# *AGREEMENT FOR SALE*

**BETWEEN**

**MR. ABDUL GAFFAR CHOUDHARY**

**(VENDOR)**

**AND**

**MR. NABIL RAHIM MANIYAR**

**(PURCHASER)**

**PROPERTY DISCRIPTION**

**FLAT NO.114, 11TH FLOOR, VAIBHAV CHSL, DHARAVI MAIN ROAD, DHARAVI, MAHIM EAST, MUMBAI 400017**

**Registered as document number: - BOM3/2721/2017**


**REGAL ASSOCIATES**

**Stamp Duty, Registration & e - Registration**

Contact

IMTIYAZ ANSARI

9892144295/9619545877

imtiyaz.ahmed46@yahoo.com

Friday,April 28 ,2017
5:42 PM

# पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 3107 दिनांक: 28/04/2017

गावाचे नाव: धारावी
दस्तऐवजाचा अनुक्रमांक: बबई3 -2721-2017
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: नबील रहीम मनियार

| | |
|---|---|
| नोंदणी फी | रु. 30000.00 |
| दस्त हाताळणी फी | रु. 500.00 |
| पृष्ठांची संख्या: 25 | |
| एकूण: | रु. 30500.00 |

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
6:01 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, मुंबई-3

बाजार मुल्य: रु.7060000 /-
मोबदला रु.9900000/-
भरलेले मुद्रांक शुल्क : रु. 495000/-

सह दुय्यम निबंधक
मुंबई शहर क्र. ३

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000688063201718M दिनांक: 28/04/2017
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: रु 500/-

Pre-Registration summary(नोंदणी पूर्व गोषवारा )

## मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

Valuation ID 201704283775 28 April 2017,05:26:40 PM

बबई3

| | |
|---|---|
| मूल्यांकनाचे वर्ष | 2017 |
| जिल्हा | मुंबई(सेन) |
| मूल्य विभाग | 18-धारावी |
| उप मूल्य विभाग | 18/122 भुभाग : पूर्वेस मध्य रेल्वे लाईन, पश्चिमेस पश्चिम रेल्वे लाईन, उत्तरेस मुंबई शहराची हद्द, दक्षिणेस हार्बर रेल्वे लाईन |
| सर्व्हे नंबर /न.भू.क्रमांक | सि.टी.एस. नंबर#341 |

**वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.**

| खूली जमीन | निवासी सदनिका | कार्यालय | दूकाने | औद्योगीक | मोजमापनाचे एकक |
|---|---|---|---|---|---|
| 31100 | 85500 | 94100 | 110900 | 85500 | चौरस मीटर |

**बांधीव क्षेत्राची माहिती**

| | | | | | |
|---|---|---|---|---|---|
| मिळकतीचे क्षेत्र- | 72.93चौरस मीटर | मिळकतीचा वापर- | निवासी सदनिका | मिळकतीचा प्रकार- | बांधीव |
| बांधकामाचे वर्गीकरण- | 1-आर सी सी | मिळकतीचे वय- | 0 TO 2वर्ष | मूल्यदर/बांधकामाचा दर - | Rs.85500/- |
| उद्ववाहन सुविधा- | नाही | मजला - | 11th floor To 20th floor | | |

मजला निहाय घट/वाढ = 110% apply to rate= Rs.94050/-

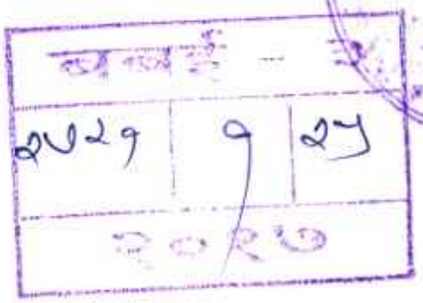
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मुल्यदर =((**वार्षिक मुल्यदर - खुल्या जमिनीचा दर** ) * घसा-यानुसार नविन दर )+ **खुल्या जमिनीचा दर** )
= ( ( (94050-31100) * (100 / 100 ) )+31100 )
=
Rs.94050/-

A) मुख्य मिळकतीचे मुल्य = वरील प्रमाणे मुल्य दर * मिळकतीचे क्षेत्र
= 94050 * 72.93
= Rs.6859066.5/-

**एकत्रित अंतिम मुल्य** = मुख्य मिळकतीचे मुल्य +तळघराचे मुल्य + मेझॅनाईन मजला क्षेत्र मुल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मुल्य + बंदिस्त वाहन तळाचे मुल्य + खुल्या जमिनीवरील वाहन तळाचे मुल्य + इमारती भोवतीच्या खुल्या जागेचे मुल्य
= A + B + C + D + E + F + G + H
= 6859066.5 + 0 + 0 + 0 + 0 + 0 + 0 + 0
=Rs.6859066.5/-

Home Print



# CHALLAN

## MTR Form Number-6

| GRN | MH000688063201718M | BARCODE | | Date | 23/04/2017-23:59:10 | Form ID | 25.2 |
|---|---|---|---|---|---|---|---|

| | | | | | |
|---|---|---|---|---|---|
| **Department** | Inspector General Of Registration | | **Payer Details** | | |
| **Type of Payment** | Stamp Duty<br>Registration Fee | | **TAX ID (If Any)** | | |
| | | | **PAN No.(If Applicable)** | | |
| **Office Name** | BBE3_JT SUB REGISTRA MUMBAI CITY 3 | | **Full Name** | Nabil Rahim Maniyar | |
| **Location** | MUMBAI | | | | |
| **Year** | 2017-2018 One Time | | **Flat/Block No.** | Flat No.114, 11th Floor, Vaibhav CHSL | |
| **Account Head Details** | | **Amount In Rs.** | **Premises/Building** | | |
| 0030045501 | Stamp Duty | 495000.00 | **Road/Street** | Dharavi Main Road, Dharavi, | |
| 0030063301 | Registration Fee | 30000.00 | **Area/Locality** | Mahim East, Mumbai | |
| | | | **Town/City/District** | | |
| | | | PIN | 4 0 0 0 1 7 | |
| | | | **Remarks (If Any)** | | |
| | | | SecondPartyName=Abdul Gaffar Choudhary~ | | |
| | | | **Amount In Words** | Five Lakh Twenty Five Thousand Rupees Only | |
| **Total** | | 5,25,000.00 | | | |

| | | | | | |
|---|---|---|---|---|---|
| **Payment Details** | BANK OF MAHARASHTRA | | **FOR USE IN RECEIVING BANK** | | |
| **Cheque-DD Details** | | | Bank CIN | Ref. No. | 02300042017042468390 171146283161 |
| Cheque/DD No. | | | Date | | 24/04/2017-18:23:52 |
| Name of Bank | | | Bank-Branch | | BANK OF MAHARASHTRA |
| Name of Branch | | | Scroll No. , Date | | 70425 , 25/04/2017 |

Mobile No. : Not Available

NOTE:-Valid for document to be registered in Sub Registrar office and not for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

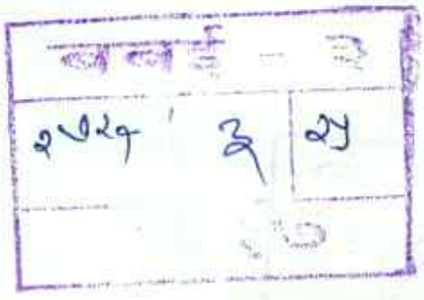
Signature Not Verified
Digitally signed by DS VIRTUAL TREASURY MUMBAI 01
Date: 2017.04.26 23:48:17 IST
Reason: Secure Document
Location: India

बबई - ३
२४२१ | २ | २५
२०१७



Print Date 26-04-2017 11:48:16


OF THE JOINT SUB-REGISTRAR
MUMBAI



# AGREEMENT FOR SALE

**THIS AGREEMENT FOR SALE** is made at Mumbai, on this 28th day of April, 2017.

**BETWEEN**

**Mr. ABDUL GAFFAR CHOUDHARY,** age 70 years of Mumbai Indian Inhabitant, residing at Flat No. 114, 11th Floor, in Vaibhav Co-operative Society Ltd., Dharavi Main Road, Dharavi, Mahim (East) Mumbai 400017, hereinafter called **"THE VENDOR"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his respective heirs, executors and administrators and assigns) of the **ONE PART;**

OFFICE OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-III

दस्त नं. - ३
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**AND**

**Mr. NABIL RAHIM MANIYAR,** age 23 years, an adult, Indian inhabitant, having address at 905-A, 9th Floor, Evershine Meadows, Jasmine Mill Road, Mahim (E), Mumbai 400017, hereinafter called **"THE PURCHASER"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) of the **SECOND PART**;

L.H.T

By an Agreement for Sale and confirmation deed dated 02nd August, 1992 made between M/s. Shiraz Builders Pvt. Ltd., therein referred to as "The Promoters" of the One Part and the Transferor herein referred to as the Flat PURCHASER therein, of the Other Part (herein after referred to as "said Agreement") the Promoters have agreed to sell and the Transferors herein have agreed to purchase Flat bearing No.**114** on **11th** Floor in the building known as **"Vaibhav Co-op Housing Society Ltd."**, admeasuring 654 sq. ft., carpet area (i.e. 60.85 sq. Meters carpet area {approximately}) on plot bearing C.S.No.341 of Dharavi and situate lying and being at Dharavi Main Road, Mumbai – 400017, within the Registration District and Sub District of Mumbai City and Suburb as more particularly described in the Schedule hereunder referred to as "said Premises"),

The said Agreement between the Promoters and the Transferor is duly registered before the Sub-Registrar of Assurances, Mumbai bearing Registration No. **BBE-41-1995** on dated _____ under the Registration Act 1908 as required by the Maharashtra Ownership Flats Act 1963.

**WHEREAS** the VENDOR were seized and possessed of and well and sufficiently entitled to ownership Flat bearing **Flat No. 114, 11th Floor, Vaibhav Co-op Housing Society Ltd., Dharavi Main Road, Dharavi , Mahim East, Mumbai-400 017** (hereinafter briefly referred to as **"THE SAID FLAT"**).

**AND WHEREAS** VENDOR were now in exclusive use, Occupation and possession of the said premises viz. Flat No. 114 admeasuring 60.85 Sq.mtrs. carpet area on the 11th floor in the building known as Vaibhav Apartments in Vaibhav Co-operative Housing Society Ltd., Dharavi Main Road, Dharavi, Mahim East, Mumbai : 400 017 more particularly descried in the schedule of the said agreement.

**AND WHEREAS** the VENDOR is a member of registered society viz. Vaibhav Co-op. Hsg. Society Limited. The said Society registered under registration no. BOM./WGN/HSG(TC)/5774/95-96 having registered office at Vaibhav Co-operative Housing Society Ltd., Dharavi Main Road, Dharavi, Mahim East, Mumbai: 400 017

**AND WHEREAS** as such member of the Society, the VENDOR have allotted (5) Five fully paid-up Shares of Rs.50/- each at **Shares Distinctive Nos. 216 to 220** (both inclusive) vide **Share Certificate No. 44** in Vaibhav Co-op. Hsg. Society Limited, stand in the name of VENDOR in the record of the said Society and the said Society issued a maintenance bill in the name of the VENDOR as per the record of the said Society and the said VENDOR paying monthly outgoing charges to the said Society regularly hereinafter referred to as **"THE SAID SHARES"** for the brevity's sake

**AND WHEREAS** VENDOR state that the said Premises is free from all encumbrances and charges and no loan is obtained either from any Bank, Financial Institution or from any private party/s, And VENDOR hereby further state that I have full right and title and absolute authority to sell, assign and transfer the said premises and said shares of the said Society to the Purchaser.

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**AND WHEREAS** The VENDOR hereby agree to sell, assign and transfer all his rights, title, claim and interest in the said premises to the Purchaser at or for a total

L.H.T

consideration a sum of **Rs. 99,00,000/- (Rupees Ninety Nine Lacks only)** and Purchaser hereby agreed to purchase the said Flat and the said shares of the said Society from the VENDOR and free from all encumbrances and charges.

**NOW THIS INSTRUMENT WITNESSETH AND IT IS HEREBY AGREED, DECLARED AND CONFIRMED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

1. The VENDOR hereby sell, assign and transfer all their rights, title and interest in the said premises to the Purchaser at or for a total consideration a sum of **Rs. 99,00,000/- (Rupees Ninety Nine Lacks only)**.

2. Before the execution of this present the PURCHASERS has paid a sum of **Rs. 99,00,000/- (Rupees Ninety Nine Lacks only)** being the full and final consideration price of the said flat. The Vendor hereby admits and acknowledges the receipt of the said amount hereunder.

3. The VENDOR do hereby declare, admit and confirm that except there self none has rights, title and interest against the Flat No. 114, 11th Floor, Vaibhav Co-

operative Housing Society Ltd., Dharavi Main Road, Dharavi, Mahim East, Mumbai : 400 017.

4. The VENDOR hereby state and declare that he is the owners/occupiers of the said Flat in the said Vaibhav Co-operative Housing Society Ltd.

5. The VENDOR doth further undertake to Co-operate with the Purchaser to effect perfect marketable title, NOC and equitable right in favour of the Purchaser by executing any further documents, deeds, affidavits, papers, if required, after the final payment made by the Purchaser. The VENDOR also hereby give power of Attorney to the Purchaser to execute the necessary deeds and agreement etc.

6. The VENDOR shall sign all papers, forms and documents required to be signed for valid transfer of the said Flat and the said shares and membership right from his name into the name of the Purchaser after the Purchaser have paid full & final consideration amount to the VENDOR.

L.H.T

7. The VENDOR shall deliver to the Purchaser all the relevant old documents and papers pertaining to the said flat, and original share certificate and old payment receipt of the said society viz. Vaibhave Co-operative Housing Society Ltd. together with FORM OF TRANSFERS duly signed by the VENDOR and the Purchaser.

8. The VENDOR will deliver the vacant and peaceful possession of the said Flat No. 114 to the Purchaser with the keys of the said premises on payment of full and final consideration amount.

9. That the VENDOR doth hereby further covenant with the Purchaser that the Purchaser shall henceforth quietly and peacefully hold, possess, use, occupy and enjoy the said flat premises without any interference, hindrance, demand and interruption by the VENDOR or other person or persons lawfully or equitably claiming through under or in trust for the VENDOR.

10. The Purchaser shall comply with rules and regulations of the said Society.

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11. The VENDOR hereby declares that there is no attachment of the said flat for income tax, wealth tax or any other authority and any other dues payable to the Government, Semi Govt. or Municipal bodies or authorities. The VENDOR hereby declares that the said flat is not attached by any civil, criminal or Revenue Courts and/or any other authorities either before judgment or after judgment. The VENDOR further declares that the said premises are not subject matters of any suit, complaint, cases or proceedings filed or pending in any Court, Tribunal or before any authority or body.

12. The VENDOR doth hereby agree and undertake to indemnify and keep indemnified the Purchaser or there nominees for all costs, claims, demands actions proceedings incurred and/or made or taken by another person or persons against to the Purchaser claiming to be the rightful owner or claimant of the said flat hereby agreed to be sold by him.

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13. The VENDOR hereby states that henceforth I have no rights, title, claim or interest of any nature on the said

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premises and the said shares and the said premises now solely and absolutely belongs to the Purchaser.

14. The VENDOR hereby relinquish, release, renounce and transfer all its rights, title, and interest in the said premises in favour of the Purchaser.

15. The VENDOR hereby state that I have No Objection if the registered Society transfers the necessary papers, bills, deposits, shares, funds, etc.; of the said premises to the name of the Purchaser, that I have given my free, absolute and irrevocable consent for the same.

16. The VENDOR hereby agrees to clear off all the charges payable to the said Society by way of Municipal taxes or any other outgoings and dues relating to the said premises upto the date of execution of these presents as per the Maintenance bills. And VENDOR hereby further agreed to keep the Purchaser Indemnified against any claim that may be made by the said Society or any other concerned authorities/ departments for the same at a later date.

L.H.T

17. The VENDOR hereby handover all the Original Documents, Certified true copies papers, letters, bills, etc; pertaining/ relating to the said premises to the Purchaser.

18. The Transfer fee is to be borne by the Purchaser alone.

**SCHEDULE OF PROPERTY REFERRED TO**

**Flat No. 114,** on the **11th FLOOR, ,** building known as **Vaibhav Co-op Housing Society Ltd.,** situated at Dharavi Main Road, Dharavi, Mahim East, Mumbai-400017, admeasuring **654 sq. ft. (Carpet)** area located on plot bearing **C.S. No. 341** at village **Dharavi,** within Greater Mumbai in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, Ward G-South. Year of Construction 1992, Ground + 14 Upper Floors with 2 lift.

L.H.T

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

SIGNED AND DELIVERED BY )

The within named "**VENDOR**" )

**Mr. ABDUL GAFFAR CHOUDHARY** )

In presence of ..... )

L.H.T



SIGNED AND DELIVERED BY )

The within named **"PURCHASER"** )

**Mr. NABIL RAHIM MANIYAR** )

In the presence of ..... )

Nabil



**Witness**:

1. Imtiyaz Ansari

2. Jameel Ahmed Attar



## ACKNOWLEDGEMENT RECEIPT

Received and from the withinnamed PURCHASER a sum of **Rs. 99,00,000/- (Rupees Ninety Nine Lacks Only)** being the full & final payment of the total agreed purchase price of the aforesaid Flat hereinabove stipulated to be paid by the PURCHASER to the VENDOR.

| Date | Cheque no. | Bank | Amount |
|---|---|---|---|
| 10/02/2016 | 007677 | ICICI Bank | 25,00,000/- |
| 20/07/2016 | 003636 | ICICI Bank | 50,00,000/- |
| 09/04/2017 | 003717 | ICICI Bank | 24,00,000/- |
| — | — | — | — |
| — | — | — | — |
| | | Total | 99,00,000/- |

I SAY RECEIVED **Rs. 99,00,000/-**

L.H.T

**(Mr. ABDUL GAFFAR CHOUDHARY)**

**WITNESSES:**

1. Imtiyaz Ansari
2. Jameel Ahmed Attar

THE VAIBHAV. CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under M. C. S. Act, 1960) (Registration No. and Date 9.10.95)

Reg No: BOM/W.GN/HSG/T.C. 5774 of 95-96

**No. 41**

Authorised share Capital Rs. 43 Lacs Divided into 86000/- Shares each of Rs. 50/- only Member's Register No. 44.

THIS IS TO CERTIFY that Shri/~~Smt.~~ ABDUL. G CHOWDHARY.

of FLAT NO: 114 is the Registered Holder of (5(FIVE)) Shares from No. 216 to 220 of Rs. 250/- (TWO HUNDRED FIFTY ONLY.)

in THE VAIBHAV. CO-OPERATIVE HOUSING SOCIETY LTD.,

CTS No. 341, DHARAVI ROAD, MAHIM(EAST), MUMBAI-400 017 subject to the Bye-Laws of the said Society and that upon each of such shares the sum of Rupees Fifty has been paid.

Given under the Common Seal of the said Society at MUMBAI this SIXTEEN day of APRIL 1997.

Chairman Hon. Secretary Hon. Treasurer or M. C. Member

[P.T.O.]

# VAIBHAV CO-OP. HSG. SOCIETY LTD.

Reg. No. : BOM/WGN./HSG. (TC.) / 5774-1995-96

C. S. No. 341, Dharavi Main Road, Mahim (E), Mumbai - 400 017.

Ref. No._____ Date 22.05.2016

To,
MR. ABDUL GAFFAR CHOUDHARY
114, Vaibhav CHS Ltd
Dharavi Main Road, Dharavi,
Mumbai – 400 017

Dear Sir,

Pursuant to your request dated 28.03.2016 we are furnishing herein below the required details as per our record to facilitate you to get your Gift Deed Registered.

| | | |
|---|---|---|
| 1) Year of construction | : | 1992 |
| 2) Total Floor of the Building | : | Stilt + 14 Floors with 2 Lifts |
| 3) Area of the Plot | : | 3615 sq. mtr. |
| 4) Area of the Flat No. 114 | : | 653.37 sq. ft. Carpet |
| 5) C. S. No. | : | 341 |
| 6) Assessment Year | : | 01.04.1961 |
| 7) Registration No. | : | BOM/WGN/ HSG(TC)/ 5774/ 1995-96 |

We have No Objection to you to sell your Flat No. 114 to Mr. Nabil Maniyar and please furnish Form No. 20 (1) and Form No. 20 (2) and your dues of May 2016 at earliest.

Thank you,
Yours truly,
For Vaibhav Co-op. Housing Society Ltd

**Chairman / Hon. Secretary**

VAIBHAV CO-OP. HSG. SOCIETY LTD. Reg. No. BOM/WGN/HSG (TC)/5774 1995-96

JOINT SUB-REGISTRAR MUMBAI

# बृहन्मुंबई महानगरपालिका

## करनिर्धारण व संकलन खाते

### मालमत्ता कर देयक

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, १८८८ मधील कलम २०० अन्वये जारी करण्यात आले आहे.

| लेखा क्रमांक | मालमत्ता करवर्ष | देयक क्रमांक | देयक दिनांक |
|---|---|---|---|
| GN1800300030000 | 2016-2017 | 201610BIL05615955<br>201620BIL05615958 | 23/04/2016 |

| | |
|---|---|
| पक्षकाराचे नाव व पत्ता : SECRETARYY VAIBHAV CO.OP.<br><br>HSG.SOC.LTD. C.S.NO.341,DHARAVI MAIN ROAD MAHIM(E),MUMBAI-400017 | प्रेषक - सहा. क. व सं. / विभाग : ASSESSMENT & COLLECTION DEPARTMENT G NORTH WARD OFFICE Room No 27,.HARISHCHANDRA YEOLE MARG, BEHIND PLAZA CINEMA, DADAR (W) , MUMBAI-400028. |

मालमत्ता क्रमांक,सदनिका क्रमांक. इमारतीचे नाव / विंग,सी.टी.एस. क्र./ प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांची नावे .

GN 6113(1-3) 266 DHARAVI ROAD HOUSE VAIBHAV JAIJI HORMASHAW PESTON JAMASP

| | | | | | |
|---|---|---|---|---|---|
| प्रथम करनिर्धारण दिनांक : | 01/04/1961 | जलजोडणी क्रमांक : | - | एकुण भांडवली मूल्य : | 105027720 |

अक्षरी रुपये Ten Crore Fifty Lac Twenty Seven Thousand Seven Hundred and Twenty Only

| | | | |
|---|---|---|---|
| देयक तयार करतेवेळी ३१/०३/२०१० या तारखेपर्यंतची थकबाकी | ₹ 0 | ०१/०४/२०१० या तारखेनंतरची थकबाकी | ₹ 0 |
| देयक कालावधी | 01/04/2016 ते 31/03/2017 | | |

(सर्व रक्कम रुपयांमध्ये)

| कराचे नाव : | 01/04/2016 ते 30/09/2016 | 01/10/2016 ते 31/03/2017 |
|---|---|---|
| सर्वसाधारण कर | 67753 | 67753 |
| जल कर | 0 | 0 |
| जल लाभ कर | 42545 | 42545 |
| मलनि:सारण कर | 0 | 0 |
| मलनि:सारण लाभ कर | 26443 | 26443 |
| म.न.पा. शिक्षण उपकर | 24760 | 24760 |
| राज्य शिक्षण उपकर | 21150 | 21150 |
| रोजगार हमी उपकर | 1370 | 1370 |
| वृक्ष उपकर | 1234 | 1234 |
| पथकर | 31296 | 31296 |
| एकुण देयक रक्कम | 216551 | 216551 |
| कलम १५२ (अ) नुसार देंडाची रक्कम | 0 | 0 |
| परताव्यावरील व्याजाची वसूली | 0 | 0 |
| अर्ली-बर्ड च्या लाभाव्यतिरिक्त समायोजित केलेली रक्कम | 0 | 0 |
| आगाऊ अधिदानाचे समायोजन | 1928 | 0 |
| भरावयाची निव्वळ रक्कम | 214623 | 216551 |
| * 30.06.2016 पर्यंत भरावयाची निव्वळ रक्कम | 210767 | 208839 |
| * 31.07.2016 पर्यंत भरावयाची निव्वळ रक्कम | 212695 | 210767 |
| * 31.07.2016 नंतर भरावयाची निव्वळ रक्कम | 214623 | 216551 |
| अक्षरी रुपये | Two Lac Fourteen Thousand Six Hundred and Twenty Three Only | Two Lac Sixteen Thousand Five Hundred and Fifty One Only |
| अंतिम देय दिनांक | 14/08/2016 | 31/12/2016 |

आपल्या इमारतीच्या मालमत्ता कर लेखा क्रमांकातील पहिले 11 अंक आपल्या इमारतीच्या नकाशा वरतावजातील सदस्यकिर्तिरिक्त प्लॉट अधिकार (UID) असेल. मनपासीवत [illegible] आपल्या इमारतीचा ओळख क्रमांक (UID) लगत असेल.

R.11568/-
Paid
100803
19/6/16
R.119601-

"To make payment through NEFT:
IFSC – SBIN0COLLEC, Beneficiary A/C No:- BMCPO GN1800300030000, Name-MCGM Property Tax.
Please note, payment done through NEFT will be collected against oldest bills first."

* अर्ली-बर्ड इन्सेन्टीव्ह स्कीम योजनेच्या माहितीसाठी मागे पाहावे.

"आपले मत, आपली ताकद"
अधिक माहितीसाठी: http://ceo.maharashtra.gov.in

स्वच्छ भारत
एक कदम स्वच्छता की ओर

E & OE

ANNEXURE C

14

(48)

ABY
SHERISTEDAR
City Civil Court, Bombay

Rm. Reg. Bldg. Proposals
"E" Ward

बृहन्मुंबई महानगरपालिका

MUNICIPAL CORPORATION OF GREATER BOMBAY

No.BP/0447/A of 27/8/92

To

Shri Previn Shdnde,
Architect,
Raheja Chambers, 12th Floor,
Nariman Point, Bombay-400021.

Sub.: Proposed building on C.S.No.341 of Dharavi Division, Dharavi Road, Kohis Division, Bombay.

Ref.: Your letter dated 9-7-92.

...

Sir,

The Completion Certificate submitted by you on 13-4-89 for the above work is hereby accepted, subject to the following condition:-

1) That the Certificate under Section 270A of the B.M.C.Act shall be obtained from Hydraulic Engineer and submitted in this office.

RECEIVED JOINT SUB REGISTRAR

Yours faithfully,

Sd/—

Executive Engineer,
Building Proposals(City)

No.BP/0447/A of 27/8/92

Copy forwarded for information to :-

1) Owner, C/o.Architect,
2) W.O.G/N Ward, 3) A.A. & C. G/N Ward,
5) M.O.H.G/N Ward, 6) A.E.W.W.G/N Ward,
7) Dy.C.E.(Vig.) , 8) A.M.E.P.(C), 9) S.O.(Survey)City,
10) H.C.B.P.(C)

Executive Engineer,
Building Proposals(City)

भारत सरकार
GOVERNMENT OF INDIA



अब्दुल गफ्फार लालजादे चौधरी
Abdul Gaffar Laljade Choudhary
जन्म तारीख/ DOB: 26/12/1946
पुरुष / MALE

4979 6968 6951

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACUPC6273D



नाम /NAME
ABDULGAFFER LALZADE CHOUDHARY

पिता का नाम /FATHER'S NAME
LALZADE ALIRAZA CHOUDHARY

जन्म तिथि /DATE OF BIRTH
26-12-1946

हस्ताक्षर /SIGNATURE

आयकर निदेशक (प्रणाली)
DIRECTOR OF INCOME TAX (SYSTEMS)

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O लालजादे चौधरी, नैनप
अपार्टमेंट,फ्लॉट नं
११८,११वा मजला, धारावी
मेन रोड, अभ्युदया बँक
समोर, धारावी, धारावी,
मुंबई
महाराष्ट्र - 400017

Address:
S/O Laljade Chowdhary, /ABHAV APARTMENT,FLAT NO 114,11TH FLOOR, DHARAVI MAIN ROAD, OPP.ABHUDAYA BANK, DHARAVI, Dharavi S.O, Mumbai, Maharashtra - 400017

4979 6968 6951





L.H.T

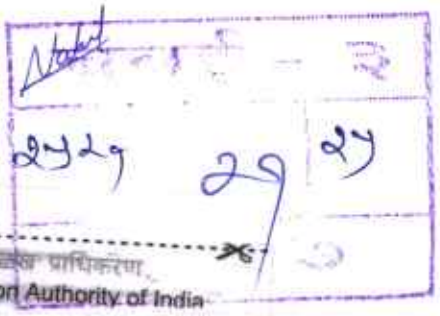


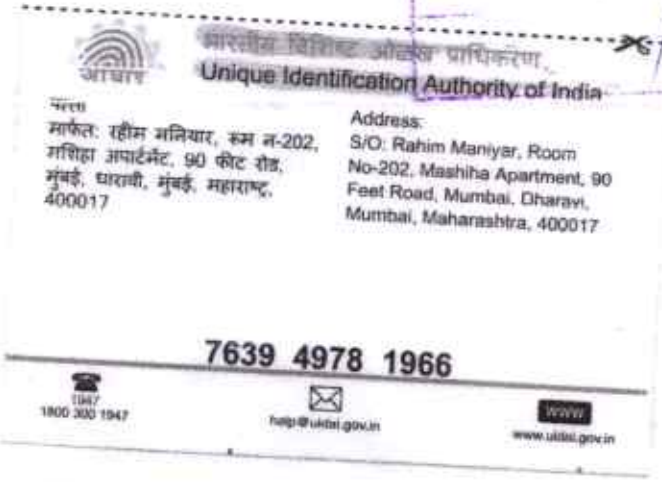
आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
NABIL MANIYAR
MOHD RAHIM MANIYAR
20/08/1993
Permanent Account Number
BPRPM4042K
Nabil
Signature



भारत सरकार
Government of India
नबिल रहीम मनियार
Nabil Rahim Maniyar
जन्म तारीख / DOB : 20/08/1993
पुरुष / Male
7639 4978 1966
आधार - सामान्य माणसाचा अधिकार







आधार
भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India
पत्ता:
मार्फत: रहीम मनियार, रूम न-202, मशिहा अपार्टमेंट, 90 फीट रोड, मुंबई, धारावी, मुंबई, महाराष्ट्र, 400017
Address:
S/O: Rahim Maniyar, Room No-202, Mashiha Apartment, 90 Feet Road, Mumbai, Dharavi, Mumbai, Maharashtra, 400017
7639 4978 1966
1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in

भारत सरकार
GOVERNMENT OF INDIA



जमील अहमद अत्तार
Jameel Ahmad Attar
जन्म तारीख/ DOB: 13/09/1975
पुरुष / MALE

9687 8403 1980

माझे आधार, माझी ओळख

Jamel

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
S/O मोहड इस्माईल अत्तर,
फ्लॅट नो 113,11
1फ्लोर,प्लॉट 341,वैभव
को.हो.एस, धरावी मेन रोड,
अभयूडाया बैंक समोर,
धरावी, मुंबई, मुंबई,
महाराष्ट्र - 400017

Address:
S/O Mohd Ismail Attar, Flat No.
113,11th Flr,Plot 341 Vaibhav
C.H.S. Dharavi Main Road
Abhyudaya Bank, Dharavi
Mumbai, Mumbai
Maharashtra - 400017

9687 8403 1980

MERA AADHAAR, MERI PEHACHAN

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
DL No MH01 20110073359 DOI 28-11-2011
Valid Till 27-11-2031 (NT)

FORM 7
RULE 16 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

| COV | DOI |
|---|---|
| MCWG | 28-11-2011 |
| LMV | 28-11-2011 |

DOB 05-10-1988 BG

Name ANSARI IMTIYAZ AHMED
S/D/W of ABDULLAH ANSARI
Add G/NM/95/51, KAMLA NAGAR
JASMINE MILL ROAD
MAHIM (E) DHARAVI MUMBAI
PIN 400017
Signature & ID of Issuing Authority MH01 2011194

Signature/Thumb Impression of Holder

2429 22 27

22/4/2017

| 5 | 6 | 7 | 8 | 9 | 10 | Pairs | Sock Stamps | Soles |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| 36 | 37 | 38 | 39 | 40 | 41 | | | |
| | | | | | | | | |
| 34 | 71 | 128 | 128 | 81 | 44 | 486 | BAKER | Brown IF-25 |
| 5 | 10 | 15 | 15 | 10 | 5 | 60 | BAKER | Brown IF-25 |
| | | | | | | | | |

**Upper making.**

# CHALLAN

**MTR Form Number-6**

| | | | | | |
|---|---|---|---|---|---|
| **GRN** | MH000688063201718M | **BARCODE** | | **Date** 23/04/2017-23:59:10 | **Form ID** 25.2 |

| | | | |
|---|---|---|---|
| **Department** | Inspector General Of Registration | **Payer Details** | |
| **Type of Payment** | Stamp Duty<br>Registration Fee | **TAX ID (If Any)** | |
| | | **PAN No.(If Applicable)** | |
| **Office Name** | BBE3_JT SUB REGISTRA MUMBAI CITY 3 | **Full Name** | Nabil Rahim Maniyar |
| **Location** | MUMBAI | | |
| **Year** | 2017-2018 One Time | **Flat/Block No.** | Flat No.114, 11th Floor, Vaibhav CHSL |
| **Account Head Details** | **Amount In Rs.** | **Premises/Building** | |
| 0030045501 Stamp Duty | 495000.00 | **Road/Street** | Dharavi Main Road, Dharavi, |
| 0030063301 Registration Fee | 30000.00 | **Area/Locality** | Mahim East, Mumbai |
| | | **Town/City/District** | |
| | | PIN | 4 0 0 0 1 7 |
| | | **Remarks (If Any)** | SecondPartyName=Abdul Gaffar Choudhary~ |
| | | **Amount In Words** | Five Lakh Twenty Five Thousand Rupees Only |
| Total | 5,25,000.00 | | |

DEFACED ₹525000.00 DEFACED

| | | | |
|---|---|---|---|
| **Payment Details** | BANK OF MAHARASHTRA | **FOR USE IN RECEIVING BANK** | |
| **Cheque-DD Details** | | Bank CIN / Ref. No. | 02300042017042468390 / 171146283161 |
| Cheque/DD No. | | Date | 24/04/2017-18:23:52 |
| Name of Bank | | Bank-Branch | BANK OF MAHARASHTRA |
| Name of Branch | | Scroll No. , Date | 70425 , 25/04/2017 |

Mobile No. : Not Available

NOTE:-Valid for document to be registered in Sub Registrar office and not for unregistered document.

सदर चलन फक्त दस्त नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced

Validity unknown

Digitally signed by DS VIRTUAL TREASURY MUMBAI 01 Date: 2017.04.28 17:43:21 IST Reason: Secure Document Location: India

| Sr. No. | | Defacement No. | Defacement Date | UserId | Defacement Amount |
|---|---|---|---|---|---|
| 1 | (iS)-450-27[illegible] | 0000542595201718 | 28/04/2017-17:43:18 | IGR184 | 30000.00 |
| 2 | (iS)-450-27[illegible] | 0000542595201718 | 28/04/2017-17:43:18 | IGR184 | 495000.00 |
| | | | **Total Defacement Amount** | ₹ | **5,25,000.00** |

28/04/23/24



**Print Date 28-04-2017 05:43:20**

शुक्रवार,28 एप्रिल 2017 5:43 म.नं.

दस्त गोषवारा भाग-1

बबई3
दस्त क्रमांक: 2721/2017

दस्त क्रमांक: बबई3 /2721/2017

बाजार मुल्य: रु. 70,60,000/- मोबदला: रु. 99,00,000/-

भरलेले मुद्रांक शुल्क: रु.4,95,000/-

दु. नि. सह. दु. नि. बबई3 यांचे कार्यालयात

अ. क्रं. 2721 वर दि.28-04-2017

रोजी 5:41 म.नं. वा. हजर केला.

पावती:3107 पावती दिनांक: 28/04/2017

सादरकरणाराचे नाव: नबील रहीम मनियार

| | |
|---|---|
| नोंदणी फी | रु. 30000.00 |
| दस्त हाताळणी फी | रु. 500.00 |
| पृष्ठांची संख्या: 25 | |
| एकुण: | 30500.00 |

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, मुंबई-3

सह दुय्यम निबंधक, मुंबई-3

दस्ताचा प्रकार: करारनामा

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

शिक्का क्रं. 1 28 / 04 / 2017 05 : 41 : 29 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 28 / 04 / 2017 05 : 41 : 49 PM ची वेळ: (फी)

## प्रतिज्ञापत्र

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

लिहून देणारे:

लिहून घेणारे:

JOINT SUB-REGISTRAR OF THE MUMBAI

Summary-2( दस्त गोषवारा भाग - २ )

28/04/2017 5 45:45 PM

दस्त गोषवारा भाग-2

बबई3
दस्त क्रमांक:2721/2017 24/24

दस्त क्रमांक :बबई3 /2721/2017
दस्ताचा प्रकार :-करारनामा

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|---|---|---|---|---|
| 1 | नाव:अब्दुल गफ़्फ़ार चौधरी<br>पत्ता:प्लॉट नं: 114, माळा नं: 11 वा मजला, इमारतीचे नाव: वैभव को-ऑप हाउसींग सोसाइटी लीमीटेड, ब्लॉक नं: धारावी, माहीम पूर्व, रोड नं: धारावी मैन रोड, महाराष्ट्र, मुम्बई.<br>पॅन नंबर:ACUPC6273D | लिहून देणार<br>वय :-70<br>स्वाक्षरी:- |  |  |
| 2 | नाव:नबील रहीम मनियार<br>पत्ता:प्लॉट नं: 905-ए, माळा नं: 9 वा मजला, इमारतीचे नाव: एवरशाइन मेडोस, ब्लॉक नं: माहीम ईस्ट, रोड नं: जास्मीन मील रोड, महाराष्ट्र, मुम्बई.<br>पॅन नंबर:BPRPM4042K | लिहून घेणार<br>वय :-23<br>स्वाक्षरी:- |  |  |

वरील दस्तऐवज करुन देणार तथाकथीत करारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:28 / 04 / 2017 05 : 43 : 36 PM

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

| अनु क्र. | पक्षकाराचे नाव व पत्ता | | छायाचित्र | अंगठ्याचा ठसा |
|---|---|---|---|---|
| 1 | नाव:जमील अत्तार -<br>वय:42<br>पत्ता:113, वैभव अपार्टमेन्ट, धारावी मैन रोड, माहीम ईस्ट, मुंबई<br>पिन कोड:400017 | स्वाक्षरी |  |  |
| 2 | नाव:इम्तियाज़ अन्सारी<br>वय:28<br>पत्ता:कमला नगर, माहीम ईस्ट, मुंबई<br>पिन कोड:400017 | स्वाक्षरी |  |  |

शिक्का क्र.4 ची वेळ:28 / 04 / 2017 05 : 44 : 47 PM

सह दुय्यम निबंधक, मुंबई-3
सह दुय्यम निबंधक
मुंबई शहर क्र. २

प्रमाणित करणेत येते की दस्तामध्ये
एकूण 24 याने आहेत, पुस्तक
क्रमांक १, बबई-३/2029/२०१७
नोंदला 28 APR 2017
दिनांक
सह दुय्यम निबंधक, मुंबई शहर-३.

EPayment Details.

| sr. | Epayment Number | Defacement Number |
|---|---|---|
| 1 | MH000688063201718M | 0000542595201718 |

2721 /2017

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