चारकोप भैरव सह.गृह.संस्था., भूखंड क्र.८१०, आरएससी-५, सर्व्हे क्र.४१, चारकोप विल्लेज, कांदिवली [प.], मुंबई-४०० ०६७, कोड क्र.०५२ मधील पात्र सभासद विगतवारी निहाय सभासदांची यादी

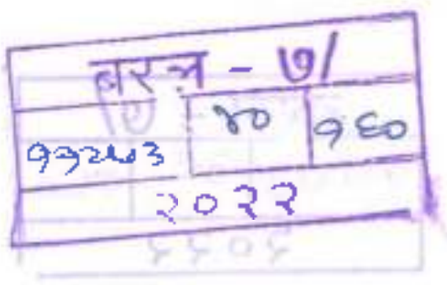
अ क्र.	सभासदाचे पूर्ण नाव	कोड क्र.	प्रवर्ग	सोडत क्र.	प्रवर्ग/ शेरा
१	श्रीम.हिमाली हनुमान भोसले	५२	एसीजीपी	१४८	जी पी
२	श्री.भास्कर किसनराव ढगे	५२	एसीजीपी	३५१	जी पी
३	श्री.प्रमोद पांडुरंग विचारे	५२	एसीजीपी	३८९	जी पी
४	श्री.अन्नासाहेब अप्पाजी चव्हाण	५२	एसीजीपी	४३९	जी पी
५	श्री.चंद्राबली खुरबुर यादव	५२	एसीजीपी	५६१	जी पी
६	श्री.प्रशांत हरिश्चंद्र कदम	५२	एसीजीपी	५८४	जी पी
७	श्री.रावसाहेब विठोबा कानगुडे	५२	एसीजीपी	६६५	जी पी
८	श्री.रमेश धनाजी टंक	५२	एसीजीपी	७५२	जी पी
९	श्री.गुरुदास दिगंबर दुखंडे	५२	एसीजीपी	७५४	जी पी
१०	कु.संध्या सावळाराम कदम	५२	एसीजीपी	६०३	जी पी
११	श्रीम.कविता चंद्रकांत येझरकर	५२	एसीजीपी	७७७	जी पी
१२	श्री.दत्ताराम शंकर कर्पे	५२	एसीजीपी	८१९	जी पी
१३	श्री.किशोर सदाशिव म्हाप्रळकर	५२	एसीजीपी	८१९	जी पी
१४	श्री.मोहम्मद इब्राहिम हुसैन सारंग	५२	एसीजीपी	८२६	जी पी
१५	श्री.जितेंद्र पुंडलिक पागधरे	५२	एसीजीपी	८३३	जी पी
१६	श्रीम.जयश्री शंकर शेटटी	५२	एसीजीपी	८६१	जी पी
१७	श्री.सुरेश रावजी चावडा	५२	एसीजीपी	८६६	जी पी
१८	श्री.विठ्ठल महादेव पांचाळ	५२	एसीजीपी	८७८	जी पी
१९	श्री.सुधीर आत्माराम खानविलकर	५२	एसीजीपी	८५०	जी पी
२०	श्री.अरुण नाना नवघरे	५२	एसीएससी	१२	एस सी
२१	श्री.विनोद मुरलीधर जैसवाल	५२	एसीएससी	२३	एस सी
२२	श्री.खोदीदास धुडीदास परमार	५२	एसीएससी	६६	एससी
२३	श्री.अशोक बाबू उघेचीया	५२	एसीएसटी	४	एस टी
२४	श्री.कांतीलाल हिम्मतलाल शहा	५२	एसीएसटी	४५	एस टी
२५	श्री.प्रल्हाद भगवानदिन नाई	५२	एसीएसटी	६६	एस टी
२६	श्री.शेटया नामदेव पवार	५२	एसीएनटी	८	एन टी
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२९	श्री.रविंद्र शामराव जाधव	५२	बीसीजीपी	५०	जी पी
३०	श्री.शिरीष बाबूराव काळे	५२	बीसीजीपी	५५	जी पी

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

दस्त - ७/
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२०२२






प्रश्न - ७/
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१०
१८०
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३२	श्री.चंद्रकांत रामचंद्र वारेशी	५२	बीसीजीपी	८०	जी पी
३३	श्री. संतोष पांडुरंग निकम	५२	बीसीजीपी	१३८	जी पी
३४	श्री.गीताराम सहादू अभंग	५२	बीसीजीपी	१५२	जी पी
३५	श्री.महेंद्र शिवाजी घाग	५२	बीसीजीपी	१९२	जी पी
३६	श्री.प्रकाश भिकाजी पोतके	५२	बीसीजीपी	२००	जी पी
३७	श्री.भरत बाबू पाटील	५२	बीसीजीपी	२१७	जी पी
३८	श्री.भिकन वेडू घोपे	५२	बीसीजीपी	२२७	जी पी
३९	कु.सुचिता ज्ञानेश्वर सोनवडेकर	५२	एडीजीपी	८७	जी पी
४०	श्री.ओमनारायण शिवराम मिश्रा	५२	एडीजीपी	१९२	जी पी
४१	श्री.बिपीनचंद्र मोहनलाल शाह	५२	एडीजीपी	३६७	जी पी
४२	कु.मेघा विजयकुमार लिमये	५२	एडीजीपी	४८०	जी पी
४३	श्री.रमेश तानाजी तांबडे	५२	एडीजीपी	६९९	जी पी
४४	श्री.भालचंद्र गणपत साने	५२	एडीजीपी	७०८	जी पी
४५	श्री.महेंद्र खंडू शिंदे	५२	एडीएससी	८९	एस सी
४६	श्री.किसन मोहनलाल मकवाना	५२	एडीएससी	९६	एस सी
४७	श्री.अशोक चावदारा ठाकूर	५२	बीडीजीपी	५१	एस टी
४८	श्री.संजय पांडूरंग दुरफे	५२	बीडीजीपी	६३	जी पी

चारकोप जैन सह.गृह.नि.संस्था (लिमिटेड)

र.ता.तांबडे

(रमेश तानाजी तांबडे)

मुंबई प्रवर्तक

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

पावती + ७/
९९२७३ | ७१ | ९६०
२०२२





केस्ल - ७/
१३२७३ ते ९६०
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II

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नोंदणी क्रमांक : एमयुएम / एमएचएडीए / एचएसजी / (टिसी) /
/ 93419 / सन २०१९ - २०२०

✿ नोंदणीचे प्रमाणपत्र ✿

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की, चारकोप भैरव को ऑप होसिंग सोसा लि., प्लॉट नं. ८१०, आरएससी-०५, सेक्टर -८, सर्वे नं. ४१, कांदिवली (पश्चिम) मुंबई-६७

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 12/12/19

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

मुंबई :
दिनांक : 23/12/2019

बरला - 19/
११२७३ | ७३ | ९८
२०२२

31

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

म्हाडा
MHADA

No. E.M.(WBP)/M.B./52/ 3626 2019
Date:- 25 NOV 2019

To,
Mr.Ramesh Tanaji Tambde
Charkop BHAIRAV Co-operative Housing Society (Proposed.)

Sub:- Offer allotment of an open developed Cluster Plot No. **810**, RSC-5 at Survey no.41 of Charkop Village under Code No.052.

Sir,

Since the eligibility of the applicants is decided after they are successful in the lots within confirmed list and all the applicants have paid the initial down payment and other dues as indicated in the Appendix-II attached herewith, the applicants have formed the **CHARKOP BHAIRAV** Co-operative Housing society (proposed), the open developed Cluster Plot bearing No.810, RSC-5 admeasuring 2173.50 sq.mtrs. at Charkop-IV, Kandivali consisting of 38 plots of 30 sq.mtrs., each & 10 plots of 40 sq.mtrs., each as shown in the attached by out plan (in duplicate) is earmarked to your proposed society on the terms and conditions mentioned as below and also in the appendix-I appended to the letter. You are therefore requested to take immediate action as this indicated below:-

(a) You will take delivery of the no objection certificate within seven days from the date of issue of this letter and forward a resolution (as perform enclosed) duly signed by all member of the society.

(b)You will get name of the society reserved and the society registered with the Deputy Registrar, Co-operative Societies, 1st floor, Griha Nirman Bhavan, Bandra (East), Mumbai-400051 and furnish copies of registration certificate and Bye-laws, A1B form, C form duly signed by all the members alongwith the copies of the registration certificate and resolution within 45 days and arranged to produce the property card issued by superintendent of Land Record, Jogeshwari (W), Mumbai 400 102 in respect of said Cluster Plot No.810, RSC-5 at Charkop-IV, Kandivali.

(c) Produce a letter authorising three members of your society to correspond with this office and undertake to sign the documents on behalf of the society under its seal.

बरल - 07
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गृहनिर्माण भवन, कलानगर, वांद्रे (पू), मुंबई ४०० ०५१.
दूरध्वनी ६६४० ५०००, २६५९२८७७, २६५९२८८१
फॅक्स नं. ०२२-२६५९२०५८ / पत्रपेटी क्र. ८१३५

Griha Nirman Bhavan,Kalanagar, Bandra (East), Mumbai-400 051.
Phone : 66405000, 26592877, 26592681.
Fax No. : 022-26592058 / Post Box No. 8135
Website : mhada.maharashtra.gov.in

(d) You will get the document of lease agreement adjudicated from the office of the Superintendent of Stamps and that execute the lease agreement with the Authority within a month of the registration of the society, failing which this offer will stand cancelled and the earnest money deposit paid by the members of your society may be forfeited in whole or in part towards administrative expenses.

It is expressly to be made clear to you that in addition to above your society will have to bear all expenses including stamp duty for execution and registration of the lease agreement and to pay Non-Agriculture Assessment, property taxes and other amounts to be paid by the society to the appropriate authorities as and when demanded.

As per provision of the Regulation of the Authority, the Individual plot be allotted to the allottee and the details of allotment of developed plots in the Cluster Plot No.810, RSC-5, at Charkop, Kandivali will be given in the document of lease deed.

Yours faithfully,

(Viraj Madavi)
Deputy Chief Officer (West)
Mumbai Housing & Area Development Board

D.A :- 1) Specimen Form
2) Appendix-I
3) Appendix-II
4) Lay out plan in Duplicate.
5) Type of Plan in Duplicate.

बरल - ७/
९९२५३ | ४६ | ९६०
२०२२

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

म्हाडा
MHADA

No. E.M.(WBP)/M.B./52/3627 2019
Date:- 25 NOV 2019

NO OBJECTION CERTIFICATE

The Maharashtra Housing and Area Development Authority, Mumbai has no objection to the promoters/members as per list attached herewith Maharashtra co-operative society registered under the provisions of the co-operative societies, Act.1960 with the Deputy Registrar, of Co-operative Societies, (Co-operative cell) Mumbai Housing & Area Development Board, Bandra (East), Mumbai-400 051, on Cluster plot No.810, RSC-5, admeasuring 2173.50 sq.mtrs., at Survey no.41 Charkop Village, Charkop-Kandivali (W), Mumbai-400 067. The proposed **CHARKOP BHAIRAV** Co-operative Housing Society formed by the promoters/ members as shown in the list attached herewith cannot make any change subsequently in the present promoters/ members without prior written approval of the Maharashtra Housing and Area Development Authority. Breach of this condition may lead to resumption of said land without any compensation. The said Authority shall execute the indenture of lease in respect of the said piece of land bearing cluster plot no.810, RSC-5, admeasuring 2173.50 sq.mtrs. at survey no. 41 of Charkop Village, Charkop-Kandivali (W), Mumbai-400 067. Immediately after registration of the society.

Enclosed: - List of 48 Members in duplicate.

(Viraj Madavi)
Deputy Chief Officer (West)
Mumbai Housing & Area Development Board

To,
Mr.Ramesh Tanaji Tambde, Chief Promoter,
Charkop BHAIRAV Co-operative Housing Society (Proposed.),

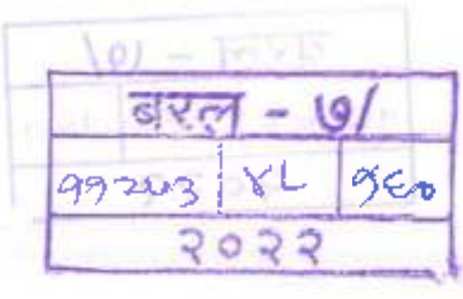
बरल - ७/
१४२३ २०२२ ९६०

गृहनिर्माण भवन, कलानगर, बांद्रे (पू). मुंबई ४०० ०५१.
दूरध्वनी ६६४० ५०००, २६५९२८७७, २६५९२८८९
फॅक्स नं. ०२२-२६५९२०५८ / पत्रपेटी क्र. ८९३५

Griha Nirman Bhavan,Kalanagar, Bandra (East), Mumbai-400 051.
Phone : 66405000, 26592877, 26592881.
Fax No. : 022-26592058 / Post Box No. 8135
Website : mhada.maharashtra.gov.in






बरल - ७/
99203 | 8L | 9E0
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IV

34

As per order No. 1753 Dt- 14/1/2020

Original / मूल प्रत

Receipt No. / पावती क्र. 1471442

Book No. पुस्तक क्र. BB/01

Mumbai Griha Nirman & Area Development Board
मुंबई गृहनिर्माण व क्षेत्र विकास मंडळ
Griha Nirman Bhavan, Bandra (East), Mumbai - 400 051.
गृहनिर्माण भवन, बांद्रा (पूर्व), मुंबई - ४०० ०५१.

14715

Office of the Estate Manager ( )
निवासन व्यवस्थापक ( ) Date / तारीख 17/1/2020

Name of the Colony वसाहतीचे नाव	Charkop	Part विभाग	
Scheme योजना	810 / ASC-5	Project प्रकल्प	LIG

Received from Shri/Smt./Kum. Ramesh T. Tawade
Chief Promoter
यांचेकडून
by Cash / Cheque No. Free
रोखीने / धनादेशद्वारे क्र.
On account of Cost of the plot
for the month of
या महिनाखाली
पोटीगमते.
T/s. no./Open Plot No. 810 / ASC-5
गाळा / भूखंड क्र.
दि.
Name of the Bank / Branch
बँकेचे नाव / शाखा
Subject to realisation of Cheque
धनादेश वित्तकृत झाल्यानंतरच
पावती ग्राह्य धरण्यात येईल.

Code No. संकेत क्र.	Details of Account तपशील	Amount रक्कम
	Rent भाडे	
	H. P. Instalment खरेदी हप्ता	
	Service Charge सेवाशुल्क	
	Late/Warrant Fee लेट फी	
	Compensation नुकसान भरपाई	
	T.O.T. Fee हस्तांतरण आकार	
	Penalty शास्तिमूल्य	
	Cost (Part / Full) किंमत (अंशत:/पूर्ण)	5,57,000/-
	Deposit अनामत	
	Interest व्याज	
	Lease Rent भू-भाडे	
	N.A. Assessment बिनशेतसारी	
	Total Rs. एकूण रुपये	5,57,000/-

THDC Coop

011103
17/1/2020

Sign. of Rent Collector / Bailiff
भाडेवसूलीकारकी / बेलिफची सही

Mint Stationery & Printers Reg. 18

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

बरल - ७/
९१२०३ / ९७०
२०२२






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Index II

30/07/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 7

दस्त क्रमांक : 9438/2022

नोंदणी :

Regn:63m

गावाचे नाव : चारकोण

(1)वि‌लेखाचा प्रकार	करारनामा
(2)मोबदला	0
(3) बाजारभाव(भाडेपटट्याच्या बाबतिपटटाकार आकारणी देतो की पटटेदार ते नमूद करावे)	802500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई उपनगर इतर वर्णन :, सर्व्हे नंबर/सिटी सर्व्हे नंबर/फायनल प्लॉट नं. - 810,मालाड(पी) - 6,एस टी 41 गाव,चारकोप,कांदिवली पश्चिम मुंबई - 400067.....कॉमनिंग्चे प्रकरण क्र. एडिजे/1100902/18/2022. बाजार मूल्य - 8,02,500/- रू. मु.द. 40,125/- भरला करण्यात आली आहे.((Survey Number : 41 गाव :))
(5) क्षेत्रफळ	1) 27.73.50 चौ मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-द चारकोप बँरव को ऑप हौ सो लि चे चेअरमन श्रीमंत लालजी गाढवे वय:-59; पत्ता:-प्लॉट नं: 810 , माळा नं: -, इमारतीचे नाव: द चारकोप बँरव को ऑप हौ सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: चारकोप , महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-ABYPT4305Q 2): नाव:-द चारकोप बँरव को ऑप हौ सो लि चे सेक्रेटरी श्री-कर किसनलाल हर्ष वय:-54; पत्ता:-प्लॉट नं: 810 , माळा नं: -, इमारतीचे नाव: द चारकोप बँरव को ऑप हौ सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: चारकोप , महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AHWPD9926D 3): नाव:-द चारकोप बँरव को ऑप हौ सो लि चे डेव्हिलपर्स लिमिटेड तर्फे अधिकृत वय:-60; पत्ता:-प्लॉट नं: 810, माळा नं: -, इमारतीचे नाव: द चारकोप बँरव को ऑप हौ सो लि , ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: चारकोप , महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-BIHPP7027J
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-महाराष्ट्र हाऊसिंग अँन्ड एरिया डेव्हलपमेंट अथॉरिटी चे तर्फे चीफ ऑफिसर वगैरे वय:- ज्यांचा पत्ता लिहून देता येत नाही असे व्यक्ती खातर नोंदणी ऑफिसर 1908 चे कलम 88 नुसार नोंदणी साठी हजर राहणेस सक्षम आहे. वय:-50; पत्ता:-प्लॉट नं: ऑफिस , माळा नं: -, इमारतीचे नाव: गृहनिर्माण भवन , ब्लॉक नं: धारावी पूर्व मुंबई , रोड नं: कला नगर , महाराष्ट्र, मुंबई. पिन कोड:-400051 पॅन नं:-AAAJM0344H
(9) दस्तऐवज करुन दिल्याचा दिनांक	30/06/2022
(10)दस्त नोंदणी केल्याचा दिनांक	04/07/2022
(11)अनुक्रमांक,खंड व पृष्ठ	9438/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	40125
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	8200
(14)शेरा	

(15)मालमत्तेचे विवरण करुन देणा-या पक्षकाराची सही

मुल्यांकनाची आवश्यकता नाही कारणाचा तपशील दस्तऐवजानुसार आवश्यक नाही

(16)मालमत्ता क्षेत्रफळाचे नियंत्रण अनुच्छेद

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

वरळ - 7/
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सचिन तरे
सा./श्रीमती
यांना सांचे सा.
या अर्जानुसार नकला दिल्या.पा!-9023
अर्ज केल्याचा दि. 28/10/22
दिनांक 20/10/2022

खरी प्रत

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/1100902/18/2022	36/87	40125	SD		
2		eChallan		MH004431077202223P	8200	RF	0002222468202223	04/07/2022
3		DHC		0207202200288	1400	RF	0207202200288D	04/07/2022

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







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CHALLAN
MTR Form Number-6

GRN	MH004431077202Z23P	BARCODE		Date	02/07/2022-11:42:41	Form ID	
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Registration Fee Ordinary Collections ICR			TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name	BRL 7_JT SUB REGISTRAR BORIVALI 7			Full Name	THE CHARKOP BHARAV CHS LTD		
Location	MUMBAI			Flat/Block No.	CLUSTER PLOT NO 81, RSC - 8, THE CHARKOP		
Year	2022-2023 One Time			Premises/Building	BHARAV CHS LTD		
Account Head Details		Amount In Rs.		Road/Street	S.NO 41 OF VILLAGE - CHARKOP, KANDIVALI WEST		
0030065901	Amount of Tax	8200.00		Area/Locality	MUMBAI		
				Town/City/District			
				PIN	4 0 0 0 6 7		
				Remarks (If Any)	SecondPartyName=MHAJAN		
				Amount In Words	Eight Thousand Two Hundred Rupees Only		
Total		8200.00					
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
	Cheque-DD Details			Bank CIN	Ref. No.	10000602022070200971	2771118903412
Cheque/DD No.				Bank Date	RBI Date	02/07/2022-11:42:52	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.
सदर चलन फक्त दुय्यम निबंधक कार्यालयामध्ये नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. : 9920555655

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Print Date 02/07/2022 11:44:52

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Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN.	0217202200298	Date	02/07/2022
Received from DHC, Mobile number 9000000000, an amount of Rs.1400/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Borivali 7 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	sbi epay	Date	02/07/2022
Bank CIN	10004152022070200232	REF No.	20221693136941
This is computer generated receipt, hence no signature is required.			

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मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ,

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

मा.क्र.मि.व्य./ इस्टा / मुं.मं/ 2100 /२२, दिनांक : 30 JUN 2022

प्रति,

अध्यक्ष / सचिव,

गृह सह.गृ.नि.संस्था (मे),

भूखंड क्र.८१०, आरएससी-५,

पंचशील सेक्टर-८, कांदिवली (प),

मुंबई - ४०० ०६७.

विषय : चारकोप येथील भूखंड क्र.८१०, आरएससी-५, चारकोप कांदिवली (प) येथील मेसर्स गृ.नि.संस्थेचा भूखंडपोटा करारनामा (Lease Agreement) नोंदणीकृत करणेबाबत.

संदर्भ :- आपले दि.१७.०६.२०२२ चे पत्र.

महोदय,

आपल्या संस्थेचा भू-खंडपोटा करारनामा मुद्रांक शुल्क परण केल्यानंतर संदर्भीय पत्रानुसार आपण दि.२० जानेवारी २०२२ रोजी सादर केला होता. सदर करारनाम्याचे निष्पादन (Execution) करण्यात आलेले असून नोंदणीकृत करणेसाठी आपणास देण्यात येत आहे.

परंतु सदर नोंदणी कायदा १९०८ अंतर्गत कलम ७७ नुसार सह.दुय्यम निबंधक / बोरीवली यांच्याकडे नोंदणीकृत करण्यात येणार असून सदर देण्यात आली असल्याने आपल्या संस्थेने सादर केलेले मूळ प्रतिज्ञापत्र दिलेल्या मुदतीत सहकारी गृहनिर्माण संस्थेचा भू-खंडपोटा करारनामा परस्पर नोंदणीकृत करण्यात यावे व सदर भू-खंडपोटा करारनामा नोंदणीकृत केल्यानंतर सदर भू-खंडपोटा करारनाम्याच्या ०६ छायांकित प्रती या कार्यालयास सादर कराव्यात.

मा.मुख्य अधिकारी/मुं.मं. यांच्या मान्यते

आपला विश्वासू,

सहमुख्य अधिकारी 30/6/2022

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ

विषय : भू-खंडपोटा करारनाम्याची पूर्त

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

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बरल - ७/		
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बरल - ७/		
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बरल - ७/		
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5215 41

मुद्रांक जिल्हाधिकारी, बोरीवली तालुका, यांचे कार्यालय

एम. एम. आर. डी. ए. इमारत, पहिला मजला,

बांद्रा-कुर्ला संकुल, बांद्रा (पुर्व), मुंबई - 400051.

जा.क्र.आ.मु./आदेश/ 285 /2022 दिनांक : 13 JAN 2022

(महाराष्ट्र मुद्रांक अधिनियम 1958 च्या कलम 31 खालील कार्यवाही)

निर्णय

उपरोक्त अभिनिर्णय प्रकरण क्रमांक **ADJ/1100902/18/2022** अन्वये पक्षकार The Charkop Bhairav Co-op. Hsg. Soc. Ltd. यांनी दिनांक 05/01/2022 रोजी **Indenture of Lease** अभिनिर्णयाकरीता सादर केलेला आहे. सदर संलेखामधील दर्शविल खालील प्रमाणे

Date of Execution	---	Unexecuted
Nature of Document	---	Indenture of Lease
The Lessor	---	MHADA
The Lessee	---	The Charkop Bhairav Co-op. Hsg. Soc. Ltd.
Property	---	Cluster Plot No.B10, RSC-5, S.No.47 Part situated at Charkop, Kandivali West, Mumbai-067
Area	---	2173.50 Sq. Mtrs.
Rent	---	Rs 575/ per annum
Taxes	---	Nil
Premium	---	Rs.880000/-

बरल - ७/ ९३८ | ५ | १०० / २०२२

प्रस्तुत दस्तान्वये म्हाडा उपरोक्त मालमत्ता The Charkop Bhairav Co-op. Hsg. Soc. Ltd. यांना भाडेपट्ट्याने देत आहे. दिनांक 07/06/2005 पासून मुद्रांक अधिनियमात झालेल्या सुधारणानुसार भाडेपट्ट्याच्या दस्तावर बाजारमुल्यावर नुसांक शुल्क आकारणे आवश्यक झाले आहे. परंतु जर शासन, निमशासकिय संस्था, स्थानिक स्वराज्य संस्था या शासनाचे अंगीकृत व्यवसाय यांनी मालमत्ता भाडेपट्ट्याने दिली असेल तर मालमत्तेचे बाजारमुल्य कशा प्रकारे निश्चित करावे याबाबतच्या सुचना मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य पुणे यांनी त्यांचे परिपत्रक जा.क्र/क.पं/15/प्र.क.-3 आदेशपत्र/173/2006 दिनांक 16/03/2006 अन्वये दिल्या आहेत.

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

सदर सुत्राच्या मुल्यांकनानुसार **रु.8,91,520/-** इतके बाजारमुल्य निश्चित करण्यात आले परंतु भाडेपट्ट्याचा कालावधी हा 30 वर्षांचा असल्यामुळे बाजारमुल्य 90% रकमेवर **रु.8,02,500/-** त्यावर महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुच्छेद 36 (iv) **[read with 25 (b)]** नुसार मुद्रांक शुल्क देय आहे.

बाजारमुल्य	अनुच्छेद	देय मुद्रांक शुल्क
रु.8,02,500/-	36 (iv) [read with 25 (b)]	रु.40,125/-
दुय्यम प्रत	17	रु.100/-
		रु.40,225/-

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अभिनिर्णयाकरीता सादर केलेल्या **संलेखास** महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसुची I मधील अनुच्छेद 36 (iv) **[read with 25 (b)]**, 17 नुसार मुद्रांक शुल्क रु.40,225/- देय असल्याबाबत जा.क्र.अ्रिा./आदेश/135/2022 दिनांक 10/01/2022 अन्वये आदेश पारित करण्यात आले होते.

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

अंतिम आदेश

१. अभिनिर्णयाकरीता सादर केलेल्या **संलेखास** महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसुची I मधील अनुच्छेद 36 (iv) **[read with 25 (b)]**, 17 नुसार मुद्रांक शुल्क रु.40,225/- देय असल्याबाबत जा.क्र.अ्रिा./आदेश/135/2022 दिनांक 10/01/2022 अन्वये आदेश पारित करण्यात आले होते. त्यास अनुसरुन मुद्रांक शुल्काचा भरणा कोणत्याही आक्षेपविना पक्षकार यांनी केला असल्याचे दिसून येते. 12/01/2022 रोजी विरुपित केलेला चलना वरुन दिसून येत असल्याने दिनांक 10/01/2022 रोजीचा अंतिम आदेश **म्हणून** कायम करण्यात येत आहे.

२. सदरहू प्रकरणात **पक्षकाराचे** मुद्रांक शुल्क व दंड तसेच नोंदणी करताना नोंदणी फी जादा आकारणी केली असेल, सदरहू प्रकरणातील कोणताही व्यवहार वेगळ्याशिवाय असल्यास तो अयोग्यशिर होणार नाही. बाधकामि अनधिकृत असल्यास ते अधिकृत होणार नाही ह्याबाबतची सर्व जबाबदारी संबंधीत पक्षकारांची राहील. **म्हणून** महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, बोरीवली हे जबाबदार राहणार नाहीत.

३. सदरहू प्रकरणी एकुण 43 आहेत. दस्तातील नमुद सर्व Annexure व अनुषंगीक कागदपत्रे हा दस्ताचा भाग बनविण्यात येत आहे.

दिनांक
13 JAN 2022

(वैशाली चव्हाण)
मुद्रांक जिल्हाधिकारी, बोरीवली

प्रति	The Cherkop Bhairav Co-op. Hsg. Soc. Ltd.
पत्ता	Cluster Plot No.810, RSC-5, 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 ओळखीसाठी ओळख पडताळणी) नियम, 2018 कलम 5 अन्वये दस्त नोंदणाऱ्या वेळी पक्षकाराची ओळख संमती आधारित आधार प्रमाणिकरण सेवेद्वारा पडताळण्यात आलेली असेल तर त्याबाबत ओळखी बाबत खात्री पटविण्यासाठी इतर व्यक्तीची / साक्षीदाराची आवश्यकता नाही.

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CHALLAN
MTR Form Number-6

GRN	MH011554002022P	BARCODE		Date	12/01/2022-13:48:24	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Non-Judicial Stamps Duty on Doc Voluntarily brought for adjudicate SoS	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	SUB_COLLECTOR OF STAMPS BORIVALI	Full Name	CHARKOP BHAIRAV CHS LTD
Location	MUMBAI		
Year	2021-2022 One Time	Flat/Block No.	CLUSTER PLOT 6 C ROW - 5 S NO 31 / 9
Account Head Details	Amount In Rs.	Premises/Building	
0030253801 Amount of Tax	40125.00	Road/Street	CHARKOP KANDIVALI WEST
		Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 6 7
		Remarks (If Any)	
			ADJM10GB02/18/2022
	40,125.00	Amount In Words	Forty Thousand One Hundred Twenty Five Rupees Only

Payment Details	SBIEPAY PAYMENT GATEWAY	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10003202202112313[illegible]	SBIEPAY
Cheque/DD No.		Bank Date	RBI Date	12/01/2022-13:48:57	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
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.
सदर चलन फक्त (Please निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No : 9820669655

Defaced by me
Anil Tippawar
(Clerk)

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		0005613022022122	12/01/2022-14:28:53	[illegible]	40125.00
			Total Defacement Amount		40125.00

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Print Date 12-01-2022 02:29:56

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

Office of the Collector of Stamps
Challan No. ADJ/118/19/21
Date 05/01/2022

Received from Shri. The Charkop Bhairav Co-op Hsg Soc Ltd.
Forty Thousand One Hundred Thirty five only
Dated 12/01/2022.
Under section 32(1) (b) of the Bombay Stamp Act, 1958 the full duty of Rs. 40135/- chargeable has been paid vide Article No. 36(b) & 19 of Sch-I
Instrument is subject to the provisions of the Bombay Stamp Act, 1958.
Place Borivali
Date 13 JAN 2022
Collector of Stamps

THIS INDENTURE OF LEASE MADE at Mumbai this 8th day of March 2022 (Two Thousand Twenty Two) 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;**

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AND

The Charkop BHAIRAV 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)/13489/2019-2020 dated 13.12.2019 and having its registered office at Cluster Plot No. 810, RSC-5 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;**

चारकोप भैरव सह. गृहनिर्माण संस्था (मर्यादित)
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WHEREAS the Authority is possessed of or otherwise well and sufficiently entitled to a piece or parcel of developed land bearing cluster plot No. 810, RSC-5 admeasuring 2173.50 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 thereon 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. 810, RSC-5 at Charkop Village, Taluka-Borivali, consisting 38 developed plot of C Type admeasuring 30 Sq.mtrs each and 10 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 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 BHAIRAV co-operative Housing Society Ltd. the (LESSEE) hereto for

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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. 05 passed in the meeting held on 22.12.2019 to take the said land together with developed plot thereon on lease for the said period of 30 with effect from the date of possession of these present _ _ day of _____ 2022 for the said purpose on payment of the premium and the yearly lease rent as specified hereinabove 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 premium Rs.88,000/- (Rupees Eighty Eight thousand only) towards lease premium being initial down payment of total lease premium and Rs. 576/- (Rs. Five Hundred Seventy Six 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).

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चारकोप भैरव सह. गृहनिर्माण संस्था (मर्यादित)
अध्यक्ष सचिव खजिनदार

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NOW THIS INDENTURE OF LEASE WITNESSESTH AS FOLLOWS :

1. In consideration of the aforesaid sum of total lease premium of Rs.8,80,000/- (Rupees Eight Lakh and Eighty 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.576/- (Rupees Five Hundred Seventy Six 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. 810, RSC-5 at Survey No. 47 (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 2022 (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.576/- (Rupees Five Hundred Seventy Six 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 intimated to the society.

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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 7,92,000/- (Rupees Seven Lakh Ninety Two Thousand 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

(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.

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 at 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 then existing conditions;

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(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

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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.

10) 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 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

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सहायक निबंधक सहकारी संस्था (वर्गीकरण)
अध्यक्ष सचिव

(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.

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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(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

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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 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 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

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अध्यक्ष सचिव खजिनदार

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 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 occupier 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.

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 DC Rules and Regulation or for whatever reason at any point shall be the property of the Authority.

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(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

चारकोप गौरव स.ह. गृहनिर्माण संस्था (मर्यादित)
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600025 with reference No. AU/HRS/SSR/133-2019 dt. 05/07/2019. The plot of land No. 810 Survey No. 41(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 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 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

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चारकोप मैत्र सह. गृहनिर्माण संस्था (मर्यादित)
अध्यक्ष

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.

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.

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.

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चारकोप मॅरेथॉन को-ऑप. गृहनिर्माण संस्था (मर्यादित)
अध्यक्ष सचिव खजिनदार

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 Resolution No 05 approving of the same in a meeting held on the 22nd day of December 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 Shri.Jivan Galande Jr 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

Shri. Tambade Ramesh Tanaji, Chairman, Shri. Dhage Bhaskar Kisanrao, Secretary, and Shri. Pagdhare Jitendra Pundalik member of the Managing Committee of the Charkop BHAIRAV 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

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चारकोप भैरव सह. गृहनिर्माण संस्था (मर्यादित)
अध्यक्ष सचिव खजिनदार

SCHEDULE-I

All the piece or parcel of land bearing Cluster Plot No. 810, admeasuring 2173.50 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 Scheme Boundary

On or towards the South by : Cluster Plot No.809

On or towards the East by :- Adj. 9.00 meterwise Road, R.S.C.5

On or towards the West by : Adj. to Cluster Plot No.807

SCHEDULE II

Attached Seperatly

Annexure I- Area Certificate

Annexure II- Society Resolution No. 05

SCHEDULE III

Resolution No. 05 dated the 22.12.2019 passed by the Society in its meeting held on the 22.12.2019

Signed Sealed and Delivered)
by Shri Jivan Galande)
Joint Chief Officer)
Mumbai Housing & Area :
Development Board Mumbai.)
in the presence of Shri Rupesh)
Jayabhaya)

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Estate Manager (W),
Mumbai Housing & Area
Development Board Mumbai,
who has signed in token thereof
The Common Seal of the
Maharashtra Housing & Area
Development Authority is affixed
Hereto in the presence of
Shri. Jivan Galande
Joint Chief Officer of
Mumbai Housing & Area
Development Board.
who has signed in token thereof
in the presence of
Shri. Rupesh Jayabhaye
Estate Manager (W) of the
Mumbai Housing & Area
Development Board.
Signed, Sealed and Delivered
By Shri. Tambade Ramesh Tanaji, Chairman
By Shri Dhage Bhaskar Kisanrao, Secretary
of the Charkop BHAIRAV Co.op.
Hsg. Ltd.
who are duly authorized to execute
this deed according to the resolution
passed by the general body vide
its resolution No. 05 dated 22.12.2019

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in the presence of Shri.)

who have signed in token thereof)

The Common Seal of the Society is)

affixed hereto in the presence of)

By Shri. Tambade Ramesh Tanaji, Chairman)

of the Charkop BHAIRAV Co-op.)

CHSL Ltd.)

who has signed in the token thereof)

in the presence of Shri. Dhage Bhaskar Kisanrao,)

Secretary)

चारकोप भैरव सह. गृहनिर्माण संस्था (मर्यादित)

अध्यक्ष सचिव खजिनदार

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

THE SEAL OF THE SUB REGISTRAR BORIVALI-7 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 of the sub –divided plot in respect of the cluster plot bearing No. 810, RSC-5, at Survey No. 41 of Charkop Village Charkop Bhairav Co-op. Hsg. Society Ltd.

Sr. No.	Name of allottee/member	Room No. / Category No. & Area in Sq.Mtrs.	Amount of Lease Premium	Amount of Lease Premium Paid	Amount of the remaining lease premium to be recovered	Amount of annual lease rent	Remark
1	Smt. Hinali Hanuman Bhosale	C-14 ACGP 148 30 Sq.mtrs.	15,000	1500	13500	12	
2	Shri. Bhaskar Khanrao Dhage	C-34 ACGP 351 30 Sq.mtrs.	15,000	1500	13500	12	
3	Shri. Pramod Pandurang Vichare	C-35 ACGP 389 30 Sq.mtrs.	15,000	1500	13500	12	
4	Shri. Annasaheb Appaji Chavan	C-36 ACGP 439 30 Sq.mtrs.	15,000	1500	13500	12	
5	Shri. Chandraball Khurbur Yadav	C-15 ACGP 561 30 Sq.mtrs.	15,000	1500	13500	12	
6	Shri. Prashant Harischandra Kadam	C-33 ACGP 584 30 Sq.mtrs.	15,000	1500	13500	12	
7	Shri. Raosaheb Vithoba Kangude	C-16 ACGP 665 30 Sq.mtrs.	15,000	1500	13500	12	
8	Shri. Ramesh Dhanaji Tank	C-37 ACGP 752 30 Sq.mtrs.	15,000	1500	13500	12	
9	Shri. Gurudas Digambar Dukhande	C-12 ACGP 754 30 Sq.mtrs.	15,000	1500	13500	12	
10	Miss. Sandhya Savlaram Kadam	C-30 ACGP 603 30 Sq.mtrs.	15,000	1500	13500	12	
11	Smt. Kavita Chandrakant Yezarkar	C-08 ACGP 777 30 Sq.mtrs.	15,000	1500	13500	12	

भैरवकृपा भैरव स.गृ.निर्माण संस्था (मर्यादित)

अध्यक्ष सचिव खजिनदार

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12	Shri. Dattaram Shankar Karpe	C-18 ACGP 841 30 Sq.mtrs.		1500	13500	12	
13	Shri. Kishor Sadashiv Mhapralkar	C-28 ACGP 819 30 Sq.mtrs.		1500	13500	12	
14	Shri. Muhammad Ibrahim Hussain Sarang	C-26 ACGP 826 30 Sq.mtrs.	15,000	1500	13500	12	
15	Shri. Jitendra Pundalik Pagdhare	C-17 ACGP 833 30 Sq.mtrs.	15,000	1500	13500	12	
16	Smt. Jayashree Shankar Shetty	C-38 ACGP 861 30 Sq.mtrs.	15,000	1500	13500	12	
17	Shri. Suresh Raoji Chavada	C-31 ACGP 866 30 Sq.mtrs.	15,000	1500	13500	12	
18	Shri. Vithal Mahadev Panchal	C-13 ACGP 878 30 Sq.mtrs.	15,000	1500	13500	12	
19	Shri. Sudhir Atmaram Khanvilkar	C-29 ACGP 890 30 Sq.mtrs.	15,000	1500	13500	12	
20	Shri. Arun Nana Navghare	C-19 ACSC 12 30 Sq.mtrs.	15,000	1500	13500	12	
21	Shri. Vinod Murlidhar Jaiswal	C-27 ACSC 23 30 Sq.mtrs.	15,000	1500	13500	12	
22	Shri. Khodidas Dhudidas Parmar	C-06 ACSC 66 30 Sq.mtrs.	15,000	1500	13500	12	
23	Shri. Ashok Babu Ugrechia	C-22 ACST 4 30 Sq.mtrs.	15,000	1500	13500	12	
24	Shri. Kantilal Himmatlal Shah	C-23 ACST 48 30 Sq.mtrs.	15,000	1500	13500	12	
25	Shri. Pralhad Bhagwandin Nai	C-24 ACST 66 30 Sq.mtrs.	15,000	1500	13500	12	
26	Shri. Shetya Namdev Pawar	C-25 ACNT 8 30 Sq.mtrs.	15,000	1500	13500	12	

सहकारी गृह. नि. मर्यादित संस्था (मर्यादित)

अध्यक्ष सचिव खजिनदार