Authority doth hereby admit and acknowledge).

NOW THIS INDENTURE OF LEASE WITNESSETH AS
FOLLOWS:

In consideration of the aforesaid sum of total lease premium of Rs.6,84,000/- (Rupees Six Lakh Eighty four 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.432/- (Rupees Four Hundred Thirty-two 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. 907, RSC-21 at Survey No. 41 (Part) of Charkop Village, Taluka-Borivali, Mumbai Suburban District in the registration sub-district at Bandra, Mumbai Suburban District and more particularly described in the Schedule I hereinafter written and shown by red coloured boundary line on the plan hereto appeared **TO HAVE AND HOLD** the said land for a term of thirty years commencing from date of possession of these present i.e. the day of June 2023 (hereinafter referred to as "the

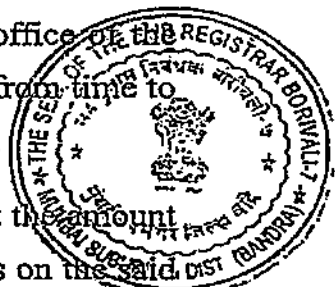
Jt. Chief Officer
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Development Board, Mumbai

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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.432/- (Rupees Four Hundred Thirty-two 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 Registrar BORNALI 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. 6,15,600/- (Rupees Six Lakh Fifteen Thousand Six Hundred only) to the Authority as specified in Schedule II herein under written.

(i) 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.

(ii) 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;

(iii) 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

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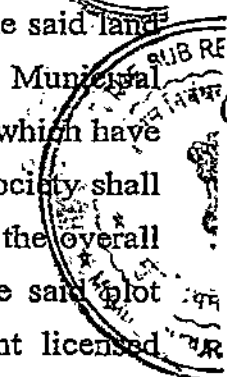
own cost and to vacate the said land on the expiry of the terms of the lease hereby agreed to be granted or the extended terms or earlier determination of the lease as the case may be and hand over the possession of the same to the Authority in its then existing conditions;

- (b) to use and ensure that the members of the Society the said land and developed plot only for the bonafide 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 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



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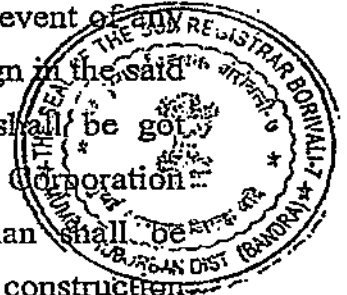


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issued by Licensed Structural Engineer and Licensed Supervisor of the Society. The completion Certificate for Phase-I shall be issued by the Authority on the basis of Stability Certificate issued by Licensed Structure Engineer and Licensed Supervisor 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 change whatsoever in the said approved type design in the said change with prior approved of the Authority shall be got approved from the Planning Authority / Municipal Corporation of Greater Mumbai and the said approved plan shall be submitted to the Authority before starting any construction work of whatsoever nature.



- (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;

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- (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.

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- (g) to bear pay and discharges all the present and future rates, taxes, cesses, assessments, duties, impositions and outgoings payable to Municipal Corporation of Greater Mumbai or to the Government or any other local Authority of Statutory body in respect of the said land / plot and/or structures erected thereon 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---



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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 authorised 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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Jt. Chief Officer
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Development Board, Mumbai

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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 the Lessee is entitled to the floor space index (FSI) permissible for the said plot of land conveyed to him (which at present is 1.50 on the net residential plot area). Any unutilised, increase in FSI for the said plot of land or any additional FSI become available due to any change or modification in the DC Rules and Regulation or for whatever reason at any point shall be the property of the Authority.

(m) As per new CRZ notification dt. 18th January, 2019 MoEF & CC, GoI which is superseding the earlier CRZ notification, 2011 and as per plan prepared by Institute of Remote Sensing, Anna University, Chennai 600025 with reference No. AU/IRS/SSR/133-2019 dt. 05/07/2019. The plot of land No. 907 Survey No. 21(pt) situated at Charkop Kandivali(W) not comes under CRZ or Buffer.

(n) It is agreed that the lessee shall obtain CRZ clearance whenever required

4. The Authority hereby covenants with the society that 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

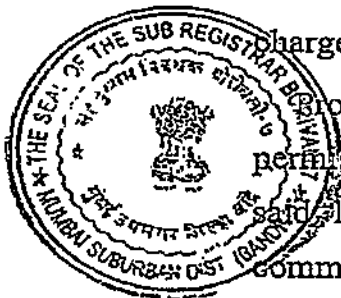


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चारकोप गावडी सह. गुह. नि. खं. कर्या.
 सचिव

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

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.



आरकाय गायत्री सह. गुह. नि. सं. बर्गो.
सचिव

- (k) To pay full compensation to the Authority for any loss damage or injury that may be caused to the said land or any part thereof by reason of the excessive user or any act of omission or commission on the part of the society its members servants or others in the employment or of the visitors or any other person coming to or on the said land or to the houses and to indemnify the Authority on all such accounts. Not to make or

बरल - 67	99800	20	69
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Jt. Chief Officer
Mumbai Housing & Area
Development Board, Mumbai

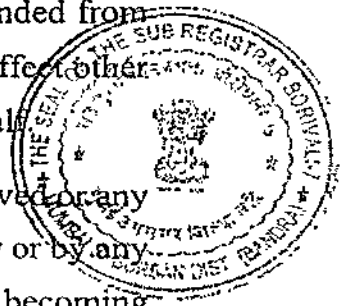
आरकाय गायत्री सह. गुह. नि. सं. बर्गो.
सचिव

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 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 to 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



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the breach	any	10/04

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

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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.



The Authority and the society further agree that the lease rent shall be liable to be revised at the end of the 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 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

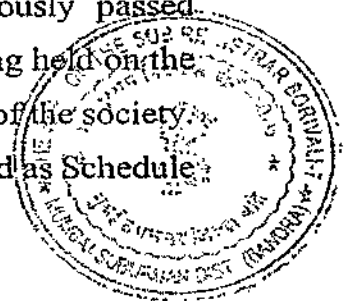
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Jt. Chief Officer
Mumbai Housing & Area
Development Board, Mumbai

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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 Resolution No. 08 approving of the same in a meeting held on the 09th day of June 2019 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 Jt. Chief Officer (W) M.H. & A.D. Board, Mumbai of the (Maharashtra Housing and Area Development Authority) for and on behalf of the Maharashtra Housing and Area Development Authority has been set hereunder and the seal of the Authority is affixed and attested by the Officer of the Authority and the signature of

[Handwritten signature]
[Handwritten signature]

Shri. Mangesh Chandrakant Sawant, Chairman, Shri. Vijay Hanumant Dalvi, Secretary, of the Charkop Gayatri 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 herein above written.



[Handwritten signature]
[Handwritten signature]

[Handwritten signature]
 Jt. Chief Officer
 Mumbai Housing & Area
 Development Board, Mumbai

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SCHEDULE-I

All the piece or parcel of land bearing Cluster Plot No. 907, admeasuring 1598.40 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 sqmt plot

On or towards the South by :- Adj. to 9 mtr. wide Road, RSC 21

On or towards the East by:- Adj. to Plot No. 906

On or towards the West by:- Adj to Plot No. 908



SCHEDULE II

Attached Separately
Annexure I - Area Certificate
Annexure II - Society Resolution No. 08



SCHEDULE III

(Resolution No. 08 dated the 09.06.2019 passed by the Society in its meeting held on the 09.06.2019.

Signed Sealed and Delivered

by Smt. Neelima Dhaygude

Joint Chief Officer

Mumbai Housing & Area

Development Board Mumbai,

in the presence of Shri. Hanumant
M. Dhanure



[Handwritten signature]

M. Chief Officer
Mumbai Housing & Area
Development Board

Executive Engineer
Borivli Division
Municipal Board

Executive Engineer

बयल - ७१		
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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 to token thereof)
in the presence of Shri. Hanumant)
M. Dhanure)
Executive Engineer of)



Mumbai Housing & Area)
Development Board,)
Signed, Sealed and Delivered)
By Shri. Mangesh Chandrakant Sawant)
Chairman)
By Shri. Vijay Hanumant Dalvi)
Secretary)
of the Charkop GAYATRI Co.op.)
CHSL Ltd.)
who are duly authorized to execute)
this deed according to the resolution)
passed by the general body vide)



चारकोप गायत्री सह. गृह. नि. सं. मर्या.

अध्यक्ष

सचिव



चारकोप गायत्री सह. गृह. नि. सं. मर्या.

अध्यक्ष

सचिव

बरत - ७/		
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its resolution No. 08 dated 09.06.2019

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. Mangesh Chandrakant
Sawant, Chairman

of the Charkop GAYATRI Co-op.
CHSL Ltd.

who has signed in the token thereof

in the presence of

श्री. मंगेश चंद्रकांत ग. नं. ०८ दि. ०९.०६.२०१९.

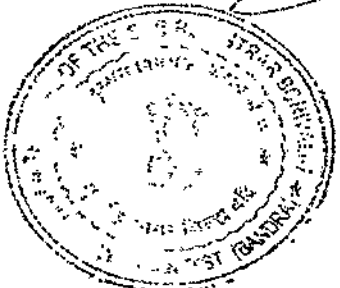
सचिव



श्री. मंगेश चंद्रकांत ग. नं. ०८ दि. ०९.०६.२०१९.

सचिव

सचिव



बरेल - ७/
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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. 907, RSC-21 at Survey No.41 of Charkop Village-Charkop Gayatri Co-operative Housing Society Ltd.



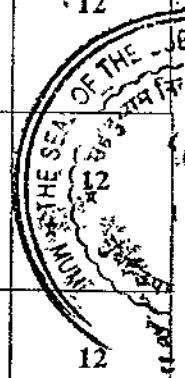
Sr. No.	Name of the allottee / member	Plot & Area in Sq. Mtrs.	Amount of annual ease rent.
1	2	3	4
1	Smt. Priyadarshani Chamanlal Shah	C-01 ACGP 191 30 Sq.mtrs.	12
2	Smt. Shiji Anthono Chakoriya	C-02 ACGP 313 30 Sq.mtrs	12
3	Smt. Harvindar Kaur Sahani	C-03 ACGP 341 30 Sq.mtrs	12
4	Smt. Krutika Krushna Pawar	C-04 ACGP 411 30 Sq.mtrs	12
5	Shri Mohammad Ibrahim Girnari	C-05 ACGP 442 30 Sq.mtrs	12

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महाराष्ट्र शासनाचे
नगरपालिका
अध्यक्ष

महाराष्ट्र शासनाचे
नगरपालिका
अध्यक्ष

6	Shri Dhanesh Tukaram Ghogale	C-06 ACGP 696 30 Sq.mtrs	12
7	Shri Dattatray Hiraji Shivalkar	C-07 ACGP 728 30 Sq.mtrs	12
8	Shri Chandrakant Mahadeo Vamkar	C-08 ACGP 733 30 Sq.mtrs	12
9	Shri Rajaram Yashwant Sakpal	C-09 ACGP 750 30 Sq.mtrs	12
10	Shri Uttam Rajaram Masurekar	C-10 ACGP 795 30 Sq.mtrs	12
11	Shri Mangesh Chandrakant Sawant	C-11 ACGP 817 30 Sq.mtrs	12
12	Shri Rakesh Phutane	C-12 ACGP 832 30 Sq.mtrs	12
13	Shri Dinesh Bhavanishankar Naik	C-13 ACGP 855 30 Sq.mtrs	12
14	Shri Ratilal Babaldas Valand	C-14 ACGP 859 30 Sq.mtrs	12

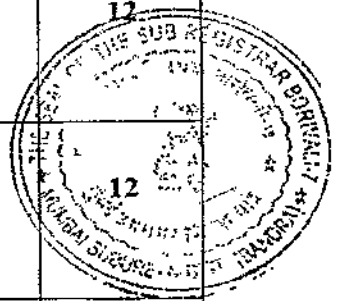


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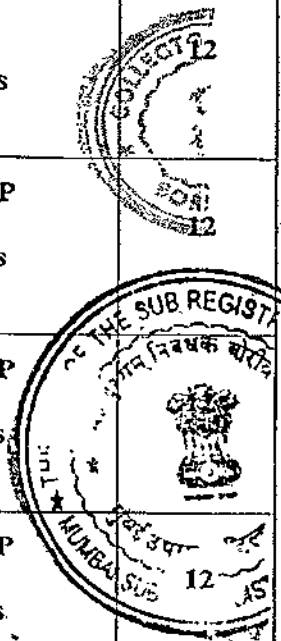
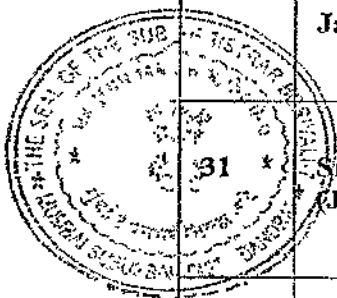
15	Shri Vijay Hanumant Dalvi	C-15 ACGP 863 30 Sq.mtrs	12
16	Shri. Ravindra Anant Satam	C-16 ACGP 874 30 Sq.mtrs	12
17	Smt. Manjulaben Chinubhai Shah	C-17 ACGP 877 30 Sq.mtrs	12
18	Shri Sundara Narayan Shetty	C-18 ACGP 885 30 Sq.mtrs	12
19	Shri Prakash Shankar Gavas	C-19 ACGP 913 30 Sq.mtrs	12
20	Shri Sambhaji Laxman Waghalkar	C-20 BCGP 48 30 Sq.mtrs	12
21	Shri Hanumant Pandurang Jadhav	C-21 BCGP 151 30 Sq.mtrs	12
22	Smt. Pushpa Tukaram Dalvi	C-22 BCGP 223 30 Sq.mtrs	12
23	Smt. Ranjana Baburao Maghade	C-23 ACSC 17 30 Sq.mtrs	12

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24	Smt. Supriya Rajendra Bingi	C-24 ACSC 30 30 Sq.mtrs	12
25	Smt. Sujata Bhaskar Zimare	C-25 ACSC 76 30 Sq.mtrs	12
26	Shri. Chandan Sakharan Tare	C-26 ACST 655 30 Sq.mtrs	12
27	Shri Dattaram Kasbele	C-27 ACST 10 30 Sq.mtrs	12
28	Shri. Subhash Krushna Deshmukh	D-01 ADGP 35 40 Sq.mtrs	12
29	Shri Koielpichi S. Kunder	D-02 ADGP 475 40 Sq.mtrs	12
30	Shri Damodar Laxmidas Jasani	D-03 ADGP 570 40 Sq.mtrs	12
31	Smt. Savita Ratilal Shah (Jaysukhlal)	D-04 ADGP 586 40 Sq.mtrs	12
32	Shri Ramesh Sakharan Dhore	D-05 ADGP 620 40 Sq.mtrs	12



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Dhore

33	Shri Kishor Rasiklal Bhavsar	D-06 ADGP 690 40 Sq.mtrs	12
34	Shri Mohan Laxman Biramane	D-07 BDGP 013 40 Sq.mtrs	12
35	Smt. Dhondabai Ananda Kapse	D-08 ADSC 90 40 Sq.mtrs	12
36	Shri Kailash Gulab Kenjale	D-09 BDSC 15 40 Sq.mtrs	12

महाराष्ट्र सरकार
मुंबई



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MAHARASHTRA

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ,

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

जा-क्र-उपमुअ./पश्चिम/मु.मं/ ७५६४

/२१, दिनांक:

30 DEC 2021

प्रति,

सचिव / मुख्य प्रवर्तक,

चारकोप गायत्री सह.गृ.नि.संस्था (नियो.),

भूखंड क्र.९०७, आरएससी-२१,

चारकोप कांदिवली (प),

मुंबई ४०००६७.



विषय:- चारकोप सेक्टर-९ येथील भूखंड क्र.९०७, चारकोप गायत्री सह.गृ.नि.संस्था (नियो.) यांच्या सुधारित भाडेपट्टा करारनाम्याचा मसुदा सादर करणेबाबत.

संदर्भ:- १. मा.उपाध्यक्ष / प्रा. यांनी दि.०३.१२.२०२१ रोजी सुधारित १.५ चटई क्षेत्र निर्देशांकास दिलेली मान्यता.

२. वास्तुशास्त्रज्ञ/मु.मं. यांचे पत्र क्र.६६९ दिनांक १७.१२.२०२१.

३. मा.मुख्याधिकारी/मु.मं. यांची दिनांक २३.१२.२०२१ रोजीची टिप्पणी.

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उपरोक्त विषयी संदर्भात मान्यतेच्या अनुषंगाने असे कळविण्यात येते की, आपल्या संस्थेने ०.८५ चटई

क्षेत्र निर्देशांक (FSI) नुसार भाडेपट्टा करारनाम्याचा मसुदा यापूर्वी सादर केलेला आहे. तथापी मा.उपाध्यक्ष/प्रा. यांनी संदर्भ क्र.१ च्या टिप्पणीत संस्थेस १.५ चटई क्षेत्र निर्देशांकास (FSI) मंजूरी प्रदान केली असून त्या संदर्भ क्र.२ अन्वये पुढील कार्यवाही करण्याबाबत निर्देश प्राप्त झाले आहेत. त्या अनुषंगाने संस्थेने सादर केलेल्या भाडेपट्टा करारनाम्याच्या मसुदात योग्य ते बदल करून सुधारित भाडेपट्टा 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)

चारकोप गायत्री सह. गृह. नि. सं. मर्या.

अध्यक्ष

सचिव

(टी.जी.साठे)		
उपमुख्य-आधिकारी (प)		
मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ		
२०२३		

चारकोप गायत्री सह. गृह. नि. सं. मर्या.

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सचिव



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MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY

Page No. 28 to 38

AREA CERTIFICATE

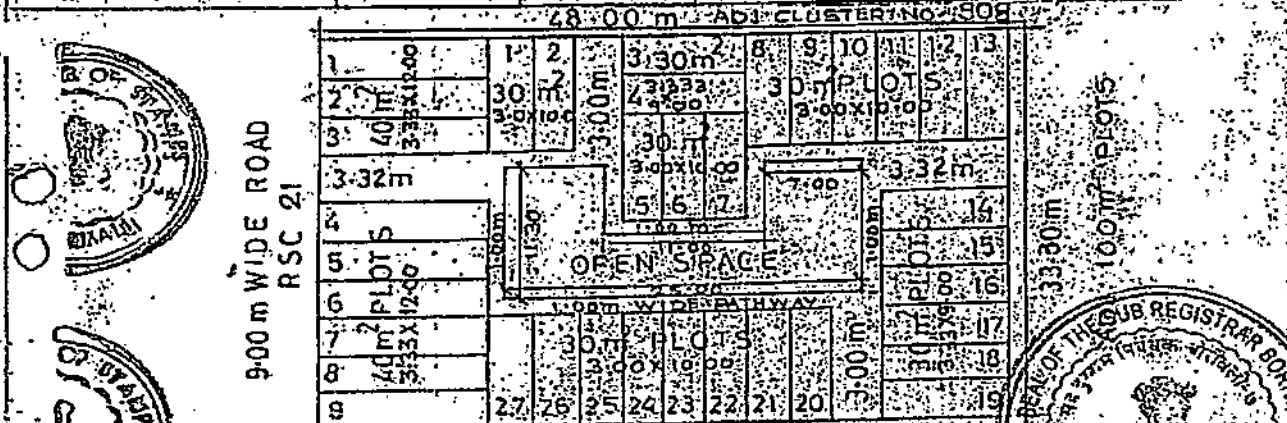
CLUSTER NO. 907, ROAD NO. RSC-21 S.No. 41 PT. OF CHARKOP VILLAGE
NAME OF THE SCHEME CHARKOP-41

GROSS AREA OF CLUSTER = 1598.40
DEDUCTION IF ANY
AREA UNDER OPEN SPACE = 209.17
AREA UNDER PATHWAY = 219.23
AREA UNDER RESIDENTIAL = 1170.00

NET AREA OF CLUSTER = 1598.40m² AREA UNDER CLUSTER = 1598.40m²

THIS CERTIFICATE IS ISSUED ONLY FOR THE PURPOSE OF AREA (1:100) REQUIRED FOR OBTAINING BUILDING PERMISSION FROM THE INCD 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.)
C3	1 TO 30	30.00	27	45.00	1215.00
D	1 TO 9	40.00	9	60.00	540.00
TOTAL					1755.00



THIS CERTIFICATE HAS BEEN ISSUED AS PER THE SUGGESTION GIVEN BY REVENUE & FOREST DEPTT GOVT. OF MAHARASHTRA TO BOMBAY MUNICIPAL CORPORATION MADE THEIR LETTER NO CTS 1083/41853 DATED 30.11.1985.

THE PLOT IS A PART OF LAYOUT PLAN OF CHARKOP-41
SCHE/TO/AS / GOVT DATED 28.9.83. CHARGE OF THE E.E.DUG. PROPOSED FOR THE
MUNICIPAL CORPORATION OF GREATER BOMBAY.
NOTE- THE DIMENSIONS OF THE PLOT SHALL BE VERIFIED ON SITE BEFORE HANDING OVER THE POSSESSION OF PLOT.

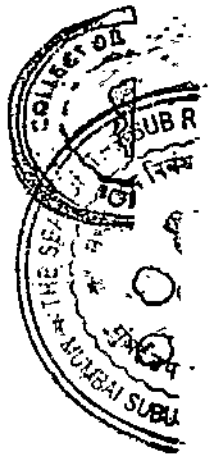
CLUSTER NO. = 907
AREA IN FIGURES = 1598.40 m²
AREA IN WORDS = ONE THOUSAND FIVE HUNDRED
TOTAL BUILT UP AREA PERMISSIBLE = 1755.00m²
URCHIN AC/30m/ CHARKOP-41/907
DATE 15.6.94
SCALE 1:500

CHECKED BY
PREPARED BY
VERIFIED ON SITE
EX. ENG. DIV. NO. / W.B.P.
CERTIFIED BY
ASST. LAND MANAGER (W.B.P.)

चारकोप गावठी सह. गृह. नि. सं. मर्या.
अध्यक्ष सचिव
Executive Engineer/
Berwalli Divn.
Mumbai Board
चारकोप गावठी सह. गृह. नि. सं. मर्या.
अध्यक्ष सचिव



बरल - ७/		
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चारकोप गायत्री सहकारी गृहनिर्माण संस्था (मर्यादित)

नोंदणी क्रमांक : एमयुएम/एमएचएडीबी/एचएसजी/(टिसी)/ १३४७७/ २०१९-२०२०
प्लॉट नं. ९०७, आर.एस.सी. २१, सर्वे नं. ४१, चारकोप, कांदिवली (पश्चिम), मुंबई - ४०० ०६७.

Minutes of the First General Meeting and Managing Committee Meeting of the
Charkop Gayatri CHS Ltd. Registration No. MUM/MHADB/HSG/(TC)/13477/2019
2020, Plot No. 907, RSC- 21, Charkop, Kandivali (West), Mumbai - 400 067
09.06.2019 and 09.06.2019 Respectively for the year (2019 - 2020)

Item No. 8	Acceptance of the terms and conditions of Allotment of the Cluster Plot bearing No. 907, RSC 21. at Charkop Gayatri CHS Ltd. as specified in Appendix I and II appended to the offer letter No. E.M./WBP/M.B./52/1653/2019 dated 22.05.2019 issued by Deputy Chief Officer (West), M.H. & A.D. Board, Mumbai.
Resolution No. 8	Resolved that the terms of condition of the Agreement of Lease to be executed between M.H.&A.D. Authority and Charkop Gayatri CHS Ltd. in respect of Cluster Plot No. 907, RSC-21 at Charkop as specified in the offer letter No. E.M./WBP/M.B./52/1653/2019 dated 22.05.2019 have been accepted by all the members of the Charkop Gayatri CHS Ltd. Further it is resolved that the acceptance of unqualified and without any reservation conditions and complaints.
Items No. 5 of the General Body Meeting held on 09.06.2019 and Item No.5 of the Managing Committee Meeting held on 09.06.2019	To delegate the Power for execution Agreement of Lease in respect of Cluster Plot No. 907, RSC- 21 of Charkop Gayatri CHS Ltd., Kandivali (W), Mumbai to be executed between M.H. & A.D. Authority and Charkop Gayatri CHS Ltd. Society Ltd.
Resolution No. 5 of the General Body Meeting held on	Resolved that the member of the Managing Committee has been Authorised to execute Agreement of Lease in respect of Cluster Plot

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पु. नं. ६७६६
खगिनगर

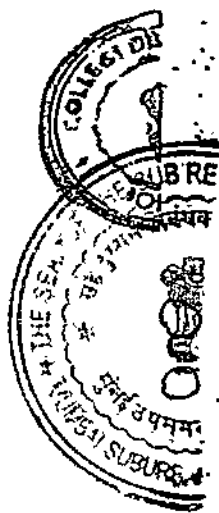
गृह. नि. सं. मर्या.

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२०२३		



	No.907 RSC-21 at Kandivali(W), Mumbai to be executed between M.H.& A.D. Authority and Charkop Gayatri Co-Op. Housing Society Ltd. on behalf of the Charkop Gayatri Co-op. Hsg. Society Ltd.
Resolution No.5 of the Managing Committee Meeting held on 09.06.2019	As the Power delegated under Resolution No.5 of the General Body Meeting held on 09.06.2019 Resolved that Shri Mangesh Chandrakant Sawant Chairman, Shri Vijay Hanumant Dalvi Secretary, and Smt. Pushpa Tukaram Dalvi Treasurer member of the Managing Committee have been authorised to execute the Agreement of the Lease to be executed between M.H. & AD. Authority and Charkop Gayatri Co-op. Hsg. Society Ltd. and to take over possession of the Cluster plot No.907, RSC-21 at Charkop Gayatri Co-Op. Hsg. Soc. Ltd. Mumbai from M.H.& A.D. Authority.

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M. S. A.
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V. D. L.
सचिव

पु. त्र. दलवी
खनिन्दार



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चारकोप गायत्री सह. गृह. नि. सं. मर्या.

M. S. A.
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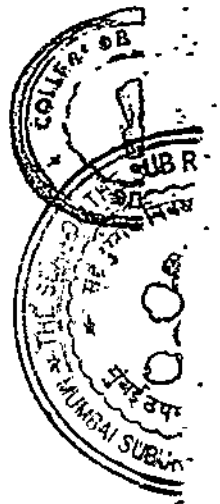
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V. D. L.
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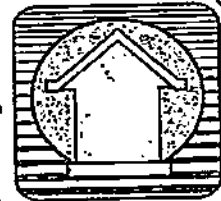


मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडाचा घटक)

MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)

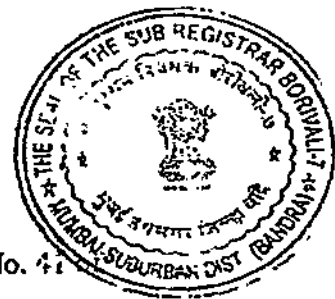
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म्हाडा
MHADA



No. MB/Dyco(77)/ 811 / 2019
Dated 5/11/2019

To,
Shri. Vijay Hanumanth Dalvi
Charkop Gayatri Co-Operative Housing Society,
Plot no 907, RSC 21, Charkop Sector 9,
Kandivali (W), Mumbai-400 051.



Sub: Allotment of cluster plot bearing no. 907, RSC-21, at Survey No. 41
Charkop Village, Mumbai Suburban District.

Ref: 1. This office letter no. SM(WBP)/M.B./2446/2019 dated 19.07.2019.
2. Your letter dated 10.06.2019 received on 11.06.2019.

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Whereas your society has accepted the offer of an allotment of the cluster plot bearing no. 907, RSC-21 admeasuring 1598.40 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.6,61,500/- (Rs. Six lakhs Sixty One Thousand only Five Hundred only) and the dues as demanded by this office.

Whereas your society has been registered with Deputy Registrar, Co-operative Societies, M.H. & A.L. Eard, Bandra (East), Mumbai 400 051, vide registration no. MUM/MHADA/HSG/TC/13477/2019-20 dated 04.03.2019.

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. 907, RSC-21 at survey no. 41 of Charkop Village, on behalf of the society vide resolution no. 5 passed in the general body meeting of the society held on 05.06.2019 and subsequent resolution no. 5 passed in the managing committee held on 03.06.2019.

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

चारकोप गावठी सह. गृह. नि. सं. मर्या. चारकोप गावठी सह. गृह. नि. सं. मर्या.

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

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

office vide this office letter under reference vide resolution no. 8 passed in the general body meeting held on 09.06.2019, your society has been allotted cluster plot bearing no. 907, RSC 21, 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. 907, RSC-21 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.



चारकोप गावची सह. गृह. नि. सं. मर्या.

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Yours Faithfully.

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



चारकोप गावची सह. गृह. नि. सं. मर्या.

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49.5389


Chs Ltd Plot No- 907, RSE-2.1, Charkop Karolnali (W)
Mumbai

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Authorised Officer

Page No. 2928 to 30

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नोंदणी क्रमांक : एमयुएम / एमएचएडीबी / एचएसजी / (टिसी) /
/ 938707 / सन 2019 - 2020

नोंदणीचे प्रमाणपत्र

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

चारकोप गावत्री सहकारी गृहनिर्माण संस्था मर्यादित, प्लॉट नं. ९०७,

और.एस.सी. २१, सर्व्हे नं. ४१, चारकोप, कांदिवली (पश्चिम),

मुंबई - ४०००६७.

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील (सं. १९६१ चा

महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थांचे

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 पूर्व पश्चिम उपनगरे),
मुंबई गृहनिर्माण न क्षेत्रविकास मंडळ, म्हाडा, मुंबई

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दिनांक : ४.६.२०१९

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चारकोप गावत्री सह. गृह. नि. सं. मर्या.

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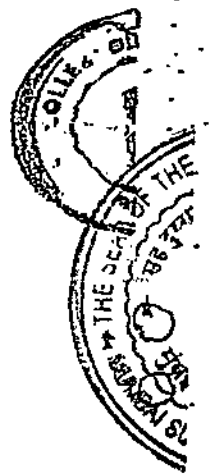
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नगर भूमापन अधिकारी बोरीवली यांचे कार्यालय

तहसिलदार, व नगर भूमापन कार्यालय इमारत, चौथा मजला. डॉ.न.रा. करोडे मार्ग (नाटकवाला लेन) एस. व्ही. रोड.
शिपोली सिग्नल बोरीवली (पश्चिम) मुंबई - ४०००९२.

Email :- ctsohopivali@gmail.com Tel:-०२२ २८०७५०४५

क्र.न.भू.बोरी/न.भू.चारकोप/आ क्र. ४९८२/२०१९
बोरीवली, दिनांक- ११/०६/२०१९



प्रति,
संजय चिंदरकर
९०७ आर एस सी चारकोप
कांदिवली (प)

विषय :- प्रमाणित नकला मिळणेबाबत.

नगर भूमापन - चारकोप ता.बोरीवली येथील प्लॉट नं.९०७
आर.एस.सी. २१

संदर्भ :- आपला दिनांक ०४/०६/२०१९ रोजीचा अर्ज.

वरील संदर्भित अर्जान्वये आपण नगर भूमापन - चारकोप, ता.बोरीवली येथील प्लॉट नं.९०७
आर.एस.सी.२१ 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

चारकोप गायत्री सह. गुह. नि. सं. मर्या.
अध्यक्ष

सचिव

चारकोप गायत्री सह. गुह. नि. सं. मर्या.

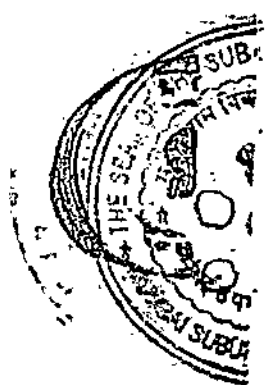
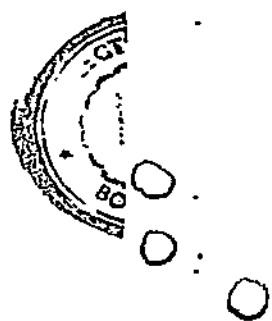
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चारकोप गायत्री सहकारी गृहनिर्माण संस्था (मर्यादित)

नोंदणी क्रमांक : एमयुएम/एमएचएडीबी/एचएसजी/(टिसी)/ १३४७७/ २०१९-२०२०
प्लॉट नं. ९०७, आर.एस.सी. २१, सर्वे नं. ४१, चारकोप, कांदिवली (पश्चिम), मुंबई - ४०० ०६७.

सर्वसाधारण सभा क्र. ०२

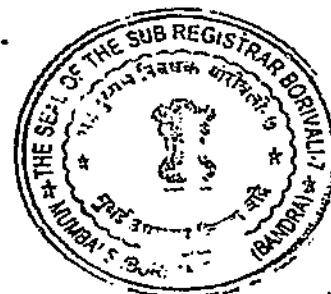
सर्वसाधारण सभेचे मिनिट

चारकोप गायत्री सहकारी गृहनिर्माण संस्था (मर्यादित) महाराष्ट्र सहकारी संस्था अधिनियम १९९० अन्वये संस्थेची दुसरी सभा दिनांक १८.१०.२०२० रोजी घेण्यात आली व या सभेत खालील ठराव करण्यात आला.

ठराव क्र. १ : संस्थेच्या ३ कार्यकारी सदस्यांपैकी २ कार्यकारी सदस्यांना सहया करण्याचे अधिकार प्रदान करणे.

ठराव करण्यात आला की, संस्थेचे सचिव, अध्यक्ष, खजिनदार या ३ कार्यकारी सदस्यांपैकी सचिव यांची स्वाक्षरी महत्वाची असून, अध्यक्ष किंवा खजिनदार या दोघांपैकी एका सदस्यांना स्वाक्षरी करण्याचे अधिकार प्रदान करण्यात आले. खालील कामांसाठी सहया करण्याचे अधिकार प्रदान करण्यात आले.

- १) भाडेपट्टा करारनामा (Lease Agreement)
 - २) भूखंड संकूलाचा ताबापत्र
 - ३) म्हाडा बरोबर पत्रव्यवहार करणे.
- वैकेचे व्यवहार करणे व इतर



संयोजक : चंद्रकांत महादेव वामकर

अनुमोदक : सुंदरा नारायण शेटी

ठराव सर्वानुमते मंजूर.

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चारकोप गायत्री सह. गृह. नि. सं. मर्या.

अध्यक्ष

सचिव

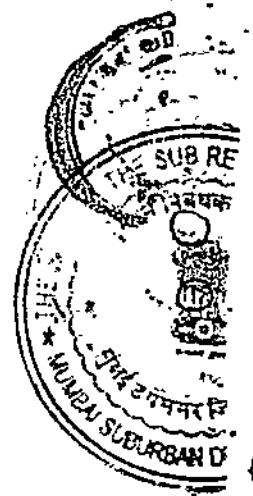
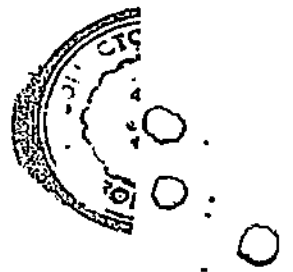
चारकोप गायत्री सह. गृह. नि. सं. मर्या.

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Minutes of the 153rd meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 19th March, 2021

The draft CZMPs were published on 16th January, 2020 and 22nd January, 2020 for inviting suggestions/objections. The Public Hearing as mandated by the CRZ Notification, 2019 was held on 4th & 5th March, 2020. The suggestions/objections of Mumbai City & Mumbai Suburban received were compiled and sent to NCSCM for examination.

The draft CZMPs were deliberated in the technical scrutiny committee meetings held on 20th Nov, 2020 and 10th March, 2021 respectively. Various suggestions / objections received on draft CZMPs were deliberated. Issues pertaining to Hazard line, classification of the tidally influenced water bodies such as creek, bay, estuary, classification of the CRZ III areas etc were discussed in detailed.

The Authority took note of the observations of the technical scrutiny committee meetings. The NCSCM, Chennai has sent the minutes of the Technical Scrutiny committee meeting held on 10th March, 2021. Technical Scrutiny committee has recommended draft CZMPs accompanying coastal land use maps of Mumbai City and Mumbai Suburban for further presenting before NCZMA, New Delhi. The NCSCM, Chennai vide email dated 21.3.2021 has sent the draft CZMPs accompanying coastal land use maps to MCZMA.

The Authority discussed the draft maps of Mumbai City & Mumbai Suburban. It was noted that draft CZMPs approved under CRZ Notification, 2011, has been updated in line with the provision of the CRZ Notification, 2019. The draft CZMPs shows the demarcation of the HTL, LTL, Hazard line along with various classifications of CRZ categories such as CRZ I, CRZ II, CRZ III and CRZ IV areas, and coastal land use maps indicates ESA areas i.e. CRZ IA with separate colour coding.

The Authority observed that certain information like fishing villages, fishing infrastructure facilities, etc is difficult to indicate clearly in 1:25000 scale CZMP. The Authority further discussed that the land use information


Member Secretary


Page 2 of 4


Chairperson


चारकाप गायत्री सह. गृह. नि. सं. मर्या.

चारकाप गायत्री सह. गृह. नि. सं. मर्या.


अध्यक्ष


सचिव

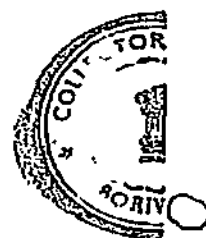

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सचिव

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In 1:25000 scale 3		



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Minutes of the 153rd meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 19th March, 2021

pertaining to fishing villages, fishing infrastructure facilities, Highway/roads, other required information, tourism plan, if any etc could be superimposed on CZMPs in the scale of 1:4000 which is local level CZMPs to facilitate implementation of the CZMPs for local bodies. The technical scrutiny committee also recommended indicating certain information in 1:4000 scale.

The Authority also noted that Hon'ble Supreme Court is also monitoring the progress of CZMPs, under CRZ Notification, 2019.

In the light of above, the Authority after details discussions and deliberation decided that draft CZMPs (1:2500 scale) under CRZ Notification, 2019 accompanying coastal land use maps could be recommended to MoEF&CC, New Delhi, for approval through State Government, with following conditions:

1. Land use information pertaining to fishing villages, fishing infrastructure facilities, Highway/ roads, other required information, tourism plan, if any etc could be superimposed on CZMPs in the scale of 1:4000 which is local level CZMPs to facilitate implementation of the CZMPs for local bodies.
2. Whenever there is a doubt or a likely disparity noticed in the CZMP, the concerned State or Union territory Coastal Zone Management Authority shall refer the matter to MoEFCC for a modification/rectification of the CZMP along with valid reasons for the same. The MoEFCC shall refer the matter to the National Centre for Sustainable Coastal Management (NCSCM) for verification based on latest satellite imagery and ground truthing for possible modification/rectification in the CZMP, as per the guidelines of MoEF&CC, New Delhi.

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धारकाप गायत्री सह. गृह. नि. सं. मर्या.

धारकाप गायत्री सह. गृह. नि. सं. मर्या.

अध्यक्ष

सचिव

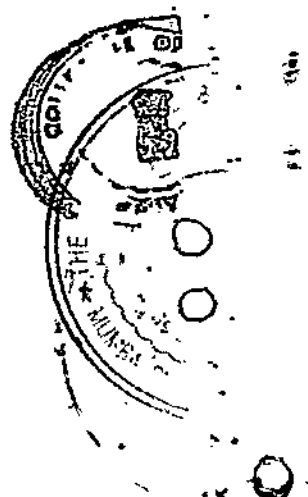
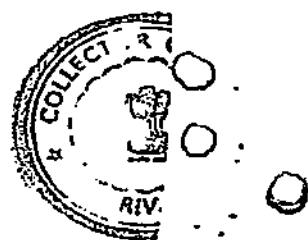
Member Secretary

Page 3 of 4

Chairperson



बदल - ७/		
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Minutes of the 153rd meeting of the Maharashtra Coastal Zone Management
Authority (MCZMA) held on 19th March, 2021

Annexure I

List of members/officials present in the online meeting:

1. Mr. Bhushan Gagrani, Principal Secretary, Urban Development Department, GoM
2. Mrs. Neenu Somraj, DCF, Mangrove Cell, Member MCZMA
3. Mr. Padmakar Nandushekar, Environment Advisor, MIDC, representative of Industries Department, Member MCZMA
4. Shri. Rajesh Padgoankar, Dy Ch.E. MCGM, Member MCZMA
5. Dr. Mahesh Shindikar, College of Engineering, Pune, Expert Member, MCZMA
6. Dr. A. K. Chaubey, NIO, Expert Member, MCZMA
7. Mr. Maruti Kudale, Ex Director, CWPRS, Expert Member, MCZMA
8. Mr. Narendra Toke, Director, Environment, Member Secretary, MCZMA



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चारकाप गायत्री सह. गृह. नि. सं. मर्या.

अध्यक्ष

सचिव

चारकाप गायत्री सह. गृह. नि. सं. मर्या.

अध्यक्ष

सचिव

Member Secretary

Page 4 of 4

Chairperson



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भारत सरकार
GOVERNMENT OF INDIA

विजय हनुमंत दलवी
VIJAY HANUMANT DALVI
जन्म तारीख / DOB : 29/03/1968
पुल्लिंग / MALE

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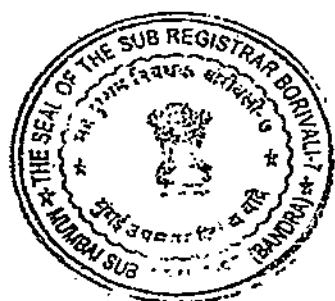
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भारतीय निवास प्रमाणन प्राधिकरण
INDIAN RESIDENCE AUTHORITY OF INDIA

पत्ता : 5/9 श्री सई चरण को-ऑपरेटिव
HOUSING SOCIETY, JUNA
मुम्बई पुणे रोड, ओपी
मानिशा नगर, कलवा
कलवा-तेसरा, महाराष्ट्र
400605

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चारकोप गायत्री सह. गृह. नि. सं. मर्या.
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Page No 3736 to 38

PERMANENT ACCOUNT NUMBER
ADZPD8874H

NAME
VIJAY HANUMANT DALVI

FATHER'S NAME
HANUMANT KESHAV DALVI

DATE OF BIRTH
29-03-1966

SIGNATURE
[Signature]

COMMISSIONER OF INCOME TAX (Computer Operations)

[Signature]

इस कार्ड के खो / गिरा जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें।
आयकर आयोग (कंप्यूटर सेक्टर)
सी-13, प्रायश्चित्त भवन
बंदरा-कुर्ला कॉम्प्लेक्स
मुंबई - 400 051.
In case this card is lost/ found, kindly inform/return to the issuing authority :
Commissioner of Income Tax (Computer Operations)
C-13, Prayashchitta Bhavan
Bandra-Kurla Complex,
Mumbai - 400 051.



बंदरा - 16/
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आयकराधिकारी महोदय, बृह. नि. सं. सर्वो.

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बरल - ७/		
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आयकर विभाग
INCOME TAX DEPARTMENT
MANGESH C SAWANT
CHANDRAKANT BABAJI SAWANT



भारत सरकार
GOVT OF INDIA

17/07/1974

Permanent Account Number

BZIPS4257A

आयकर विभाग, मुंबई

MB8
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आयकर विभाग, मुंबई

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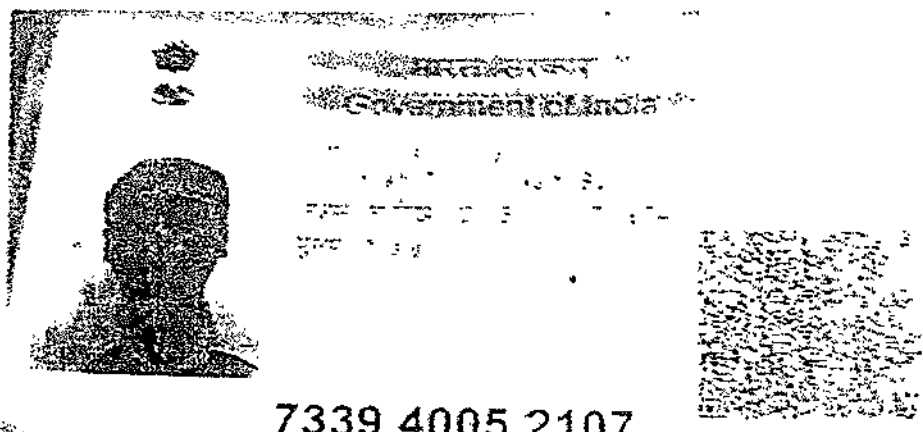
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आधार - सामान्य माणसाचा अधिकार

भारतीय पहचान प्राधिकरण
Unique Identification Authority of India

Address: 1/7, Devedra Chawl, (Bandhu Vihar), Badrekar Wadi Road, Badrekar Wadi, Mumbai, Jogeshwari East, Maharashtra, 400060

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सचिव, भारत सरकार, नई दिल्ली

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भारत सरकार

सर्वेश यशवंत नावतु
Sarvesh Yashwant Nawtu

जन्म वर्ष / Year of Birth : 1985
पुरुष / Male

4421 6241 9330

आधार - सामान्य नागरिकांचा अधिकार

Sarvesh

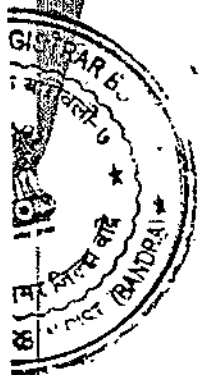
भारतीय विनिर्दिष्ट ओळख प्रमाणिकरण
Indian Designated Identity Authentication

वर्तमान S/O यशवंत नावतु, विनिर्दिष्ट
टी-१२, कमर नं. ४०४, प्रतीक्षा नगर, सायन
कोलीवाडा, मुंबई, महाराष्ट्र, ४०००२२

Address: S/O Yashwant Nawtu,
building no T-12, room no 404,
pratiksha nagar, saion kaliwada,
Mumbai, Maharashtra, 400022



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Jayprakash Vankar 11-13
24-1-1942, Gen. Subd. Insp
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लेख , मेरी पहचान

Rush



• लोचन विभाग, जे.एम. ५४, १
Unique Identification Authority of India

प्राप्त २७-११-१७, २०१७ में २, चौक/हजार, मन्दीरी इलाके में
आवृत्ति, गन्तव्य प्रस्ताव, मन्दीरी, मन्दीरी स्थानीय, मन्दीरी,
२०००००

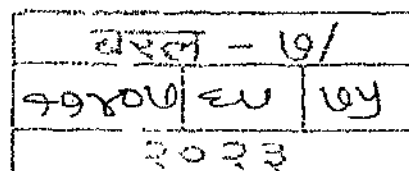
1. The first step is to identify the problem. This involves understanding the situation and the goals that need to be achieved.

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☎ 1547

57 reynolds, r. & c.

²⁷ *Ibid.*, p. 206.





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

Receipt of Document Handling Charges

PRN	2607202305744	Receipt Date	26/07/2023
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Received from DHC, Mobile number 9100000000, an amount of Rs.1500/-, towards Document Handling Charges for the Document to be registered on Document No. 11407 dated 26/07/2023 at the Sub Registrar office Joint S.R. Borivali 7 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	SBIN	Payment Date	26/07/2023
Bank CIN	10004152023072605269	REF No.	320785530976
Deface No	2607202305744D	Deface Date	26/07/2023

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



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CHALLAN
MTR Form Number-6



GRN	MH005726669202324P	BARCODE	26/07/2023-10:53:31	Date	26/07/2023-10:53:31	Form ID
Department		Inspector General Of Registration				
Registration Fee		Payer Details				
Type of Payment		Ordinary Collections IGR				
Office Name		BRL7_JT SUB REGISTRAR BORIVALI 7				
Location		MUMBAI				
Year		2023-2024 One Time				
Full Name		THE CHARKOP GAYATRI CHS LTD				
Flat/Block No.		CLUSTER PLOT NO. 907, RSC-21, S.NO 41				
Premises/Building		PART				

Account Head Details		Amount In Rs.		Road/Street		SECTOR NO.9, CHARKOP KANDIVALI WEST	
0030063301 Amount of Tax		7000.00		Area/Locality		MUMBAI	
				Town/City/District			
				PIN		4 0 0 0 6 7	
				Remarks (If Any)			
				SecondPartyName=MHADA~			
				Amount In		Seven Thousand Rupees Only	
Total		7,000.00		Words			
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN		Ref. No.		10000502023072600902 2700551860125	
Cheque/DD No.		Bank Date		RBI Date		26/07/2023-10:54:03 Not Verified with RBI	
Name of Bank		Bank-Branch		STATE BANK OF INDIA			
Name of Branch		Scroll No. , Date		Not Verified with Scroll			

Defacement ID : **7000.00** Mobile No. : 9821914315
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नॉट: चालन केवल दुर्यम निवधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करवता दस्त्यासाठी नाल चालन लागू

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-451-11407	0002961359202324	26/07/2023-13:07:46	IGR196	7000.00

GRN : MH005726689202324P Amount : 7,000.00 Bank : STATE BANK OF INDIA Date : 26/07/2023-10:53:31

Total Defacement Amount	7,000.00
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Handwritten stamp with the following details:
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बुधवार, 26 जुलै 2023 1:08 म.नं.

दस्त गोपवारा भाग-1

बरल7

दस्त क्रमांक: 11407/2023

दस्त क्रमांक: बरल7 /11407/2023

वाजार मूल्य: रु. 6,23,700/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.31,185/-

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

पावती:12164

पावती दिनांक: 26/07/2023

अ. क्र. 11407 बर दि.26-07-2023

सादरकरणाचे नाव: द चारकोप गायत्री को ऑप ही सो लि
चे चेअरमन मंगेश चंद्रकांत सावंत

रोजी 1:07 म.नं. वा. हजर केला.

नोंदणी फी

रु. 7000.00

दस्त हाताळणी फी

रु. 1500.00

पृष्ठांची संख्या: 75

एकुण: 8500.00

दस्त हजर करणाऱ्याची सही:

सह. दु. नि. का. बरीवली-७
सह. दु. नि. का. बरीवली-७
मुंबई उपनगर जिल्हा.
दस्ताची प्रकार: मोठ्यासह. दु. नि. का. बरीवली-७,
मुंबई उपनगर जिल्हा.मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा
उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 26 / 07 / 2023 01 : 07 : 22 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 26 / 07 / 2023 01 : 08 : 33 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तऐवज त नोंदणी कायदा १९०८ च्या अन्वये तुरुन्तुसारच नोंदणीस
दखल केलेला आहे. *दस्तावेज सत्य, निष्पक्ष व अविनाशक, साक्षीदार व
सोबत जोडलेल्या कागदपत्रांचा त्याला तपसलो आहे. *दस्ताची सत्यता, वैधता
कायदेशीर बाबीसाठी दस्त निष्पक्ष व यत्नसिध्दार्क हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे :

लिहून घेणारे :



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दस्तावेज प्रकार: - वाटपट्टा

दस्तावेज क्रमांक: 11407/2023

दस्तावेज क्रमांक: 11407/2023

अनु क्र.	पक्षकारांचे नाव व पत्ता	पक्षकारांचा प्रकार	छायाचित्र	उत्तर प्रमाणित
1	नाम: महाराष्ट्र हाऊसिंग आणि ग्रॅगिअर डेव्हलपमेंट अथॉरिटी चे जाडट चीफ ऑफिसर नीलिमा धायगुडे यांनी द्यायला दिल्याने केला असून त्यांना नोंदणी अधिनियम 1908 चे कलम 88 नुसार नोंदणी मारठा हजर राहण्यास मजबूत आहे पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पुढेनिर्माण भवन, कलाक नं: बांद्रा पूर्व मुंबई, रोड नं: कला नगर, महाराष्ट्र, MUMBAI. पिन नंबर: AAAJM0344H	मानक वय: -50 स्वाधरी:-	image.jpg	image.jpg
2	नाम: महाराष्ट्र हाऊसिंग आणि ग्रॅगिअर डेव्हलपमेंट अथॉरिटी चे एक्झिक्युटिव्ह डायरेक्टर रोहितजी दिवाजत मुंबई थोडे हनुमंत गम धानू यांनी द्यायला दिल्याने केला असून त्यांना नोंदणी अधिनियम 1908 चे कलम 88 नुसार नोंदणी मारठा हजर राहण्यास मजबूत आहे पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पुढेनिर्माण भवन, कलाक नं: बांद्रा पूर्व मुंबई, रोड नं: कला नगर, महाराष्ट्र, मुम्बई. पिन नंबर: AAAJM0344H	मानक वय: -50 स्वाधरी:-	image.jpg	image.jpg
3	नाम: द चारकोप गायत्री को ऑप ह्री मो लि चे वेअरमन मंगेश चव्हात मावत पत्ता: प्लॉट नं: 907, माळा नं: -, इमारतीचे नाव: द चारकोप गायत्री को ऑप ह्री मो लि, कलाक नं: कांदिवली पश्चिम, मुंबई, रोड नं: गवई नं 41 पार्स, चारकोप सेक्टर नं 8, महाराष्ट्र, मुम्बई. पिन नंबर: BZTPS4257A	भाडेकर वय: -49 स्वाधरी:-		
4	नाम: द चारकोप गायत्री को ऑप ह्री मो लि चे सेक्रेटरी विजय हनुमंत दखवी पत्ता: प्लॉट नं: 907, माळा नं: -, इमारतीचे नाव: द चारकोप गायत्री को ऑप ह्री मो लि, कलाक नं: कांदिवली पश्चिम, मुंबई, रोड नं: गवई नं 41 पार्स, चारकोप सेक्टर नं 8, महाराष्ट्र, मुम्बई. पिन नंबर: ADZPD8874H	भाडेकर वय: -57 स्वाधरी:-		

वरील दस्तावेज करत देणार व धाकडीत भाडेपट्टा चा दस्त येवज करत दिल्याचे वजुत करतात.
शिक्का क्र.3 ची वेळ: 26/07/2023 01:09:31 PM

ओळख:-

व्यापारीक दस्त अर्ज दिव्यात करतात की ते दस्तावेज करत देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकारांचे नाव व पत्ता

- नाम: अय्यमन वेंकटराव मारवा
वय: 55
पत्ता: कलम नं. 12, मंगल वी-2, गोकुलधाम, मानिकी दांबर के मापने, गंगेगाव पूर्व, मुंबई
पिन कोड: 400063
नाम: मंगेश वधवान मल्ल
वय: 38
पत्ता: विलिंग्टन नं. 12, कम नं. 404, प्रदीप नगर, मुंबई
पिन कोड: 400022

छायाचित्र	उत्तर प्रमाणित

शिक्का क्र.4 ची वेळ: 26/07/2023 01:10:16

शिक्का क्र.5 ची वेळ: 26/07/2023 01:13:49 PM नोंदणी पुर्ण

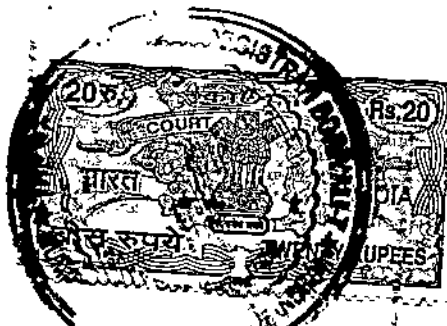
सह. दुय्यम निबंधक बोरीवली-७,
पारमेश्वरी डिवायडर जिल्हा

sr.	Purchaser	Type	Verification no/Vendor	GRN/License	Amount	Used	Deface Number	Deface
1		Certificate	ADJ/GR242/592/2023	1/1173	31185	SD		
2		DHC		2607202305744	1500	RF	2607202305744D	26/07/2023
3		eChallan		MH005726869202324P	7000	RF	0002961359202324	26/07/2023

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

11407/2023

Know Your Rights as Registrants



श्री. श्रीमती/ सरलत पटेल
यांना त्यांचे ता. 26/07/2023
च्या अर्जांनुसार नक्कल दिले. पा. 12243
अर्ज क्रमांक: 224/2023
दिनांक: 26/07/2023

सह दुय्यम निबंधक बोरीवली क्र. ७

खरी प्रत

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

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कार्यालय	
उत्प्रेषण अधिकारी (प) / मु. नं.	
आवक क्रमांक	1289
दिनांक:	21/8/2023
संबंधित	Em
विभाग	WBF
अधिन्यायी	4/2/51
स्वाक्षरी	

No. EE/Borivali Divn.MB/ 2126 /2023

Date :- 31/07/2023

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 907. RSC- 21, Charkop, Sector-9, Kandivali (west), Mumbai-400067 as per Estate Manager (W) / Mumbai Board Office Note No. EM (W)/M.B./236, dt.16.06.2023 to Charkop Gayatri CHS Ltd. Registration No. MUM / MHADA/ HSG / TC) /13477 / 2019-20, dt.04.06.2019.

The piece & parcel of land now handed over as stated above Admeasuring area of plot 1598.40 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
On or towards the South
On or towards the East
On or towards the West

Adj. 100 Sq.mtr. Plots
Adj. 9 meter wide road RSC-21
Adj. Cluster-plot no 906
Adj. Cluster plot no 908

Handed over by

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

Taken over by

चारकोप गायत्री सह. गृह. नि. सं. मर्या.

अध्यक्ष Charkop Gayatri
CHS Ltd.



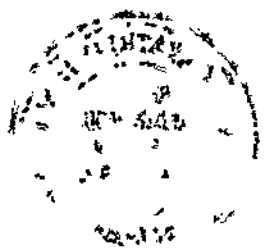
- 1) Copy Submitted to Chief Officer /M.B. for information please.
- 2) Copy Submitted to Deputy Chief Officer (W) / M.B for information please.
- 3) Copy submitted to Sr. Architect & Planner Mumbai Board for information Please.
- 4) Copy to Estate Manager (W)/M.B for information and necessary action.

श्री. वामदे

मिळकत व्यवस्थापक (डक्यु)/मु. नं.	
आवक क्र:	8/2/1289
दिनांक:	03/08/2023
वेळ-याची सही:	

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