



29/07/2022

सूची क्र.2

दुय्यम निबंधक : सह दु. नि. मुंबई शहर 3

दस्ता क्रमांक : 13608/2022

नोंदणी :

Regn:63m

गावाचे नाव : भायखळा

(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2) मोबदला	9500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9403524
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: फ्लॅट नं. 3101, 31 वा मजला, बिम्मिल्लाह कासले, मौलाना आजाद रोड, मुंबई-400008. एरीया 50.35 रेरा चौरस मिटर कारपेट इ वार्ड ((C.T.S. Number : 1036-1037 ;))
(5) क्षेत्रफळ	1) 50.35 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात अमेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/निवून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-निर्बान हाऊसिंग अॅन्ड डेव्हलपमेंट एल एल पी तर्फे भागीदार मोहम्मद अकरम हुसैन निर्बान तर्फे कु मु नबील हनीफ खान , वय:-40; पत्ता:-प्लॉट नं: ,, माळा नं: -, इमारतीचे नाव: ,, ब्लॉक नं: -, रोड नं: 10, गणेशवाडी एम जे मार्केट झवेरी बजार मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400002 पॅन नं:-AAQFN2710C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-नावेद अहमद मोहम्मद अमीन अन्सारी - - वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रूम नं 29 तळ मजला गोल दरवाजा, 118 शुब्लाजी स्ट्रीट मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400008 पॅन नं:-AXDPA7155J 2): नाव:-फहाद मोहम्मद अमीन अन्सारी - वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रूम नं 29 तळ मजला गोल दरवाजा, 118 शुब्लाजी स्ट्रीट मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400008 पॅन नं:-BBSPA7553E
(9) दस्तऐवज करून दिल्याचा दिनांक	30/03/2022
(10) दस्त नोंदणी केल्याचा दिनांक	28/07/2022
(11) अनुक्रमांक, खंड व पृष्ठ	13608/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	475000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.

या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.

आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 28/07/2022) to Municipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.

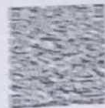
खरी प्रत

सह दुय्यम निबंधक मुंबई

 शहर क्र. 3



CHALLAN
MTR Form Number-6



GRN	MH015720944202122E	BARCODE			Date	29/03/2022-20:39:13	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)						
		PAN No.(If Applicable)	AAQFNG710C					
Office Name	SBE3_JT SUB REGISTRAR MUMBAI CITY 3			Full Name	NIRBAN HOUSING AND DEVELOPMENT LLP			
Location	MUMBAI			Flat/Block No.	C.S. NO. 1036			
Year	2021-2022 One Time			Premises/Building				
Account Head Details		Amount In Rs.	Road/Street	MALLANA AZAD ROAD,				
0030045501	Stamp Duty	475000.00	Area/Locality	MUMBAI				
0030063301	Registration Fee	30000.00	Town/City/District					
			FIN	4	0	0	0	0
			Remarks (If Any)	SecondPartyName=NAVED AHMED M ANSARI AND FAHAD MOHAMMED AMIN ANSARI-				
Total		5,05,000.00	Amount In Words	Five Lakh Five Thousand Rupees Only				
Payment Details			FOR USE IN RECEIVING BANK					
BANK OF MAHARASHTRA			Bank CIN	Ref. No.	023000420220325			
Cheque-DD Details			Bank Date	RSI Date	29/03/2022-20:42:06 30/03/2022			
Cheque/DD No.			Name of Bank		BANK OF MAHARASHTRA			
Name of Bank			Name of Branch		20330 , 30/03/2022			



Department ID :

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

संदर्भ सातम खंडात दस्तावेज नोंदणीसाठी नोंदणी कार्यालयाच्या दस्तऐवजी लागू आहे. नोंदणी व कार्यालयाच्या दस्तऐवजी सादर सातम लागू नाही.

Signature Not Verified

Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 03
Date: 2022.07.19
20:54:20 IST
Reason: GRA's Secure Document
Location: India

Handwritten signature

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made at Mumbai this ¹⁶ 27 day

of July 2022,

BETWEEN

NIRBAN HOUSING AND DEVELOPMENT LLP, a Limited Liability Partnership Firm, having its registered office at 10, Ganeshwadi, M.J. Market, Zaveri Bazar, Mumbai 400 002, hereinafter referred to as "**THE PROMOTERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being constituting the said firm and the survivors or survivor of each of them and the heirs, executors and administrators of the last such survivor and his/her/their permitted assigns) of the **ONE PART**;



AND

(1) NAVED AHMED MOHAMMAD AMIN ANSARI & (2) FAHAD MOHAMMAD AMIN ANSARI, of Mumbai, Indian Inhabitant/s residing at R. no. 29, Gol Darwaza, 118, Shuklaji Street, Mumbai - 400008, hereinafter referred to as "**THE PURCHASER/S**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include his/her/their, heir/s, executor/s, administrator/s and assign) of the **OTHER PART**;

The Promoter and the Purchaser/s shall individually be known as the Party and collectively as the Parties.

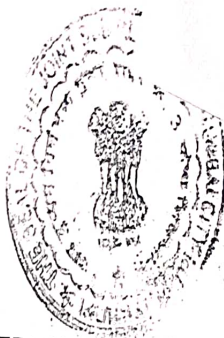
WHEREAS:-

A. **The Promoters have acquired the First Property as follows:-**

(a) One Mr. Dharsi Ladha was the Original Owner of ALL THAT piece and parcel of land or ground together with messuages, tenements and structure standing thereon, situate, lying and

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MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/CTY/0738/E/337(NEW)/CC/1/New

COMMENCEMENT CERTIFICATE

वार्ड - ३	
१३६०/५५	१००
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S. NIRBAN HOUSING and DEVELOPMENT LLP,
1, GANESHWADI, M.J. MARKET, ZAVERI BAZAR,
MUMBAI - 400 002

With reference to your application No. CHE/CTY/0738/E/337(NEW)/CC/1/New Dated 17 Jan 2014 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 17 (New) dated 17 Jan 2014 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. C.T.S. No. 1036 & 1037 Division / Village / Town Planning scheme No. 2035 situated at M. A. Road (S) Road / Street in E Ward Ward.

The Commencement Certificate / Building Permit is granted on the following conditions:-

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. 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.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - a. 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.
 - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai 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 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. 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 Municipal Commissioner has appointed Shri. E.E.B.P. (City) II Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 10/8/2022

CC



C - 3



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/CTY/0738/E/337(NEW)/CC/1/New

COMMENCEMENT CERTIFICATE

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3. M/S. NIRBAN HOUSING and DEVELOPMENT LLP,
 2, GANESHWADI, M.J. MARKET, ZAVERI BAZAR,
 MUMBAI - 400 002

ir,

With reference to your application No. CHE/CTY/0738/E/337(NEW)/CC/1/New Dated - 17 Jan 2014 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 37 (New) dated 17 Jan 2014 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. _____ C.T.S. No. 1036 & 1037 Division / Village / Town Planning scheme No. 2035 situated at M. A. Road (S) Road / Street in E Ward Ward .

The Commencement Certificate / Building Permit is granted on the following conditions:-

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. 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.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - a. 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.
 - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai 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 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. 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 Municipal Commissioner has appointed Shri. E.E.B.P. (City) II Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 10/8/2022

23. **DISPUTE RESOLUTION:**

Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Maharashtra Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations there under.



24. **GOVERNING LAW :**

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Courts in Mumbai will have the jurisdiction for this Agreement.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day, month and year hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO:

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ALL THAT piece and parcel of land or ground together with messuages, tenements and structure standing thereon, situate, lying and being on the East Side of Duncan Road now known as Maulana Azad Road bearing Cadastral Survey No. 1036 of Byculla Division and admeasuring 130 sq. yards as per actual measurement and as per Property Card admeasures 133 sq. yards equivalent to 111.20 sq. mtrs., or thereabouts in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and registered in the Book of Collector of Land Revenue under Old No. 2904, New Survey No. 9878, Old Survey No. 1/2844 New Survey No. 4151 and in the book of Collector of Municipal Assessment and Taxes and now under E Ward No. 485 and Street No. 165 fully occupied by the Tenants occupying their respective tenements.

THE SECOND SCHEDULE ABOVE REFERRED TO:

23. **DISPUTE RESOLUTION:**

Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the MahaRera Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.



24. **GOVERNING LAW :**

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Courts in Mumbai will have the jurisdiction for this Agreement.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day, month and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO:

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१३६०	६६	१००
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ALL THAT piece and parcel of land or ground together with messuages, tenements and structure standing thereon, situate, lying and being on the East Side of Duncan Road now known as Maulana Azad Road bearing Cadastral Survey No. 1036 of Byculla Division and admeasuring 130 sq. yards as per actual measurement and as per Property Card admeasures 133 sq. yards equivalent to 111.20 sq. mtrs., or thereabouts in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and registered in the Book of Collector of Land Revenue under Old No. 2904, New Survey No. 9878, Old Survey No. 1/2844 New Survey No. 4151 and in the book of Collector of Municipal Assessment and Taxes and now under E Ward No. 485 and Street No. 165 fully occupied by the Tenants occupying their respective tenements.

THE SECOND SCHEDULE ABOVE REFERRED TO:

[Handwritten signatures]