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बाल - ७/		
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7/1/2022

08/11/2022

दिनांक : 07/01/2022 12:03:10 PM लोकां न्याय नं. ६३

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

Payment Details

Sl.	Purchaser	Type	Venue/Date/No/Vendor	GRN/Version	Amount	Used Sl.	Invoice Number
1		Credit card	ADJ-1100902-18/2022	06-87	40125	100	
				0207202205788	1405	100	2021-0000000000
				MFCO-43-0772022230	8200	100	2021-0000000000

[SD Stamp Duty] [MR Registration Fee] [DHC Document Handling Charges]

The Sub Registrar, Borivali, Mumbai Suburban District (BANDRA)

The Sub Registrar, Borivali, Mumbai Suburban District (BANDRA)



बोरिवली - ७/		
१००३०३	७७	१००
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प्रमाणित करण्यात येते की,
व. १००३०३, ७७, १००
जारी झाले.
दिनांक ०७/०१/२०२२
मुख्य निबंधक - ७ वर नोंदला
दिनांक ०७/०१/२०२२

समिन् तरे
वा. / धारणी : १३/०७/२२
बोला त्यांचे ता. १३/०७/२२
व्या दर्जातुसार नक्का दि. ५१-१०४२२
मज. अं. रं. ४ ४३३/२२
दिनांक २०/०७/२०२२

Shavan
मुख्य निबंधक बोरीवली-७

खरी प्रत

Shavan
मुख्य निबंधक, बोरीवली-७
मुंबई उपनगर जिल्हा.

वर. : - ७/		
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Mumbai Housing & Area Development Board.
Gruh Nirman Bhavan, Bandra (E), Mumbai -400051.

No.MB/DYCO(W)/624/2022

Date - 8/07/2022

To,
The Executive Engineer, Borivali Division,
Mumbai Housing & Area Development Board,
Gruh Nirman Bhavan, Bandra (E),
Mumbai -400051.

Sub :- Handing over and possession of cluster plot bearing No.810, RSC-5 at Charkop
Part -IV to the **Charkop Bhairav** Co-operative Housing Society Limited.

Sir,

The Charkop "**Bhairav**" Co-operative Housing Society Limited Registration No.MB/M /
MHADA / HSG / (TC) / 13489 / 2019-2020 at cluster plot No.810, RSC-5 at Charkop-IV, Kandivali
(W), has paid initial down payment towards lease premium, advance lease rent, monthly equated
installment and other charges. The document of the lease deed in respect of the said cluster plot has
been executed between MHADA and the **Charkop "Bhairav"** Co-operative Housing Society Ltd.,
on 02/07/2022 and the same is registered with Sub-Registrar, Taluka-Borivali, vide document
registration No.Boral- 7/ 9438-2022 date 02/07/2022. The Society has produced a copy of the
document to this office. You are therefore requested to hand over possession of the cluster plot
No.810, RSC-5, admeasuring 2173.50Sq.Mtrs. at Charkop Part -IV to the **Charkop "Bhairav"**
Co-operative Housing Society Limited. A copy of the lease agreement will be produced by the
society. The specimen of the receipts with three spare copies for handing over of the cluster plot area
certificates of the said plot (Four Copies), the specimen signatures of the office bearers of the society
are enclosed here with for further execution.

The receipt along with the area certificate duly signed by both parties may please be forwarded to
this office for office record.

Yours faithfully,

- Encl:1.Specimen of receipt four copies.
2.Area certificate four copies.
3.Specimen Signatures of the office
bearers of the society.

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

✓ Copy to:-1)Mr.Bhaskar Kisanrao Dhage, the Secretary, the Charkop "**Bhairav**" Co-operative
Housing Society Limited, Opp. To Pooja Hotel, Kanraj Nagar, Room No.14,
Priyadarshini Chawl No.36/37, Vasantnagar Naik Marg, Ghokopar (E),
Mumbai -400077- for information and he is requested to remain present along with
the office bearers of the society at site of Charkop Kandivali (W), Mumbai -400067
to take over possession of the cluster plot from the Executive Engineer, Borivali
Division/ MB on the date and time fixed in consultation with the Executive Engineer,
Borivali Division, Mumbai Housing Area Development Board, Gruh Nirman Bhavan,
Bandra (E), Mumbai -400051.

2)The Assistant Assessor and Collector, 'R' Central Ward, Municipal Office Building,
S.V.Road, Kandivali (W), Mumbai -400067, for information and he is requested to
recover the municipal taxes and other dues in respect of the said plot from Mr Bhaskar
Kisanrao Dhage, the Secretary, the Charkop "**Bhairav**" Co-operative Housing Society
Limited.

3)Sr.Architect & Planner / Mumbai Board - for information & further proceedings.

4)Legal Advisor / Authority for information & necessary action.

5)Land Manager /MB - for information & necessary action.

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बमल - 19/		
99203	948	940
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VI

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No. EH/Borivali Divn. MB/7248/2022

Date :- 20/7/2022

Handing over & Taking Over receipt

On behalf of Mumbai Board, I Pranod S. Gajbhiye, 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. 810, RSC -5, Charkop part-IV, Sector-8, Kandivali (west), Mumbai-400067 as per Deputy Chief Officer (W)/ Mumbai Board letter No.MB/DYCO/W/627 dt.8-7-2022 to Charkop "Blairav" CHS Ltd Registration No.MUM/MHADA/HSG/CI C/13489/2019-20 dated 13-12-2019.

The piece & parcel of land now handed over as stated above Admeasuring about 2173.50 sq. Mtr. situated at above location in the MHADA layout of charkop part-IV, Sector-8, Kandivali (W).

This receipt shall be read with handing over and taking over plan signed on 20/7/2022

Plot is bounded by :

On or towards the North – Adj. Scheme Boundary

On or towards the South – Adj. Cluster plot No.809

On or towards the East - 9 meter wide Road RSC-5

On or towards the West – Adj. Cluster plot No.807



Handed over by

Taken over by


(P.S. Gajbhiye)

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

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.

चारकोप भैरव सह. गृहनिर्माण संस्था (प्रमाणित)
अध्यक्ष B.K. Dhage सचिव J.P. Poddhax-
रमेश ना. तांबडे

Charkop "Blairav" CHS Ltd

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दस्तावेज - ७/		
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Handing Over /Taking Over Plan of Plot No
Sector 8 , Charkop , Village Kandivali (W).

Area of the plot =2173.50 Sq.Mt.

DyCO(W) letter No.MB/DYCO/W/627 Dated 8/07/202

Plot is free from all encumbrances.

This Plan Shall be read with Handing Over and taking

Scheme Boundry

Adj.Cluster No.807

48.50

Cluster Plot No.810

2173.50 SQ.MT.

55.00

42.00

Adj.Cluster No.809



Handed over by

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Asst.Engineer
Borivali Division
Mumbai Board.

Deputy.Engineer - I
Borivali Division
Mumbai Board

Executive
Borivali
Mumb.

1. 810 ,RSC-5,Charkop Part IV,

2

3 over receipt No. EE/BORIVALI/103/12.48
DATE - 20/07/2022..

SCALE



Taken over by

चारकोप वेंच एह. गृहनिर्माण संस्था (मर्यादित)

अध्यक्ष

सचिव

सर्वेक्षक

रोश ना. सांबडे

B.K. Dhage

P. P. P. P.



बराल - ७/		
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Engineer
Division
ai Board

चारकोप भैरव सहकारी गृहनिर्माण संस्था मर्यादित

नोंदणी क्र. एम्बुएम / एम एच ए डी ए / एच एस जी / (टिसी) / १३४८९ / सन २०१९ - २०२०.

भूखंड क्र. ८१०, आर. एस. सी -५, सेक्टर - ८, चारकोप, कांदिवली (प.), मुंबई - ४०० ०६७.

संदर्भ क्र.

दिनांक :

**Extract of Resolution passed In General Body Meeting held on
24/07/2022**

Resolved that Mr. Ramesh T. Tambade the Chairman of the Society, Mr. Bhaskar K. Dhage the Hon. Secretary of the Society and Mr. Jitendra P. Pagdhare the Treasurer of the Society hereby authorized to represent/defend the society and to sign all necessary documents such as Development Agreement, Deeds, Power of Attorney, Permanent Alternate Accommodation Agreement etc. and to admit execution thereof before Sub registrar of assurance and also to appoint Advocates & Solicitors to appear/plead/defend/represent the society before all or any of the courts/tribunals/forums/authorities in the matters relating to and concerned with the society and its development including the Suits before all the Court of Law, and shall have the power to sign on Vakalatnamas/Applications/ Affidavits/ Petitions/ Appeals/ Revisions/ Replies/ Consent Terms and/or any other documents or pleadings, on behalf of the Charkop Bhairav CHS Ltd.

Proposed by: Mr. Gltaram S. Abhanga &

Seconded by: Mr. Prashant H. Kadam



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बेरल - ७१		
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MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34202001111260136 D.P. Rev. dt, Refer Inward Number: R/C/2020/111260145 Payment Dated 16/01/2020

Office of the Chief Engineer (Development Plan)
Municipal Head Office, 5th Floor,
Annex Building, Fort,
Mumbai 400 001

DP 2034 Remarks

To,
Mr./Mrs. Pratima Chandan Kerkar
M/s. Space Moulders, 281/2229, Motilal Nager No. 1, Shreeang Seble Marg, Corogoon (W)

Sub. Development Plan 2034 remarks in respect to Land Bearing C.T.S. No(s) null of CHARKOP Village situated in R/C Ward, Mumbai.

Ref : Application u/no. H/C/2020/111260145 Payment Challan No. DP34202001111260136 Dated 16/01/2020 certifying payment of charges made under
Receipt no. 18200076549 Dated 16/01/2020

Gentlemen/Madam,

With reference to above, Development Plan 2034 remarks sanctioned by GmM in respect of subject land boundaries, shown in blue color boundary on the accompanied plan, are as follows.

Description	Nomenclature	Remarks
CTS No.	null	
Village	CHARKOP	
Development Plan 2034 referred to Ward	R/C	
Zone (as shown on plan)	Residential(R)	
Land abutting to Zonal boundary	No Development Zone(NDZ)	
Sanctioned Roads affecting the Land (as shown on plan)	Existing Road	Present
	Proposed Road	NIL
	Proposed Road Widening	NIL
Reservation affecting the Land (as shown on plan)	NO	
Reservation abutting the Land (as shown on plan)	RSA4.8(Cemetery)	
Reservation abutting the Land (Excluded Portion)	EP NO: EP-RC73	Plots - null
For description of Excluded Portion/Sanctioned Modification, please refer to the published plan on MCGM portal.		
Existing amenities affecting the Land (as shown on plan)	NO	
Existing amenities abutting the Land (as shown on plan)	FE1.2(Primary & Secondary School)	
Whether a listed Heritage building/ site:	Yes / No	
Whether situated in a Heritage Precinct:	Yes / No	
Whether situated in the buffer zone/Vista of a listed heritage site.	Yes / No	
Whether a listed archaeological site (ASI):	Yes / No	



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Whether situated in the buffer /one/Vista of a listed archaeological site (ASI):	Yes / No
Note: The remarks are offered based on the records of CSI/CTS boundaries/CSI/CTS Nos available with this office. However the boundaries shown in the records of City Survey Office shall supersede those shown on the DP Remarks Plan. Demarcation: The Alignment of the proposed road/R.L. and boundaries of reservations and their area are subject to the actual demarcation on site by E.F.T&C/J.A.E.(Survey) as case may be. Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road, if any, shall be confirmed from the concerned Ward Office. The DP Remarks and Plan shall be read with notification no. 1 PB.4317/629/CR-118/2017/UD-11 dt. 8.11.2017, TPB.4317/778/CR-267/2017/UD-11 dt. 7.2.2018, TPB.4317/629/CR-118/2017/DP/UD-11 dt. 8.5.2018 & TPB.4317/629/CR-118/2017/EP/UD-11 dt. 8.5.2018 before granting any development permission on the land/s. (For the Sanctioned Modification & Excluded Portion the link for notification is as under: Notifications: MCGM Home Page (portal.mcg.gov.in) > Ward & Departments > Chief Engineer - Development Plan > Docs > Sanctioned DP2034 Plans: EP Sheets:- MCGM Home Page (portal.mcg.gov.in) > Ward & Departments > Chief Engineer - Development Plan > Docs > Sanctioned DP2034 > Development Plan 2034 (Excluded Part) EP Sheets, 8th May 2018 - For Suggestions / objections by Government SM Sheets:- MCGM Home Page (portal.mcg.gov.in) > Ward & Departments > Chief Engineer - Development Plan > Docs > Sanctioned DP2034 > Development Plan 2034 (sanctioned part) SM sheets, 8th May 2018	

Additional Information

Water pipeline Remark: Water pipeline near the plot (4.23 meters far) has 150 mm pipe diameter.
Sewerline Remark: sewer Manhole near the plot (Node No. 123/3000, 7.12 meters far) has invert level 28.05 meters with reference to Town Hall Datum (THD).
Ground level: The plot has minimum 28.60 meters and maximum 30.00 meters ground level with reference to Town Hall Datum (THD)
RI Remark: REGULAR LINE REMARKS (Traffic): As far as Traffic department is concerned, there is no any proposed or sanctioned Regular Line/Road Line at present along the plot C.T.S. No.(s) null of Village/Division CHARKOP in R/C ward of M.C.G.M. as shown bounded blue on accompanying plan. You are also requested to obtain remarks from Asst. Engineer (Survey) R/C Ward. The earlier R.L. Remarks issued by this office if any shall be treated as cancelled. The above remarks are issued without prejudice to the ownership, status of the structure, plot boundaries and will supersede to the earlier remarks and shall be valid for one year from the date of its issue.
Ann: As Plan Note: The above information is as per the data received from concerned MCOM Departments.

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LOCATION PLAN

Scale 1:4000

Note

DP Remarks have been entered only from zoning point of view without any reference to the existing and status of the buildings on the land under reference etc. This plan is to be read with Subur Under

CHE/DP/342020/11126013B/DP/WB/R/C

This is an electronically generated document. Hence NO signature required Assistant Engineer (DP), R/C Ward. Dated: 16/01/2020

Office of the Chief Engineer (Development Plan),

6th Floor, Annex Building,

Municipal Head Office,

Mahapalika Marg, Fort, MUMBAI - 400 001.

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BLOCK PLAN

Scale 1:500

Land Bearing G.T.S. No(s) null of CHARKOP Village in R/C Ward



MUNICIPAL CORPORATION OF GREATER MUMBAI
(Development Plan Department)

Development Plan 2014



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**BHAIRAV
SMILE**
INFRAPROJECTS



bhairavsmileinfraprojects@gmail.com



OFFICE OF THE REGISTRAR, BORIVALI
SECTION NO. 8, CHARKOP, KANDIVLI, BORIVALI, KANDIVLI WEST, MUMBAI - 400067.

Resolution for Entering into Development Agreement

"RESOLVED THAT the Consent of the Partners be and is hereby accorded for the execution and signing of the DEVELOPMENT AGREEMENT to be entered into between Bhairav Smile Infraprojects and Charkop Bhairav Co-op. Housing Soc. Ltd., property namely: Plot bearing Cluster Plot No. 810, RSC-S, Survey No. 41, Village Charkop, Tal - Borivali, Dist - Mumbai Suburban,, situated at Sector-8, Kandivali West, Mumbai 400067.

"RESOLVED FURTHER THAT MR. NIKHU. PRAKASH SURVE AND MR. SAMIR PRAVIN SANGHVI Partner of the Company be and are hereby severally authorized to negotiate, finalize, sign and execute the above mentioned Development Agreement and other Deeds and documents on behalf of the Company and do all such acts, matters, deeds and things and to take all steps and do all things and give such directions as may be required, necessary, expedient or desirable for giving effect to said Development Agreement.

For Bhairav Smile Infraprojects

1) MR. NIKHIL PRAKASH SURVE - Partner

2) MR. SAMIR PRAVIN SANGHVI - Partner

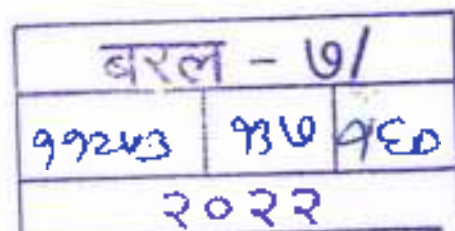
3) MR. KAPIL PRAVIN SANGHVI - Partner

4) MR. TEJAS PRAKASH SURVE - Partner

5) MR. PRAKASH HANUMANTRAO SURVE - Partner

Place : Mumbai

Date : 01.08.2022





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Pagdhare

CHARKOP BHARAV CO. OP. HSG. SOCIETY (LTD).

CHAIRMAN SECRETARY

Pagdhare

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DHAGE BHASKAR KISANRAO
KISANRAO DEVRAO DHAGE
01/07/1968
Permanent Account Number
AHWPD9926D


Signature





CHARKOP SHREE BHAGWAN HSG. SOCIETY (LTD).
CHAIRMAN SECRETARY TREASURER



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CHANDRA SHEKHAR DAS

CHANDRA SHEKHAR DAS



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CHARKES BHAIKAV CO. OP. HSG. SOCIETY (LTD).

K. N. Nivast
CHAIRMAN SECRETARY TREASURER



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भोपाल रजिस्ट्रार कार्यालय

भोपाल

बर्ल - ७/		
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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAZFB8050G



नाम / Name

BHAIRAV SMILE INFRAPROJECTS

निगमन/गठन की तारीख
Date of Incorporation/Formation
11/07/2022

For BHAIRAV SMILE INFRAPROJECTS

Mr. [Signature]
PARTNER

For BHAIRAV SMILE INFRAPROJECTS

S. P. [Signature]
PARTNER



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10 बरल - 19/		
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SP Sanghvi



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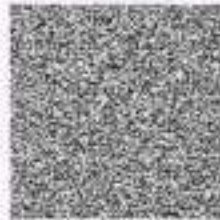
भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नॅप्सी क्रमांक / Enrolment No.: 2821/27075/05623

To
शुभम - सितार पवार
Tukaram Sitaram Pawar
C/O: Sitaram Pawar
D 12, Charkop Sailochan CHS LTD
Plot No 804, R S C 2, S No 41/276
Charkop, Kandivali West
Mumbai
Mumbai - 400067
9897202468

Signature valid



आपला आधार क्रमांक / Your Aadhaar No. :

2488 0103 0359

VID : 9198 4136 9848 5100

माझा आधार, माझी ओळख



भारत सरकार
Government of India



शुभम सितार पवार
Tukaram Sitaram Pawar
नॅप्सी क्रमांक/DGE: 01/06/1929
लिंग/MALE

2488 0103 0359

VID : 9198 4136 9848 5100

माझा आधार, माझी ओळख



माहिती

- आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही
- ऑनलाइन किंवा ऑफलाईन XML ऑनलाइन प्रमाणीकरण वापरून ओळख सत्यापित करा.
- हे इलेक्ट्रॉनिक पत्रिकेद्वारे तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आठार देशभरात वैध आहे
- आठार आपला वेगवेगळे शासकीय आणि खाजगी सेवा प्राप्त करणे सोप्यास म्हात करतो
- आपला मोबाईल नंबर आणि ईमेल आयडी अद्ययावत ठेवा
- आपला स्मार्ट फोनमध्ये आठार घ्या - inAadhaar App टापा

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Unique Identification Authority of India



पत्ता:
शुभम - सितार पवार, डी 12, चार्कोप सालोचन
सोसायटी, प्लॉट नं 804, अल्ट्रा सी 2, स नं
41/276, चार्कोप, कान्दिवली वेस्ट, मुंबई, गुजरात
महाराष्ट्र - 400067

Address:
C/O: Sitaram Pawar, D 12, Charkop Sailochan
CHS LTD, Plot No 804, R S C 2, S No 41/276,
Charkop, Kandivali West, Mumbai, Mumbai
Suburban, Maharashtra - 400067



2488 0103 0359

VID : 9198 4136 9848 5100

माझा आधार, माझी ओळख

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भारत सरकार
Government of India

विद्युत दीपशर्मा
Vidya Dinesh Gadhvi
एन. जॉर्ज रोड, ४००००२
मुंबई - ४००००२

3371 9634 3951

मेरा आधार, मेरी पहचान

भारत सरकार
Unique Identification Authority of India

पता: १०२, माधुर सी एस एल एलटी, ५५/५६
टी.पी.एस. क्रॉस रोड, नज़र सार्वजनिक
गार्डन, बाहरी नका, बोरिवली-पश्चिम,
मुंबई, महाराष्ट्र, ४००००२

Address: 102, Madhur C.I.S.LTD., 55/56
T.P.S Cross Road, Near Veer Sarvajan
Garden, Bahari Naka, Borivli West,
Mumbai, Maharashtra, 400002

3371 9634 3951

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

Vidya

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

Receipt of Document Handling Charges

PRN 1108202201455

Receipt Date 11/08/2022

Received from DHC, Mobile number 9000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 11273 dated 11/08/2022 at the Sub Registrar office Joint S.R. Borivali 7 of the District Mumbai Sub-urban District.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name SBIN

Payment Date 11/08/2022

Bank CIN 10004152022081101351

REF No. 222331161667

Deface No 1108202201455D

Deface Date 11/08/2022

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



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बरल - ७/		
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Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1108202201702

Receipt Date 11/08/2022

Received from Dhc, Mobile number 9000000000, an amount of Rs.1200/-, towards Document Handling Charges for the Document to be registered on Document No. 11273 dated 11/08/2022 at the Sub Registrar office Joint S.R. Borivali 7 of the District Mumbai Sub-urban District.

DEFACED

₹ 1200

DEFACED

Payment Details

Bank Name SBIN

Payment Date 11/08/2022

Bank CIN 10004152022081101573

REF No. 222378162528

Deface No 1108202201702D

Deface Date 11/08/2022

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



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