



2/2024

सूची क्र.2

दुय्यम निबंधक : सह.दु.नि. कुर्ला 3

दस्त क्रमांक : 3526/2024

नोदणी :

Regn:63m

गावाचे नाव : कुर्ला

(1)विलेखाचा प्रकार	कगरनामा	
(2)मोवदला	7900901	
(3) वाजारभाव(भाडेपट्टयाच्या वावनिनपट्टाकार आकारणी देतो की पट्टेदार ने नमूद करावे)	7792366.12	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(अमल्याम)		1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :, इतर माहिती: सदनिका नं: 603, माळा नं: 6 वा मजला, इमारतीचे नाव: रुपारेल क्रेस्ट,बी विंग, ब्लॉक नं: एस जी वर्वे मार्ग, रोड नं: कुर्ला पूर्व,मुंबई 400024, इतर माहिती: रंग कार्पेट एरिया 580 चौ फूट,इतर माहिती दस्तात नमूद केल्या प्रमाणे . ((C.T.S. Number : 11 Part ;))
(5) क्षेत्रफळ	1) 59.29 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 अमल्याम,प्रतिवादिचे नाव व पत्ता.		1): नाव:-भारत महान डेव्हलपर्स अँड विल्डर्स चे भागीदार अधिकृत दस्ताक्षरकर्ता श्री अमिन महेंद्र रुपारेल यांच्या वतीने कुलमुखत्यार म्हणून समीर अशोक खाडे वय:-42; पत्ता:-प्लॉट नं: ऑफिस , माळा नं: 14 वा मजला , इमारतीचे नाव: रुपारेल आयरिस, ब्लॉक नं: साटुंगा रोड पश्चिम, मुंबई , रोड नं: प्लॉट नं:-273, मेनापनी बापट मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400016 पॅन नं:-AAFFB0684E
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता		1): नाव:-शबनम खातून गुलाम करीम सिद्दीकी वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: तळ मजला, इमारतीचे नाव: -, ब्लॉक नं: अँनटॉपहिल, मुंबई , रोड नं: शेख मिसरी रोड , भारतीय कमला नगर , महाराष्ट्र, मुंबई. पिन कोड:-400037 पॅन नं:-EEIPS0046J 2): नाव:-गुलाम करीम सिद्दीकी वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: तळ मजला, इमारतीचे नाव: -, ब्लॉक नं: अँनटॉपहिल, मुंबई , रोड नं: शेख मिसरी रोड , भारतीय कमला नगर , महाराष्ट्र, मुंबई. पिन कोड:-400037 पॅन नं:-CGHPK1663C
(9) दस्तऐवज करून दिल्याचा दिनांक	16/02/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	16/02/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	3526/2024	
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	474100	
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शंग		



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारना 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 वृहन्मुंबई 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 20/02/2024) toMunicipal Corporation of Greater Mumbai.

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



दस्तासोबत देण्यात आलेली सूची-२

सह दुय्यम निबंधक (वर्ग-२)
कुर्ला क्र. ३

AGREEMENT FOR SALE

BETWEEN

M/s. BHARAT MAHAN DEVELOPERS & BUILDERS

AND

(1) MRS. SHABNAM KHATOON GULAM KAREEM SIDDIKI And

(2) MR. GULAM KAREEM SIDDIKI

FLAT NO. 603 ON 6th FLOOR WING "B" IN RUPAREL CREST

करल - 3		
3-5-22	8	10
2024		



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made at Mumbai this 16th day of February, 2024

AMR

BETWEEN:

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M/s. BHARAT MAHAN DEVELOPERS & BUILDERS, a partnership firm, having its registered office at **14th Floor, Iris Bldg., Plot No. 273, Senapati Bapat Marg, Matunga Road (West), Mumbai 400016**, hereinafter referred to as "THE COMPANY" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include the partner or partners for the time and from time to time constituting the firm and the survivor or survivors of them and their heirs, executors and administrators of the last survivor of them and his/her/their assigns) of the One Part

AND

(1) MRS. SHABNAM KHATOON GULAM KAREEM SIDDIKI And **(2) MR. GULAM KAREEM SIDDIKI**, residing/having its address at **Ground Floor, Shaikh Misree Road, Bhartiya Kamla Nagar, Antophill, Mumbai - 400037**, hereinafter referred to as the "PURCHASER" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include (a) in case of an Individual, such individual's heirs, executors, administrators and assigns; (b) in case of a partnership firm, its partners for the time being, the survivors or the last survivor of them and legal heirs, executors, administrators or the permitted assigns of such last survivor of them; and (c) In case of a company or a body corporate or juristic entity, its successors and permitted assigns) of the **Other Part**.

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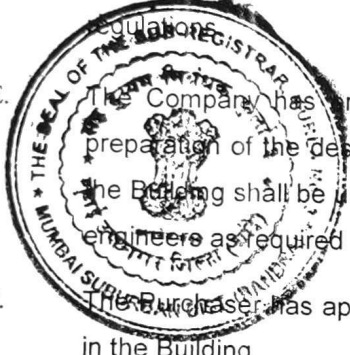
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The Company and the Purchaser are hereinafter individually referred to as the "Party" and collectively referred to as the "Parties".

WHEREAS:

- A. The Company is/shall be constructing the Building (as defined herein) as part of the Project (as defined herein) on the Larger Property (as defined herein) **Annexure 1**.
- B. The chain of title of the Company to the Larger Property is at **Annexure 2** (Chain of Title).
- C. A copy of the Report on Title in respect of the Larger Property is at **Annexure 3** (Report on Title).
- D. The Company has applied for and obtained various Approvals for the development of the Building(s). The key Approvals obtained are set out at **Annexure 4** (Key Approvals). Applications for further Approvals may be under consideration of the relevant Authorities and, or, the Company may obtain further approvals as may be permitted by applicable regulations.
- E. The Company has engaged the services of architects and structural engineers for the preparation of the design and drawings in respect of the Building and the construction of the Building shall be under the professional supervision of the said architects and structural engineers as required under the bye-laws of the local Authorities.
- F. The Purchaser has applied to the Company for allotment of the Unit (as defined herein) in the Building.
- G. A copy of the floor plan in respect to the said Unit is hereto annexed and marked as **Annexure 5** (Floor Plan).
- H. Relying upon the said application and the representations, declarations and assurances made by the Purchaser to faithfully abide by all the terms, conditions and stipulations contained in this Agreement, the Company has agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Company the Unit at the consideration and on the terms and conditions hereinafter appearing.



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

1. **DEFINITIONS**

- 1.1. "Agreement" shall mean this Agreement together with the schedules and annexures hereto and any other deed and/or document(s) executed in pursuance thereof.
- 1.2. "Applicable Law" shall mean, in respect of any relevant jurisdiction, any statute, law, regulation, ordinance, rule, judgment, order, decree, clearance, approval, directive, guideline, policy, requirement, or other governmental restriction or any similar form of decision, or determination by, or any interpretation or administration of any of the foregoing by, any Authority whether in effect as on the date of this Agreement or thereafter and in each case as amended or modified.
- 1.3. "Approvals" shall mean and include all licenses, permits, approvals, sanctions, consents obtained/to be obtained from or granted/ to be granted by the competent Authorities in connection with the Project/ Building/ Unit and/or the development thereof.

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Annexure 6

A- Unit and Customer Details

Sr. No.	Terms and Expressions	Meaning
1.	Project Name	Ruparel Crest
2.	Project RERA Registration No.	P51800052788
3.	Said Unit	Flat No. 603 in Wing "B" on the 6 th floor of the said Project.
4.	Carpet area of the said Unit as per RERA	The area of the said Unit is 580 Sq. Ft. (as per RERA)
5.	Sale Price	Rs. Rs. 79,00,901/- (Rupees Seventy Nine Lakhs Nine Hundred One Only)
6.	Part Payment towards the Sale Price paid prior hereto	Rs. 10,21,961/- (Rupees Ten Lakhs Twenty One Thousand Nine Hundred Sixty One Only)
7.	Bank Account of the Promoter	Bank Name : ICICI Bank Bank Account Number : 777052311940 Bank Address : Lower Pare Bank IFSC Code : ICIC0003233
8.	Car parking space/s	Exclusive Right to use 0 (Zero) car parking space/s in mechanical arrangement in the car parking level or on the podium level, as the case may be.
9.	Completion Date	31 st December 2025
10.	Contact Details	Promoter's phone number: 022-24391100 Promoter's Address: Ruparel Iris Building, Plot No. 273, Senapati Bapat Marg, Matunga Road (West), Mumbai 400016. Purchaser email address: shabnams683@gmail.com Purchaser phone number: 9172869458 / 9892324393 Purchaser Address: Ground Floor, Shaikh Misree Road, Bhartiya Kamla Nagar, Antophill, Mumbai – 400037.
11.	PAN	Promoter's PAN: - AAFB0684E Purchaser PAN: (1) MRS. SHABNAM KHATOON GULAM KAREEM SIDDIKI - EEIPS0046J (2) MR. GULAM KAREEM SIDDIKI - CGHPK1663C

A- Payment Schedule for the Consideration Value (CV)

Sr. No.	Milestone	Percentage (%)	Cumulative Percentage (%)	Amount(In Rs.)
1	Reservation amount	3.84	3.84	Rs. 3,03,030/- (Rupees Three Lakhs Three Thousand Thirty Only)
2	Within 30 (Thirty) days from the date of Reservation.	9.23	13.07	Rs. 7,29,254/- (Rupees Seven Lakhs Twenty Nine Thousand Two Hundred Fifty Four Only)
3	On completion of 1st Slab of the said Project.	3.00	16.07	Rs. 2,37,027/- (Rupees Two Lakh(s) Thirty Seven Thousand Twenty Seven Only)
4	On completion of 2nd Slab of the said Project.	3.00	19.07	Rs. 2,37,027/- (Rupees Two Lakh(s) Thirty Seven Thousand Twenty Seven Only)

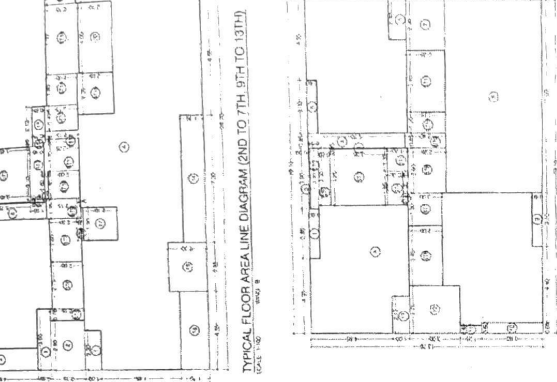
BUILT UP AREA CALCULATION WING - A

NO.	DESCRIPTION	AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)
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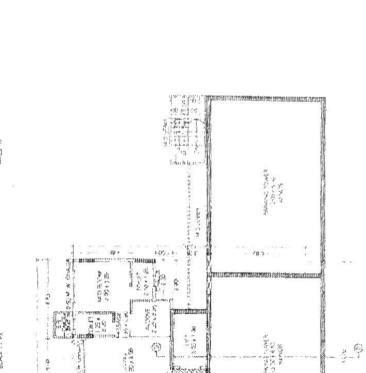
BUILT UP AREA CALCULATION WING - B

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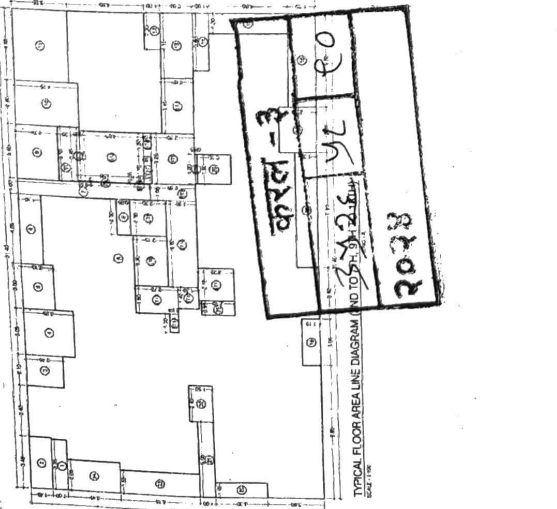
TYPICAL FLOOR AREA LINE DIAGRAM (2ND TO 7TH 9TH TO 13TH)



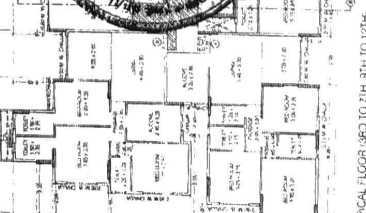
TYPICAL FLOOR AREA LINE DIAGRAM (2ND TO 7TH 9TH TO 12TH)



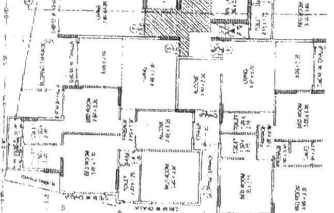
TYPICAL FLOOR AREA LINE DIAGRAM (2ND TO 7TH 9TH TO 12TH)



TYPICAL FLOOR AREA LINE DIAGRAM (2ND TO 7TH 9TH TO 12TH)



TYPICAL FLOOR AREA LINE DIAGRAM (2ND TO 7TH 9TH TO 12TH)



PROFORMA B

CONTRACTOR'S NAME: ...

DATE OF SUBMISSION OF PROPOSAL: ...

NAME OF OWNER: ...

ADDRESS OF OWNER: ...

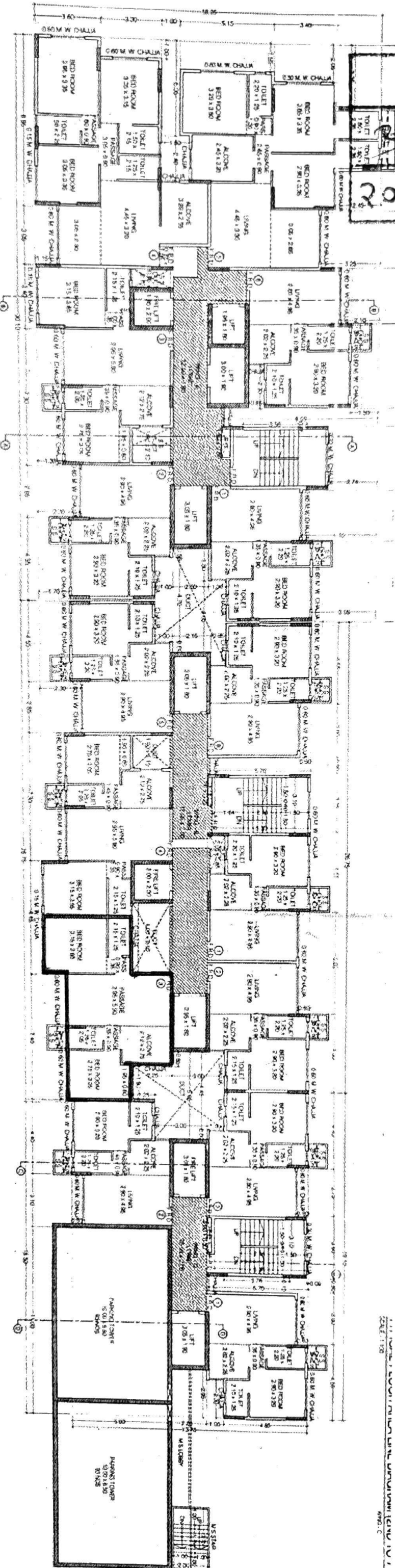
DATE OF RECEIPT: ...

STAMP OF DATE OF APPROVAL OF PLANS: ...

SIGNATURE: ...

करल - 3
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TYPICAL FLOOR (3RD TO 7TH, 9TH TO 12TH)
SCALE: 1:50



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SCALE: 1:50



करल - ३		
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SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/ENG/2892/L/MHL/AM 1 JAN 2017

COMMENCEMENT CERTIFICATE

TO,

M/s. Bharat Mahan, Developers & Builders,
Ground floor, Alidada Estate No.267,
C.S.T. No. 9, 10/1, 11(part), S.G. Barve Marg,
Nehru Nagar, Kurla (E),
Mumbai-400 024.

COMPOSITE BLDG.



With reference to your application No. 078 dated 02/07/2012 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 44 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. _____ C.T.S.No. 11(pt.), 11/1 to 9 and 11/214 to 215

of village Kurla T.P.S. No. -
 ward 'L' Situated at S.G. Barve Road, Kurla (E), Mumbai.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI
 U/R No. SRA/ENG/1086/L/MHL/LOI (Rev.) dt. 29/10/2016
 IDA U/R No. SRA/ENG/2892/L/MHL/AP (Amended) dt. 19/12/2016
 and on following conditions.

1. The land vacated in consequence of 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 reason until occupancy permission has been granted.
3. 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.
4. 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.
5. 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.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) 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 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.
 - (c) 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.
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 C.E.O. (SRA) has appointed SHRI G.A. HARNE
 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 of Rehab Wing 'A' & 'B' of Composite building as per amended plans dtd. 19/12/2016.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

[Signature]
 Executive Engineer (SRA) II

FOR
 CHIEF EXECUTIVE OFFICER
 (SLUM REHABILITATION AUTHORITY)

ANN

09 AUG 2023

SRA/ENG/2892/L/MHL/AP

This C.C. is re-endorsed of composite building as per last approved amended plan dated 08/08/2023.

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[Signature]
 Executive Engineer
 Slum Rehabilitation Authority

SRA/ENG/2892/L/MHL/AP 19 JAN 2024

This C.C. is re-endorsed as per approved amended plans dated 18/01/2024. (wing A,B,C& D)

[Signature]
 Executive Engineer
 Slum Rehabilitation Authority





करल - ३		
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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 : P51800052788

Project: **Ruparel Crest**, Plot Bearing / CTS / Survey / Final Plot No.: **CTS 11 PT 1 TO 21 AT 21** at **Kurla, Kurla, Mumbai Suburban, 400024;**

- Bharat Mahan Developers & Builders** having its registered office / principal place of business at Tehsil: **Kurla**, District: **Mumbai Suburban**, Pin: **400024**.
- 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 allottee or 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 **25/09/2023** and ending with **31/12/2025** 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
- 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: 25-09-2023 14:39:43

Dated: 25/09/2023

Place: Mumbai

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