



CHALLAN
MTR Form Number-6



MH014245747202223E BARCODE [Barcode] Date 24/01/2023-14:56:16 Form ID 25.2

Department Inspector General Of Registration Payer Details

Mode of Payment Stamp Duty TAX ID / TAN (If Any)

Account Name KRL3_JT SUB REGISTRAR KURLA NO 3 Full Name MS BUILD SQUARE

Location MUMBAI Flat/Block No. FLAT NO 907, A WING, DOMAIN

Period 2022-2023 One Time Premises/Building

Account Head Details Amount In Rs. Road/Street

0045501 Sale of NonJudicial Stamp 515300.00 VILLAGE DEONAR, TALUKA KURLA, GHATKOPAR MANKHURD LINK ROAD

Area/Locality DEONAR GOVANDI WEST, MUMBAI

Town/City/District

PIN 4 0 0 0 4 3

Remarks (If Any)

SecondPartyName=Yusuf Mannan Khan-



करल-३
₹ 3,15,300
2023
FOR USE IN RECEIVING BANK

Amount In Five Lakh Fifteen Thousand Three Hundred Rupees On

Words ly

Payment Details IDBI BANK

Cheque-DD Details Bank CIN Ref. No. 69103332023012418400 2789285084

Cheque/DD No. Bank Date RBI Date 24/01/2023-14:56:30 Not Verified with RBI

Name of Bank Bank-Branch IDBI BANK

Name of Branch Scroll No. , Date Not Verified with Scroll

Department ID : Mobile No. : 0000000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



CHALLAN
MTR Form Number-6



MH014245747202223E	BARCODE	Date 24/01/2023-14:55:16	Form ID 25.2
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Department Inspector General Of Registration	Payer Details		
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Stamp Duty	TAX ID / TAN (If Any)		
Mode of Payment Stamp Duty	PAN No.(If Applicable)		

Case Name KRL3_JT SUB REGISTRAR KURLA NO 3	Full Name	MS BUILD SQUARE	
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Location MUMBAI	Flat/Block No.	FLAT NO 907, A WING, DOMAIN	
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Period 2022-2023 One Time	Premises/Building		
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Account Head Details	Amount In Rs.	Road/Street	VILLAGE DEONAR, TALUKA KURLA, GHATKOPAR MANKHURD LINK ROAD
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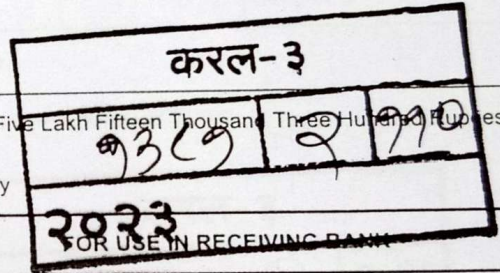
0045501 Sale of NonJudicial Stamp	515300.00	Area/Locality	DEONAR GOVANDI WEST, MUMBAI
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		Town/City/District	
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		PIN	4 0 0 0 4 3
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		Remarks (If Any)	
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		SecondPartyName=Yusuf Mannan Khan-	
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Amount In	Five Lakh Fifteen Thousand Three Hundred Rupees On
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Words	ly
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Payment Details	IDBI BANK
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Cheque-DD Details	Bank CIN	Ref. No.	69103332023012418400	2789285084
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Cheque/DD No.	Bank Date	RBI Date	24/01/2023-14:56:30	Not Verified with RBI
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Name of Bank	Bank-Branch	IDBI BANK
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Name of Branch	Scroll No. , Date	Not Verified with Scroll
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Department ID : Mobile No. : 0000000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

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

करल-३		
१३८९	८	११०
२०२३		

शुभान्त
२३/०१/२०२३

AGREEMENT FOR SALE

This **AGREEMENT FOR SALE** ("Agreement") is made at Mumbai, this 24th January day of 2023:

BETWEEN

M/s. Build-Square, a partnership firm duly registered & incorporated under the provisions of the Indian partnership Act, 1932, having PAN AARFB9895K and having its registered office at Ground Floor, Sharada Sangeet Vidyalaya, M.K. Marg, Kalanagar, Bandra (East), Mumbai - 400051, (hereinafter referred to as the "**PROMOTER**") which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns;

AND

Mr. Yusuf Mannan Khan and Ms. Shabana Yusuf Khan, of Mumbai, Indian (Citizenship), residing at New Gautam Nagar, Plot No.-01, Station Road, Near Samrat Budh Vihar, Govandri, Mumbai - 400043. (hereinafter referred to as the "**FLAT PURCHASER/S**"), which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators and his/her assigns.



The Promoter and the Flat Purchaser/s shall, hereinafter, be collectively referred to as the "**Parties**" and individually as "**Party**".

WHEREAS:

- The Government of Maharashtra is the owner of all that pieces and parcels of a larger land bearing CTS No. 1 (pt) admeasuring about 31,07,752.45 sq. mtrs. (Thirty One Lakhs Seven Thousand Seven Hundred and Fifty Two point Four Five) square meters of Village Deonar, Taluka Kurla lying and being situated at Ghatkopar Mankhurd Link Road, Deonar, Mumbai - 400 043 in the registration District of Mumbai City and Mumbai Suburban ("**Larger Land**").
- Out of the said Larger Land, a portion of the land admeasuring 4450.23 sq. mtrs. (Four Thousand Four Hundred and Fifty point two three) square meters of Village Deonar, Taluka Kurla, lying and being situated at Ghatkopar Mankhurd Link Road, Deonar, Mumbai - 400 043 in the registration District of Mumbai City and Mumbai Suburban ("**Land**"), was occupied by various hutments/slums ("**Slums/Hutments**"). The Land together with Slums standing thereon shall be collectively referred as "**the Property**". The said area was declared as 'slums' under the Slum Rehabilitation Scheme by virtue of a letter bearing number SA/M-East/25939/V.V.A dated October 12, 2018.
- The slum dwellers/occupants of the hutments/slums proposed to form a society in the name of "Ekta SRA Co-operative Housing Society Proposed", under the Maharashtra Co-operative Societies Act, 1960 and having its registered office at Ekta SRA CHS, Ghatkopar - Mankhurd Link Road, Deonar, Mumbai - 400 043 ("**Proposed Society**").
- The Proposed Society had appointed one Fatcat Infrastructure Private Limited as its developer to redevelop the Property ("**Previous Developer**") by virtue of a General Body Resolution dated August 15, 2008 under Regulation 33(10) of DCR 1991.
- As there were disputes and differences between the Proposed Society and the Previous Developer, The Proposed Society filed proceedings under section 13(2) of Maharashtra Slum Area (I.C. & R) Act, 1971 against the Previous Developer before the Dy. Collector (ES) SRA Bandra (East), Mumbai. In the said proceedings, an order dated June 16, 2017 was

Promoter	Flat Purchaser/s

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२०२३		

शुद्धता

२२/०१/२०२३

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Promoter	Flat Purchaser/s

करल-३
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Corporation of Greater Mumbai, SRA and the provisions of the DC Rules and such other laws, rules and regulations as may be in force at present and/or at any time hereafter.

- R. On completion of the redevelopment, the Promoter shall be entitled to dispose of or alienate or otherwise deal with the Sale Component in the new Building/s (excluding Rehab Component) ("**Promoter's Area**") as the Promoter deem fit and proper.
- S. The Promoter has registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority at "**maharera.mahaonline.gov.in**" under **MAHARERA Registration** no. "**P51800023311**" an authenticated copy of the same is attached herewith as **Annexure "4"**.
- T. The Promoter has provided inspection to the Flat Purchaser/s of all the documents relating to the Land, plans, designs and specifications prepared by the Promoter, architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 ("**RERA**") and the rules made thereunder, and satisfactory inspection of the certificate of title issued by their Advocate, copy of property register card ("**PRC**") extracts, and all other revenue records showing the title of the Property to the Property. A copy of the title certificate dated 18th March, 2020 is also annexed hereto and marked **Annexure "5"**. The copy of property cards for the Property is also annexed hereto and marked **Annexure "6"**.
- U. The Flat Purchaser/s hereby confirm and acknowledge that they have obtained information relating to the sanctioned plans, layout plans along with specifications approved by the competent authority, stage wise time schedule of completion and all such information as required under the RERA and they have satisfied himself/herself/themselves about the title of the Promoter to the said Property and the Flat Purchaser/s confirm that he/she/they are entering into this Agreement after inspecting the aforesaid documents and shall never raise any objection/s to the same.
- V. After satisfying himself/themselves with regard to the title of the said Property and after perusal of all the orders and various permissions, sanctions and approvals mentioned hereinabove, the Purchaser has applied and has agreed to purchase the Flat bearing Flat No. 907 admeasuring 533 square feet (49.52 square meters) carpet area as per RERA, on the 9th habitable floor of A Wing, of the said Building (hereinafter referred to as "said Flat"), and delineated on the floor plan thereof annexed hereto and marked "**Annexure 7**" and shown in "Red Hatch" thereon and more particularly described in the Second Schedule hereunder written on and for the lumpsum sale consideration of **Rs.85,88,000/- (Rupees Eighty Five Lakh Eighty Eight Thousand Only)** payable in a manner as hereunder appearing.
- W. For the purposes of this Agreement and as per the provisions of RERA, the definition of carpet area means the net usable floor area of the said Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the said Flat. Further, for the purpose of this clause, the expression "exclusive balcony or verandah area" means the area of the balcony or verandah, as the case may be, which is appurtenant to the net usable floor area of the said Flat, meant for the exclusive use of the Purchaser/s; and exclusive open terrace area means the area of open terrace which is appurtenant to the net usable floor area of said Flat, meant for the exclusive use of the Purchaser/s. The expression "walls" would mean walls made of Reinforced Cement Concrete (RCC) or plain concrete or Shear wall(s) or walls made from bricks or blocks or precast materials or drywalls or walls made of any material or composition of one or more of any of the materials and shall include column(s) within or adjoining or attached to the wall. All walls which are constructed or provided on the external face of an apartment shall be regarded as "external wall" and all walls or independent columns constructed or provided within an apartment shall be regarded as "internal partition wall".



X. The Promoter has, accordingly, agreed to sell to the Flat Purchaser/s the Flat and the Flat Purchaser/s has/have agreed to purchase from the Promoter the Flat, with the right to use and enjoy the car park and proportionate share in the common areas, amenities & facilities

Promoter	श्रीमान	श्रीसुधा शंकर
		Flat Purchaser/s

2020-21
 936 97 990
 2020

on terms and conditions set out under this Agreement and will register the same under the provisions of The Registration Act, 1908. **M/s. SOLICIS LEX**, Advocates and Solicitors, Mumbai have certified the title to the said Land as clear and marketable. A copy of Certificate of Title dated 18th March 2020 is annexed hereto and marked as "Annexure 8" (hereinafter referred to as "Title Certificate").

- Y. Prior to the execution of these presents, the Flat Purchaser/s has paid to the Promoter a sum of **Rs.8,00,000/- (Rupees Eight Lakh Only)** being 9.32% out of the total price payable for the Flat agreed to be sold by the Promoter to the Flat Purchaser/s as an advance payment (the payment and receipt whereof the Promoter do thereby admit and acknowledge) and the Flat Purchaser/s has agreed to pay to the Promoter the balance of the total price in the manner hereinafter appearing.
- Z. Under section 13 of RERA, the Promoter/Promoter is required to execute a written agreement for sale of the Flat with the Flat Purchaser/s, being in fact these presents and also to register this Agreement under the Registration Act, 1908.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:



The foregoing recitals shall be treated as forming an integral part of the operative portion of this Agreement and this Agreement shall be read, understood and construed according to the intention of the Parties hereby declare that the statements, declarations and representations on the respective parts as contained herein. The Promoter shall be entitled to make variation, alterations and modifications in the said Layout, plans, designs and specifications from time to time and construct such additional floors and/or buildings as per such revised plans, as considers necessary, or as may be required by SRA and/or other concerned authorities. The Purchaser hereby, expressly and unconditionally consents to the same and such consent of the Purchaser and shall be deemed to be his/her/their/its consent, contemplated under Section 7(1) (ii) of MOFA and Section 14 of the RERA. The Purchaser undertakes not to raise any objections in this behalf at any time whatsoever.

- The Purchaser hereby agrees to purchase and the Promoter hereby agrees to sell Flat No. **907** admeasuring **533** square feet (**49.52** square meters) carpet area as per RERA, and on the **9th** habitable floor of **A** Wing of the said Building at or for the lump sum consideration of **Rs.85,88,000/- (Rupees Eighty Five Lakh Eighty Eight Thousand Only)** (hereinafter referred to as the "Consideration") and the right to use **NIL** car parking space in the Building details whereof are more particularly mentioned in the Second Schedule hereunder written on what is known as "ownership basis" under the provisions of the said Acts. The Consideration is exclusive of all taxes, levies, duties, cesses etc. and shall be borne and paid by the Flat Purchaser/s alone.
- The Purchase Price includes price for right to use common areas, amenities & facilities, other than as specified in Clause 22 herein, pertaining to the said Building and no separate consideration / compensation is payable in that regard by the Flat Purchaser/s to the Promoter.
- The specifications to be provided by the Promoter in the said Building and pertaining to the said Property are specified in "**Annexure 8**" hereunder written. The Purchaser is satisfied about the specifications agreed to be provided by the Promoter and undertakes that the Purchaser shall not raise any objection in respect thereof hereafter.
- The Flat Purchaser/s shall pay to the Promoter the Consideration, in the manner as hereinafter stated, as and when called upon to do so. All payments towards the Consideration are exclusive of any taxes and such taxes as applicable will be communicated when demands raised. Such payments shall be made, without any delay and default and in time manner. Such payments of each installment, on time being essence of this contract:

Token	Particulars
	On or Before 15th October 2022
	On completion of 3rd Slab
	On completion of 6th Slab
	On completion of 9th Slab
	On completion of 12th Slab
	On completion of 15th Slab
	On completion of 18th Slab
	On completion of 21st Slab
	On completion of 24th Slab
	On completion of 27th Slab
	On completion of 30th Slab
	On completion of Terrace Slab
	On completion of Internal Plaster
	On fitting of doors and windows
	On completion of Plumbing premises
	On completion of staircases
	On completion of External plaster
	On completion of External terraces of the wing
	On completion of Electrical work
	On completion of lifts and escalators
	On completion of Entrance
	On completion of STP (Sewer Treatment Plant)
	On intimation of Possession

6. It is agreed that the Flat Purchaser/s on receipt of the keys within 7 days of receipt of the keys from the Promoter the Flat Purchaser/s shall not raise any demur or objection in respect thereof hereafter.

7. The Flat Purchaser/s shall pay the consideration for the Flat as per the schedule of payments unless the Flat Purchaser/s is satisfied with the Promoter's performance and further that the Flat Purchaser/s shall pay all the taxes and levies and amounts payable by the Flat Purchaser/s and shall indemnify the Promoter in respect thereof.

8. The Flat Purchaser/s shall pay the consideration for the Flat as per the schedule of payments along with the interest thereon.

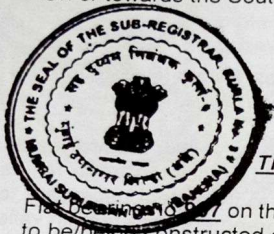
Promoter	Flat Purchaser/s

9369 20 770		
9369	20	770

THE FIRST SCHEDULE ABOVE REFERRED TO:
(being description of the said Property)

ALL THE PIECES AND PARCELS of land bearing CTS No. 1 (pt) situated at Village Deonar, Taluka Kurla, Ghatkopar Mankhurd Link Road, Deonar Mumbai - 400 043 in the registration District Mumbai Suburban which admeasures in aggregate about 4450.23 sq. mtrs. (Four Thousand Four Hundred and Fifty point Two Three) square meters which was occupied by various slum dwellers and bounded as follows:

- On or towards the East : Slum structure on CTS 1 (pt) of village Deonar
- On or towards the West : Red brick tower, (Brizo residency)
- On or towards the North : 61.00 mts wide road
- On or towards the South : Adjoining Slum Scheme Namely Bhim Ratan SR, CHS. (CTS No. 1 (pt) of Village Deonar)



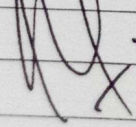
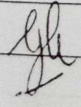
THE SECOND SCHEDULE ABOVE REFERRED TO

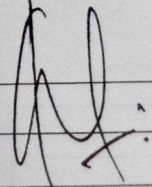
Flat No. 907 on the 9th floor in the A wing admeasuring 533 sq. ft. (carpet area) in "DOMA" to be being constructed on the Land described in the First Schedule hereinabove.

LIST OF COMMON AREAS, AMENITIES & FACILITIES

Item	Details	
1	RCC design	Earthquake-proof structure as per the latest version of IS codes.
	Walls	150 mm Thk. External Siporex or hollow concrete light weight wall and 100 mm thk Siporex or hollow concrete light weight wall
	Internal Plaster	Cement plaster with gypsum finish in proper line level and plumb.
	Terrace	Water-proofing system comprising hard coat of waterproof Chemical treatment over brick-bat coba + IPS in conventional method with necessary slope.
	Decorative Main Entrance Door	Flush door, both side with decorative laminate with melamine polish fixed in wooden frame. Cover moulding and doorframe. Night latch. Designer handle from inside & outside.
	Bed room doors	Flush door, 30mm thick, both side with decorative laminate fixed in wooden frame. Cylindrical locks with keys.
	Toilet doors	30mm thick door panel in marine ply, both side with decorative laminate fixed in granite frame. Cylindrical locks.
	Windows	All windows shall be fixed over Granite lining/ composite marble frame with Powder coated aluminium sliding windows made out of appropriate sections in 5mm thick plain/ tinted glass.
	Flooring	a. All rooms including kitchen and passage: Joint free Vitrified Toilets: Antiskid Ceramic

Item	
Skirting/ Dado	a. All b. Kitch c. Toile
Toilets	Concealed p fittings. All V
Kitchen platform	Sandwich ty size
Painting	a. Ext paint b. Inte
Electrical For Each Flat	Electrical conduits v
Society Office	Min 20 sq
Room for Fitness Centre.	One roo
Common entrance Lobby	Decorat appear
Lift	Appro
Water Supply	a b
CCTV security surveillance system	CCT entra
Fire fighting arrangement	Pro rec

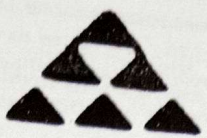
 Promoter
 Flat Purchaser/s
 21/11/11

 Promoter

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10/09
Officer
Authority



ANNEXURE 2

कपल-3		
736	3E	970
2023		

SLURM REHABILITATION AUTHORITY
Administrative Building, Pr. Anant Kanekar Marg, Bandra (East), Mumbai - 400 051

Intimation of Approval under Sub regulation 2.3 of Appendix - IV
of D.C.R. No. 33 (10) Dt. 15.10.97 of Brhanmumbai.

No. SRA/ENG/M&E/MCGM/0032/200/0930/A2/RT 1 SEP 2019
(Composite Bldg)

To,
M/s. Build-Square
Ground floor, Sharda Sangeet Vidyalaya
M.K.Road, Kalanagar, Bandra (E),
Mumbai- 400 051



With reference to your Notice, letter No. 2379 dated 08/07/
on 11/07/ 2019 and the plans, Sections, Specifications and Description and
and details of your building at CTS No. 1(pt) of village Jeonar, Gr
Mankhurd Link Road, Jeonar Mumbai- 400 043.

furnished to me under your letter, dated 08/07/ 20 19 I have to inform you that the proposal
of construction of the building or work proposed to be erected or executed is hereby approved under
section 45 of the Maharashtra Regional & Town Planning Act, 1966 as amended up-to-date, subject to the
following conditions :

- A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH
BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL
- A.1) That the Commencement Certificate us/. 44/69 (1) of the MR & TP Act, Shall be obtained before starting the proposed work.
 - A.2) That the compound shall be constructed, after getting the plot demarcated from the concerned authority, on all sides of the plot clear of the road side drain without obstructing the flow of rain water from the adjoining holding, to prove possession of holding before starting the work as per D.C. Regulation No. ~~38 (27)~~ 37(24)
 - A.3) That the structural Engineer shall be appointed, and the Supervision memo as per Appendix XI D.C. Regulation ~~5(3) (ix)~~ shall be submitted by him. 47
 - A.4) That the Structural design and calculations for the proposed work accounting for system analysis as per relevant I.S. code along with plan shall be submitted before C.C.



SLUM REHABILITATION AUTHORITY
Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

DEVELOPER COPY	
करल-3	
Cr. No.	7369 P2 770
Plot No.	2033
FORM A	

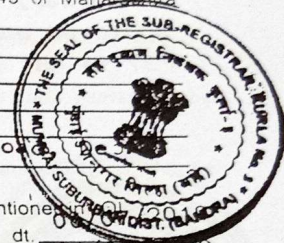
NO ME/MCGM/0032/20080930/AP/R1
COMMENCEMENT CERTIFICATE

90 OCT 2019
(Composite Building)

To,
M/s. Build Square
Ground floor, Sharda Sangeet Vidyalaya,
W.K. Road, Kalanagar, Bandra(E),
Mumbai- 400 051.

Sir,
With reference to your application No. 2379
dated 08/07/2019 for Development
Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town
Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra
Regional and Town Planning Act, 1966 to erect a building on plot No. _____
C.T.S. No. 1 (pt)

of village Deonar
ward M-East
Sited at Ghatkopar - Mankhurd Link Road
T.P.S.No. -
Mumbai- 400 043.



The Commencement Certificate / Building Permit is granted subject to compliance of mentioned
U/R No. SRA/ENG/2053/ME/ML/LOI
IDA/U/R No. ME/MCGM/0032/20080930/AP/R-1 dt. 11/09/2019
and on following conditions.

- The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
- That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
- The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
- This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management Plan.
- If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act. 1966.
- This Certificate is liable to be revoked by the C.E.O. (SRA) if:-
 - The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act 1966.
- The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed Shri S.D. Mahajan
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C is granted for work up to Plinth Level.

For and on behalf of Local Authority
The Slum Rehabilitation Authority
Alakh
10.10.19
Executive Engineer (SRA)-III
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

ME/MCGM/0032/20080930/AP/R-1

18 DEC 2021

This C.C. is re-endorsed & further extended for portion marked as '1 to 36' on plan as at Pg. 1257 upto full height 1.00 of Ground + 1st to 28th upper floors including LMR & OHWT. of Wing 'A' of Composite Building as per approved amended plans dtd. 10/12/2021

करल-३		
१३८१	५३	११०
२०२३		

[Signature]
Executive Engineer
Slum Rehabilitation Authority

ME/MCGM/0032/20080930/AP/R-1

19 SEP 2022

This C.C. is further extended from Ground to 5th upper floor (6th slab) i.e. 17.40 Mt. level of Wing 'A' of Composite Building approved under even no. dated. 10/12/2021 for portion Marked as '37 to 48' as per the plan at page 1401.

[Signature]
Executive Engineer
Slum Rehabilitation Authority



ME/MCGM/0032/20080930/AP/R-1

2 JAN 2023

This C.C. is further extended for entire portion from Ground to 11 upper floors (i.e. 12th slab) at 34.80 Mt. level of Wing 'A' & 'B' of Composite Building by restricting Sale BUA admeasurzing 33.50 sq.mt. as per approved amended plans dtd. 10/12/2021.

[Signature]
Executive Engineer
Slum Rehabilitation Authority

This registration is granted under P51800023311
Project: DOMAIN, Plot 1, Suburban, 400043;

- M/S Build Squa Suburban, Pin: ...
- This registration
 - The prom...
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 - Th

3. If the ab promot under.

Dated:

ANNEXURE 4



करल-३		
१३८९	५४	१७०
२०२३		

Maharashtra Real Estate Regulatory Authority

**REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'**

[See rule 6(a)]

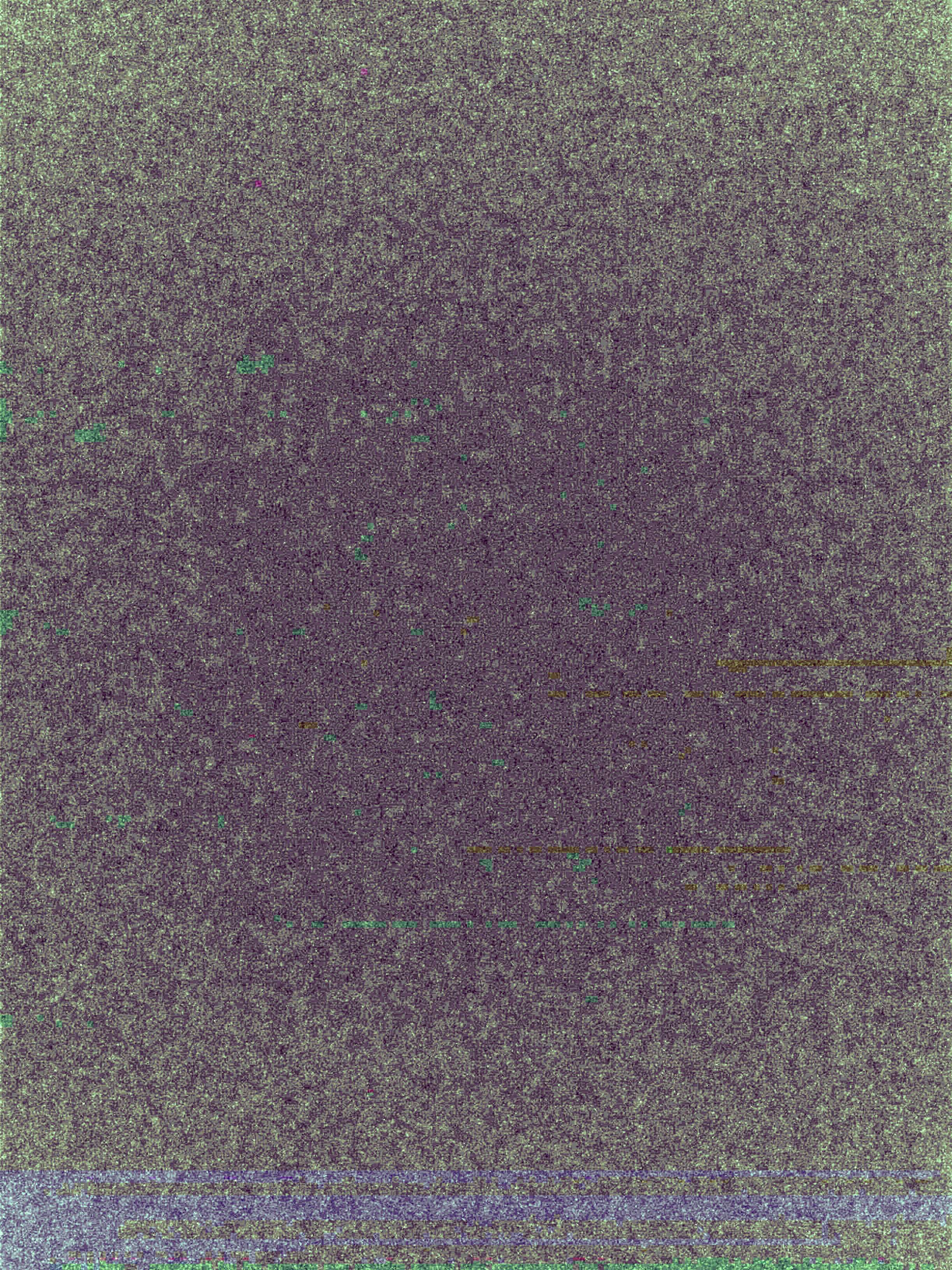
This registration is granted under section 5 of the Act to the following project under project registration number :
P51800023311
Project: **DOMAIN**, Plot Bearing / CTS / Survey / Final Plot No.:01 Pt Deonar Village, Mumbaiat Kurla, Kurla, Mumbai
Suburban, 400043;

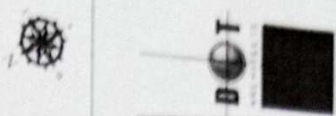
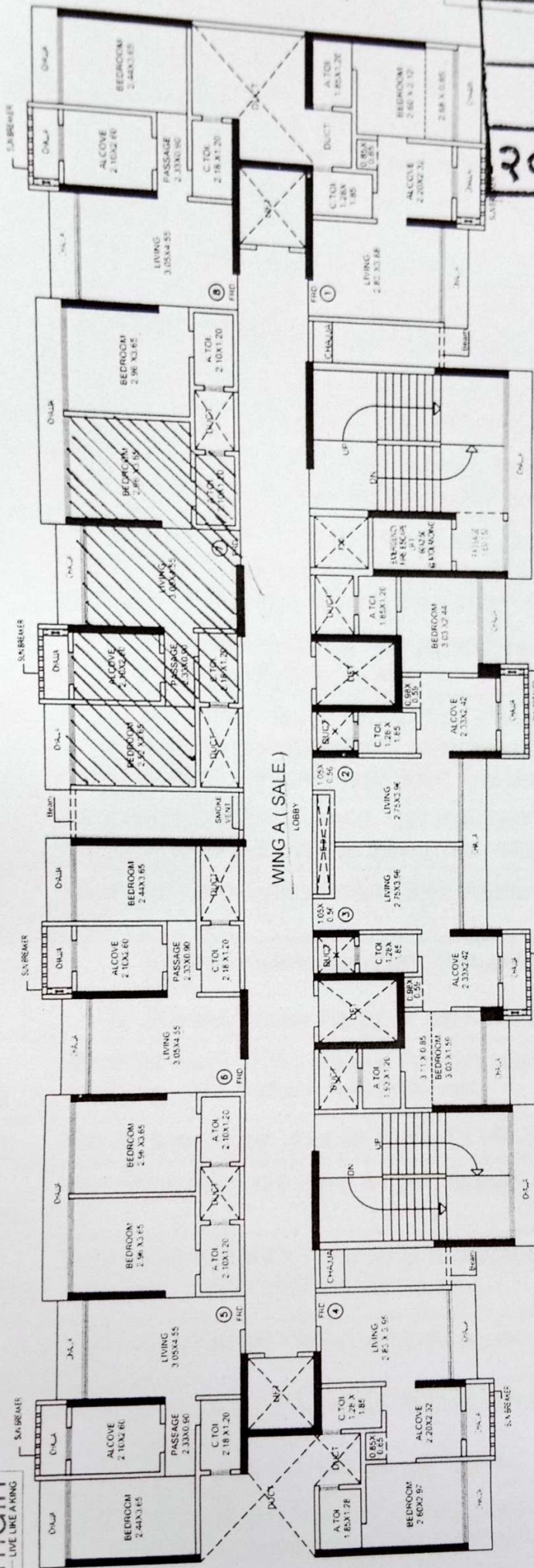
- M/S Bulld Square** having its registered office / principal place of business at Tehsil: **Mumbai**, District: **Mumbai**
Suburban, Pin: **400051**.
 - This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottees of the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **11/12/2019** and ending with **31/12/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 11-12-2019 10:59:58

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority





करल-३
736 0190
2023

WING FLOOR NO. FLAT NO. NAME RERA CARPET AREA
"A" 907 Mr Jusuf Mannan Khan & Ms. Snehana Jusuf Khan 533 Sq. Ft.



Handwritten signatures and dates: 22/01/2024, 21/01/24





सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 3

दस्त क्रमांक : 1381/2023

नोंदणी :

Regn.63m

Defa
Date 24/01/2023

3 24/0

गावाचे नाव : देवनार

24/0

(1)बिलेखाचा प्रकार

करारनामा

24/01

(2)मोबदला

8588000

24/01

(3) बाजारभाव(भाडेपट्टयाच्या

7375129.06

24/01

बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)

138

(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन : इतर माहिती: सदनिका नं:907,ए विंग,माळा नं:9 वा मजला,इमारतीचे नाव: डोमेन,ब्लॉक नं: घाटकोपर मानबुई लिंक रोड,रोड : देवनार,गोवंडी पश्चिम मुंबई 400043,इतर माहिती: सदनिकेचे क्षेत्रफळ 533 चौ. फुट कार्पेट एरिया व इतर वर्णन दस्तात नमूद केल्याप्रमाणे ((C.T.S. Number : 1 (pt) ;)

(5) क्षेत्रफळ

1) 54.47 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:-मेसर्स बिल्ड स्केअर चे भागीदार मेसर्स डॉटम बिल्ड स्केअर एलएलपी चे भागीदार केतन मुसळे - तर्फे मुखत्यार सुशिल हिवाळे वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: तळ मजला, इमारतीचे नाव: शारदा संगीत विद्यालय, ब्लॉक नं: एम के मार्ग, रोड नं: कलानगर, बांद्रा पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400051 पॅन नं:-AARFB9895K

2): नाव:-मेसर्स बिल्ड स्केअर चे भागीदार एका लाईफ लिमिटेड चे ऑर्गोराईड्ड सिप्रेट्री गीतांजली क्षीरसागर - तर्फे मुखत्यार सुशिल हिवाळे वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: तळ मजला, इमारतीचे नाव: शारदा संगीत विद्यालय, ब्लॉक नं: एम के मार्ग, रोड नं: कलानगर, बांद्रा पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400051 पॅन नं:-AARFB9895K

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

1): नाव:-युसुफ मन्नान खान वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: प्लॉट नं.1,न्यू गौतम नगर,स्टेशन रोड,सम्राट बुद्ध विहार जवळ, रोड नं: गोवंडी,मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400043 पॅन नं:-APUPK1994E

2): नाव:-शबांना युसुफ खान वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: प्लॉट नं.1,न्यू गौतम नगर,स्टेशन रोड,सम्राट बुद्ध विहार जवळ,, रोड नं: गोवंडी,मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400043 पॅन नं:-CRMPK3205L

(9) दस्तऐवज करून दिल्याचा दिनांक

24/01/2023

(10)दस्त नोंदणी केल्याचा दिनांक

24/01/2023

(11)अनुक्रमांक,खंड व पृष्ठ

1381/2023

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

515300

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14)शेरा



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :



वस्तासोबत देण्यात आलेली सूची-2

सह दुय्यम निबंधक (वर्ग-2)
कुर्ला क्र. 3

Customer Name	Yusuf Khan
Apartment Details	
Building	A
Flat	907
Floor	9
Type of an apartment	2BHK
View	Highway
Carpet area In Sq. ft.	533
Carpet area in Sq. mts	49.52
Car Parking	0

Flat & Other Cost		
Flat Consideration		85,88,000
Agreement Value	A	85,88,000
Registration & Scanning Charges	B	42,000
GST @ 5% on Agreement Value (A)	C	4,29,400
Statutory Charges	D	4,71,400
Society Deposits & Other Charges	E	5,90,680
Total Cost	A+D+E	96,50,080
Rupees NinetySix Lakh Fifty Thousand SeventyNine Paise SixtyEight Only		

Society Charges	
Accountable Charges	
Share Money	1000
Society Apex Body Formation Charges	13,800
12 month Maintenance @ Rs.6 per sq ft	38,376
Water Supply Meter & Connection Charges	35,000
Gas connection charges	12,500
Electric Meter & Connection Charges	35,000
Legal Charges	50,000
Fitness Centre Charges	1,55,000
Development Charges	1,59,900
Total (A)	5,00,576
GST on Possession Charges @ 18% (B)	90,104
Total (A + B)	5,90,680

Note :

*Cheque Favoring - BUILDSQUARE DOMAIN MASTER COLLECTION A/C No - 50200046713700

*Registration to be executed on payment of 10% of Agreement Value

*Flat cancellation charges as applicable.

*Interest will be charged on delayed payment as per RERA guidelines.

*Any taxes if applicable at any time in future shall be payable by the customer to the developer

*GST on Society Charges as applicable shall be payable on raising demand

*Delay in TDS payment will attract penalty as per govt norms

The information contain in this sheet is issued in good faith & does not constitute a contract.

Yusuf Khan

Signature :
Customer

शा.भा.वा.

Particulars		Amt Due (A)	TOS 1%	GST @ 5% on (A)	Amount Payable
Token	12.00%	10,30,560	10,306	51,528	10,82,088
On or before 15th October 2022	0.00%	-	-	-	-
On or before 15th October 2022	11.00%	9,44,680	9,447	47,234	9,91,914
On or before 15th October 2022	11.00%	9,44,680	9,447	47,234	9,91,914
On or before 15th October 2022	11.00%	9,44,680	9,447	47,234	9,91,914
On completion of 3rd Slab	2.30%	1,97,524	1,975	9,876	2,07,400
On completion of 6th Slab	2.25%	1,93,230	1,932	9,662	2,02,892
On completion of 9th Slab	2.30%	1,97,524	1,975	9,876	2,07,400
On completion of 12th Slab	2.25%	1,93,230	1,932	9,662	2,02,892
On completion of 15th Slab	2.30%	1,97,524	1,975	9,876	2,07,400
On completion of 18th Slab	2.25%	1,93,230	1,932	9,662	2,02,892
On completion of 21st Slab	2.30%	1,97,524	1,975	9,876	2,07,400
On completion of 24th Slab	2.25%	1,93,230	1,932	9,662	2,02,892
On completion of 27th Slab	2.30%	1,97,524	1,975	9,876	2,07,400
On completion of 30th Slab	2.25%	1,93,230	1,932	9,662	2,02,892
On completion of Terrace Slab	2.25%	1,93,230	1,932	9,662	2,02,892
On completion of Internal Plaster of the said premises	2.50%	2,14,700	2,147	10,735	2,25,435
On fitting of doors and windows of said premises	2.50%	2,14,700	2,147	10,735	2,25,435
On completion of Plumbing upto the floor level of the said premises	2.50%	2,14,700	2,147	10,735	2,25,435
On completion of staircases and lift lobbies of the said floor	2.50%	2,14,700	2,147	10,735	2,25,435
On completion of External Plaster of the wing	2.50%	2,14,700	2,147	10,735	2,25,435
On completion of External Plumbing, Waterproofing of terraces of the wing	2.50%	2,14,700	2,147	10,735	2,25,435
On completion of Electrical Fittings of the said wing	2.50%	2,14,700	2,147	10,735	2,25,435
On completion of lifts and water pumps of said wing	2.50%	2,14,700	2,147	10,735	2,25,435
On completion of Entrance lobby/s for the said wing	2.50%	2,14,700	2,147	10,735	2,25,435
On completion of STP (Sewage treatment plant)	2.50%	2,14,700	2,147	10,735	2,25,435
On intimation of Possession / OC	5.00%	4,29,400	4,294	21,470	4,50,870
Total	100.00%	85,88,000	85,880	4,29,400	90,17,400

Paid

Signature :
For Buildsquare

FORM - A (PERSONAL DETAILS)

APPLICANT CO-APPLICANT GUARANTOR

Existing Customer Yes No

CIF No/ Account No.

Name: First Name **YUSUF** Middle Name **MANNAN** Last Name **KHAN**

Salutation Mrs Ms Dr. Other Gender M F Transgender

Marital Status Single Married Other Date of Birth **05081974**

Name of Spouse: First Name **SHABANA** Middle Name **YUSUF** Last Name **KHAN**

Relation with Primary Applicant (Applicable for Co-applicant/ Guarantor) **SELF**

Name of Father: First Name **MANNAN** Middle Name **JABBAR** Last Name **KHAN**

Aadhaar / UID No. **426638854917** PAN No. **APUPK1994E**

Passport No. Driving License No.

Voter ID No. MGNREGA Job Card No.

Residential Status Resident NRI / CIO Citizenship **INDIAN**

Religion Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnosticist Others

Category SC ST OBC General



Please sign here

Residential Address

Present Address: Years at current address Months at current address Residence Type Owned Rented Company Lease

Address 1 **ROOM-NO-04, PLOT-NO-27, J-LANE SHILVAJI**

Address 2 **NAGAR, GOVANDI MUMBAL MAHARASHTRA**

Address 3

Pincode **400043** Village City **MUMBAL**

District **MUMBAL** State **MAHARASHTRA** Country **INDIA**

Mobile No. **8976644786** Email ID

Is the Permanent Address Same as Present Address? Yes No

Permanent Address: (If no, fill below)

Address 1

Address 2

Address 3

Pincode Village City

District State Country

Mobile No. **8976644786** Email ID

Is applicant/co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank? Yes No

Designation Chairman Managing Director Other Director

Name of the Chairman/ MD or other director: First Name Middle Name Last Name

Indicate Name of Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund.

Relationship with applicant/ co applicant/ guarantor

Spouse (Dependent) Daughter (including step daughter) (Independent) Spouse (Independent) Daughter's husband

Father Brother (including step brother) Mother (including step mother) Brother's wife

Real Value
Moghad Ali

Please Tick

PMAY Yes/No	Annual Gross Income
TIF No.	PAL
Existing SBI A/C No.	Tie up (If applicable)
POS Reference No.:	Take Over
Applicant Name : YUSUF Khan	
Co-Applicant Name :	
Contract (Resi.) Mobile :	

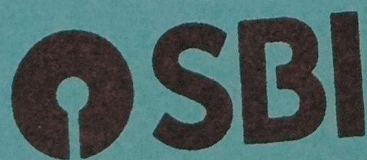
Loan Amount : 73 Lakh	Tenure : 300 months
Interest Rate :	EMI :
Loan Type : Home Loan	SBI LIFE : YES / NO
Hsg. Loan _____	Maxgain _____
Realty _____	Home Equity _____

Property Location : Govangli
Property Cost :
Name of Developer / Vendor :

RBO-	Zone-	Branch-	Code No.
Name S.S.L. Co ordinator along with Mob No.:			Real value
Name RACPC Co ordinator along with Mob No.:			MUMHLC 00331
Name of HLST / MPST / BM / FS alongwith Mob No. :			

	DATE		DATE
SEARCH - 1	CR Rainuham	RESIDENCE VERIFICATION	15-03-2023
SEARCH - 2		OFFICE VERIFICATION	15-03-2023
VALUATION - 1		SITE INSPECTION	CIT:-15/3/23
VALUATION - 2	Valurk 20/5		

Gross Amount:



STATE BANK OF INDIA
RACPC SOUTH MUMBAI

Reference Staff PF ID :

Reference Staff Name :

CRX
CRX

RM - A (PERSONAL DETAILS)

APPLICANT CO-APPLICANT GUARANTOR

Existing Customer Yes No

CIF No./ Account No.

First Name: **SABANA** Middle Name: **VIVEK** Last Name: **KHAN**

Age: Male Female Other Gender: M F Transgender

Marital Status: Single Married Other

Date of Birth: **05/07/1980**

First Name: **VIVEK** Middle Name: **MANNAN** Last Name: **KHAN**

Relationship with Primary Applicant (Applicable for Co-applicant/ Guarantor): **SPOUSE**

First Name: **MOHAMMED** Middle Name: **BASIR** Last Name: **KHAN**

Mobile No. / UID No. **730955806796**

Relationship with Applicant: **SPOUSE**

Mobile No.

Driving License No.

Mobile No.

MGNREGA Job Card No.

Residential Status: Resident NRI / PIO

Citizenship: **INDIAN**

Religion: Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnosticist Others

Category: SC ST OBC General



Please sign here

Residential Address

Permanent Address: Years at current address Months at current address Residence Type Owned Rented Company Lease

1 ROOM-NO-04, SHEVAJE NAGAR PLOT-NO-27

2 J-LANE GOVANDI MUMBAI MAHARASHTRA

3

Pin Code: **400043** Village City: **MUMBAI**

State: **MAHARASHTRA** Country: **INDIA**

Mobile No.: **9324521771** Email ID

Permanent Address Same as Present Address? Yes No

Present Address: (If no, fill below)

1 NEW GAUTAM NAGAR PLOT-NO-04, GOVANDI

2 NEAR AMBEDKAR GARDAN SHEVAJE NAGAR

3 MUMBAI

Pin Code: **400043** Village City: **MUMBAI**

State: **MAHARASHTRA** Country: **INDIA**

Mobile No.: **9324521771** Email ID

Is the applicant/co-applicant/guarantor near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank? Yes No

Role: Chairman Managing Director Other Director

Name of the Chairman/ MD or other director: First Name Middle Name Last Name

Name of Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund.

Relationship with applicant/ co applicant/ guarantor

Relationship (Dependent): Daughter (including step daughter) (Independent) Spouse (Independent) Daughter's husband

Brother (including step brother) Mother (including step mother) Brother's wife

Relationship (including step-son) (Dependent): Sister (including step-sister) Son (including step-son) (Independent) Sister's husband

Brother (including step brother) of spouse Daughter (including step daughter) (Dependent) Sister (including step-sister) of spouse