

Receipt (pavli)

450/2643

पावती

Original/Duplicate

Monday, February 03, 2025
6:40 PM

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 2860 दिनांक: 03/02/2025

गावाचे नाव: भायखळा
दस्तावेजाचा अनुक्रमांक: बबई 3 -2643-2025
दस्तावेजाचा प्रकार: ऑप्रीमेंट डू सेल
सादर करणाऱ्याचे नाव: रेहाना गफ्फार वडगामा

नोंदणी फी

₹. 30000.00

दस्त-हाताळणी फी

₹. 1640.00

गुठानी संख्या: 82

एकूण:

₹. 31640.00

आपणास मूळ दस्त, धुवनेल प्रिंट, सजी-२ अंदाजे
6:58 PM ह्या वेळेस मिळेल.

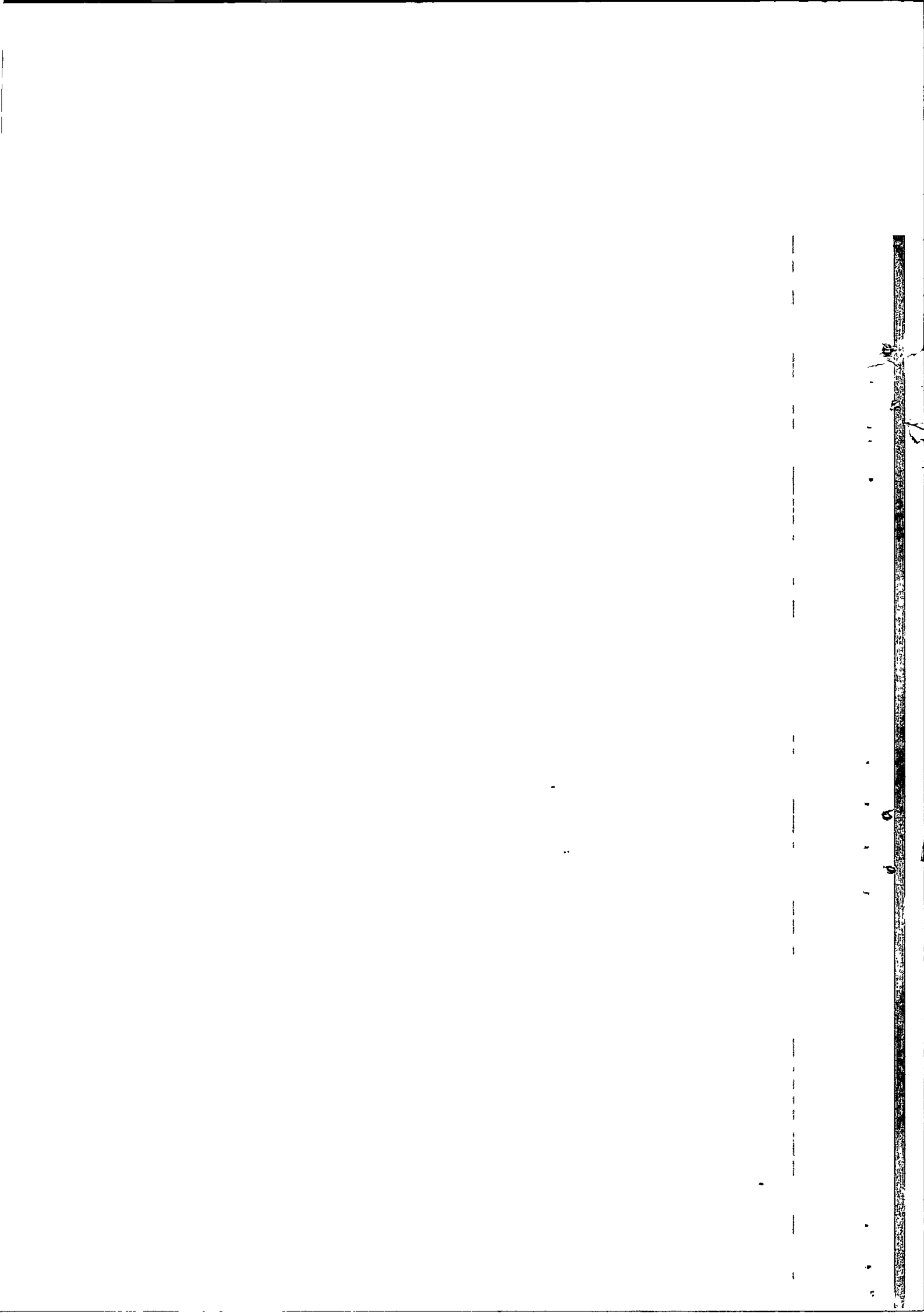
सह दुय्यम निबंधक, मुंबई-३
सह दुय्यम निबंधक,
मुंबई शहर क्र. ३,

वाजार मूल्य: ₹. 7135548.97/-

सौबदला ₹. 7200000/-

घरलेले गुद्रांक शुल्क: ₹. 360000/-

- 1) देयकाचा प्रकार: DHC रक्कम: ₹. 1640/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0225039119355 दिनांक: 03/02/2025
वैकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रक्कम: ₹. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014985181202425E दिनांक: 03/02/2025
वैकेचे नाव व पत्ता:



सूची क्र.2

दुय्यम निबंधक : सह दु. नि. मुंबई शहर 3

दस्त क्रमांक : 2643/2025

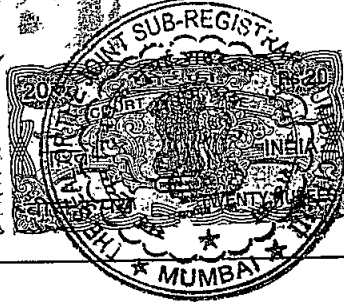
नोंदणी :

Regn:63m

04/02/2025

गावाचे नाव : भायखळा

| | |
|--|--|
| (1) विलेखाचा प्रकार | अॅग्रीमेंट टू सेल |
| (2) मोवदला | 7200000 |
| (3) बाजारभाव(भाडेपट्टयाच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 7135548.97 |
| (4) भू-मापन, पोटहिस्ता व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन :-, इतर माहिती: फ्लॅट नं. 2401, 24वा मजला 39.85 चौगम मीटर रेरा कार्पेट एरिया, विस्मिल्लाह स्पेस रेसिडेन्सी; 7-3 हुजूरिया स्ट्रीट 63/67, डीमटीमकर रोड नागपाडा मुंबई-400008, सी एस नं. 1348-1349 भायखळा विभाग, नोटिफिकेशन क्रमांक - शासन आदेश क्र मुद्रांक - 2021/ अर्ली. सं. क. 12/ प्र. क्र. 107/ स -1(घोरण)दि. 31.3.2021 अन्वये महिलासाठी 1 टक्के सूट (C.T.S. Number : 1348-1349 ;) |
| (5) क्षेत्रफळ | 1) 39.85 चौ.मीटर |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:-निर्बान इन्फ्रास्ट्रक्चर प्रायव्हेट लिमिटेड तर्फे संचालक मोहम्मद अकरम निर्बान तर्फे कुल मुखत्यार मोहम्मद दानिश निर्बान वय:-24; पत्ता:-फ्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 10, गणेशवाडी, एम.जे. मार्केट, झवेरी बाजार, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400002 पॅन नं:-AADCN4764E |
| (8) दस्तऐवज करून घेणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:-रहाता गफ्तार वडगासा वय:-44, पत्ता:-फ्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: फ्लॅट नं. 1401, 14वा मजला, हाजी सुलेमान टावर, बसिले खानमार्ग, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400008 पॅन नं:-AGAPV7727M |
| (9) दस्तऐवज करून विल्याचा दिनांक | 03/02/2025 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 03/02/2025 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 2643/2025 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 360000 |
| (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 मुहमुंबई 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 04/02/2025) 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. ३,

Payment Details

| sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|-----|---|----------|------------------------|--------------------|-----------|---------|------------------|-------------|
| 1 | NIRBAN INFRASTRUCTURE PRIVATE LIMITED | eChallan | 02300042025012479355 | MH014985181202425E | 360000.00 | SD | 0008577757202425 | 03/02/2025 |
| 2 | | DHC | | 0225039119355 | 1640 | RF | 0225039119355D | 03/02/2025 |
| 3 | NIRBAN INFRASTRUCTURE PRIVATE LIMITED | eChallan | | MH014985181202425E | 30000 | RF | 0008577757202425 | 03/02/2025 |

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



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID 202502039550 03 February 2025,06:03:02 PM

मूल्यांकनाचे वर्ष 2024
जिल्हा मुंबई(मेन)
मूल्य विभाग 9-भायखळा डिव्हिजन
उप मूल्य विभाग भूभाग : दक्षिणेस मौ. शौकत अली रोड,रामचंद्र भट्ट मार्ग,उत्तरेस मिर्झा गालीब रोड,पुर्वेस मध्य रेल्वे लाईन व पश्चिमेस मौ.आझाद रोड व मिर्झा गालीब रोड यामधील भुभाग (जे.जे.हॉस्पिटल)
सर्व्हे नंबर /न. भू. क्रमांक : सि.टी.एस. नंबर#1348

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.
खुली जमीन निवासी सदनिका कार्यालय दुकाने औद्योगिक मोजमापनाचे एकक
65220 141550 171100 226100 152760 चौरस मीटर

बांधीव क्षेत्राची माहिती
बांधकाम क्षेत्र(Built Up)- 43.835चौरस मीटर मिळकतीचा वापर- निवासी सदनिका मिळकतीचा प्रकार- बांधीव
बांधकामाचे वर्गीकरण- 1-आर सी सी मिळकतीचे वय- 0 TO 2वर्षे बांधकामाचा दर - Rs.30250/-
उद्ववाहन सुविधा- आहे मजला - 21st floor To 30th floor
रस्ता सन्मुख -
Sale Type - First Sale
Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 115% apply to rate= Rs.162782/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर
= (((162782-65220) * (100 / 100)) + 65220)
= Rs.162782/-
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 162782 * 43.835
= Rs.7135548.97/-

Applicable Rules = ,10,4

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेहेंगाईन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + हमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मॅकेनिकल वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 7135548.97 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
= Rs.7135548.97/-

Home Print

सह. दुय्यम निबंधक,
मुंबई शहर क्र. ३,



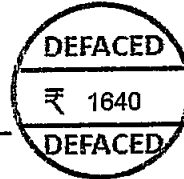
बबई - ३
२०२५ १ १२
२०२५



Receipt of Document Handling Charges

| | | | |
|-----|---------------|--------------|------------|
| PRN | 0225039119355 | Receipt Date | 03/02/2025 |
|-----|---------------|--------------|------------|

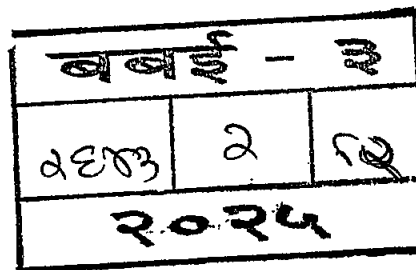
Received from DHC , Mobile number 9999999999, an amount of Rs.1640/-, towards Document Handling Charges for the Document to be registered on Document No. 2643 dated 03/02/2025 at the Sub Registrar office Joint S.R. Mumbai City 3 of the District Mumbai District.



Payment Details

| | | | |
|-----------|----------------------|--------------|------------|
| Bank Name | WIBMOPG | Payment Date | 03/02/2025 |
| Bank CIN | 10004152025020318242 | REF No. | 106025925 |
| Deface No | 0225039119355D | Deface Date | 03/02/2025 |

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





CHALLAN
MTR Form Number-6



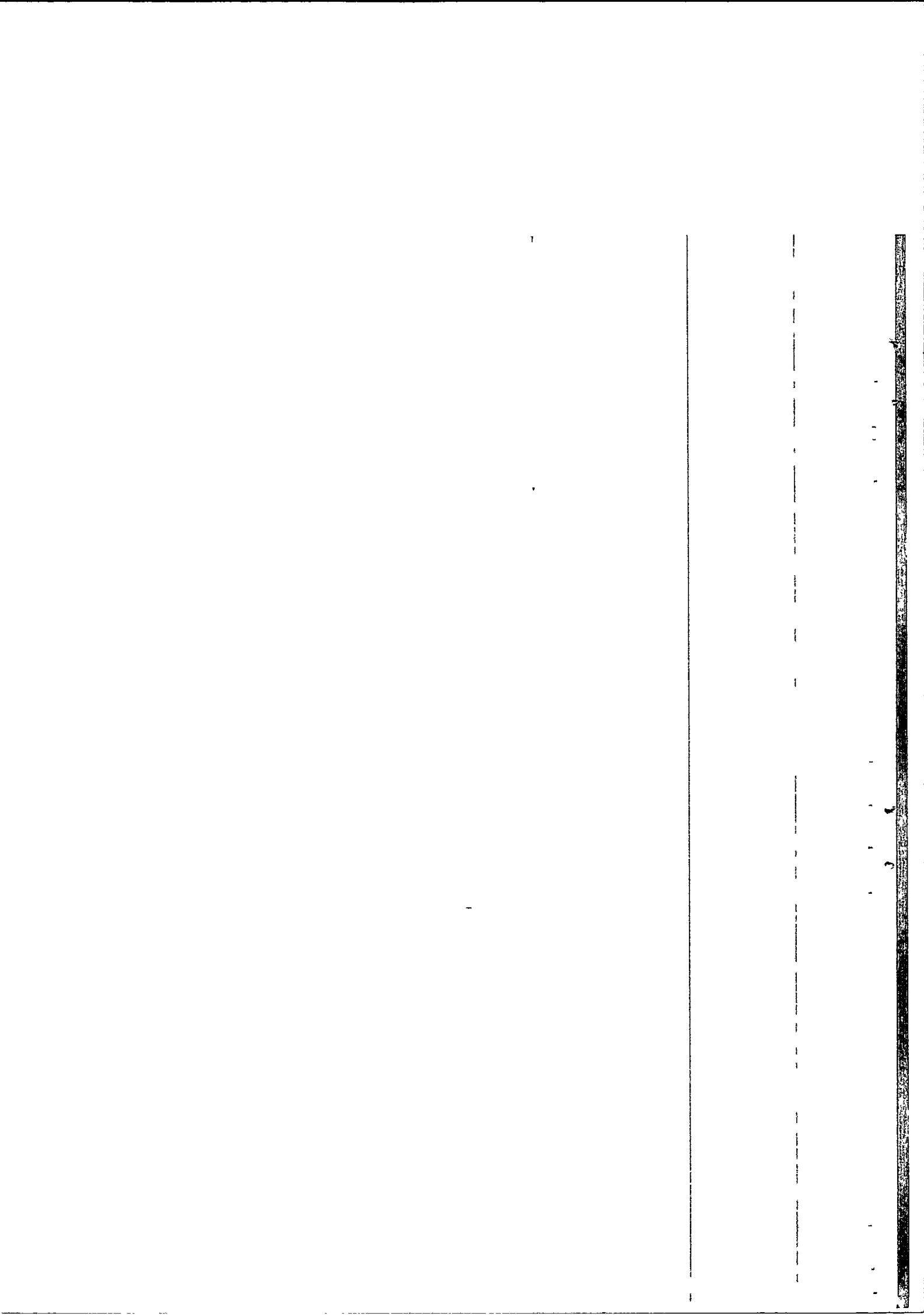
| | | | | | | | | |
|----------------------|-------------------------------------|---------------|-------------|----------------------------|--|---|---------|------|
| GRN | MH014985181202425E | BARCODE | [Barcode] | | Date | 24/01/2025-19:52:21 | Form ID | 25.2 |
| Department | Inspector General Of Registration | | | Payer Details | | | | |
| Type of Payment | Stamp Duty | | | TAX ID / TAN (If Any) | | | | |
| | | | | PAN No.(If Applicable) | AADCN4764E | | | |
| Office Name | BBE3_JT SUB REGISTRAR MUMBAI CITY 3 | | | Full Name | NIRBAN INFRASTRUCTURE PRIVATE LIMITED | | | |
| Location | MUMBAI | | | Flat/Block No. | C S NO 1348 AND 1349 BYCULLA DIVISION | | | |
| Year | 2024-2025 One Time | | | Premises/Building | | | | |
| Account Head Details | | Amount In Rs. | | Road/Street | E WARD | | | |
| 0030045501 | Stamp Duty | 360000.00 | | Area/Locality | MUMBAI | | | |
| 0030063301 | Registration Fee | 30000.00 | | Town/City/District | | | | |
| | | | | PIN | 4 0 0 0 0 8 | | | |
| | | | | Remarks (If Any) | PAN2=AGAPV7727M~SecondPartyName=REHANA GAFFAR VADGAMA- | | | |
| | | | | Amount In Words | Three Lakh Ninety Thousand Rupees | | | |
| Total | | | 3,90,000.00 | | | | | |
| Payment Details | BANK OF MAHARASHTRA | | | FOR USE IN RECEIVING BANKS | | | | |
| Cheque-DD Details | | | | Bank CIN | Ref. No. | 023000420250124793551250247656244 | | |
| Cheque/DD No. | | | | Bank Date | RBI Date | 24/01/2025-19:56:22 Not Verified with RBI | | |
| Name of Bank | | | | Bank-Branch | BANK OF MAHARASHTRA | | | |
| Name of Branch | | | | Scroll No. , Date | Not Verified with Scroll | | | |



Department ID : Mobile No. : 9322863051
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करवयाच्या दस्तासाठी लागू आहे. नोंदणी व करवयाच्या दस्तासाठी सदर चलन लागू नाही.

बबई - ३

| | | |
|------|---|----|
| २०२३ | ० | १२ |
| २०२५ | | |

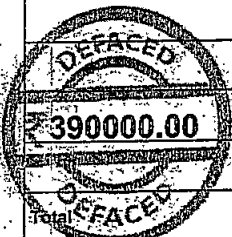




CHALLAN
MTR Form Number-6



| | | | | | | | |
|---|-------------------------------------|---------------|--------------------|-----------------------------------|---------------------------------------|---------------------|------|
| GRN | MH014985181202425E | BARCODE | Date | | 24/01/2025-19:52:21 | Form ID | 25.2 |
| Department | Inspector General Of Registration | | | Payer Details | | | |
| Stamp Duty | Type of Payment | | | TAX ID / TAN (If Any) | | | |
| | | | | PAN No.(If Applicable) | AADGN4764E | | |
| Office Name | BBE3_JT SUB REGISTRAR MUMBAI CITY 3 | | | Full Name | NIRBAN INFRASTRUCTURE PRIVATE LIMITED | | |
| Location | MUMBAI | | | Flat/Block No. | C S NO 1348 AND 1349 BYCULLA DIVISION | | |
| Year | 2024-2025 One Time | | | Premises/Building | E WARD | | |
| Account Head Details | | Amount In Rs. | Road/Street | MUMBAI | | | |
| 0030045501 | Stamp Duty | 360000.00 | Area/Locality | MUMBAI | | | |
| 0030063301 | Registration Fee | 30000.00 | Town/City/District | MUMBAI | | | |
| | | | PJN | 4 0 0 0 0 8 | | | |
| Remarks (If Any) | | | | | | | |
| PAN2=AGAPV7727M-SecondPartyName=REHANA GAFFAR | | | | | | | |
| VADGAMA- | | | | | | | |
| Total | | 3,90,000.00 | Amount In Words | Three Lakh Ninety Thousand Rupees | | | |
| Payment Details | | | | FOR USE IN RECEIVING BANK | | | |
| BANK OF MAHARASHTRA | | | | Bank CIN | Ref. No. | 50125, 27/01/2025 | |
| Cheque-DD Details | | | | Bank Date | RBI Date | 50125, 27/01/2025 | |
| Cheque/DD No. | | | | Bank-Branch | | BANK OF MAHARASHTRA | |
| Name of Bank | | | | Scroll No. , Date | | 50125, 27/01/2025 | |
| Name of Branch | | | | | | | |

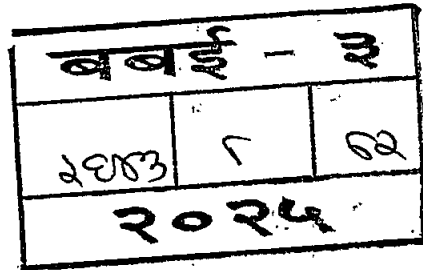
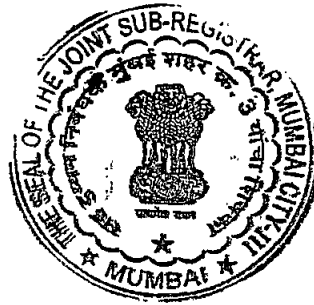


Department ID : Mobile No. : 9322863051
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सधर चलन केवल द्रव्यम निबंधक कार्यालयात नोंदणी करवयाच्या दस्तासाठी लागू आहे. नोंदणी न करता याचा प्रयोग करणे सधर चलनचलू नाली.

Signature Not Verified
 Digitally signed by DS
 DIRECTORATE OF ACCOUNTS
 AND TREASURY, MUMBAI 1
 Date: 2025.02.26 08:46:31 IST
 Reason: GRA5 Secure Document
 Location: India

Handwritten signature and date: 2025

| Sr. No. | Remarks | Defacement No. | Defacement Date | Use | Defacement Amount |
|-------------------------|---------------|------------------|---------------------|--------|-------------------|
| 1 | (IS)-450-2643 | 0008577757202425 | 03/02/2025-18:40:40 | IGR184 | 30000.00 |
| 2 | (IS)-450-2643 | 0008577757202425 | 03/02/2025-18:40:40 | IGR184 | 360000.00 |
| Total Defacement Amount | | | | | 3,90,000.00 |



AGREEMENT FOR SALE

[Signature] THIS AGREEMENT FOR SALE is made at Mumbai this 02nd day of February, 2025.

BETWEEN

NIRBAN INFRASTRUCTURE PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956 and now governed by the Companies Act 2013, having its registered office address at '10, Ganeshwadi, Zaveri Bazar, Mumbai 400 002, hereinafter referred to as the "Developers" (which expression unless repugnant to the context or meaning thereof shall be deemed to mean and include their successors and assigns) of the **ONE PART**;

| | |
|----------------------------------|-----------------------------|
| <i>[Signature]</i> Developers | <i>Rehana</i> Allottee/s |
|----------------------------------|-----------------------------|

AND

REHANA GAFFAR VADGAMA, an adult, Indian Inhabitant/s, having PAN No.AGAPV7727M, residing at Flat No.1101, 11th Floor, Haji Suleman Tower, Vasil Khan Marg, Opp. Badi Masjid, Two Tanks, Mumbai-400008, hereinafter referred to as "THE ALLOTTEE/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/s) of the **OTHER PART**;

The Developers and the Allottee/s shall individually be known as the Party and collectively as the Parties.

WHEREAS: -

A. The Developers have acquired ALL THAT piece and parcel of land, hereditaments and premises situate, lying and being at South side of Bellasis Junction Road, Byculla, Mumbai and bearing Old Survey No.2421 and 3 and 2/4367, New Survey No.3879 and Cadastral Survey No.1349 of Byculla Division and admeasuring 465 square yards equivalent to 388.80 square meters thereabouts, in the Registration District and Sub-District of Mumbai City and assessed by the Collector of Municipal Rates and Taxes under E-Ward No.687, Old Street No.58-64 and New Street No.63-69, fully occupied by the tenants occupying their respective tenements, hereinafter referred to as "the said First Property"

| | | |
|-------|---|---|
| बवश - | | |
| 2003 | 2 | 2 |
| 2024 | | |

from the Owner, the First Property as follows:-

a. One **MR. MOHD. YUSUF HAJI MOHD. HANIF ANSARI**, is the Owner and thereby seized and possessed the "said First Property".

b. By Development Agreement dated 15th December, 2007 registered with the office of the Sub-Registrar of Assurances vide Serial No. BBE3- 1799-2008 executed between Mr. Mohd. Yusuf Haji Mohd. Hanif Ansari, therein referred to as the Owner of the One Part and Mr. Javed Haroon Memon Proprietor of M/s. Paradise Construction Company, therein referred to as the Developer of the Other Part, the Owner therein thereby granted development rights to the Developer therein in respect of the said First Property more particularly described in the schedule therein for the terms and conditions more particularly recorded therein.

c. The Owner of the First Property had also executed Irrevocable Power of Attorney dated 11th March 2008 in favour of the said

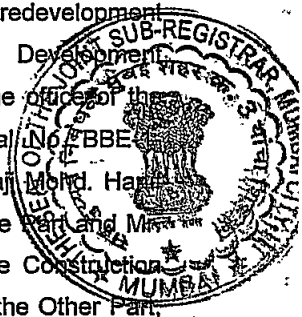


| | |
|------------|------------|
| | |
| Developers | Allottee/s |

Developer i.e., Mr. Javed Haroon Memon Proprietor of M/s. Paradise Construction Company to procure various permissions for redevelopment of the said Property. The said Irrevocable Power of Attorney is registered with the office of the Sub-Registrar of Assurances vide Serial No. BBE3-1800-2008;

d. By virtue of Development Agreement and Irrevocable Power of Attorney mentioned above, the said Developer viz. Mr. Javed Haroon Memon Proprietor of M/s. Paradise Construction Company had obtained consents from the tenants/occupants of the said First Property and subsequently secured No Objection Certificate (NOC) dated 12th September, 2008 and Revised NoC dated 13th June, 2009 from Mumbai Building Repairs and Reconstruction Board ("MBRRB"), and secured Intimation of Disapproval from Municipal Corporation of Greater Mumbai ("MCGM").

e. Due to changes of norms and myriad reasons, the said Developer (i.e. Mr. Javed Haroon Memon Proprietor of M/s. Paradise Construction Company) could not carry out further redevelopment work and thus by Cancellation of Deed of Development Agreement dated 10 July, 2017 registered with the office of the Sub-Registrar of Assurances, Mumbai vide Serial No. BBE3-3444-2017 executed between Mr. Mohd. Yusuf Haji Mohd. Hanif Ansari, therein referred to as the Owner of the One Part and Mr. Javed Haroon Memon Proprietor of M/s. Paradise Construction Company, therein referred to as the Developer of the Other Part, the Owner therein thereby cancelled and treated null and void and ineffective the Development Agreement dated 15th December, 2007 bearing Registration No. BBE3-1799-2008 in respect of the said First Property more particularly described in the schedule therein for the terms and conditions more particularly recorded therein.



| | | |
|------|----|----|
| 2003 | 90 | 52 |
|------|----|----|

f. By Cancellation of Irrevocable Power of Attorney registered with the office of the Sub-Registrar of Assurances, Mumbai vide Serial No. BBE-1- 3445-2017 executed between Mr. Mohd. Yusuf Haji Mohd. Hanif Ansari, therein referred to as the Owner of the One Part and Mr. Javed Haroon Memon Proprietor of M/s. Paradise Construction Company, therein referred to as the Developer of the Other Part, the Owner therein thereby cancelled and treated null and void and ineffective the Irrevocable Power of Attorney dated

| | |
|------------|---------------|
| <i>SA</i> | <i>Rehana</i> |
| Developers | Allottee/s |

15th December, 2007 bearing Registration No. BBE3-1800-2008 in respect of the said First Property more particularly described in the schedule therein for the terms and conditions more particularly recorded therein.

g. By Article of Agreement dated 10th July, 2017 registered with the office of the Sub-Registrar of Assurances, Mumbai under Serial No. BBE-1-3446-2017 executed between Mr. Javed Haroon Memon Proprietor of M/s. Paradise Construction Company, therein referred to as the Party of the First Part of the One Part and M/s. Space Builders therein referred to as the Party of the Second Part (i.e. Space therein) and Mr. Mohd. Yusuf Haji Mohd. Hanif Ansari, therein referred to as the Owner/Confirming Part of the Third Part, the Parties thereto thereby decided the consideration and terms and conditions of redevelopment in respect of the said First Property as more particularly recorded therein.

h. By Development Agreement dated 10th January, 2017 duly registered with the office of the Sub-Registrar of Assurances, Mumbai under Serial No. BBE-1-3447-2017 ("Development Agreement of 2017") executed between Mr. Mohd. Yusuf Haji Mohd. Hanif Ansari, therein referred to as the Owner of the One Part and M/s. Space Builders therein referred to as the Developer of the Other Part, the Owner therein thereby granted development rights to the Developers i.e. Space Builders in respect of First Property, subject to the rights of rehabilitation of the First Property tenants and in consideration of Rs. 50,00,000/- and allotment of three flats admeasuring 400 sq. ft. carpet area each (aggregating 1200 sq. ft. carpet area) to be handed over to the Owner therein of the First Property and on further terms and conditions more particularly recorded therein.

| | | |
|---------|----|---|
| बयई - ३ | | |
| २०१३ | ११ | ३ |
| २०२५ | | |



i. Pursuant to the said Development Agreement dated 10th January, 2017, the said Owner Mr. Mohd. Yusuf Haji Mohd. Hanif Ansari, had also executed an Irrevocable Power of Attorney registered vide Serial No. BBE-1-3573 in favour of Partners of M/s. Space Builders, therein appointed them as his true and lawful attorney for the purpose of approaching various authorities with respect to redevelopment of the said First Property for obtaining various requisites, permissions, approvals, obtaining sanction to the

| | |
|------------|-------------|
| | |
| Developers | Allottees/s |

building plans and/or amendments thereof.

B. The Developers have acquired ALL THAT piece or parcel of land or ground along with building ground plus three upper floors situated and lying in the Island of Mumbai and in the Registration District and Sub-District of Mumbai City and of Mumbai Suburban containing and measuring 284.00 square yards equivalent 237.46 square meters area or thereabout and registered in the Books of the Collectors New No.2890, Rent Roll No.1319 New Survey No. 1/3880, 2/3880 and Cadastral Survey No.1348 of Byculla Division and which said message and tenements are assessed by the Collector of Assessment under Part of "E" Ward Nos. 225- 226 Old Street No. 1-9-73 and New Street Nos. 60,62,215,217,229, Dintimkar Road, Mumbai - 400 008 fully occupied by the tenants occupying their respective tenements hereinafter referred to as "the said Second Property" from the Owner, M/s. Space Builders, as follows:-

a. One, Mr. Abidbhai Abdul Hussain, was seized and, possessed of the said **Second Property** as Owner.

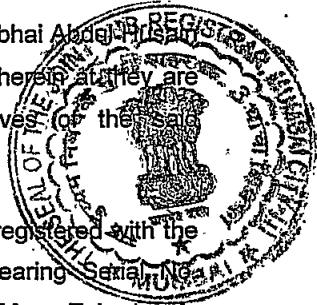
b. The said Mr. Abidbhai Abdul Hussain died intestate on 28th March, 2001, leaving behind his wife Zubeda W/o. Abidbhai Abdul Husain, and 3 Sons, namely, (1) Mr. Kezar Abidbhai Abdul Husain, (2) Mr. Salim Abidbhai Abdul Husain, (3) Mr. Mohsin Abidbhai Abdul Husain, being the only heirs and legal representatives of the said deceased.

c. That, one of the 3 sons namely Salim Abidbhai Abdul Husain also died intestate leaving behind him his wife Mrs. Sakina Salim Haveliwala and two daughters (1) Ms. Fatima Salim Haveliwala and (2) Ms. Rashida Salim Haveliwala, being the only heirs and legal representatives of the deceased Mr. Salim Abidbhai.

d. The said legal heirs of deceased Mr. Salim Abidbhai Abdul Husain made declaration on 26th March, 1970 stating that they are the only legal heirs and legal representatives of the said deceased.

e. By Deed of Conveyance dated 1st June, 2011 registered with the Joint Sub-Registrar of Assurances Mumbai bearing Serial No. BBE- 1/4875/2011 executed between (1) Mrs. Zubeda A. Haveliwala (2) Mr. Kezar A. Haveliwala (3) Mr. Mohsin A. Haveliwala (4) Mrs. Sakina Salim Haveliwala, 5) Ms. Fatima Salim

| | | |
|------|----|----|
| 2003 | 72 | 12 |
|------|----|----|

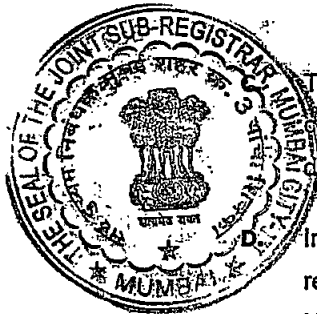
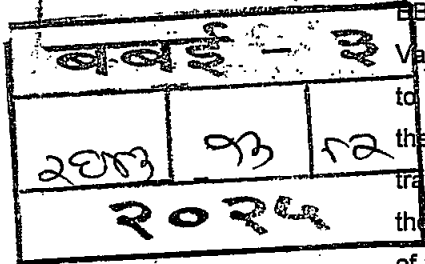


| | |
|------------|------------|
| | |
| Developers | Allottee/s |

Haveliwala 6) Ms. Rashida Salim Haveliwala, therein referred to as the Vendors of the One Part and M/s. Builtsum, therein referred to as the Purchaser of the Other Part, the said Vendors therein did thereby sold, transferred and assigned the right, title and interest in respect of the said Second Property more particularly described in the schedule therein subject to the occupancy of Tenants in favour of the said Purchaser M/s. Builtsum for the consideration and terms and conditions more particularly described therein.

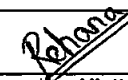
f. By Deed of Conveyance dated 27th December, 2013 registered with the Joint Sub-Registrar of Assurances Mumbai bearing Serial No. BBE- 5/5424/2013 executed between M/s. Builtsum, therein referred to as the Owner of the One Part and 1) Mr. Munaf Suleman Vadgama and 2) Abdul Karim Ahmed Wadia, therein referred to as the Purchasers, the Owner therein sold, transferred and assigned the right, title and interest in respect of the said Second Property more particularly described in the schedule therein, subject to the occupancy of Tenants in favour of the said Purchasers for the consideration and terms and conditions more particularly described therein.

g. By Deed of Conveyance dated 31st January, 2018 registered with the Joint Sub-Registrar of Assurances Mumbai bearing Serial No. BBE-4-1174/2018 executed between 1) Mr. Munaf Suleman Vadgama and 2) Mr. Abdul Karim Ahmed Wadia, therein referred to as the Vendors of the One Part and M/s. Space Builders, therein referred to as the Purchasers, the Vendors therein sold, transferred and assigned the right, title and interest in respect of the Second Property subject to the occupancy of Tenants in favour of the said Purchaser therein for the consideration and terms and conditions more particularly described therein.



The said First Property and the said Second Property are hereinafter collectively referred to as the "the said Properties" and more particularly described as Firstly and Secondly in the First Schedule hereunder written.

In pursuance of the said Development Agreement dated 10th July, 2017 registered with the Office of the Sub Registrar of Assurances vide Serial No. BBE-1-3447-2017 and Deed of Conveyance dated 31st January, 2018 registered with the Joint Sub-Registrar of Assurances Mumbai bearing Serial No. BBE-4-1174/2018, Space Builders have secured from the MBRRB composite and revalidation of NOC in respect of the First Property

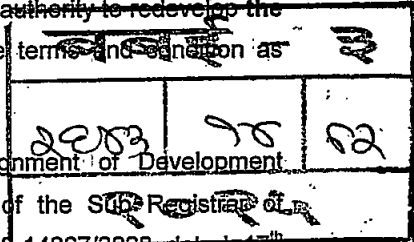
| | |
|---|---|
|  Developers |  Allottee/s |
|---|---|

and Second Property in their name for the purpose of redevelopment of the said Property as referred above

E. Space have secured sanctioned plans in terms of Intimation of Disapproval dated 24th June, 2020 for construction of a building consisting of ground plus 26 upper floor and have also secured Commencement Certificate dated 20th May, 2021.

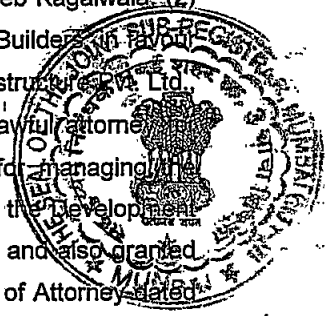
F. In pursuance to the sanctioned plans, Space have got vacated the tenants on the said Property and shifted them in a transit accommodation by paying transit rent and have demolished the two buildings standing thereon for the purpose of redevelopment of the said property.

G. By Development Agreement cum Assignment of Development Agreement dated 17th August, 2022 executed between M/s. Space Builders therein referred to as "Space" of the One Part and Nirban Infrastructure Pvt. Ltd., therein referred to as "Nirban" of the Second Part and Mr. Mohd. Yusuf Haji Mohd. Hanif Ansari, therein referred to as "the Confirming Party" of the Other part, Space therein did thereby with confirmation of the Confirming Party therein have granted exclusive development rights cum assignment of development rights unto the **Nirban Infrastructure Private Limited** with an absolute, exclusive and irrevocable rights and authority to redevelop the said Property for the consideration and on the terms and conditions as more particularly stated therein.



H. The said Development Agreement cum Assignment of Development Agreement is duly registered with the Office of the Sub Registrar of Assurances at Mumbai under Serial No. BBE-3-14867/2022 dated 17th August, 2022.

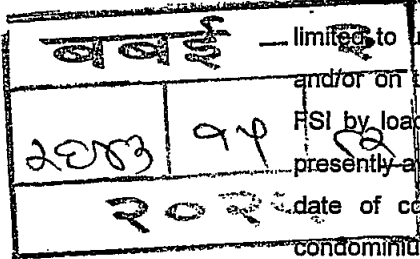
I. By Irrevocable Power of Attorney duly registered with the Office of the Sub Registrar of Assurances at Mumbai under Serial No. BBE-3-14869/2022 dated 17th August, 2022 executed by (1) Mr. Mannan Zoeb Kagalwala, (2) Mr. Shamim ul Haq Chowdhary, partners of M/s. Space Builders in favour of Mr. Mohammed Akram Nirban, Director of Nirban Infrastructure Pvt. Ltd. and Mr. Mohammed Danish Nirban as their true and lawful attorneys jointly and severally carrying out redevelopment and for managing the affairs of the said First and Second Property in terms of the Development Agreement cum Assignment of Development Agreement and also granted substitute Power under the registered Irrevocable Power of Attorney dated 10th July, 2017 executed by Mr. Mohd. Yusuf Haji Mohd. Hanif Ansari, to



| | |
|------------|------------|
| | |
| Developers | Allottee/s |

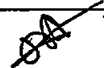
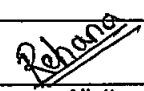
do all acts and deeds as stated in the said Irrevocable Power of Attorney for and their behalf in favour of afore stated Attorney.

- J. By virtue of the aforesaid diverse documents the Developers herein have become absolute authority and are entitled to redevelop the said First, Property and Second Property which is hereinafter collectively referred to as the said "PROPERTIES" and more particularly set-out in the First Schedule hereunder written.
- K. The Developers are redeveloping the said Property more particularly described in the Third Schedule hereunder written under Regulation 33(7) of Development Control and Promotion Regulation 2034 and/or such other scheme/s of redevelopment.
- L. By Letter dated 10th July, 2023 issued by Municipal Corporation Greater Mumbai, Developers has obtained sanction for Change of Developers in respect of the said Property.
- M. The Developers propose to construct on the said Property a building to be known as "BISMILLAH SPACE" consisting of Ground Floor plus 38 upper Floors by utilizing the entire potential of the said property being FSI, TDR and compensatory, non-compensatory by any future FSI generated from road set-back, surrender of rehab area, contravening structures, splitting FSI, amalgamation adjoining plots and/or any other FSI including but not limited to utilization of floating FSI of this Property on other Property/ies and/or on this Property of other property/ies and/or available permissible FSI by loading of FSI pertaining to contravening structure/s that may be presently available or that may accrue or become available in future till the date of conveyance of the land executed in favour of the Society, condominium or any of the organization, fungible FSI and other benefits as may be made available under the Regulations and/or Development Permissions.



The Mumbai Building Repairs and Reconstructions Board (MHADA Unit) has granted revised composite No Objection Certificate to the Developers for redevelopment of the Property.

The Municipal Corporation of Greater Mumbai (MCGM) had issued Intimation of Disapproval (under section 346 of the MMC Act as amended up to date) and amended sanctioned plan for construction of a new building dated 27th July, 2023.

| | |
|---|---|
|  |  |
| Developers | Allottee/s |

P. By Further Commencement Certificate dated 12th September, 2023, Municipal Corporation Greater Mumbai, further extended Commencement Certificate up to 34th floor as per last amended approved plans dated 27th July, 2023.

Q. The Developers have represented that they shall construct the building in accordance with all the approvals, sanctions permissions and shall obtain further approvals, sanctions and permission as may be required in respect of Residential Building to be known as "BISMILLAH SPACE". The copies of Intimation of Disapproval (I.O.D.) and Commencement Certificate (C.C.) referred hereinabove are annexed hereto and marked as Annexures "1" and "2", respectively;

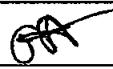
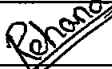
R. Pursuant to various permission granted by the Concerned Authority, the Developers are constructing a building known as "BISMILLAH SPACE", as per the layout plan and buildings plans sanctioned by the Mumbai Housing and Area Development Authority [MHADA], the inspection of which has been given by the Developers and the Allottee/s have seen and approved with only such modifications as the Developers may consider necessary or as may be required by the MCGM or such concerned local authority on the said Property in accordance with the said sanctioned plan and shall sell the premises therein for residential use on "Ownership basis" or such other basis as the Developers may in their absolute discretion deem fit and proper

| | | |
|------|----|----|
| 2023 | 9e | 02 |
| 2023 | 9e | 02 |

S. The title of the Developers herein as to the said Property mentioned in the First Schedule hereunder written is certified by Diamondwala & Co., Solicitors and Advocates, as per his Legal Title Report dated 8th November, 2023, the authenticated copies of the Legal Title Report and the authenticated copies of Property Card and Index II showing the name of the Developers, as Developers are hereto and marked Annexure "3" and "4 (Colly)" respectively.

T. The Allottee/s has/have seen the said Property prior to the execution of this Agreement. The Allottee/s has/have demanded from the Developers the Developers have given inspection to the Allottee/s of all the documents of title relating to the said Property including copy of the Title Certificate issued by Diamondwala & Co., Solicitors and Advocates of Developers Property Register Card, Relevant Orders, Approved Plans, IOD, GC, designs and specifications prepared by the Developers' Architects and all other documents as specified under the Maharashtra Ownership of Flats (Regulations of the Developers of Construction, Sale, Management and



| | |
|---|---|
|  Developers |  Allottee/s |
|---|---|

Transfer) Act, 1963 (MOFA) and The Real Estate (Regulation and Development Act, 2016) (hereinafter referred to as the said Act) and rules made thereunder which is hereby acknowledged and confirmed by the Allottee/s. The Allottee/s is/are duly satisfied with the same and has/have no objection or requisition with regard to the Title of the Developers.

U. The Developers have informed to the Allottee/s and the Allottee/s is/are aware that the Developers will redevelop the said Property by constructing building to be used for residential purpose as set out in recital "M" hereinabove as per the sanctioned plans, with such modifications thereto as the Developers may from time to time determine and as may be approved by the concerned local bodies and authorities. The schedule of the said redevelopment will also be determined by the Developers at their own discretion.

V. The authenticated copy of the plan and specification of the Apartment agreed to be purchased by the Allottee/s, as sanctioned and approved by the local authority has been marked on the plan annexed and marked as Annexure "5" with red colour hatched lines.

W. The Developers have entered into a standard agreement with Architect registered with the Council of Architects and have appointed Structural Engineer for preparation of the plans, structural designs and drawings of the said Building to be constructed on the said Property. However, the Developers shall have the right to remove and substitute the Architects and/or Structural Engineers until the said entire Building shall be completely developed.

| | | |
|---------|----|----|
| बवई - ३ | | |
| २००३ | १० | १२ |
| २०२५ | | |

The said building being "Bismillah Space" constructed by the Developers on the said Property more particularly described in the Third Schedule hereunder written shall be of the following description:



- Part portion of Basement and Ground shall be used for podium Parking
- Ground Floor shall be partly used for commercial,
- 1st Floor to 38 Floor shall be used for partly for commercial and partly for residential apartment as per sanctioned Plan;

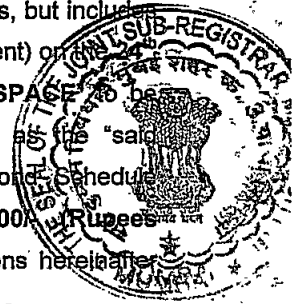
The Allottee/s is/are fully and properly informed and is/are aware that the brochures, leaflets, handouts, presentations, advertisements, oral or written representations made by or on behalf of the Developers and any other such informative material provided by the Developers (hereinafter referred to as

| | |
|------------|------------|
| | |
| Developers | Allottee/s |

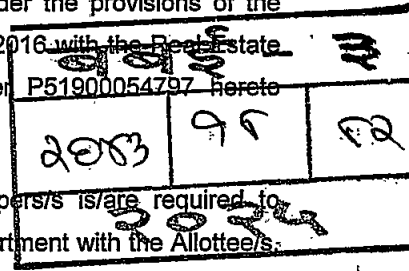
"the informative material") are for the sake of convenience and for representation of concept and that the same is likely to be changed, modified etc. from time to time and printed in different formats. The Allottee/s is/are aware that such informative material shall not form part of this Agreement and that the informative material will cease to be of any consequence for all purposes whatsoever, on execution of this Agreement and that this Agreement, the terms and conditions hereof supersede all such informative material and contents thereof.

Z. The Developers have entered into and/or shall enter into such Agreement with other person/s and/or parties in respect of the Sale of Flat/s, Car Parking Space/s etc. in the said Building/s.

AA. The Allottee/s has/have full knowledge of the details and documents specified hereinabove and having fully understood the said disclosure made by the Developers and the Allottee/s has/have expressed desire to purchase and acquire Flat No.2401, admeasuring 39.85 sq. mts. Carpet area (Carpet area means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Allottee/s, but including the area covered by the internal partition walls of the Apartment) on Floor in the said Building to be named as "BISMILLAH SPACE" to be constructed on the said Property (hereinafter referred to as the "said Apartment") and more particularly described in the Second Schedule hereunder written for the consideration of Rs.72,00,000/- (Rupees **Seventy-Two Lakhs Only**) and on the terms and conditions hereinafter appearing.



BB. The Developers have registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority vide a registration number P51900054797 hereto annexed and marked as Annexure - "6"



CC. Under Section 13 of the said Act the Developers/s is/are required to execute a written Agreement for Sale of said Apartment with the Allottee/s, being these presents for the sale of the Apartment in the proposed Building and also to register the said Agreement under the Registration Act, 1908.

DD. The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations

| | |
|------------|------------|
| | |
| Developers | Allottee/s |

contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

EE. Upon execution of these presents the Allottee/s has/have paid to the Developers a sum of Rs.72,00,000/- (Rupees Seventy-Two Lakhs Only) being full and final amount of the sale consideration for the Apartment agreed to be sold by the Developers to the Allottee/s (the payment and receipt whereof the Developers both hereby admit and acknowledge).

FF. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Developers hereby agrees to sell and the Allottee/s hereby agrees to purchase the (Apartment) and the covered parking (if applicable).

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

1. The Developers shall construct a building to be known as "BISMILLAH SPACE" as per the layout plan and buildings plans sanctioned by the Municipal Corporation of Greater Mumbai (MCGM) on the said Property in accordance with the plans, designs, specifications approved by (MCGM) from time to time so as to enable the Developers to consume the full building potential of the said Property in accordance with the approved/proposed plans. Provided that the Developers shall have to obtain prior consent in writing of the Allottee/s in respect of variations or modifications which may adversely affect the Apartment of the Allottee/s except any alteration or addition required by any Government authorities or due to change in law.

| | | |
|---------|----|----|
| बवई - 3 | | |
| 2023 | 92 | 72 |
| 2024 | | |

The Allottee/s hereby agrees to purchase from the Developers and the Developers hereby agrees to sell to the Allottee/s Flat No.2401 admeasuring 39.85 sq. meters carpet area on 24th Floor in the building to be known as "BISMILLAH SPACE" (hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed and marked Annexure 7 for the consideration of Rs.72,00,000/- (Rupees Seventy-Two Lakhs Only) being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Third Schedule annexed herewith.



2B. The Allottee/s has/have paid to the Developer a sum of Rs.72,00,000/- (Rupees Seventy-Two Lakhs Only) before the execution of this

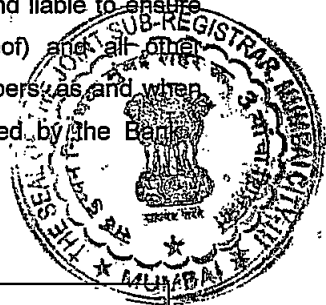
| | |
|------------|------------|
| | |
| Developers | Allottee/s |

Agreement being the **Full and Final Payment** (the payment and receipt whereof the Developers hereby admit and acknowledge) in respect of the total sale consideration of the said flat/apartment.

2D. The Allottee/s shall pay to the Developers, the said consideration stated in clause 2A after deduction of and/or withholding such amount towards Tax Deducted at Source ("TDS") which is currently 1% (one per cent) of the amounts to be paid to the Developers (in installments or otherwise), which TDS shall be deducted by the Allottee/s at the time of making payments and remitted in government account in accordance with the provisions of Income Tax Act, 1961, as amended. The Allottee/s agrees and undertakes to produce to the Developers, respective TDS Certificates (Form 16B) evidencing payments of such respective TDS, within a period of 21 (twenty-one) days from the respective dates of such payments of TDS made by the Allottee/s and/or before the end of the respective Financial Year in which such payments of TDS would have been made, whichever is earlier, and in any event, prior to taking possession of the said Premises. It is specifically agreed that in the event of default on the part of the Allottee/s in making payment of TDS and/or producing the respective TDS Certificates for the same within 21 (twenty-one) days from the date of payment and/or before the end of the respective Financial Year in which such payments of TDS would have been made and/or prior to taking possession of the said Premises, as the case may be and as specified herein, then the Allottee/s shall be deemed to have not paid the TDS and hence, shall be liable to deposit with the Developers, the amount equivalent to the amounts aggregating to the TDS deemed to be unpaid (in respect whereof, respective TDS Certificates shall not have been produced to the Developers), without interest, on or before taking possession of the said Premises, which amount shall be refunded by the Developers to the Allottee/s on the Allottee/s's producing the respective TDS Certificates.

| | | |
|---------|----|----|
| 995 - 2 | | |
| 2003 | 20 | 12 |
| 2003 | | |

2E. Even if the Allottee/s has/have obtained a loan from any Bank or Financial Institution for payment of the Consideration (or part thereof) in respect of the said Apartment (which requires the prior written consent of the Developers), the Allottee shall be solely responsible and liable to ensure timely payment of the Consideration (or part thereof) and all other amounts payable under this Agreement to the Developers, as and when due, even if the loan or part thereof is not disbursed by the Bank or Financial Institution for any reason whatsoever.



| | |
|------------|------------|
| | |
| Developers | Allottee/s |

2F. The Allottee/s further agrees that the Developers shall not in any way be liable or responsible for the repayment of the loan taken by the Allottee/s. All costs in connection with the procurement of the Loan and creation of a mortgage over the said Apartment and payment of charges to banks or financial institutions in this connection shall be solely and exclusively borne and incurred by the Allottee/s. Notwithstanding the provisions hereof, it is clarified that until all the amounts payable hereunder have not been paid, the Developers shall have a lien on the Flat to which the Allottee/s has no objection and hereby waives his/her/their right to raise any objection in that regard.

2G. The Allottee/s hereby expressly agrees that so long as the loan and the total consideration remains unpaid / outstanding, the Allottee/s subject to the terms hereof, shall not sell, transfer, let out and / or deal with the Apartment in any manner whatsoever without obtaining prior written permission of the Developers and / or the relevant banks / financial institutions which have advanced the Loan. The Developers shall not be liable for any of the acts of omission or commission of the Allottee/s which are contrary to the terms and conditions governing the Loan. It shall be the responsibility of the Allottee/s to inform the ultimate organization about the lien / charge of such banks / financial institutions and the Developers shall not be liable or responsible for the same in any manner whatsoever.

2H. The Allottee/s indemnifies and hereby agrees to keep indemnified the Developers and its successors and assigns from and against all claims, costs, charges, expenses, damages and losses which the Developers and its successors and assigns may suffer or incur by reason of any action that any bank / financial institution may initiate on account of the Loan or for the recovery of the Loan or any part thereof or on account of any breach by the Allottee/s of the terms and conditions governing the Loan.

| | | |
|---------|----|----|
| बवई - 3 | | |
| 2003 | 29 | 20 |
| 2024 | | |

The Allottee/s declares and confirms that in case of joint allotment, failure to pay by anyone shall be deemed as failure to pay by both and all the Allottee/s shall be treated as one single person / entity for the purpose of this Agreement and all shall be liable for the consequences jointly as well as severally.



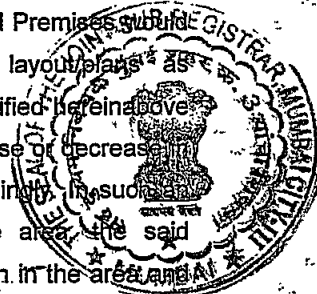
The Total Price above excludes Taxes (consisting of tax paid or payable by the Developers by way of GST, Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Developers) up to the date of handing over the possession of the

| | |
|------------|------------|
| | |
| Developers | Allottee/s |

[Apartment].

2K. The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Developers undertakes and agrees that while raising a demand on the Allottee/s for increase in development charges, cost, or levies imposed by the competent authorities etc., the Developers shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee/s, which shall only be applicable on full and final sale consideration payments.

2L. The Developers is entitled to amend or vary the redevelopment scheme or layout, for optimal use of the available development potential and/or as may be required by MCGM or any other concerned authority from time to time subject to prior consent of the Allottee/s as required under the said Act. The Developers have further informed the Allottee/s that in the event of the layout in respect of the said Building would be amended, there may be variation in the area of the said Premises to the extent of (±) 3% (Plus or Minus three percent). It is however, specifically agreed between the Developers and the Allottee/s that if the area of the said Premises ^{suburb} increase or decrease on account of change in layout/plans as contemplated herein, the consideration amount as specified hereinabove (which is to be derived as a consequence of such increase or decrease in the area of the said Apartment), shall also vary accordingly. In such eventuality, in case there shall be reduction in the area, the said consideration shall be reduced to the extent of reduction in the area and the same shall be adjusted at the time of handing over possession of the said Premises to the Allottee/s. Similarly, in case of increase in the area, the additional consideration amount, to the extent of such increase, shall be payable by the Allottee/s together with the remaining unpaid amount and, in any event, prior to taking possession of the Premises.



| | | |
|------|----|----|
| 2013 | 22 | 22 |
| 2013 | | |

2M. The Developers shall confirm the final carpet area that has been Allotted to the Allottee/s after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of (3%) three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Developers. If there is any

| | |
|------------|------------|
| | |
| Developers | Allottee/s |

reduction in the carpet area within the defined limit then Developers shall refund the excess money paid by Allottee/s within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee/s. If there is any increase in the carpet area allotted to Allottee/s, the Developers shall demand additional amount from the Allottee/s as per the next milestone of the Payment Plan.

2N. The Allottee/s authorizes the Developers to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her/their name/s, as the Developers may in its sole discretion deem fit and the Allottee/s undertakes not to object/demand/direct the Developers to adjust the payments in any manner.

2O. All payments, required to be made under this Agreement (except as otherwise provided) shall be made by Account Payee Cheques / Pay Order / Demand Drafts in favour of "Nirban Infrastructure Pvt. Ltd.". The payments towards Service Tax/GST shall be made by Account Payee Cheques / Pay Order / Demand Drafts in favour of "Nirban Infrastructure Pvt. Ltd.", unless otherwise informed by the Developers to the Allottee/s in writing. No payment made otherwise than as aforesaid, shall be valid or binding against the Developers.



| | | |
|-------|----|----|
| बबई ३ | | |
| २३ | २३ | २३ |
| २० | २० | २० |

The Developers hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Allottee/s, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.

Time is essence for the Developers as well as the Allottee/s. The Developers shall abide by the time schedule for completing the project and handing over the [Apartment] to the Allottee/s and the common areas to the association of the Allottee/ss after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee/s shall make timely payments and other dues payable by him/her/them and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Developers.

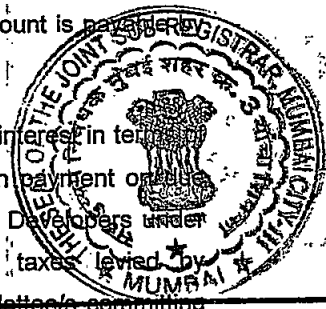
3. The Developers hereby declares that the Floor Space Index available as on date in respect of the project land is as per the approved plans and the

| | |
|------------|------------|
| | |
| Developers | Allottee/s |

Developers has planned to utilize the balance available Floor Space Index availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Developers has disclosed that the entire Floor Space Index is proposed to be utilized by them on the project land in the said Project and Allottee/s has agreed to purchase the said Apartment based on the proposed construction and sale of Apartment/s to be carried out by the Developers by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Developers Only.

4.1 If the Developers fails to abide by the time schedule for completing the project and handing over the [Apartment] to the Allottee/s, the Developers agrees to pay to the Allottee/s, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee/s, for every month of delay, till the handing over of the possession. The Allottee/s agrees to pay to the Developers, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee/s to the Developers under the terms of this Agreement from the date the said amount is payable to the Allottee/s(s) to the Developers.

4.2 Without prejudice to the right of Developers to charge interest in terms sub clause 4.1 above, on the Allottee/s committing default in payment on the date of any amount due and payable by the Allottee/s to the Developers under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee/s committing default of payment, the Developers shall at his own option, terminate this Agreement.



2013 28 12

Provided that, Developers shall give notice of fifteen days in writing to the Allottee/s, by Registered Post AD at the address provided by the Allottee/s and mail at the e-mail address provided by the Allottee/s, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee/s fails to rectify the breach or breaches mentioned by the Developers within the period of notice then at the end of such notice period, Developers shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Developers shall refund to the Allottee/s (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to

| | |
|------------|---------------|
| <i>JTA</i> | <i>Rehana</i> |
| Developers | Allottee/s |

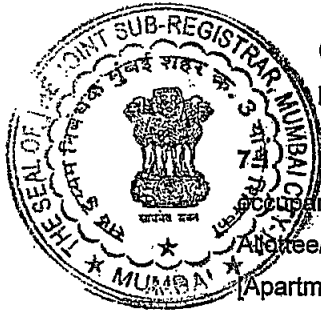
Developers) within a period of thirty days of the termination, the installments of sale consideration of the Apartment which may till then have been paid by the Allottee/s to the Developers.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts to be provided by the Developers in the said building and the Apartment as are set out in Annexure "8" annexed hereto.

6. The Developers shall give possession of the Apartment to the Allottee/s on or before 31st December 2027. If the Developers fails or neglects to give possession of the Apartment to the Allottee/s on account of reasons beyond his control and of his agents by the aforesaid date then the Developers shall be liable on demand to refund to the Allottee/s the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Developers received the sum till the date the amounts and interest thereon is repaid.

Provided that the Developers shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of –

- (i) war, civil commotion or act of God;
- (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.



Procedure for taking possession - The Developers, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee/s as per the agreement shall offer in writing the possession of the [Apartment], to the Allottee/s in terms of this Agreement to be taken within 3 (three) months from the date of issue of such notice and the Developers shall give possession of the [Apartment] to the Allottee/s. The Developers agrees and undertakes to indemnify the Allottee/s in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Developers. The Allottee/s agree(s) to pay the maintenance charges as determined by the Developers or association of Allottee/s, as the case may be. The Developers on its behalf shall offer the possession to the Allottee/s in writing within 7 days of receiving the occupancy certificate of the Project.

विकास
 देव
 2
 2024

7.2 The Allottee/s shall take possession of the Apartment within 15 days of the written notice from the Developers to the Allottee/s intimating that the said Apartments are ready for use and occupancy.

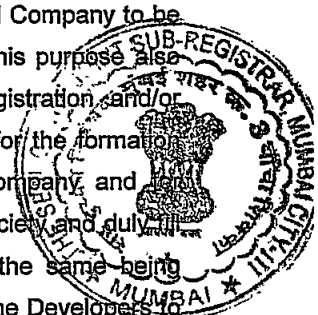
| | |
|------------|------------|
| | |
| Developers | Allottee/s |

7.3 Failure of Allottee/s to take Possession of [Apartment]: Upon receiving a written intimation from the Developers as per clause 7.2, the Allottee/s shall take possession of the [Apartment] from the Developers by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Developers shall give possession of the [Apartment] to the Allottee/s. In case the Allottee/s fails to take possession within the time provided in clause 7.2 such Allottee/s shall continue to be liable to pay maintenance charges as applicable.

7.4 If within a period of five years from the date of handing over the Apartment to the Allottee/s, the Allottee/s brings to the notice of the Developers any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Developers at his own cost and in case it is not possible to rectify such defects, then the Allottee/s shall be entitled to receive from the Developers, compensation for such defect in the manner as provided under the Act.

8. The Allottee/s shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence.

9. The Developers shall take steps to form a Society or Association or a Limited Company after the majority of the apartments are booked in the project. The Allottee/s along with other Allottee/s(s) of Apartments in the building shall join informing and registering the Society or Association or a Limited Company to be known by such name as the Developers may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers, and documents necessary for the formation and registration of the Society or Association or Limited Company, and becoming a member, including the bye-laws of the proposed Society and duly in, sign and return to the Developers within seven days of the same being forwarded by the Developers to the Allottee/s, so as to enable the Developers to register the common organization of Allottee/s. No objection shall be taken by the Allottee/s if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case maybe, or any other Competent Authority.



9.1. The Developers shall, within three months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the Society or Limited Company all the right, title and the interest of the

| | | | |
|------|------|------|------|
| 2013 | | | 2013 |
| 2013 | 2013 | 2013 | 2013 |

| | |
|------------|------------|
| | |
| Developers | Allottee/s |

Vendor/Lessor/Original Developers and/or the Developers in the said structure of the Building or wing in which the said Apartment is situated.

9.2. The Developers shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Vendor/Lessor/Original Developers and/or the Developers in the project land on which the building with multiple wings or buildings are constructed.

9.3. Within 15 days after notice in writing is given by the Developers to the Allottee/s that the Apartment is ready for use and occupancy, the Allottee/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee/s shall pay to the Developers such proportionate share of outgoings as may be determined. The Allottee/s further agrees that till the Allottee's share is so determined the Allottee/s shall pay to the Developers provisional monthly contribution to be determined by the Developer towards the outgoings. The



amounts so paid by the Allottee/s to the Developers shall not carry any interest and remain with the Developers until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the Society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Developers to the Society or the Limited Company, as the case may be.



10. The Allottee/s shall on or before delivery of possession of the said premises keep deposited with the Developers, the following amounts: -

| | | |
|-------|------|------|
| वसुधा | 2023 | 2024 |
| | 2023 | 2024 |

i) Rs. 501/- for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.

ii) Rs. 25,000/- for formation and registration of the Society or Limited Company/Federation/ Apex body.

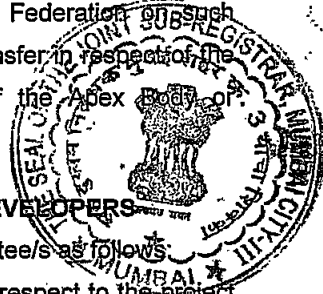
iii) Rs. 20,000/- for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/ Apex body

| | |
|---|---|
|  |  |
| Developers | Allottee/s |

- iv) Rs. 48,000/- towards advance payment for 12 months on ad-hoc basis for Society Maintenance, Taxes and other outgoings.
- v) Rs. 33,000/- for Deposit towards Water, Electric, and other utility and services connection charges &
- vi) Rs. 30,000/- towards Infrastructure and Development Charges.

11. The Allottee/s shall pay to the Developers a sum of Rs. 1,56,501/- for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Developers in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

12. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee/s shall pay to the Developers, the Allottee/s' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Allottee/s shall pay to the Developers, the Allottee/s' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.



13. REPRESENTATIONS AND WARRANTIES OF THE DEVELOPERS

The Developers hereby represents and warrants to the Allottee/s as follows:

- i. The Developers has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- ii. The Developers has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;

| | | |
|-----------|----|----|
| APPROVALS | | |
| 2008 | 25 | 20 |
| FOR | | |

| | |
|------------|------------|
| | |
| Developers | Allottee/s |

- iv. There are no litigations pending before any Court of law with respect to the project land or Project;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Developers has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;
- vi. The Developers has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee/s created herein, may prejudicially be affected;
- vii. The Developers has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said [Apartment] which will, in any manner, affect the rights of Allottee/s under this Agreement;



The Developers confirms that the Developers is not restricted in any manner whatsoever from selling the said [Apartment] to the Allottee/s in the manner contemplated in this Agreement;

At the time of execution of the conveyance deed of the structure to the association of Allottee/s the Developers shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottee/s;

| | | |
|--------|----|--|
| वर्ष - | | |
| २०१३ | २२ | |
| २०२५ | | |

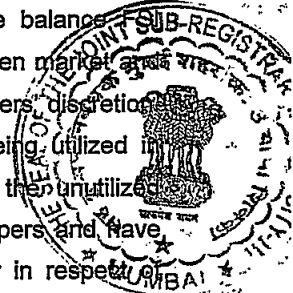
- x. The Developers has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;

xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been

| | |
|------------|------------|
| | |
| Developers | Allottee/s |

received or served upon the Developers in respect of the project land and/or the Project except those disclosed in the title report.

xii. To utilize the entire plot FSI, incentive FSI, Compensatory and non-compensatory, Fungible FSI, TDR, any future FSI and/or the FSI that may be generated due to road set back, surrendering of rehab area, contravening structure/s by amalgamation of adjoining plot/s or by any other mode or such other benefits, which may directly and/or indirectly generated and to be utilize by the Developers for the purpose of carrying out construction of the new building on the said Property, subject to the Sanctioned Plan, and/or amended Plans thereto, that may be sanctioned by MCGM under various Regulations of Development Control and Promotion Regulations 2034 ("DC&PR 2034") and to utilize the entire plot FSI, TDR, Compensatory and non-compensatory Fungible, by any future FSI generated from road set-back, surrender of rehab area, contravening structures, splitting FSI, amalgamation adjoining plots and/or any other FSI including but not limited to utilization of floating FSI of this Property on other Property/ies and/or on this Property of other property/ies and/or by loading of FSI pertaining to contravening structure/s that may be presently available or that may accrue or become available in future till the date of conveyance of the land executed in favour of the Society, Condominium or any of the Organization. The Developers to sell the balance remaining construction of proposed new building in the open market and to appropriate the net sale proceed thereof at the Developers' discretion. In the event, the entire FSI of the said Property not being utilized in constructing new building for any reason whatsoever, the unutilized balance FSI, if any shall belong absolutely to the Developers and have absolute right, title or interest of any nature whatsoever in respect of unutilized balance FSI and the Developers shall be entitled to use the said FSI on other Plot/s of by loading floating FSI and/or convert it into TDR. Furthermore, if in future any further FSI or TDR or entitlements is available or generated of the said Property the same shall belong absolutely to the Developers.



| | | | | |
|------|--|--|----|----|
| 2013 | | | 30 | 52 |
| 2024 | | | | |

14. The Allottee/s or himself/herself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Developers as follows: -

i. To maintain the Apartment at the Allottee/s's' own cost in good and tenantable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the

| | |
|------------|---------------|
| | <u>Rehana</u> |
| Developers | Allottee/s |

Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.

ii. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee/s in this behalf, the Allottee/s shall be liable for the consequences of the breach.

iii. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Developers to the Allottee/s and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee/s committing any act in contravention of the above provision, the Allottee/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.



to demolish or cause to be demolished the Apartment or any part thereof, nor any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Apartment without the prior written permission of the Developers and/or the Society or the Limited Company.

| | |
|------|----|
| बबई | |
| २०१३ | २९ |
| २०२४ | |

v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

| | |
|---|---------------|
|  | <i>Rehana</i> |
| Developers | Allottee/s |

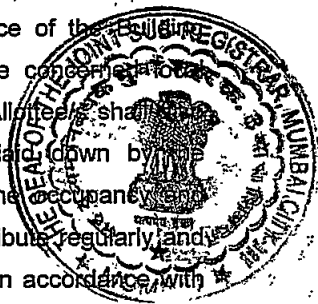
vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.

vii. Pay to the Developers within fifteen days of demand by the Developers, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.

viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the Allottee/s for any purposes other than for purpose for which it is sold.

ix. The Allottee/s shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee/s to the Developers under this Agreement are fully paid up.



x. The Allottee/s shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee/s shall observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.



xi. Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of Society/Limited Society, the Allottee/s shall permit the Developers and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

| | | |
|-------|----|----|
| 998-3 | | |
| 2003 | 32 | 52 |
| 3024 | | |

xii. Till a conveyance of the project land on which the building in which Apartment is situated is executed in favour of Apex Body or Federation, the Allottee/s shall permit the Developers and their surveyors and agents, with or without workmen

| | |
|---|---|
|  |  |
| Developers | Allottee/s |

and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

15. The Developers shall maintain a separate account in respect of sums received by the Developers from the Allottee/s as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

16. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The Allottee/s shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Developers until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

17. Till a Conveyance or Assignment of the said property and the said building is executed, the Developers shall be entitled with or without workmen, surveyors' agents and others, at all reasonable times, to enter into the said flat and the said Building or any part thereof which may affect the stability of the structure and elevation of building with a view to and examine the state and conditions thereof;



The Developers may sell, transfer or assign all their rights, title and interest in the said property (subject to the rights and interests created in favour of the Allottee/s) in respect of the unsold flats in the said Building, but without in any manner affecting the Allottee/s's rights;

19. The Developers hereby reserve their right to give for the purpose of advertisement, or by putting up hoardings or Neon Light hoardings, etc. on any open spaces/common areas and/or income from DTH, Internet and Cable

| | |
|------|----|
| पत्र | 3 |
| 2003 | 33 |
| 2024 | |

Operator in the said property including on the terrace and compound walls for the said purpose on such terms and conditions as the Developers may desire. The said right shall continue to subsist even after the execution of Conveyance or assignment of the said property and the said building in favour of the society or common Organization/Association to be formed by the flat Allottee/ss;

20. INDEMNIFICATION BY THE ALLOTTEE/S:

The Allottee/s shall indemnify and harmless, and keep indemnified and harmless the Developers, from time to time, against any and all actions, claims,

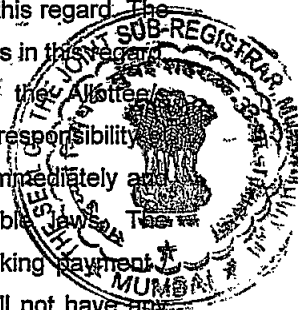
| | |
|------------|------------|
| | |
| Developers | Allottee/s |

demands, proceedings, costs, damages, expenses, losses and liability (including professional fees/costs incurred in relation thereto) of whatsoever nature incurred or suffered by the Developers, directly or indirectly in connection with: (a) the enforcement of or the preservation of any rights of the Developers under this Agreement; (b) any breach and/or default by the Allottee/s in the performance of any and/or all of his obligations under this Agreement; and (c) damages to any property(ies) howsoever arising related to the use and/or occupation of the said Flat and/or the said Property and directly or indirectly as a result of the negligence, act and/or omission of the Allottee/s or his agents, servants, tenants, guests, invitees, contractors (including their sub-contractors) and/or any person or entity under his control and (d) from Allottee/s's non-compliance with any of the restrictions regarding the use and/or occupation of the Premises.

| | | | | | | | | |
|-------------|--|--|----|--|--|----|--|--|
| 2013 | | | 30 | | | 02 | | |
| Responsible | | | | | | | | |

21. NON-RESIDENT ALLOTTEE/S:

The Allottee/s, if resident outside India, shall solely be responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 (FEMA), Reserve Bank of India Act and Rules made thereunder or any statutory amendment(s) / modification(s) made thereof and all other applicable laws including that of remittance of payment, acquisition / sale / transfer of immovable properties in India, etc. and provide the Developers with such permission, approvals which would enable the Developers to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of FEMA or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other Applicable Law. The Allottee/s understands and agrees that in the event of any failure on his/her/their part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she/they shall be liable for action under the FEMA as amended from time to time. The Developers accept no responsibility / liability in this regard. The Allottee/s shall keep the Developers fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee/s subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee/s to intimate the same in writing to the Developers immediately and to comply with necessary formalities if any under the applicable law. The Developers shall not be responsible towards any third-party making payment of remittances on behalf of any Allottee/s and such third party shall not have any right in the application / allotment of the said Flat applied for herein in any way and the Developers shall be issuing the payment receipts in favour of the Allottee/s only.



22. DEVELOPERS SHALL NOT MORTGAGE OR CREATE A CHARGE

| | |
|------------|------------|
| | |
| Developers | Allottee/s |

After the Developers executes this Agreement, they shall not mortgage or create a charge on the [Apartment] and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee/s who has taken or agreed to take such [Apartment].

23. BINDING EFFECT

Forwarding this Agreement to the Allottee/s by the Developers does not create a binding obligation on the part of the Developers or the Allottee/s until, firstly, the Allottee/s signs and delivers this Agreement with all the schedules along with the payment of full and final sale consideration within 30 (thirty) days from the date of receipt by the Allottee/s and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Developers. If the Allottee/s(s) fails to execute and deliver to the Developers this Agreement within 30 (thirty) days from the date of its receipt by the Allottee/s and/or appear before the Sub-Registrar for its registration as and when intimated by the Developers, then the Developers shall serve a notice to the Allottee/s for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee/s, application of the Allottee/s shall be treated as cancelled and all sums deposited by the Allottee/s in connection therewith shall be returned to the Allottee/s without any interest or compensation whatsoever.

24. ENTIRE AGREEMENT

This Agreement, along with its schedules and annexure, constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Apartment/building, as the case may be.



RIGHT TO AMEND

This Agreement may only be amended through written consent of the Parties.

26. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/S / SUBSEQUENT ALLOTTEE/S.

वचन
2013 30
2013

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottee/s of the [Apartment], in case of a transfer, as the said obligations go along with the [Apartment] for all intents and purposes.

27. SEVERABILITY

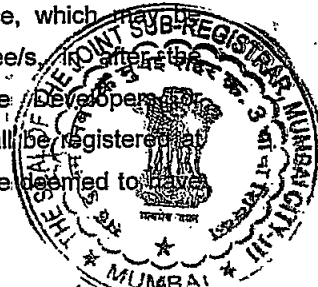
| | |
|------------|------------|
| | |
| Developers | Allottee/s |

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

28. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT: Wherever in this Agreement it is stipulated that the Allottee/s has to make any payment, in common with other Allottee/s(s) in Project, the same shall be in proportion to the carpet area of the [Apartment] to the total carpet area of all the [Apartments] in the Project.

29. FURTHER ASSURANCES: Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

30. PLACE OF EXECUTION: The execution of this Agreement shall be complete only upon its execution by the Developers through its authorized signatory at the Developers' Office, or at some other place, which mutually agreed between the Developers and the Allottee/s. If after the Agreement is duly executed by the Allottee/s and the Developers or simultaneously with the execution of the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Mumbai.



31. The Allottee/s and/or Developers shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Developers will attend such office and admit execution thereof.

| | | |
|------|----|----|
| 2003 | 33 | 02 |
| 2024 | | |

32. NOTICES: That all notices to be served on the Allottee/s and the Developers as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s or the Developers by Registered Post A.D Under Certificate of Posting at their respective addresses specified first hereinabove

| | |
|------------|------------|
| | |
| Developers | Allottee/s |

It shall be the duty of the Allottee/s and the Developers to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Developers or the Allottee/s, as the case may be.

33. JOINT ALLOTTEE/S: that in case there are Joint Allottee/s all communications shall be sent by the Developers to the Allottee/s whose name appears first and at the address given by him/her/them which shall for all intents and purposes to consider as properly served on all the Allottee/s.

34. STAMP DUTY AND REGISTRATION: The charges towards stamp duty and Registration of this Agreement shall be borne by the Allottee/s.

35. 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 RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

36. 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 of Mumbai will have the jurisdiction for this Agreement.


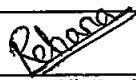
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day, month and year first hereinabove written.



THE FIRST SCHEDULE ABOVE REFERRED TO:

Firstly ALL THAT piece and parcel of land, hereditaments and premises situate, lying and being at South side of Bellasis Junction Road, Byculla, Mumbai and bearing Old Survey No. 2421 and 3 and 2/4367; New Survey No. 3879 and Cadastral Survey No. 1349 of Byculla Division and admeasuring 465 square yards equivalent to 388.80 square meters thereabouts, in the Registration District and Sub-District of Mumbai City and assessed by the Collector of Municipal Rates and Taxes under E-Ward No. 687, Old Street No. 58-64 and New Street No. 63-69, fully occupied by the tenants occupying their respective tenements.

| | | |
|-------|----|----|
| ववई ३ | | |
| २००३ | ३० | ०२ |
| २०२५ | | |

| | |
|---|---|
|  |  |
| Developers | Allottee/s |

Secondly

ALL THAT piece or parcel of land or ground along with building ground plus three upper floors situated and lying in the Island of Mumbai and in the Registration District and Sub- District of Mumbai City and of Mumbai Suburban containing and measuring 284.00 square yards equivalent 237.46 square meters area or thereabout and registered in the Books of the Collectors New No. 2890, Rent Roll No.1319 New Survey No. 1/3880, 2/3880 and Cadastral Survey No. 1348 of Byculla Division and which said message and tenements are assessed by the Collector of Assessment under Part of "E" Ward Nos. 225- 225 Old Street No. 1-9-73 and New Street Nos. 60,62,215,217,229, Dimtimkar Road, Mumbai - 400 008 fully occupied by the tenants occupying their respective tenements.

THE SECOND SCHEDULE ABOVE REFERRED TO:

Flat No.2401, admeasuring 39.85 sq. meters RERA carpet area on the 24th Floor in the said Building to be named as "BISMILLAH SPACE" to be constructed on the said Property.

THE THIRD SCHEDULE ABOVE REFERRED TO:

Prorata right along with all Purchasers of premises in the said property in limited common areas and facilities i.e. to say.

- (1) Staircase.
- (2) Entrance Hall.
- (3) Lift, lift machine room (if any).

SIGNED, SEALED AND DELIVERED)
by the within named "DEVELOPERS")
NIRBAN INFRASTRUCTURE PVT. LTD.,)
Through its Director)
MR. MOHAMMED AKRAM NIRBAN)



(Handwritten signature)



In the presence of

- 1. *(Signature)*
- 2. *(Signature)*

| | | |
|---------|----|----|
| बवई - ३ | | |
| २००३ | ३० | ०२ |
| २०२५ | | |

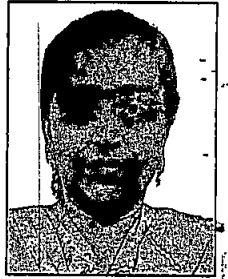
| | |
|------------|------------|
| | |
| Developers | Allottee/s |

SIGNED, SEALED AND DELIVERED by the)

Within named "ALLOTEE/S")

REHANA GAFFAR VADGAMA)

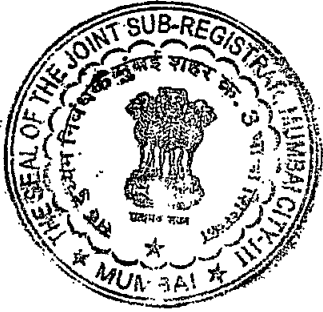
Rehana



In the presence of

1.

2.




| | | |
|----------|----|----|
| पंजी - ३ | | |
| २०१३ | ३२ | १२ |
| २०२५ | | |

| | |
|------------|------------|
| | |
| Developers | Allottee/s |

RECEIPT

Received of and from the within named Allottee/s viz. **Rehana Gaffar Vadgama**,
an amount of **Rs.72,00,000/- (Rupees Seventy-Two Lakhs Only)** being the
amount received against the full and final sale consideration payable by
the Allottee/s to us.

We say Received,


NIRBAN INFRASTRUCTURE PVT. LTD.,
Developers



| | | |
|----------|----|----|
| वर्ष - २ | | |
| २०१३ | १० | १२ |
| २०२५ | | |

| | |
|------------|------------|
| | |
| Developers | Allottee/s |



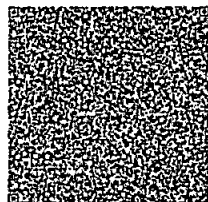
भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 2722/40003/70945

To
रेहाना गफ्फार वडगामा
Rehana Gaffar Vadgama,
C/O: Gaffar Vadgama,
flat no 1101, 11th floor hajj suleman tower,
vasil khan marg,
opp badi masjid,
two tank,
VTC: Mumbai,
PO: Mumbai Central,
Sub District: Mumbai City,
District: Mumbai City,
State: Maharashtra,
PIN Code: 400008,
Mobile: 9869021777

Signature Verified
Digitally signed by
Rehana Gaffar Vadgama
DN: cn=Rehana Gaffar Vadgama,
o=UIDAI, ou=UIDAI



आपका आधार क्रमांक / Your Aadhaar No. :

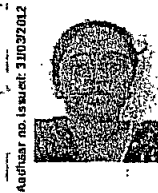
8399 6920 7671

VID : 9151 5553 7352 1621

मेरा आधार, मेरी पहचान :



भारत सरकार
Government of India



रेहाना गफ्फार वडगामा
Rehana Gaffar Vadgama
जन्म तिथि/DOB: 17/06/1980
लिंग/ GENDER: FEMALE

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।
इसका उपयोग सत्यापन (ऑनलाइन प्रमाणीकरण, या क्यूआर कोड/
ऑफलाइन एक्सप्रेस के स्वीचिंग) के साथ किया जाना चाहिए।
Aadhaar is proof of identity, not of citizenship
or date of birth. It should be used with verification (online
authentication, or scanning of QR code / offline XML)

8399 6920 7671

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



सूचना / INFORMATION

- आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं। जन्मतिथि आधार नंबर धारक द्वारा प्रस्तुत सूचना और विनियमों में विनिर्दिष्ट जन्मतिथि के प्रमाण के दस्तावेज पर आधारित है।
- इस आधार पर को यूआईडीआई द्वारा नियुक्त प्रमाणीकरण एजेंसी के जरिए ऑनलाइन प्रमाणीकरण के द्वारा सत्यापित किया जाना चाहिए या ऐप स्टोर में उपलब्ध एमआधार या आधार क्यूआर कोड स्कैनर ऐप से क्यूआर कोड को स्कैन करके या www.uidai.gov.in पर उपलब्ध सुरक्षित क्यूआर कोड रीडर का उपयोग करके सत्यापित किया जाना चाहिए।
- आधार विशिष्ट और सुरक्षित है।
- पहचान और फोटो के समर्थन में दस्तावेजों को प्रारंभ के लिए नामांकन की तारीख से पन्ध्र 10 वर्षों में कम से कम एक बार आधार में अपडेट कराता चाहिए।
- आधार विभिन्न सरकारी और गैर-सरकारी फायदों/सेवाओं का नाम लेने में सहायता करता है।
- आधार में अपना मोबाइल नंबर और ईमेल आईडी अपडेट रखें।
- आधार सेवाओं का नाम लेने के लिए एमआधार ऐप डाउनलोड करें।
- आधार/बयोमेट्रिक्स का उपयोग न करने के समय सुरक्षा सुनिश्चित करने के लिए आधार/बयोमेट्रिक्स लॉक/अनलॉक सुविधा का उपयोग करें।
- आधार की मांग करने वाले सहमति लेने के लिए प्राप्य हैं।
- Aadhaar is proof of identity, not of citizenship or date of birth (DOB). DOB is based on information supported by proof of DOB document specified in regulations, submitted by Aadhaar number holder.
- This Aadhaar letter should be verified through either online authentication by UIDAI-appointed authentication agency or QR code, scanning using mAadhaar or Aadhaar QR Scanner app available in app stores or using secure QR code reader app available on www.uidai.gov.in.
- Aadhaar is unique and secure.
- Documents to support identity and address should be updated in Aadhaar after every 10 years from date of enrolment for Aadhaar.
- Aadhaar helps you avail of various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app to avail of Aadhaar services.
- Use the feature of Lock/Unlock Aadhaar/biometrics to ensure security when not using Aadhaar/biometrics.
- Entities seeking Aadhaar are obligated to seek consent.

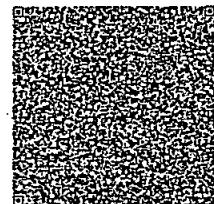


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता
द्वारा: गफ्फार वडगामा, फ्लैट नं 1101 11वां फ्लोर हाजी
सुलेमान टॉवर, वासिल खान मार्ग, बडी बस स्टैंड के सामने, टू
टैंक, मुंबई, मुंबई जिला, मुंबई नगर,
महाराष्ट्र - 400008

Address:
C/O: Gaffar Vadgama, flat no 1101 11th floor
hajj suleman tower, vasil khan marg, opp badi
masjid, two tank, Mumbai, PO: Mumbai
Central, DIST: Mumbai City,
Maharashtra - 400008



8399 6920 7671

VID : 9151 5553 7352 1621

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



| | | |
|--------------|----|----|
| बर्खास्त - ३ | | |
| २०२३ | ०९ | ०२ |
| २०२५ | | |

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

REHANA G VADGAMA

GAFFAR VADGAMA

17/06/1980

Permanent Account Number

AGAPV7727M

Rehana
Signature

85
2
23024



Scanned with OKEN Scanner



| | | |
|---------|----|----|
| बवई - ३ | | |
| २००३ | ०२ | ०२ |
| २०२५ | | |

348

Form 88

In replying please quote No. and date of this letter.



MUNICIPAL CORPORATION OF GREATER MUMBAI

Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.

No. CHE/CTY/3178/E/337(NEW)/IOD/1/New

MEMORANDUM

Municipal Office, Mumbai

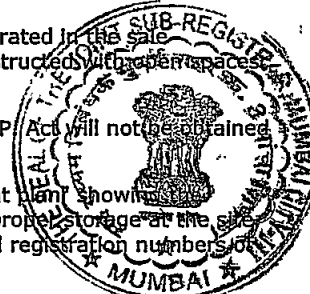
To, M/s Space Builders

301 westside building chapel road bandra west 400050

With reference to your Notice 337-(New), letter No. 3810 dated 27/3/2019 and the plans, Sections Specifications and description and further particulars and details of your buildings at proposed redevelopment property being cis. no. 1349 of byculla division situated at 63-67 dimtimkar Road mumbai known as Hashim-mension mension 1349 & 1348 furnished to me under your letter, dated 27/3/2019. I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to date, my disapproval by reasons thereof :-

A: CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK.

- 1 That the requisitions of Clause No. 49 of DCPR-2034 shall not be complied with and records of quality of work, verification report, etc. shall not be maintained on site till completion of the entire work.
2 That the work shall not be carried out between 6:00 A.M. to 10:00 P.M. only. In accordance with rule 5A(3) of the noise pollution (Reg. & control) Rules 2000 & the provision of notification issued by the ministry of environment & forest Deptt. from time shall not be duly observed.
3 That the Board shall not be displayed showing details of proposed work, name of owner, developer, Architect, R.C.C. consultant etc.
4 That the registered UT shall be submitted that the condition shall be incorporated in the sale agreement with prospective buyers that the building under reference is constructed with other space deficiency.
5 That the commencement certificate under Section 44/69(1)(a) of the M.R.T.P Act will not be obtained before starting the proposed work.
6 That the builder / developer / owner shall not prepare a "debris management plan" showing prospective quantum of debris likely to be generated, arrangements for its proper storage at the site, transportation plan of the agency appointed for the same, with numbers and registration numbers of

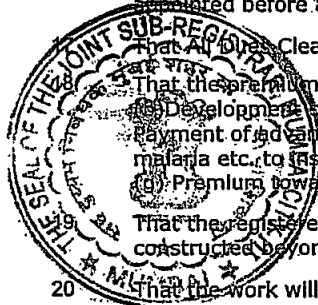


Handwritten form with date 2023, 03, 08 and 2024

No. CHE/CTY/3178/E/337(NEW)/OD/1/New

vehicles to be deployed and the final destination where the debris would be unloaded by them and submit the same to the Zonal Executive Engineer of S.W.M. Department and the same shall not be got approved before demolition of existing building or commencing any construction activity.

- 7 That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of 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).
- 8 That the low lying plot will not be filled up to a reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side, before starting the work.
- 9 That the specifications for layout/ D.O./or access roads/ development of setback land will not be obtained from E.E. Road (Construction) (City) before starting construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D., the completion certificate will not be obtained from E.E.(R.C.)/ E.E.(S.W.D.) of City before submitting building completion certificate.
- 10 That the structural engineer will not be appointed. Supervision memo as per Appendix-XI [Regulation 5(3)(ix)] will not be submitted by him.
- 11 That the structural design and calculations for the proposed work accounting for seismic analysis as per relevant I.S. Code and for existing building showing adequacy thereof to take up additional load alongwith bearing capacity of the soil strata will not be submitted before C.C.
- 12 That the regular/sanctioned/proposed lines and reservation will not be got demarcated at site through A.E.(Survey)/ E.E.(T&C)/E.E.(D.P.)/D.T.E.R. before applying for C.C.
- 13 That the sanitary arrangements shall not be carried out as per Municipal Specifications, and drainage layout will not be submitted before C.C.
- 14 That the Registered Undertaking shall not be submitted for agreeing to hand-over the setback land free of compensation for future road widening to MCGM as and when required.
- 15 That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents, to the occupiers and an Undertaking regarding no nuisance will not be submitted before C.C./starting the work.
- 16 That the qualified/Registered Site supervisor through Architect/Structural Engineer will not be appointed before applying for C.C.
- 17 That All Due Clearance Certificate from A.E.W.W-'E' Ward shall not be submitted before issue of C.C.
- 18 That the premium/deposits as follows will not be paid - (a) Condonation of deficient open spaces. (b) Development charges as per M.R.&T.P.(Amendment) Act,1992. (c) Insecticide charges (d) Payment of advance for providing treatment of construction site to prevent epidemic like dengue, malaria etc. to insecticide charges 'E' Ward. (e) Labour Welfare Cess (f) Additional Development Cess (g) Premium towards deficient area of ventilation shaft.
- 19 That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall not be submitted before asking for C.C.
- 20 That the work will not be carried out strictly as per approved plan and in conformity with the D.C.Regulations in force.
- 21 That the N.O.C. from Tree authority shall not be submitted before asking for plinth C.C.



| | | |
|----------|----|----|
| वर्ष - 3 | | |
| 2023 | 08 | 12 |
| 2024 | | |

No. CHE/CTY/3178/E/337(NEW)/OD/1/New

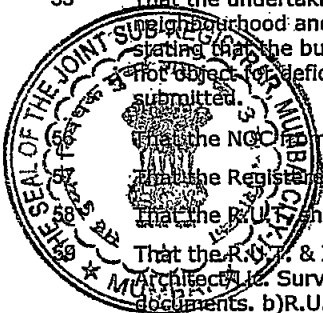
- 22 That the Registered Undertaking shall not be submitted for agreeing to pay the difference in premium paid and calculated as per revised land rates.
- 23 That the Janata Insurance policy or policy to cover the compensation claims arising out of Workmen's Compensation Act, 1923 will not be taken out and a copy of the same will not be submitted before asking C.C. and renewed during the construction of work and owner / developer should submit revaluated Janata Insurance Policy from time to time.
- 24 That the N.O.C. from Electric Supply Company for substation shall not be submitted.
- 25 That the Regd. U/T against misuse of pocket terrace / part terrace shall not be submitted
- 26 That the certificate to the effect that the licensed surveyor has effectively supervised the work and has carried out tests for checking leakages through sanitary blocks, termites, fixtures, joints in drainage pipes etc. And that the workmanship is found very satisfactory shall not be submitted.
- 27 That the Indemnity Bond indemnifying M.C.G.M. against disputes, litigations, claims, arising out of ownership of plot shall not be submitted.
- 28 That the remarks from H.E. Department shall not be submitted.
- 29 That it is not noted that if untoward incidence/accident occurs during the demolition of the existing buildings and during new building construction, the entire responsibility will rest with the developer; MCGM and its staff shall not be held responsible in any way.
- 30 That the necessary remarks for construction of SWD will not be obtained from Dy.Ch.Eng.(S.W.D.) City and Central Cell before asking for plinth C.C.
- 31 That the N.O.C. from Dy.Ch.E.(S.P.) P&D for proposed sewer line shall not be submitted before C.C.
- 32 That the plot boundary shall not be got demarcated from C.S.L.P. and demarcation certificate shall not be submitted to this office.
- 33 That the copy of PAN card of the applicant shall not be submitted before C.C.
- 34 That the precautionary measures to avoid dust nuisance such as erection of G.I. sheet screens at plot boundaries upto reasonable height shall not be provided before demolition of existing structures at site.
- 35 That the fresh P.R. Card in the name of owner shall not be submitted before O.C.
- 36 That the construction activity for work of necessary piling shall not be carried out by employing modern techniques such as rotary drilling, micropiling etc. instead of conventional jack and hammer to avoid nuisance damage to adjoining buildings.
- 37 That Regd. U/T for minimum Nuisance during construction activity shall not be submitted.
- 38 That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by Insecticide Officer for inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall be complied with.
- 39 No main beam in a R.C.C. framed structure shall not be less than 230 mm wide. The size of the columns shall also not be governed as per the applicable I.S. codes.
- 40 All the cantilevers (Projections) shall not be designed for five times the load as per IS Code 1993:2008 including the columns projecting beyond the terrace and carrying the overhead water storage tank.

| | | |
|---------|----|----|
| बवई - ३ | | |
| २०१३ | ०५ | ०२ |
| २०२५ | | |

No. CHE/CTY/3178/E/337(NEW)/IOD/1/New

etc.

- 41 In R.C.C. framed structures, the external walls shall not be less than 230 mm in brick masonry or 150 mm. autoclaved cellular concrete block excluding plaster thickness as circulated under No. CE/PD/11945/I of 2.2.2006.
- 42 That the remarks regarding formation level from Road Department shall not be submitted.
- 43 That Regd. U/T for handing over setback area for the balance portion of the plot not covered under this proposal as & when required by M.C.G.M. shall not be submitted.
- 44 That the specification & design of Rain Water Harvesting scheme as per the State Govt.'s directives u/No.TPB-4307/396/CR-124/2007/UD-11 dated 6th June 2007 shall not be submitted.
- 45 That the Regd. Undertaking shall not be submitted by the Owner / Developer / Builder to sell the tenements / flats on carpet area basis only and to abide by the provisions of Maharashtra Ownership Flats (Regulation of the promotion of construction, sale management and transfer) Act (MOFA), amended up to date and the Indemnity Bond indemnifying the M.C.G.M. and its Officers from any legal complications arising due to MOFA will not be submitted.
- 46 That the registered Private Pest Control Agency for providing anti-larval treatment at the construction site shall be appointed.
- 47 That the services of Safety Officer to take care of all safeties during construction on construction site and around shall not be hired.
- 48 That the Extra Water Charges & Extra Sewerage Charges shall not be paid.
- 49 That the Regd. U/T to handover Society office & Fitness center shall not be submitted.
- 50 That the facilities for physically handicapped persons shall not be provided as per the accompaniment in Govt. in U.D. Department notification No. TPB-432001/1829/CR-216/2001/UD-11 dated 2nd December 2003.
- 51 That the N.O.C. from Insecticide Officer shall not be submitted.
- 52 That adequate care in planning, designing and carrying out construction will not be taken in the proposed building to provide for the consequence of settlement of floors and plinth filling etc.
- 53 That the clearance certificate from assessment Department regarding upto-date payment of Municipal taxes etc. will not be submitted.
- 54 That the structure stability of the adjoining structure shall not be submitted.
- 55 That the undertaking stating that no nuisance will be created to the public & inhabitants of the neighbourhood and that condition shall be incorporated in the sale agreement with prospective buyers stating that the building under reference is constructed with deficient open spaces and applicant will for object to deficiency in joint open spaces for development of neighbouring plots shall not be submitted.
- 56 That the N.O.C. from collector of Mumbai shall not be submitted before CC for excavation of earth.
- 57 That the Registered Undertaking stating that the conditions of E.E. (T & C) NOC shall not be complied.
- 58 That the R.U.T. shall not be submitted by the owner/developer for maintaining the noise levels.
- 59 That the R.U.T. & Indemnity Bond shall not be submitted stating that owner/developer and concerned architect i.e. Surveyor shall compile and preserve the following documents. a) R.U.T. for Ownership documents. b) R.U.T. for Copies of IOD, CC subsequent amendments, OCC, BCC and corresponding



| | | |
|---------|----|----|
| बवई - ३ | | |
| २००३ | ०६ | ०२ |
| २०२५ | | |

No. CHE/CTY/3178/E/337(NEW)/OD/1/New

canvas mounted plans. c)R.U.T. for Copies of Soil Investigation Report d)R.U.T. for RCC details and canvas mounted structural drawings. e)R.U.T. for Structural Stability Certificate from Lic. Structural Engineer. f)R.U.T. for Structural audit reports. g)R.U.T. for All details of repairs carried out in the buildings. h)R.U.T. for Supervision certificate issued by Lic. Site Supervisor. i)R.U.T. for Building Completion Certificate issued by Lic. Surveyor / Architect. j)R.U.T. for NOC and Completion Certificate issued by C.F.O. k)R.U.T. for Fire safety audit carried out as per the requirement of C.F.O. l)R.U.T. For Incorporating remaining existing tenants in future amendments.

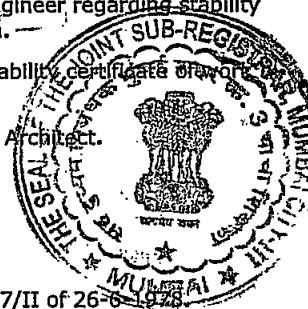
- 60 That the remarks from Asst. Engineer, Water Works regarding location, size, capacity of the suction tank, overhead storage tank for proposed and existing work will not be submitted before starting the work, and his requirements will not be complied with.
- 61 That the developer/owner shall not demolish the structure/Building proposed to be demolished by following the guidelines proposed in the Indian Standard Code no. IS4130:1991 amended up to date in respect to the demolition of Building Code of safety under the Supervision of approved structural Engineer duly registered with MCGM.
- 62 That the Third party insurance shall not be submitted.
- 63 That all the conditions and directions specified in the order of Hon'ble Supreme Court dated 15/03/2018 in Dumping Ground case will not be complied with before starting demolition of structure and/or starting any construction work.
- 64 That adequate safeguards are not employed in consultation with SWM Dept. of MCGM for preventing dispersal of particles through air and the construction debris generated shall not be deposited in specific sites inspected and approved by MCGM.
- 65 That the debris shall not be managed in accordance with the provisions of Construction and Demolition Waste Management Rules 2016 and requisite Bank Guarantee as demanded by MCGM for faithful compliances of Waste/Debris Management plan shall not be furnished before demolition or construction work.
- 66 That the R.U.T. shall not be submitted by the owner/developer for handing over excess parking to M.C.G.M. free of cost.

C: CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C

- 1 That the plinth/stilt height shall not be got checked by this office staff.
- 2 All the payments as intimated by various departments of MCGM shall not be paid.
- 3 That the structural stability certificate through registered structural Engineer regarding stability of constructed plinth shall not be submitted before asking C.C. beyond plinth.
- 4 That every year before onset of monsoon / revalidation of C.C., structural stability certificate or report executed on site shall not be submitted by appoint Structural Engineer.
- 5 That the half yearly progress report of the work will not be submitted by the Architect.
- 6 That the Material testing report shall not be submitted.

D: GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C

- 1 That some of the drains will not be laid internally with C.I. Pipes.
- 2 That the dust-bin will not be provided as per C.E.'s circular No. CE/9297/II of 26-6-1978.
- 3 That the surface drainage arrangement will not be made in consultation with E.E.(SWD) or as per his



| | | |
|---------|----|----|
| वचन - २ | | |
| २०१३ | २० | १२ |
| २०२५ | | |

No. CHE/CTY/3178/E/337(NEW)/IOD/1/New

remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.C.C.

4 That the parking spaces shall not be provided as per D.C. Regulation No.36.

5 That B.C.C. will not be obtained and I.O.D. and debris deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.

6 That the N.O.C. from Inspector of Lifts, P.W.D., Maharashtra, will not be obtained and submitted to this office.

7 That the installation of Rain Water Harvesting scheme as per the State Govt.'s directives U/No. TPB-4307/396/CR-124/2007/UD-11 dated 6th June 2007 shall not be provided before applying for occupation permission.

8 That the Drainage completion certificate from (S.P.) (P&D) City shall not be submitted

9 That the compliance of N.O.C. from H.E will not be made and certificate to that effect will not be submitted.

10 That the construction of development of setback land will not be done including providing street lights and S.W.D. only if additional FSI is being claimed.

11 That the vermiculture bins for the disposal of wet waste as per design and specifications of organization or companies specialized in this field as per list furnished by Solid waste Management of M.C.G.M. shall not be provided.

12 That the additional development cess shall not be paid before O.C.

13 That the surrounding open spaces, parking spaces and terrace will not be kept open and un-built upon and will not be leveled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.

14 14 That the following documents shall not be compiled, preserved and handed over to the end user /prospective society within a period of 30 days in case of redevelopment of properties and in other cases, the same should be handed over within a period of 90 days after granting occupation certificate by M.C.G.M. (1) Ownership documents; (2) Copies of I.O.D., C.C., subsequent amendments, O.C.C., B.C.C. and corresponding canvas mounted plans; (3) Copies of soil investigation reports; (4) R.C.C. details and canvas mounted structural drawings; (5) Structural Stability Certificate from Licensed Structural Engineer; (6) Structural Audit Reports; (7) All details of repairs carried out in the buildings.

15 That 3.00 mt. wide paved pathway upto staircase will not be provided.

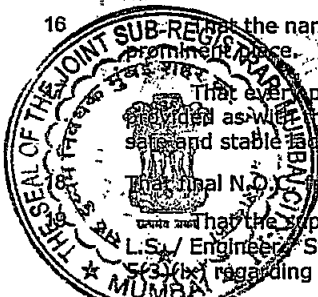
16 That the name plate/board showing Plot No., Name of the Bldg. etc. will not be displayed at a prominent place.

That every part of the building construction and more particularly overhead tank will not be started as well as proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc

That final N.O.C. from MHADA shall not be submitted before asking for occupation permission.

That the supervision certificate shall be submitted periodically i.e. every 3 months from the L.S./ Engineer / Structural Engineer / Supervisor or Architect as the case may be as per D.C.Reg. regarding satisfactory construction on site

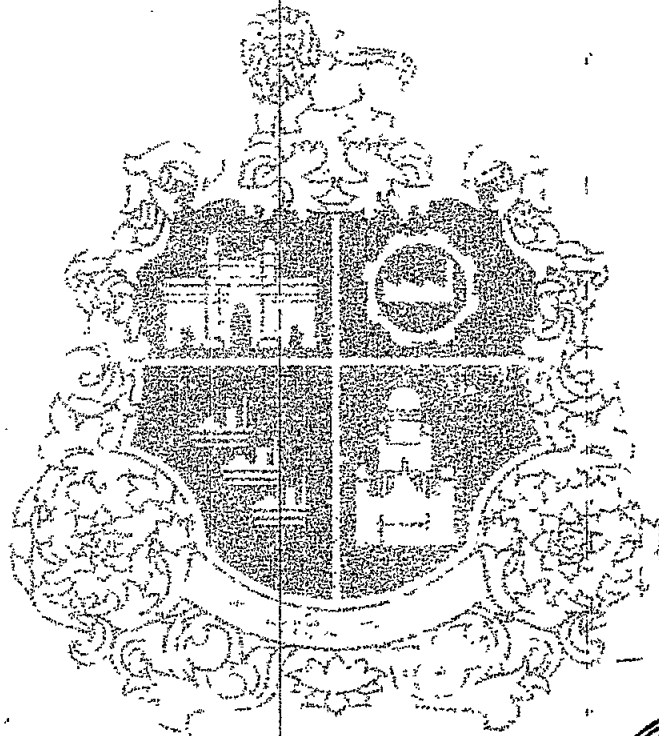
20 That the fresh P.R. Card in the name of owner shall not be submitted.



| | | |
|---------|----|----|
| बबई - ३ | | |
| २००३ | ४८ | १० |
| २०२५ | | |

No. CHE/CTY/3178/E/337(NEW)/IOD/1/New

21 That the construction of D.P. road and development of setback land will not be done including providing street lights and S.W.D.



Page 7 of 13. On 24-Jun-2020

| | | |
|---------|----|----|
| बलई - ३ | | |
| २००३ | ७९ | १२ |
| २०२५ | | |

No. CHE/CTY/3178/E/337(NEW)/IOD/1/New

- () That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.
() That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 23 June day of 2021 but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.
Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

Executive Engineer, Building Proposals,
Zone, Wards.

SPECIAL INSTRUCTIONS

1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

2. Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

3. Under Byelaw, No. 8 of the Commissioner has fixed the following levels

"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be-

- Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid in such street
- Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.) of such building.
- Not less than 92 ft. (Town Hall) above Town Hall Datum.

4. Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 175 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.

Your attention is further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.

Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.

7. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

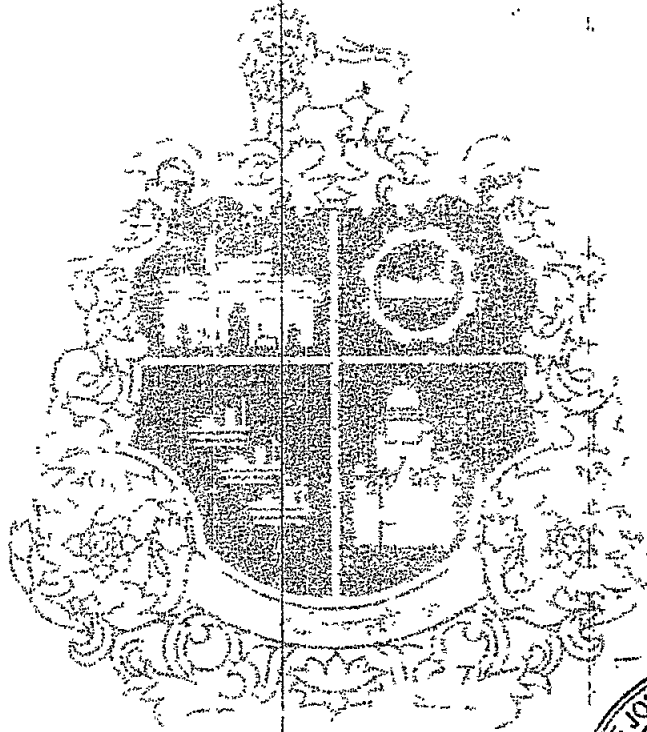
8. Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District

| | | |
|---------|----|----|
| बवई - ३ | | |
| २०२३ | ५० | ०२ |
| २०२५ | | |

No. CHE/CTY/3178/E/337(NEW)/IOD/1/New

before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules there under.

Attention is drawn to the notes Accompanying this Intimation of Disapproval.



Page 9 of 13 On 24-Jun-2020

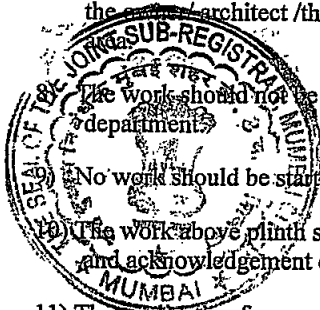
| | | |
|--------|----|----|
| बल - ३ | | |
| २०१३ | ५१ | १२ |
| २०२५ | | |

No. CHE/CTY/3/178/E/337(NEW)/IOD/1/New

No. EB/CE/ /BS /A/

NOTES

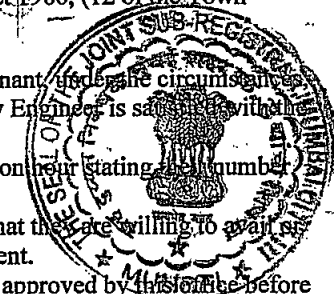
- 1) The work should not be started unless objections are complied with
- 2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- 3) Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
- 4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- 5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- 6) The owners shall intimate the Hydraulic Engineer or his representative in Wards, at least 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- 7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or public street by the architect /their contractors, etc without obtaining prior permission from the Ward Officer of the
- 8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- 9) No work should be started unless the structural design is approved.
- 10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- 11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.



| | | |
|----------|----|----|
| वर्ष - ३ | | |
| २०१३ | ५२ | ६२ |
| २०२० | | |

No. - CHE/CTY/3178/E/337(NEW)/OD/1/New

- 12) All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
- 13) No Building /Drainage Completion Certificate will be accepted non water connection granted (except for the construction purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act. and as per the terms and conditions for sanction to the layout.
- 14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- 15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- 16) Flow of water through adjoining holding or culvert, if any, should be maintained unobstructed.
- 17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 12.5 cubic meters per 10 sq. meters below payment.
- 18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- 19) No work should be started unless the existing structures proposed to be demolished are demolished.
- 20) The Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13 (h) (H) of the Rent Act and in the event if you proceeding with the work either without an intimation about commencing the work under Section 347(1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be with drawn.
- 21) If it is proposed to demolish the existing structures be negotiations with the tenant, under the circumstances the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
 - i. Specific plans in respect of evicting or rehousing the existing tenants on their stating (1) number and the areas in occupation of each.
 - ii. Specifically signed agreement between you and the existing tenants that they are willing to avail of the alternative accommodation in the proposed structure at standard rent.
 - iii. Plans showing the phased programme of constructions has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.

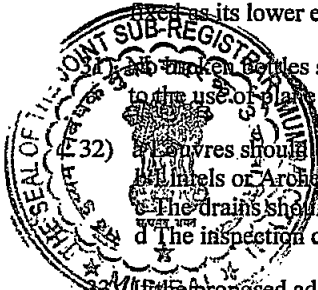


| | | |
|----------|----|----|
| वर्ष - ३ | | |
| २०१३ | ५३ | १२ |
| २०२५ | | |

No. CHE/CTY/3178/E/337(NEW)/IOD/1/New

- 22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first starting the work.
- 23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- 24) The bottom of the over head storage work above the finished level of the terrace shall not be less than 1.20 Mt. and not more than 1.80 mt.
- 25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- 26) It is to be understood that the foundations must be excavated down to hard soil.
- 27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- 28) The water arrangement nut be carried out in strict accordance with the Municipal requirements.
- 29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai as required in Section 381-A of the Municipal Corporation Act.
- 30) All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece with locking arrangement provided with a bolt and huge screwed open hinge serving the purpose of lock and the warning pipes of the rubber pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perforations each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.
- 31) Broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plain glass for coping over compound wall.
- 32) Ladders should be provided as required by Byeolaw No. 5 (b)
Grills or Arches should be provided over Door and Windows opening
The drains should be laid as require under Section 234-1(a)
The inspection chamber should be plastered inside and outside.

If the proposed additional is intended to be carried out on old foundations and structures, you will do so as your own risk.



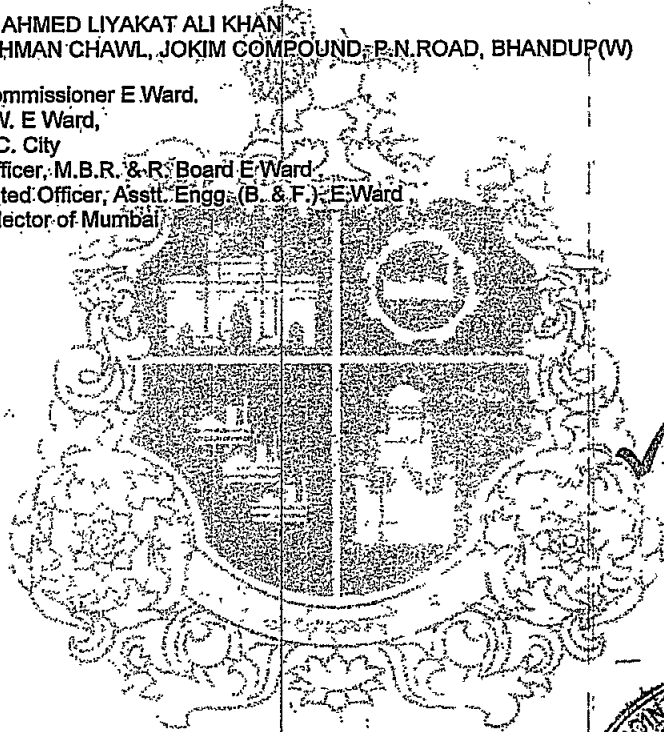
| | | |
|---------|----|----|
| पवई - ३ | | |
| २०१३ | ५४ | १२ |
| २०२५ | | |

No. CHE/CTY/3178/E/337(NEW)/OD/1/New

Executive Engineer, Building Proposals
Zones wards.

CHE/CTY/3178/E/337(NEW)/OD/1/New

- Copy To :-
1. FAIYAZ AHMED LIYAKAT ALI KHAN
R-2 REHMAN CHAWL, JOKIM COMPOUND, P.N. ROAD, BHANDUP(W)
 2. Asst. Commissioner E Ward.
 3. A.E/W/W, E Ward,
 4. Dy.A & C. City
 5. Chief Officer, M.B.R. & R. Board E Ward.
 6. Designated Officer, Asstt. Engg. (B. & F.), E Ward
 7. The Collector of Mumbai



Name : Narendra Shahu
Post :
Designation : Executive
Engineer
Organization : Municipal
Corporation of Greater Mumbai
Date : 24-Jun-2020 16:30:50



Page 13 of 13 On 24-Jun-2020

| | | |
|----------|----|----|
| वर्क - ३ | | |
| २०२३ | ५५ | १२ |
| २०२५ | | |

C - 3



BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/CTY/3178/E/337(NEW)/FCC/1/Amend

COMMENCEMENT CERTIFICATE



To,
Nirban Infrastructure Private Limited
10, Ganeshwadi, M. J. Market, Zaveri Bazar,
Mumbai - 400002

Sir,

With reference to your application No. CHE/CTY/3178/E/337(NEW)/FCC/1/Amend Dated. 27 Mar 2019 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 337 (New) dated 27 Mar 2019 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. 1349 & 1348 Division / Village / Town Planning Scheme No. BYCULLA situated at DIMTIMKAR ROAD AND HUZARIA STEERT 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 :-
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.
or 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.
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. Assistant Engineer(BP) CITY-IV Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 19/5/2022

| | | |
|----------|----|----|
| वर्ग - ३ | | |
| २०१३ | ५२ | १२ |
| २०२५ | | |

Issue On: 20 May 2021

Valid Upto: 19 May 2022

Application Number: CHE/CTY/3178/E/337(NEW)/CC/1/New

Remark:

This C.C. up to Plinth level is granted as per IOD issued dated 24.06.2020.

Approved By

E.E.B.P. (City) II

Executive Engineer

Issue On: 29 Aug 2023

Valid Upto: 28 Aug 2024

Application Number: CHE/CTY/3178/E/337(NEW)/CC/1/Amend

Remark:

Plinth CC endorsed as per last approved plan dtd 27.07.2023 and valid upto 19 May 2024

Approved By

E.E.B.P. (City) II

Executive Engineer

Issue On: 12 Sep 2023

Valid Upto: 11-Sep-2024

Application Number: CHE/CTY/3178/E/337(NEW)/FCC/1/New

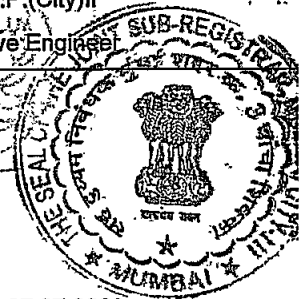
Remark:

This C.C. is further extended upto 34th floor as per last amended approved plans dated 27.07.2023.

Approved By

Assistant Engineer (BP) CITY- IV

Assistant Engineer (BP)



CHE/CTY/3178/E/337(NEW)/FCC/1/Amend

Page 2 of 3 On: 18-Apr-2024

| | | |
|----------|----|----|
| वर्क - ३ | | |
| २०२३ | ५० | ०२ |
| २०२५ | | |

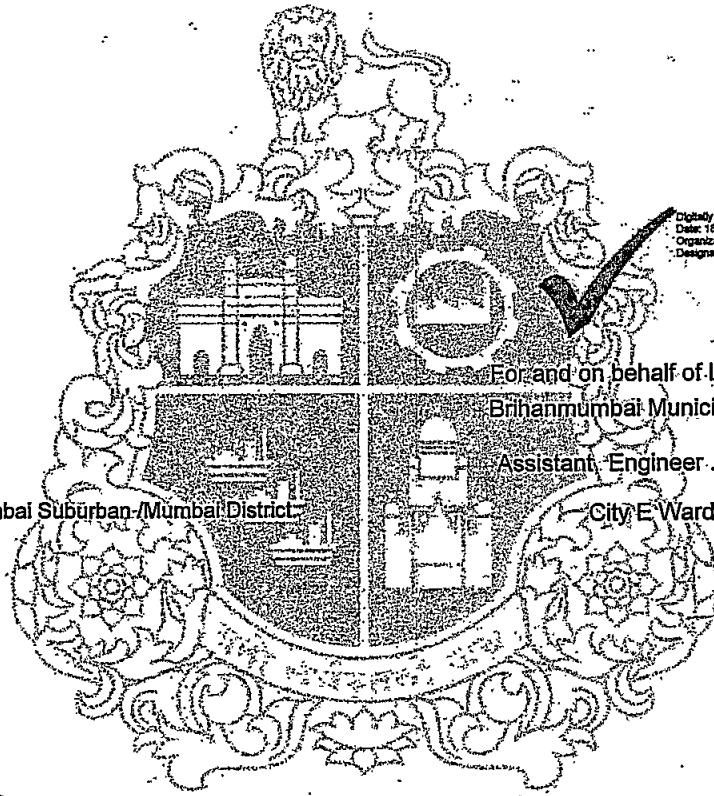
Issue On : 18 Apr 2024

Valid Upto : 19 May 2024

Application Number : CHE/CTY/3178/E/337(NEW)/FCC/1/Amend

Remark :

This C.C. is endorsed for full work i.e. upto 34th floor, as per amended approved plans dated 23.02.2024.



Digitally signed by RAHUL LADGE,
Date: 18 Apr 2024 18:18:17
Organization: Brihanmumbai Municipal Corporation
Designation: Assistant Engineer (BP)

For and on behalf of Local Authority
Brihanmumbai Municipal Corporation
Assistant Engineer, Building Proposal
City E Ward Ward

- Cc to :
1. Architect
 2. Collector Mumbai Suburban /Mumbai District



CHE/CTY/3178/E/337(NEW)/FCC/1/Amend

Page 3 of 3 On 18-Apr-2024

| | | |
|------------|----|----|
| ब्रह्म - ३ | | |
| २०२३ | ५८ | २२ |
| २०२४ | | |



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 :
P51900054797

Project: **BISMILLAH SPACE RESIDENCY**, Plot Bearing / CTS / Survey / Final Plot No.: **1349 & 1348** at **E-400008**,
Ward E, Mumbai City, 400008;

1. **Nirban Infrastructure Pvt Ltd** having its registered office / principal place of business at **Tehsil: Ward ABCD**,
District: Mumbai City, Pin: 400002.

2. 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 (f) 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 **12/02/2024** and ending with **31/12/2027** 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.



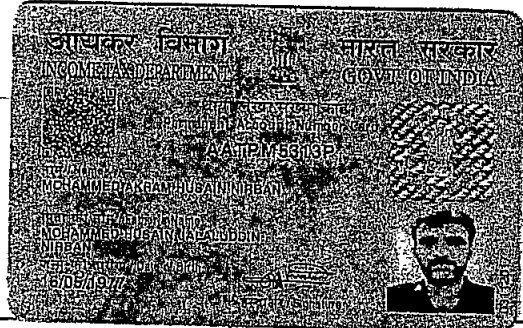
Dated: **12/02/2024**
Place: **Mumbai**

Signature valid
Digitally Signed by
Dr. Vasant Premnand Phadnis
(Secretary, MahaRERA)
Date: 12-02-2024 13:07:27



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

| | | |
|------|----|----|
| ववई | | |
| २०२३ | ५२ | ०२ |
| २०२४ | | |



भारत सरकार
Government of India

युनिफ़ाईड ओळख प्राधिकरण
Unified Identification Authority of India

पत्र क्र. / Enrollment No.: 2722/41897/00573

मोहम्मद अकरम मोहम्मद हुसेन निरबन
Mohammed Akrami Mohammed Husain Nirban
FLAT NO 2201, 22ND FLOOR, BISMILLAH RESIDENCY
514/520 STR J J ROAD
OPP J J HOSPITAL
Mumbai
Mumbai City Maharashtra - 400008
9819859767

आपला आधार क्रमांक / Your Aadhaar No. :
4064 7601 6511
VID : 9179 6123 7947 7455

माझे आधार, माझी ओळख

| | | |
|------|----|----|
| 2023 | 20 | 22 |
| 2024 | | |

माहिती

- आधार-ओळखीचा पुरावा आहे नागरिकत्वाचा नाही
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन प्रमाणीकरण वापरून ओळख सत्यापित करा.
- हे इलेक्ट्रॉनिक प्रक्रियेद्वारे 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.

- आधार देशभरत वैध आहे
- आधार-आपल्याला विविध सरकारी आणि खाजगी सेवा सुलभतेने घेण्यास मदत करते
- आपला मोबाइल नंबर आणि ईमेल आयडी आधारमध्ये अद्ययावत ठेवा
- आपल्या स्मार्ट फोनमध्ये आधार घ्या - mAadhaar App वापरा

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone - use mAadhaar App.

पत्र क्र. / Enrollment No.: 2722/41897/00573

मोहम्मद अकरम मोहम्मद हुसेन निरबन
Mohammed Akrami Mohammed Husain Nirban
FLAT NO 2201, 22ND FLOOR, BISMILLAH RESIDENCY
514/520 STR J J ROAD
OPP J J HOSPITAL
Mumbai
Mumbai City Maharashtra - 400008
9819859767

आपला आधार क्रमांक / Your Aadhaar No. :
4064 7601 6511
VID : 9179 6123 7947 7455

माझे आधार, माझी ओळख

भारत सरकार
Government of India

युनिफ़ाईड ओळख प्राधिकरण
Unified Identification Authority of India

पत्र क्र. / Enrollment No.: 2722/41897/00573

मोहम्मद अकरम मोहम्मद हुसेन निरबन
Mohammed Akrami Mohammed Husain Nirban
DOB: 16/05/1977
पुरुष / MALE

आपला आधार क्रमांक / Your Aadhaar No. :
4064 7601 6511
VID : 9179 6123 7947 7455

माझे आधार, माझी ओळख

भारत सरकार
Government of India

युनिफ़ाईड ओळख प्राधिकरण
Unified Identification Authority of India

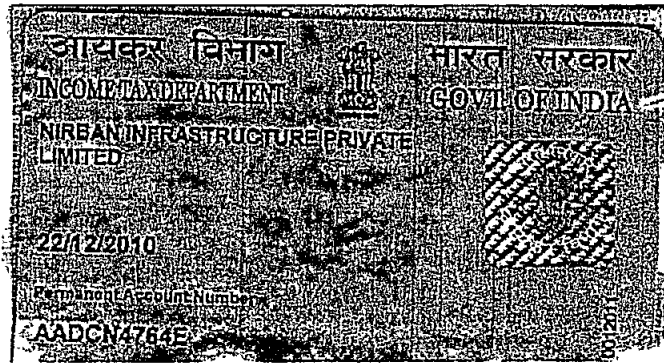
पत्र क्र. / Enrollment No.: 2722/41897/00573

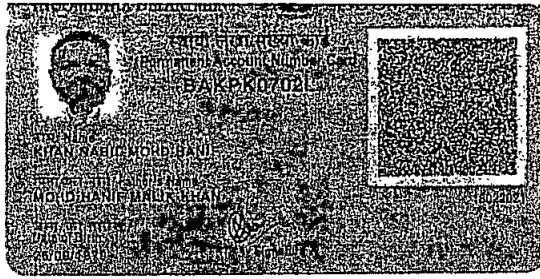
मोहम्मद अकरम मोहम्मद हुसेन निरबन
Mohammed Akrami Mohammed Husain Nirban
FLAT NO 2201, 22ND FLOOR, BISMILLAH RESIDENCY
514/520 STR J J ROAD, OPP J J HOSPITAL, Mumbai, Mumbai City, Maharashtra - 400008

आपला आधार क्रमांक / Your Aadhaar No. :
4064 7601 6511
VID : 9179 6123 7947 7455

माझे आधार, माझी ओळख

Mohammed Akrami





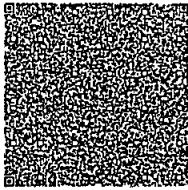
भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक / Enrolment No.: 2722/41897/00600

To
नवील मोहम्मद हनीफ खान
Nabil Mohamed Hanif Khan
S/O Mohd Hanif Khan
Motiwala Chawl, Ground Floor, Room no 1/2
Mohd Tahir Ansari Marg
Play House
Arab Lane
mumbai
Mumbai Maharashtra - 400008
9819298775

Validly unknown



आपला आधार क्रमांक / Your Aadhaar No. :

8384 3667 4423

VID : 9189 4056 5066 8147

माझे आधार, माझी ओळख



भारत सरकार
Government of India



Issue Date: 11/12/2011



नवील मोहम्मद हनीफ खान
Nabil Mohamed Hanif Khan
जन्म तारीख/DOB: 25/09/1979
पुरुष / MALE

8384 3667 4423

VID : 9189 4056 5066 8147

माझे आधार, माझी ओळख



माहिती :

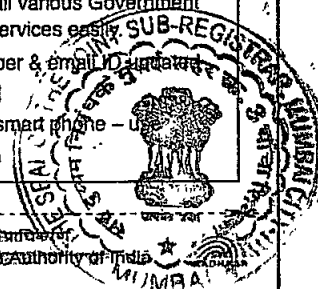
- आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन प्रमाणीकरण वापरून ओळख सत्यापित करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारे तयार झालेले एक पत्र आहे.

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.

- आधार देशभरात वैध आहे
- आधार आपल्याला विविध सरकारी आणि खाजगी सेवा सुलभतेने घेण्यास मदत करते
- आपला मोबाइल नंबर आणि ईमेल आयडी आधारमध्ये अद्ययावत ठेवा
- आपल्या स्मार्ट फोनमध्ये आधार घ्या - mAadhaar App वापरा

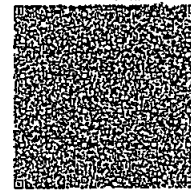
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone - use mAadhaar App.



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
S/O मोहम्मद हनीफ खान, मोतीवाला चawl, तळ मजला,
खान नं 1/2, मोहम्मद तahir अन्वारी मार्ग, ले हाउस, अरब
लेन, मुंबई, महाराष्ट्र - 400008

Address:
S/O Mohd Hanif Khan, Motiwala Chawl,
Ground Floor, Room no 1/2, Mohd Tahir
Ansari Marg, Play House, Arab Lane, Mumbai,
Mumbai,
Maharashtra - 400008



8384 3667 4423

VID : 9189 4056 5066 8147

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

बबई - ३

२०२३ ९९ २२

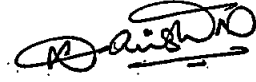
२०२५

घोषणापत्र

मोहम्मद शनिशा निरीक्षण

मी माहम्मद मोहम्मद हनीफ याव्दारे घोषित करतो की, सदर दुसरेस लिबंधक मुंबई - 3 यांचे कार्यालयात भर्षाची नोंदणी करणार्या या धिर्षकाचा दस्त नोंदणी साठी सादर करण्यात आला आहे. माहम्मद अकरम निरबन यांनी दिनांक 23/02/2023 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे. निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादर कसब चुकीचे आढळून आल्यास, नोंदणी अधिनियम 1908 च्या कलम 82 च्या शिक्षेस-प्राज्ञ राहिल याची मला जाणीव आहे.

दिनांक 02/02/2025



माहम्मद मोहम्मद हनीफ
दाविशा मोहम्मद अकरम
निरबन



| | | |
|----------|----|------|
| वर्ष - ३ | | |
| २००३ | ०२ | २०२५ |
| २०२५ | | |

CHALLAN
MTR Form Number 1

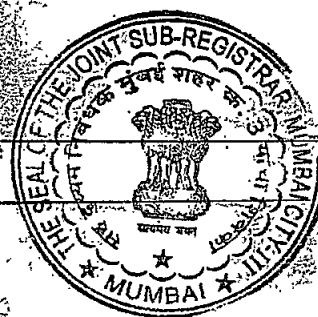
| | | | |
|--|--|-------------------------------------|---------------------------|
| GRN : 1401800413202202 | BARCODE : 8 01110000 0011 0000000000000000 | Date: 23/02/2023-15:38:00 | Form ID : 25.1 |
| Department: Inspector/General Of Registration | | Payee Details | |
| Share Duty | TAX ID (TAM Of Any) | | |
| Type of Payment - Registration Fee | PAN No. Of Applicant | | |
| Office Name: EDEE, JT BUS REGISTRA MUMBAI CITY 3 | Folio Name: Mohammed Aftab Miran. | | |
| Location: MUMBAI | FIN/Stock No. | | |
| Year: 2023-2023 Old Tax | Previous Building | | |
| Account Head Details | Amount In RA | Zone/Block | |
| 012042001 Stamp Duty | 800.00 | Road/Street | Zaveri Bazar |
| 000003001 Registration Fee | 100.00 | Area/Locality | Mumbai |
| | | Town/City/District | |
| | | PS | |
| | | Revenue (If Any) | |
| | | Security/Property | |
| | | Received by: Sh. Harshad Phansavkar | |
| | | Words: 800.00 | |
| STATE BANK OF INDIA | | FOR USE IN RECEIVING BANK | |
| Check/OD Details | Bank CMI | Rac No: | 0000070202022314241 |
| Check/OD No. | Bank Code | RIS Code | 23022023-183428 |
| Name of Bank | Bank-Branch | STATE BANK OF INDIA | Not Verified with RFI |
| Name of Branch | Scanned Date | | Not Verified with Scanned |

Stamp: 800.00

Stamp: 3500 B 2023

| Sl. No. | Remarks | Disbursement No. | Disbursement Date | Amount | Disbursement Amount |
|---------------------------|--------------|------------------|---------------------|--------|---------------------|
| 1 | (S)-480-3657 | 000787468720223 | 23/02/2023-17:32:19 | ROR184 | 100.00 |
| 2 | (S)-480-3657 | 000787468720223 | 23/02/2023-17:32:19 | ROR184 | 800.00 |
| Total Disbursement Amount | | | | | 900.00 |

Page 1/1 Print Date: 23-02-2023 08:54:23



बवई - ३

| | | |
|------|----|----|
| 2003 | 28 | 12 |
| 2024 | | |

Stamp: 3500 B 2023

SPECIAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, MR. MOHAMMED AIGRAM NIBBAN, Director of NIBBAN INFRASTRUCTURE PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956 having its registered office address at 10, Ganeshwadi, Zaveri Bazar, Mumbai - 400 002, hereinafter referred to as the "Owners/Developers" do hereby SEND GREETINGS:-

- WHEREAS:-**
- The Owners/Developers are seized and possessed of and otherwise well and sufficiently entitled to the various properties describe as under:-
 - ALL THAT piece and parcel of land, hereditaments and premises situate, lying and being at South side of Bellasis Junction Road, Byculla, Mumbai and bearing Old Survey No. 2421 and 3 and 2/4367, New Survey No. 3879 and Cadastral Survey No. 1349 of Byculla Division and admeasuring 465 square yards equivalent to 383.80 square meters thereabouts, in the Registration District and Sub-District of Mumbai City and assessed by the Collector of Municipal Rates and Taxes under E-Ward No. 687, Old Street No. 58-64 and New Street No. 63-69, hereinafter referred to as "the said Property-2".



बवई - ३

| | | |
|------|----|----|
| 2003 | 28 | 12 |
| 2023 | | |



बवई - ३

| | | |
|------|----|----|
| 2003 | 28 | 12 |
| 2023 | | |

- ALL THAT piece or parcel of land or ground along with building ground plus three upper floors situated and lying in the Island of Mumbai and in the Registration District and Sub-District of Mumbai City and of Mumbai Suburban containing and measuring 284.00 square yards equivalent 237.46 square meters area of, thereabout and registered in the Books of the Collector New No. 2890, Rent Roll No. 1135-New Survey No. 173880, 73880000 Cadastral Survey No. 1240 of Byculla Division and which messages and tenements are assessed by the Collector of Assessment and Taxes under E-Ward Nos. 225-225 Old Street No. 1-9-71 and New Street Nos. 215, 217, 229, Dintinkar Road, Mumbai - 400 008 fully occupied by tenants occupying their respective tenements; hereinafter referred to as "the said Property-1".
- ALL THAT piece and parcel of land bearing Cadastral Survey No. 1321 of Byculla Division admeasuring about 181.92 sq. yards i.e. 152.17 sq. meters within the limits of Greater Mumbai and District of Mumbai City together with a building standing thereon and assessed by the Municipal Corporation of Greater Bombay under E-Ward Nos. 54-55 and Street Nos. 67, 69, 71 hereinafter referred to as "the said Property-3".
- ALL THAT piece and parcel of land bearing Cadastral Survey No. 1322 of Byculla Division admeasuring about 247 sq. yards i.e. 102.01 sq. meters within the limits of Greater Mumbai and District of Mumbai City together with a building standing thereon and assessed by the Municipal Corporation of Greater Bombay under E-Ward Nos. 52-53 and Street Nos. 73-75 hereinafter referred to as "the said Property-4".
- ALL THAT piece and parcel of land or ground together with the messages, tenements or dwelling house standing thereon situated, lying and being on the Western side of Tenkar Street, outside the Fort of Bombay, in the Registration Sub District of Bombay containing by admeasurements 121 sq. yards equivalent to 101.17 sq. meters or thereabouts and registered in the books of the Collector of Land Revenue under Old Nos. 1288, New Nos. 9104, Old Survey No. 1/2361 and New Survey No. 3812 and Cadastral Survey No. 1240 of Byculla Division, and assessed by the Assessor and Collector of Municipal rates and taxes under E - Ward No.153 and Street Nos. 82, 84 and 86, hereinafter referred to as "the said Property-5".
- ALL that piece and parcel of land or ground together with the messages, tenements or dwelling house standing thereon situated, containing by admeasurements 260.87 sq. meters or thereabouts and registered in the

books of the Collector of Land Revenue under Old Nos. 1288, New Nos. 8404, Old Survey No. 1/2351 and New Survey Nos. 3812 and Cadastral Survey No. 1244, of Byculla Division, and assessed by the Municipal Corporation of Greater Mumbai for taxes, rates and charges under E-Ward and Street No. 8139 hereinafter referred to as "the said Property-6".

vii. ALL THAT piece and parcel of Plot of land bearing Cadastral Survey No. 1186 of Byculla Division admeasuring about 194 sq. yards i.e. 167.21 sq. mtrs. within the limits of Greater Mumbai and District of Mumbai City and Mumbai Suburban together with a building standing thereon and assessed by the Municipal Corporation of Greater Bombay under 'E' Ward No. 213, hereinafter referred to as "the said Property-7".

viii. ALL THAT piece and parcel of Plot of land bearing Cadastral Survey No. 1187 of Byculla Division admeasuring about 191 sq. yards i.e. 159.70 sq. mtrs. within the limits of Greater Mumbai and District of Mumbai City and Mumbai Suburban together with a building standing thereon and assessed by the Municipal Corporation of Greater Bombay under 'E' Ward No. 161, 163, 165, hereinafter referred to as "the said Property-8".

B. We are also intended to acquire development rights in respect of the properties describe as under:-

i. ALL THAT piece and parcel of land or ground of quit and ground rent tenure with messuages, along with the building structure standing thereon situated between Patel Road and Shaikh Burhan Kamaruddin Street in the Registration Sub-District and Island of Bombay containing by admeasuring about 442.49 Sq. yards, Cadastral Survey No. 1315 of Byculla Division and assessed by the Municipal Corporation of Greater Mumbai for taxes, rates and charges under E-Ward AND ALL THAT piece and parcel of leasehold land together with a building standing thereon containing an area admeasuring 425 sq. yards of thereabouts situate at Belas Road Junction in the City and Island and Sub-Registration District of Bombay and form portion of New Survey No. 1/3599 and bearing Cadastral Survey No. 1315 Part of Byculla Division and assessed by the Municipal Corporation of Greater Mumbai for taxes, rates and charges under E-Ward hereinafter referred to as "the said Property-9".

ii. ALL THAT piece and parcel of land or ground of quit and ground rent tenure with messuages, along with the building structure standing thereon situated Junction of Belas Road & Peer Khan 3rd Floor, in the Registration Sub-District and Island of Bombay containing by admeasuring about 718

3. To appear and represent me before the Hon'ble Court in Mumbai, Officers, Municipal Corporation of Greater Mumbai, Maharashtra Housing and Area Development Authority, Maharashtra Building Repairs, Reconstruction Board and/or other concerned authorities and make application for me and/or my behalf and for the said purpose the sign of Applications, Petitions, Deeds, documents and Affidavits before the Court and Undertaking as may be necessary and to pay necessary fees and charges at the same.

4. To commence, prosecute, institute, defend, oppose, defend, defend, defend and settle and appear and represent us in all actions and legal proceedings and also to represent us in any matter/dispute and/or any Court proceedings whether Civil or Law and also in proceeding before Municipal Authorities, Public Works, Govt. and Semi Govt. Authorities and also before all Magistrates, Judicial and Revenue Officers and other officers and to issue and to accept service writs, process or summons and to do all acts and things as may be necessary to protect our interest in the said Properties and also if thought fit to refer to arbitration, execute, abandon and submit to the judgment or decree or become non suted in any action or proceeding and without prejudice to the generality for the foregoing to appear in all Court proceedings and attend all meetings before the Officer or Court or other government and Semi Government Authorities and to appear and to appear Advocates/Attorneys or solicitors and pay their fee and remuneration as said Attorneys shall deem fit and proper.

5. To sign, verify, affirm, apply present and declare Plaints, Petitions, Affidavits, Written Statement, Replies, Affidavits, Declaration, Consent Forms, Consent Minutes, Evidence, Complaints in respect of all legal dispute and/or Court proceedings in respect of the said Properties as said Attorney shall deem fit and proper.

6. AND GENERALLY to do other acts, deeds, matters and things whatsoever in or about the said property and affair herein either particularly or generally described as simply and effectually to all intents and power as we could do personally.

7. AND WE DO HEREBY agree to ratify all legal acts, deeds, matters, and things done by the said Attorney pursuant to the powers hereinbefore mentioned.

IN WITNESS WHEREOF the Parties hereto have hereunder set and subscribed my hands to this writings on this 12th day of February, 2023

Sq. yards equivalent to 600.34 sq. meters, Cadastral Survey No. 1347 of Byculla Division and assessed by the Municipal Corporation of Greater Mumbai for taxes, rates and charges under E-Ward, fully occupied by the tenants, hereinafter referred to as "the said Property-10".

ii. ALL THAT piece and parcel of land together with building structure standing thereon bearing Cadastral Survey No. 81/1721 of Mandvi Sub-District and Island of Bombay measuring about 858 sq. yards i.e. 717.37 sq. mtrs. situated at Plot No. 125 of the Havelji Hill Road, hereinafter referred to as "the said Property-11".

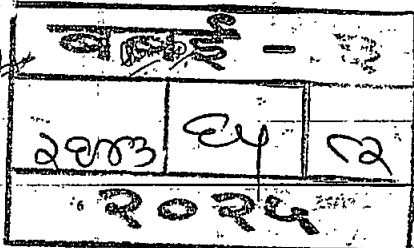
For the purpose of the above mentioned and documents, indemnity, undertaking, declaration etc., on behalf of the company and Court proceedings, I desist of appointing 1. Mr. Nabil Mohammed Hanif Khan, 2. Mr. Mohammed Danish Nirban and 3. Mr. Mohammed Kashif Nirban as our Attorney/s to attend the concerned office of the Sub-Registrar of Assurances at Mumbai and to do the following acts, deeds, matters and things as hereinafter mentioned.

NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESSETH THAT

1. MR. MOHAMMED AKRAM NIRBAN, Director of NIRBAN INFRASTRUCTURE PRIVATE LIMITED, do hereby jointly and severally appoint, nominate, constitute 1. Mr. Nabil Mohammed Hanif Khan, 2. Mr. Mohammed Danish Nirban and 3. Mr. Mohammed Kashif Nirban, be our true and lawful Attorney for jointly and severally to do the following acts, deeds, matters and things for us, in our names and on behalf of Company the admit execution of the requisites agreement/s, deeds and documents, indemnity, undertaking, declaration etc., in respect of above referred properties.

to present and lodge in the concerned office of the Sub-Registrar of Assurances at Mumbai and to admit execution of requisites necessary agreement/s, deeds and documents, indemnity, undertaking, declaration etc., and to do all acts and things necessary for effectively registering the requisites agreement/s, deed/s and document/s, indemnity/s, undertaking/s, declaration/s etc.,

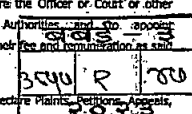
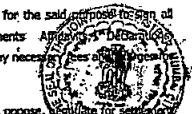
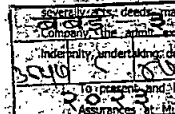
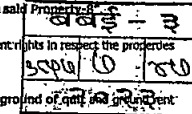
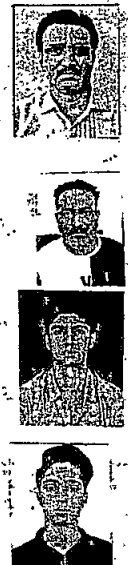
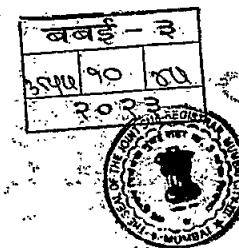
2. For any of the purposes mentioned here in above to sign all Applications, Writings, Papers, Undertakings, Indemnities as may from time to time be required by the Authorities and to lodge and admit the execution of the said writings and undertakings before Registration Authority and/or Superintendent and/or Collector of Mumbai and/or such other concerned authorities.



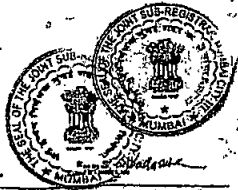
AS SOLEMNLY DELIVERED BY
NIRBAN INFRASTRUCTURE PVT. LTD.
through its Director
Mr. Mohammed Akram Nirban

Accented by us
1. MR. NABIL MOHAMMED HANIF KHAN,
2. MR. MOHAMMED DANISH NIRBAN
3. MR. MOHAMMED KASHIF NIRBAN,
Attorney

Witnesses



13049



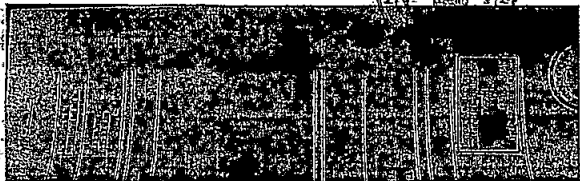
| | | | |
|------------------|-------------------|------------------|----------------------|
| REGISTRATION NO. | REGISTRATION DATE | REGISTRATION FEE | REGISTRATION CHARGES |
| 2022 | 2022 | 90 | 90 |



| |
|----------|
| वर्क - 3 |
| 90 90 |
| 2022 |

Scanned by CamScanner

| |
|----------|
| वर्क - 3 |
| 90 90 |
| 2022 |

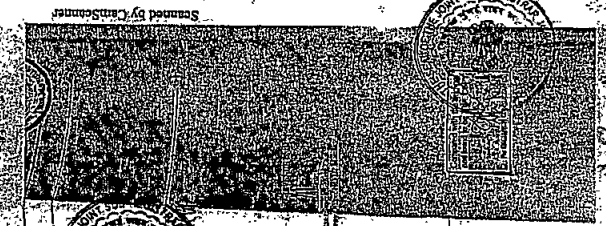


| | | | |
|------------------|-------------------|------------------|----------------------|
| REGISTRATION NO. | REGISTRATION DATE | REGISTRATION FEE | REGISTRATION CHARGES |
| 2022 | 2022 | 90 | 90 |



| |
|----------|
| वर्क - 3 |
| 90 90 |
| 2022 |

| |
|----------|
| वर्क - 3 |
| 90 90 |
| 2022 |



| | | | |
|------------------|-------------------|------------------|----------------------|
| REGISTRATION NO. | REGISTRATION DATE | REGISTRATION FEE | REGISTRATION CHARGES |
| 2022 | 2022 | 90 | 90 |



| |
|----------|
| वर्क - 3 |
| 90 90 |
| 2022 |

| |
|----------|
| वर्क - 3 |
| 90 90 |
| 2022 |



THE SEAL OF THE JOINT SUB-REGISTRAR GENERAL, MUMBAI

बवई - ३

| | | |
|------|----|---|
| 2003 | एल | ३ |
| 2024 | | |

07 May 2024

THE SEAL OF THE JOINT SUB-REGISTRAR GENERAL, MUMBAI

THE SEAL OF THE JOINT SUB-REGISTRAR GENERAL, MUMBAI

बवई - ३

| | | |
|------|----|---|
| 2003 | एल | ३ |
| 2024 | | |

07 May 2024

THE SEAL OF THE JOINT SUB-REGISTRAR GENERAL, MUMBAI

THE SEAL OF THE JOINT SUB-REGISTRAR GENERAL, MUMBAI

बवई - ३

| | | |
|------|----|---|
| 2003 | एल | ३ |
| 2024 | | |

07 May 2024

THE SEAL OF THE JOINT SUB-REGISTRAR GENERAL, MUMBAI

THE SEAL OF THE JOINT SUB-REGISTRAR GENERAL, MUMBAI

बवई - ३

| | | |
|------|----|---|
| 2003 | एल | ३ |
| 2024 | | |

07 May 2024

THE SEAL OF THE JOINT SUB-REGISTRAR GENERAL, MUMBAI

1. (1) The Registrar shall, on receipt of an application for registration of a document, examine the same and if he is satisfied that the document is in conformity with the provisions of this Act, he shall register the same and issue a certificate of registration thereon.

2. (2) The Registrar may, if he is satisfied that the document is in conformity with the provisions of this Act, register the same and issue a certificate of registration thereon, notwithstanding that the document is not in conformity with the provisions of this Act, if he is satisfied that the document is in conformity with the provisions of this Act.

3. (3) The Registrar may, if he is satisfied that the document is in conformity with the provisions of this Act, register the same and issue a certificate of registration thereon, notwithstanding that the document is not in conformity with the provisions of this Act, if he is satisfied that the document is in conformity with the provisions of this Act.



बवडे - 3
 3940 30 60
 2023

| क्र.सं. | विवरण | राशि |
|---|----------|----------|
| (1) निवेदन शुल्क | 10000000 | 10000000 |
| (2) मूलभूत शुल्क (प्रत्येक पृष्ठ के लिए) | 10000000 | 10000000 |
| (3) मूलभूत शुल्क (प्रत्येक पृष्ठ के लिए) | 10000000 | 10000000 |
| (4) मूलभूत शुल्क (प्रत्येक पृष्ठ के लिए) | 10000000 | 10000000 |
| (5) मूलभूत शुल्क (प्रत्येक पृष्ठ के लिए) | 10000000 | 10000000 |
| (6) मूलभूत शुल्क (प्रत्येक पृष्ठ के लिए) | 10000000 | 10000000 |
| (7) मूलभूत शुल्क (प्रत्येक पृष्ठ के लिए) | 10000000 | 10000000 |
| (8) मूलभूत शुल्क (प्रत्येक पृष्ठ के लिए) | 10000000 | 10000000 |
| (9) मूलभूत शुल्क (प्रत्येक पृष्ठ के लिए) | 10000000 | 10000000 |
| (10) मूलभूत शुल्क (प्रत्येक पृष्ठ के लिए) | 10000000 | 10000000 |
| (11) मूलभूत शुल्क (प्रत्येक पृष्ठ के लिए) | 10000000 | 10000000 |
| (12) मूलभूत शुल्क (प्रत्येक पृष्ठ के लिए) | 10000000 | 10000000 |
| (13) मूलभूत शुल्क (प्रत्येक पृष्ठ के लिए) | 10000000 | 10000000 |
| (14) मूलभूत शुल्क (प्रत्येक पृष्ठ के लिए) | 10000000 | 10000000 |



बवडे - 3
 3940 30 60
 2024

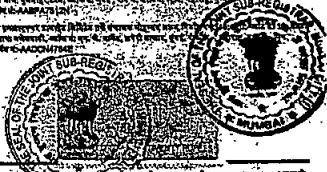


बवडे - 3
 2023 10 60
 2024

14867430
22-02-2022
Note: Generated by the System
Mumbai, For of the Municipal Corporation
Municipal Corporation

सुपम निबंध : सत दु. नि. मुंबई यादर 3
दस्ता क्रमांक : 14867/2022
नोवंबी :
Page No : 3

| सुपम निबंध | |
|-----------------|---|
| (1) सुपम निबंध | 1100000000 |
| (2) सुपम निबंध | 62113000 |
| (3) सुपम निबंध | 60018000 |
| (4) सुपम निबंध | 1) सुपम निबंध 2) सुपम निबंध 3) सुपम निबंध |
| (5) सुपम निबंध | 1) सुपम निबंध 2) सुपम निबंध 3) सुपम निबंध |
| (6) सुपम निबंध | 1) सुपम निबंध 2) सुपम निबंध 3) सुपम निबंध |
| (7) सुपम निबंध | 1) सुपम निबंध 2) सुपम निबंध 3) सुपम निबंध |
| (8) सुपम निबंध | 1) सुपम निबंध 2) सुपम निबंध 3) सुपम निबंध |
| (9) सुपम निबंध | 1) सुपम निबंध 2) सुपम निबंध 3) सुपम निबंध |
| (10) सुपम निबंध | 1) सुपम निबंध 2) सुपम निबंध 3) सुपम निबंध |
| (11) सुपम निबंध | 1) सुपम निबंध 2) सुपम निबंध 3) सुपम निबंध |
| (12) सुपम निबंध | 1) सुपम निबंध 2) सुपम निबंध 3) सुपम निबंध |
| (13) सुपम निबंध | 1) सुपम निबंध 2) सुपम निबंध 3) सुपम निबंध |
| (14) सुपम निबंध | 1) सुपम निबंध 2) सुपम निबंध 3) सुपम निबंध |



सुपम निबंध
सह सुपम निबंध सुपम निबंध
शहर क्र. 3

बजई - 3
25/02/22
2022

बजई - 3
25/02/22
2022

| सुपम निबंध | |
|-----------------|---|
| (1) सुपम निबंध | 1100000000 |
| (2) सुपम निबंध | 62113000 |
| (3) सुपम निबंध | 60018000 |
| (4) सुपम निबंध | 1) सुपम निबंध 2) सुपम निबंध 3) सुपम निबंध |
| (5) सुपम निबंध | 1) सुपम निबंध 2) सुपम निबंध 3) सुपम निबंध |
| (6) सुपम निबंध | 1) सुपम निबंध 2) सुपम निबंध 3) सुपम निबंध |
| (7) सुपम निबंध | 1) सुपम निबंध 2) सुपम निबंध 3) सुपम निबंध |
| (8) सुपम निबंध | 1) सुपम निबंध 2) सुपम निबंध 3) सुपम निबंध |
| (9) सुपम निबंध | 1) सुपम निबंध 2) सुपम निबंध 3) सुपम निबंध |
| (10) सुपम निबंध | 1) सुपम निबंध 2) सुपम निबंध 3) सुपम निबंध |
| (11) सुपम निबंध | 1) सुपम निबंध 2) सुपम निबंध 3) सुपम निबंध |
| (12) सुपम निबंध | 1) सुपम निबंध 2) सुपम निबंध 3) सुपम निबंध |
| (13) सुपम निबंध | 1) सुपम निबंध 2) सुपम निबंध 3) सुपम निबंध |
| (14) सुपम निबंध | 1) सुपम निबंध 2) सुपम निबंध 3) सुपम निबंध |

बजई - 3
25/02/22
2022

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

गावाचे नाव : भायखळा

| | |
|--|--|
| (1) विलेखाचा प्रकार | अधिकसादरपत्र |
| (2) मूल्यदरा | ₹. 1000000 |
| (3) बाबत भाव (पट्टेपट्टेपत्र या संबंधित स्टारकर अंकातील वेगळे की परदेशी वेगळे करावे) | ₹. 158790 |
| (4) मू. मान्य पोटहिसा व परकमोहा (असल्यास) | पत्रिकेचे नंबर 887 रजि. नं. 7 मू / 1003 दि. 18/11/2011 हात निघात दिनांक 28/10/2011 री एच नं 1522 डी 122 मी वार न्याय नं 122/01 पी सि फिन ३ बाबत 73-75 बंड बुटन कान्हीन स्ट्रीट मुंबई ३ रजि नं 62/83 स्ट्रीट नं 73/75 |
| (5) क्षेत्रांक | |
| (6) अंकातील किंवा पुढी देण्यात असेल किंवा: | |
| (7) इतरांक कर देण्याबाबत देण्या- या बाबत गावाचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत अदालत प्रतिकारितेचे नाव व पत्र. | 1): गाव- भायखळा मोहम्मद हुसेन परदाबाला -- वप- 65पत्र- सिन कोड- ३- ३- AAAPP65ME 2): गाव- अहमदअली मोहम्मद हुसेन परदाबाला -- वप- 65पत्र- सिन कोड- ३- ३- AABPP4120H 3): गाव- भायखळा मोहम्मद हुसेन परदाबाला -- वप- 65पत्र- सिन कोड- ३- ३- AAAPP4121G 4): गाव- अहमदअली मोहम्मद हुसेन परदाबाला -- वप- 65पत्र- सिन कोड- ३- ३- AAAPP65SF |
| (8) इतरांक कर देण्याबाबत देण्या- या बाबत गावाचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत अदालत प्रतिकारितेचे नाव व पत्र. | 5): गाव- निरवान इमरानुव्हर प्रा सि चे संघातक मोहम्मद अकरम हुसेन निरवान -- वप- ६५पत्र- सिन कोड- ३- ३- AADCM784E |
| (9) इतरांक कर देण्याबाबत देण्याबाबत दिनांक | 18/01/2011 |
| (10) इतर नोंदणी केल्याचा दिनांक | 08/02/2011 |
| (11) अनुक्रमांक, चक्र व पृष्ठ | 963/2011 |
| (12) बाबत भावामध्ये मूद्रांक शुल्क | 75375 |
| (13) बाबत भावामध्ये नोंदणी शुल्क | 10000 |
| (14) क्षेत्र | |



बळई - ३
९९५० ३४ ६०
२०२३

गावाचे नाव : भायखळा

| | |
|--|--|
| (1) विलेखाचा प्रकार | अधिकसादरपत्र |
| (2) मूल्यदरा | ₹. 1000000 |
| (3) बाबत भाव (पट्टेपट्टेपत्र या संबंधित स्टारकर अंकातील वेगळे की परदेशी वेगळे करावे) | ₹. 543877 |
| (4) मू. मान्य पोटहिसा व परकमोहा (असल्यास) | पत्रिकेचे नंबर 887 रजि. नं. 7 मू / 1003 दि. 18/11/2011 हात निघात दिनांक 28/10/2011 री एच नं 1522 डी 122 मी वार न्याय नं 122/01 पी सि फिन ३ बाबत 73-75 बंड बुटन कान्हीन स्ट्रीट मुंबई ३ रजि नं 62/83 स्ट्रीट नं 73/75 |
| (5) क्षेत्रांक | 152.17 मी २ |
| (6) अंकातील किंवा पुढी देण्यात असेल किंवा: | |
| (7) इतरांक कर देण्याबाबत देण्या- या बाबत गावाचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत अदालत प्रतिकारितेचे नाव व पत्र. | 1): गाव- भायखळा मोहम्मद अहमद मोदीबाला -- वप- ६५पत्र- सिन कोड- ३- ३- AAAPP65ME 2): गाव- अहमदअली मोहम्मद हुसेन परदाबाला -- वप- ६५पत्र- सिन कोड- ३- ३- AABPP4120H |
| (8) इतरांक कर देण्याबाबत देण्याबाबत दिनांक | 22/08/2011 |
| (9) इतर नोंदणी केल्याचा दिनांक | 13/03/2012 |
| (10) अनुक्रमांक, चक्र व पृष्ठ | 2043/2012 |
| (11) बाबत भावामध्ये मूद्रांक शुल्क | 50000 |
| (12) बाबत भावामध्ये नोंदणी शुल्क | 10000 |
| (13) क्षेत्र | |

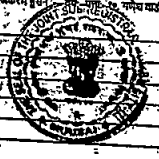


बळई - ३
९९५० ३४ ६०
२०२३



बळई - ३
२०१३ ०३ ६२
२०२५

| याचाचे नाव : भायखळा | |
|----------------------|----------|
| (1) अतिरिक्त क्षेत्र | 17500000 |
| (2) क्षेत्र | 17500000 |
| (3) क्षेत्र | 17500000 |
| (4) क्षेत्र | 17500000 |
| (5) क्षेत्र | 17500000 |
| (6) क्षेत्र | 17500000 |
| (7) क्षेत्र | 17500000 |
| (8) क्षेत्र | 17500000 |
| (9) क्षेत्र | 17500000 |
| (10) क्षेत्र | 17500000 |
| (11) क्षेत्र | 17500000 |
| (12) क्षेत्र | 17500000 |
| (13) क्षेत्र | 17500000 |
| (14) क्षेत्र | 17500000 |



खवई - 3
 25/10/2023
 2023

खवई - 3
 25/10/2023
 2023

1024450
 22-02-2023
 Main Generated Through eSearch Module. For original report please contact zoonam SRO office.

सूची क्र. 3-3
 मुख्य निवेदन : सहा हु. नि. मुंबई पार 3
 दस्ता क्रमांक : 1024/2023
 तारीख :
 Page:3/3

| याचाचे नाव : भायखळा | |
|----------------------|------------------|
| (1) अतिरिक्त क्षेत्र | अतिरिक्त क्षेत्र |
| (2) क्षेत्र | 17500000 |
| (3) क्षेत्र | 17500000 |
| (4) क्षेत्र | 17500000 |
| (5) क्षेत्र | 17500000 |
| (6) क्षेत्र | 17500000 |
| (7) क्षेत्र | 17500000 |
| (8) क्षेत्र | 17500000 |
| (9) क्षेत्र | 17500000 |
| (10) क्षेत्र | 17500000 |
| (11) क्षेत्र | 17500000 |
| (12) क्षेत्र | 17500000 |
| (13) क्षेत्र | 17500000 |
| (14) क्षेत्र | 17500000 |

1) पातिकेचे नाव: मुंबई मंत्रालय वरून, इतर माहिती, एम.सी.एम. व. हायवे, प्लॉट नं. 162.21 चौ.मीटर, पालोवा विलींग, 59/61, मुंबई पार 3, म.स. नं. 1186 भायखळा (सी.टी.एस. नं. 1186/1)

13/01/2023
 23/01/2023
 1024/2023
 10740000
 30000



मुख्य निवेदन : सहा हु. नि. मुंबई पार 3
 दस्ता क्रमांक : 1024/2023
 तारीख :
 Page:3/3

मुख्य निवेदन : सहा हु. नि. मुंबई पार 3
 दस्ता क्रमांक : 1024/2023
 तारीख :
 Page:3/3

(1) Within the limits of any Municipal Corporation or any Cantonment area.



खवई - 3
 25/10/2023
 2023

आधार
AADHAAR

करी

- आधार अचूकता प्रमाण आहे परंपरागत पत्रे
- सुविधा आहे (पत्र) आधार प्रमाणित आहे. अधिकाधिक सुविधा
- आधार अचूकता प्रमाणित आहे.
- आधार प्रमाणित आहे (पत्र) आधार प्रमाणित आहे.

INFORMATION

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

आधार अचूकता प्रमाणित आहे



- आधार अचूकता प्रमाणित आहे (पत्र) आधार प्रमाणित आहे.
- आधार अचूकता प्रमाणित आहे (पत्र) आधार प्रमाणित आहे.
- आधार अचूकता प्रमाणित आहे (पत्र) आधार प्रमाणित आहे.
- आधार अचूकता प्रमाणित आहे (पत्र) आधार प्रमाणित आहे.

Aadhaar is a proof of identity, not of citizenship.

Aadhaar helps you verify your Government and non-Government records easily.

- Keep your Aadhaar number & photo updated to Aadhaar.
- Carry Aadhaar to your smart phone - use the Aadhaar App.

4064 7601 6511
4064 7601 6511

आधार
AADHAAR

करी

- आधार अचूकता प्रमाण आहे परंपरागत पत्रे
- सुविधा आहे (पत्र) आधार प्रमाणित आहे. अधिकाधिक सुविधा
- आधार अचूकता प्रमाणित आहे.
- आधार प्रमाणित आहे (पत्र) आधार प्रमाणित आहे.

INFORMATION

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

आधार अचूकता प्रमाणित आहे

- आधार अचूकता प्रमाणित आहे (पत्र) आधार प्रमाणित आहे.
- आधार अचूकता प्रमाणित आहे (पत्र) आधार प्रमाणित आहे.
- आधार अचूकता प्रमाणित आहे (पत्र) आधार प्रमाणित आहे.
- आधार अचूकता प्रमाणित आहे (पत्र) आधार प्रमाणित आहे.

Aadhaar is a proof of identity, not of citizenship.

Aadhaar helps you verify your Government and non-Government records easily.



- Keep your Aadhaar number & photo updated to Aadhaar.
- Carry Aadhaar to your smart phone - use the Aadhaar App.

9059 9165 0487
9059 9165 0487

आधार - ३

२०२३ १६ ०३

२०२३

आधार
AADHAAR

करी

- आधार अचूकता प्रमाण आहे परंपरागत पत्रे
- सुविधा आहे (पत्र) आधार प्रमाणित आहे. अधिकाधिक सुविधा
- आधार अचूकता प्रमाणित आहे.
- आधार प्रमाणित आहे (पत्र) आधार प्रमाणित आहे.

INFORMATION

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

आधार अचूकता प्रमाणित आहे


- आधार अचूकता प्रमाणित आहे (पत्र) आधार प्रमाणित आहे.
- आधार अचूकता प्रमाणित आहे (पत्र) आधार प्रमाणित आहे.
- आधार अचूकता प्रमाणित आहे (पत्र) आधार प्रमाणित आहे.
- आधार अचूकता प्रमाणित आहे (पत्र) आधार प्रमाणित आहे.

Aadhaar is a proof of identity, not of citizenship.

Aadhaar helps you verify your Government and non-Government records easily.

- Keep your Aadhaar number & photo updated to Aadhaar.
- Carry Aadhaar to your smart phone - use the Aadhaar App.

2135 9955 0525
2135 9955 0525



आधार - ३

२०२३ १६ ०३

२०२३



आधार

Information:

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

आधार संख्या / Your Aadhaar No.:
8384 3667 4423
 UID: 8187 4456 2044 8147

आधार संख्या / Your Aadhaar No.:
8384 3667 4423
 UID: 8187 4456 2044 8147

आधार

आधार संख्या / Your Aadhaar No.:
8384 3667 4423
 UID: 8187 4456 2044 8147



बळ

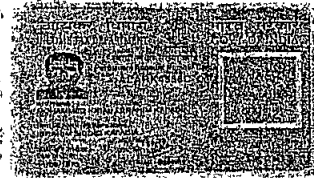
२०२३

०५

२०२४

आधार

आधार संख्या / Your Aadhaar No.:
8384 3667 4423
 UID: 8187 4456 2044 8147



आधार संख्या / Your Aadhaar No.:
8384 3667 4423
 UID: 8187 4456 2044 8147

आधार संख्या / Your Aadhaar No.:
8384 3667 4423
 UID: 8187 4456 2044 8147



बळ

२०२३

०५

२०२४

प्रतिज्ञापत्र

I hereby declare that the above mentioned details are true and correct and I shall be liable for any penalty or prosecution if found to be false.

तिथि: २३/०२/२०२३



1 - नया संपत्ति का दर्जा
 2 - संपत्ति का दर्जा बदलना
 3 - संपत्ति का दर्जा रद्द करना
 4 - संपत्ति का दर्जा स्थगित करना

1. नाम: श्री. राजेश अशोक शिंदे, पत्नी: श्री.मंजुश्री अशोक शिंदे, पता: 101, मंगलेश्वर रोड, मंगलेश्वर, मुंबई - 400 022, फोन नं. 23456789, 9876543210, 9876543210, 9876543210.

2. नाम: श्री. राजेश अशोक शिंदे, पत्नी: श्री.मंजुश्री अशोक शिंदे, पता: 101, मंगलेश्वर रोड, मंगलेश्वर, मुंबई - 400 022, फोन नं. 23456789, 9876543210, 9876543210, 9876543210.

3. नाम: श्री. राजेश अशोक शिंदे, पत्नी: श्री.मंजुश्री अशोक शिंदे, पता: 101, मंगलेश्वर रोड, मंगलेश्वर, मुंबई - 400 022, फोन नं. 23456789, 9876543210, 9876543210, 9876543210.

4. नाम: श्री. राजेश अशोक शिंदे, पत्नी: श्री.मंजुश्री अशोक शिंदे, पता: 101, मंगलेश्वर रोड, मंगलेश्वर, मुंबई - 400 022, फोन नं. 23456789, 9876543210, 9876543210, 9876543210.

1. प्रमाणित किया गया है कि उपरोक्त विवरण सत्य है।
 2. प्रमाणित किया गया है कि उपरोक्त विवरण सत्य है।

1. नाम: श्री. राजेश अशोक शिंदे, पत्नी: श्री.मंजुश्री अशोक शिंदे, पता: 101, मंगलेश्वर रोड, मंगलेश्वर, मुंबई - 400 022, फोन नं. 23456789, 9876543210, 9876543210, 9876543210.

2. नाम: श्री. राजेश अशोक शिंदे, पत्नी: श्री.मंजुश्री अशोक शिंदे, पता: 101, मंगलेश्वर रोड, मंगलेश्वर, मुंबई - 400 022, फोन नं. 23456789, 9876543210, 9876543210, 9876543210.

24/02/2024 11:28 AM
 24/02/2024 11:28 AM

प्रमाणित किया गया है कि उपरोक्त विवरण सत्य है।
 प्रमाणित किया गया है कि उपरोक्त विवरण सत्य है।

| Sl. No. | Particulars | Type | Value | Amount | Unit | Rate | Amount | Defence |
|---------|---------------------|------|---------------------|---------|------|-----------------|-----------------|-----------|
| 1. | Mohammed Akram Khan | CHRN | 0004 | 2022226 | 00 | 00 | 000787468720222 | 2302/2023 |
| 2. | | DHC | | 2312540 | D40 | FF | 23022023125400 | 2302/2023 |
| 3. | Mohammed Akram Khan | CHRN | MH01880041330222230 | 100 | FF | 000787468720222 | 2302/2023 | |

(Seal/Stamp of the Joint Sub-Registrar, Mumbai City - III)
 (Seal/Stamp of the Joint Sub-Registrar, Mumbai City - III)



बकाई - ३
 2023 10 12
 2024



भारत सरकार
GOVERNMENT OF INDIA



शहईद अहमद गफूर भाई मुलतानी
Shaid Ahmed Gafoor Bhai Multani
जन्म तारीख/DOB: 20/03/1963
पुरुष/MALE
Mobile No: 9321210786
5684 2785 0462
VID: 9140 7748 4241 8617

माझे आधार माझी ओळख



भारतीय जनसंख्या पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
230, वाईट पर्ल, 6 फ्लोर फ्लॉट नंबर 607, स्टेबल स्ट्रीट,
डंकन रोड मुंबई, मुंबई, महाराष्ट्र - 400008

Address:
230, White Pearl, 6th Floor Flat No. 607,
Stable Street, Duncan Road Mumbai,
Mumbai, Mumbai City,
Maharashtra - 400008

5684 2785 0462
VID: 9140 7748 4241 8617

1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bangalore 560 001

स्थायी अकाउंट नंबर / PERMANENT ACCOUNT NUMBER
AGSPM9682J

नाम / NAME
**SHAI DAHMEDIGAFOORBHAI
MULTANI**

रिश्तेदार नाव / FATHER'S NAME
GAFOORBHAI JIVA BHAI MULTANI

जन्म तारीख / DATE OF BIRTH
20-03-1963

हस्ताक्षर / SIGNATURE
[Signature]

आयकर आयुक्त (कंप्यूटर केंद्र)
Commissioner of Income-tax (Computer Operations)

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOV. OF INDIA

स्थायी अकाउंट नंबर
Permanent Account Number
AQKPK1878Q

जन्म तारीख / DATE OF BIRTH
20/03/1963

हस्ताक्षर / SIGNATURE
[Signature]



जवई - ३

२०२३ ७९ १२

२०२५

450/2643

सोमवार, 03 फेब्रुवारी 2025 6:40 म.नं.

दस्त गोषवारा भाग-1

ववई-3

दस्त क्रमांक: 2643/2025

19/52

दस्त क्रमांक: ववई-3 /2643/2025

बाजार मूल्य: रु. 71,35,549/-

मोवदला: रु. 72,00,000/-

भरलेले मुद्रांक शुल्क: रु.3,60,000/-

दु. नि. मह. दु. नि. ववई-3 यांचे कार्यालयात

पावती:2860

पावती दिनांक: 03/02/2025

अ. क्रं. 2643 वर दि.03-02-2025

सादरकरणाचे नाव: रेहाना गफफार वडगामा

गेजी 6:37 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1640.00

पृष्ठांची संख्या: 82

एकूण: 31640.00

दस्त हजर करणाऱ्याची सही:

मह दुय्यम निबंधक, मुंबई-3

सह दुय्यम निबंधक, मुंबई-3

दस्ताचा प्रकार: अॅग्रीमेंट दू सेल

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत जिला स्थानात असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्रं. 1 03 / 02 / 2025 06 : 37 : 51 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 03 / 02 / 2025 06 : 38 : 42 PM ची वेळ: (फी)

प्रतिज्ञापत्र

* सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. * दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षोदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. * दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

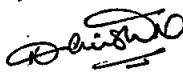

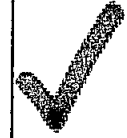
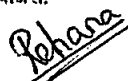


लिहून देणारे :

लिहून घेणारे :



03/02/2025 6 47:46 PM

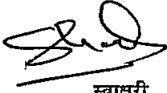


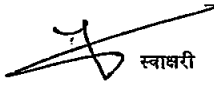
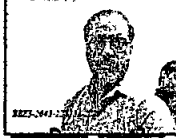
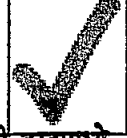
दस्ता क्रमांक :बवई3 /2643/2025
दस्ताचा प्रकार :-ऑग्रीमेंट दू सेल

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | ठसा प्रमाणित |
|----------|---|---------------------------------|---|---|
| 1 | नाव:निर्बान इन्फ्रास्ट्रक्चर प्रायव्हेट लिमिटेड तर्फे संचालक मोहम्मद अकरम निर्बान तर्फे कुल मुखत्यार मोहम्मद दानिश निर्बान पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 10, गणेशवाडी, एम.जे. मार्केट, झवेरी बाजार, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AADCN4764E | लिहून देणार वय :-24 स्वाक्षरी:- |   |  |
| 2 | नाव:रेहाना गणफार वडगामा पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: फ्लॅट नं.1101,11वा मजला,हाजी सुलेमान टॉवर,वसिल खान मार्ग,मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:AGAPV7727M | लिहून घेणार वय :-44 स्वाक्षरी:- |   |  |

वरील दस्तऐवज करून देणार तयारकरीत ऑग्रीमेंट दू सेल चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:03 / 02 / 2025 06 : 39 : 57 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

| अनु क्र. | पक्षकाराचे नाव व पत्ता | छायाचित्र | ठसा प्रमाणित |
|----------|---|--|---|
| 1 | नाव:शार्दव अहमद मुलतानी -- वय:62 पत्ता:मुंबई पिन कोड:400008 |  स्वाक्षरी |   |
| 2 | नाव:फखरेलम कुतेशी -- वय:46 पत्ता:शुखलाजी स्ट्रीट मुंबई पिन कोड:400008 |  स्वाक्षरी |   |

शिक्का क्र.3 ची वेळ:03 / 02 / 2025 06 : 43 : 13 PM

सह दय्यम निबंधक, मुंबई-3
सह. दुय्यम निबंधक,
पॉप्युलर क्लब, मुंबई-3

प्रमाणित करणत येते की दस्तामध्ये एकूण.....पाने आहेत पुस्तक क्र.-१, मध्ये बवई-३/२६४३/२०२५ वर नोंदला. 03 FEB 2025 दिनांक

| sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | At | Debate Number | Date |
|-----|---------------------------------------|----------|------------------------|--------------------|-----------|----|------------------|------------|
| 1 | NIRBAN INFRASTRUCTURE PRIVATE LIMITED | eChallan | 02300042025012478398 | MH/03/2025/042025E | 360000.00 | SD | 0008577757202425 | 03/02/2025 |
| 2 | | DHC | | 0225039119355D | 1640 | RF | 0225039119355D | 03/02/2025 |
| 3 | NIRBAN INFRASTRUCTURE PRIVATE LIMITED | eChallan | | MH/03/2025/042025E | 30000 | RF | 0008577757202425 | 03/02/2025 |

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

2643 /2025

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com