

AGREEMENT FOR SALE.

करल - १		
२०२४	८	१३५

THIS ARTICLES OF AGREEMENT is made at Mumbai this 23rd day of FEB

FEB, in the Christian Year Two Thousand Twenty ^{Four} BETWEEN GRACE MASS HOUSING CORPORATION, a Partnership Firm registered under the provisions of Indian Partnership Act 1932, having address at Mass Group Construction House 7/49 Sahayog CHS Ltd, MHB Colony, Old Anand nagar, Santacruz (East), Mumbai - 400 055, through its Authorized Partner SHRI. MUSTAFA BEHLIM & MOHD ATAULLAH ANSARI, hereinafter collectively referred to as "the PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its partner or partners of the said firm, the survivor or survivor of them, the heirs, executors and administrators of the last surviving partner and assigns) of the ONE PART:

AND ASIF MOHAMMED SHAIKH AND NIKHAT SULTANA
ASIF SHAIKH
of Mumbai, Indian Inhabitant, residing/having address

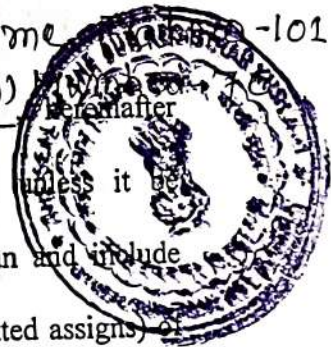
W/o Mohd. Asif Shaikh, Kurla Nursing Home
Shaan CHS Limited F Wing Pipe Road, Kurla (W)

referred to as "the PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrator/s and permitted assigns) of

the OTHER PART:

WHEREAS - I:

- a. a. Prior to 1955, Mirza Topiya Mohamed Taqi, during his life time was seized and possessed of and/or well and sufficiently entitled to all that piece or parcel land or ground situate, lying and being at Revenue Village Kurla, Taluka Kurla, in the Registration District of Mumbai Suburban District



[Handwritten signatures and initials]

bearing Survey No. 93 (Part), 97(Part) (Original Survey No. 216), Plot No. 2 (Old Survey No. 207), Plot No. 3, R.S. No. 258, Plot No. 2,3, N.A. Survey No.127 and now bearing C.T.S. Nos. 514, 514 (1) to 514 (105) admeasuring

in aggregate ~~3557~~ 355790sq.mtrs equivalent to 4337 sq.yards or thereabout (for brevity's sake hereinafter referred to as "the said larger property");

b. ~~3028~~ The said Mirza Topiya Mohamed Taqi expired in or about 1955

leaving behind him, his widow Mrs. Khatoona Begum and his two sons, namely, (1) Mirza Amrullah Topiya Taqi alias Mirza Yahya Mohamed Taqi Khaikhah Topiya alias Mirza Amrullah Khaikhah and (2) Mirza Mohamed Topiya alias Mirza Mohamed Khaikhah as his only heirs and legal representatives as per the provisions of Muslim Law of Succession;

c. The said Khatoona Begum died on 4th April 1991, leaving behind her the said two sons as mentioned in the preceding recital (for short "the Original Owners") as her only heirs and legal representatives as per the provisions of Muslim Law of Succession;

d. The said larger property was then full of structures constructed from time to time and occupied by tenants/occupants/slum dwellers;

e. By an Indenture of Conveyance dated 8th September 2008, executed between the said Original Owners therein called the Vendors and the Promoters herein therein called the Purchasers, registered with the Sub-Registrar of Assurances at Kurla -1 under Serial No.BDR-3-07337-2008 dated 08/09/2008, the said Original Owners (subject to the claim of tenants/occupants /slum dwellers of the then existing structures) did thereby grant, sell, assign, release, convey and assure unto and in favour of the Promoters herein the said larger property described in the Schedule thereunder written which is the same as described in the First Schedule

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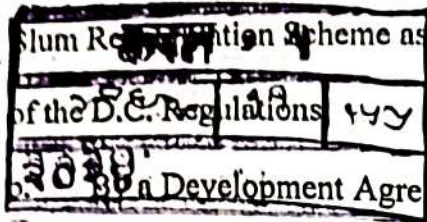
hereunder written; at or for the consideration and ~~3034~~ to covenants contained therein;

- f. On necessary application along with the requisite documents being submitted, the Concerned City Survey Authority has mutated, recorded and entered the name of the Promoters as "HOLDERS" in the City Survey Records; as evident from the entry effected on 4th June, 2010 in the P.R. Cards issued in respect of the said larger property;
- g. Since the said larger property was then full of structures occupied by various slum dwellers, occupants, encroachers, etc. and having no basic facilities, the Concerned Authorities of the Government of Maharashtra appointed under the provisions of the applicable law declared an area of 2925.24sq.mtrs. as "SLUM PLOT" under the provisions of Maharashtra Slum Areas (Improvement, Clearance & Redevelopment) Act, 1971 (for brevity's sake hereinafter referred to as "the said Slum Act") from the Notification vide Government Gazette No. 407/3K/2009/683 dated 31st March, 2009 and accordingly the Concerned City Survey Authority recorded the said declaration of "Notified Slum" in the City Survey Records, as evident from the entry effected on 1st April 2009
- h. An area admeasuring 390.66 sq.mtrs. from and out of the said larger property has been "the Non-Slum Plot";
- i. WHEREAS - II:
 - a. The occupants/slum dwellers/tenants of the then existing structures on the said Slum Plot formed their /Organization in the name "NAVBHARAT CO-OPERATIVE HOUSING SOCIETY SRALTD (for brevity's sake hereinafter referred to as "the said Slum Society"), so as to avail the benefit of development of the said Slum Plot/larger property under the provisions of



A 2

Signature



Slum Rehabilitation Scheme as contemplated in Regulations 33(10)/33(14)D

of the D.C. Regulations 147

3030 Development Agreement dated 9th April 2009, the Slum Society,

after having complied with the due procedure, has appointed the Promoters herein as "Developer" to carry out development on the said Slum Plot/larger property under the provisions of the D.C. Regulations and the applicable law including Regulations 33(10)/33(14) (d) of Appendix – IV of DRC, 1991 as may be permitted by the Concerned Slum Rehabilitation Authority;

c. The said Slum Society has also authorized, appointed and nominated the Promoters herein to do and perform various acts, deeds, things and matters as recorded in the Power of Attorney dated 9th April, 2009 executed in favor of ~~Shri. Suleman Lakdawala~~ ~~Shri. Suleman Lakdawala~~ which came to be subsequently substituted in the name of SHRI. Mustafa Behlim & Mohd Ataullah Ansari.

d. On necessary applications along with requisite documents, representations and proposals being submitted, the Concerned Authority of SRA being Deputy Collector (Encroachment), Mumbai, after following due procedure and verification of the then existing structures and the Occupants thereof, issued Annexure – II on 22/04/2010 bearing ref. No. DYC/E&C/KURLA/T-5/KAAVI -203/10, inter alia, certifying the eligible slum dwellers/occupants for rehabilitation, however, the other occupants then declared as "ineligibility" have filed necessary Appeal/s for declaring them as "eligible", which is/are still pending;

e. The area of the larger property as shown in the said Deed of Conveyance dated 8th September, 2008 and the Development Agreement dated 9th April, 2009 referred hereinabove was 3315.90sq.mtrs. equivalent to

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4337 sq.yards, however, an area about 4.06 sq.mtrs. (from and out on Non-Slum Plot) is falling under D.P. Road the net area available for development of Rehab Component and Sale Component is 3311.54 sq.mts.m which consist the area of 2925.24 sq.mtrs. Permitted for development under Regulation 33(10) and the area of 386.06 sq.mtrs. (With benefit of D.P. Road area of 4.05 sq.mtrs.) under Non-Slum Plot permitted under Regulation 33(14) (d) of Appendix IV of the D.C. Regulations, 1991 which is more particularly described in the Second Schedule hereunder written (for brevity's sake hereinafter referred to as "the said Land");

f. On necessary application/proposals along with requisite documents being submitted, through the then Architect of the Promoters, the Deputy Chief Engineer, SRA issued LOI bearing reference No. SRA/ENG/2195/L/PL/LOI dated 16th May 2012, inter alia, certified the area of the Slum Plot as measuring 2925.24 sq.mtrs. under the provisions of the Regulation 33(10) and an area of 390.66 sq.mtrs. as Non-Slum Plot under Regulation 33(14) (d) of Appendix = IV inclusive of FSI benefit of an area of 4.06 sq.mtrs. falling under D.P. Road, and accordingly granted the benefit of an aggregate area of 3315.90 sq.mtrs. for development under the provisions of Regulations 33(10) and 33(14) (d) of Appendix = IV and thereby permitted the development potentiality of 5016.06 sq.mtrs. as "Sale Component" after providing the permissible Rehabilitation Component by use of sanction of FSI 3.00 in respect of slum area and 2.260 for Non-Slum Plot insitu on the terms and conditions recorded therein;



g. The Promoters earlier appointed Mr. Samar Raut of M/s. Vision, as Architect for the Project, however, subsequently with his NOC/Consent the Promoters have appointed M/s. Mass Dimensions, having address at A-801 Leo Kohinoor Apartment, 24th Road, Khar (West), Mumbai - 400 052 as

(Handwritten signatures and initials at the bottom of the page)

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ASIF MOHAMMED SHAIKH AND OTHER	eChallan	03006172024022200962	MH016056156202324M	407000.00	SD	0008533418202324	23.02.2024
2		DHC		0224230715143	1100	RF	0224230715143D	23.02.2024
3		DHC		0224234215006	2000	RF	0224234215006D	23.02.2024
4	ASIF MOHAMMED SHAIKH AND OTHER	eChallan		MH016056156202324M	30000	RF	0008533418202324	23.02.2024

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



खरी प्रत

सह. दुय्यम निबंधक, कुर्ला-१
मुंबई उपनगर जिल्हा.

गावाचे गाव : कुर्ला

(1) विवेकाचा प्रकार	करागनामा
(2) मोदना.	6767000
(3) बाजारभावाप्रमाणे (भाडेपट्ट्याच्या हस्तनिपट्टाकार आकारणी बेनो की पट्टेदार ने मुर करणे)	5493595
(4) भू-मापन, पोटहिस्सा व परगनामांक (अमल्याम)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: फ्लॅट नं.304, तिमरा मजला, इ-विंग, विल्डिंग नं. 1, माय यु फोरिया, न्यू मिल रोड, कुर्ला पश्चिम, मुंबई-400070, मोजे कुर्ला 1, मदनिकेचे एकूण क्षेत्रफळ 589.44 चौ फूट रेग कार्पेट. (C.T.S. Number : 514,514(1) to 514(105) :)
(5) क्षेत्रफळ	1) 589.44 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दम्नगेवज करून घेणा-या/लिहून ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेमर्स ग्रेम माय हौसिंग कॉर्पोरेशन चे भागीदार मुस्तफा वेहलीम तर्फे मुखत्यार आफताब आलम वय:-29; पत्ता:-प्लॉट नं: ऑफिस नं. ४०१, माळा नं:-, इमारतीचे नाव: हायटेड विल्डिंग, ब्लॉक नं: खार पश्चिम, मुंबई, रोड नं: एम. व्ही रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AAIFG2842E 2): नाव:-मेमर्स ग्रेम माय हौसिंग कॉर्पोरेशन चे भागीदार मोहम्मद अनाउल्लाह अन्मारी तर्फे मुखत्यार आफताब आलम वय:-29; पत्ता:-प्लॉट नं: ऑफिस नं. ४०१, माळा नं:-, इमारतीचे नाव: हायटेड विल्डिंग, ब्लॉक नं: खार पश्चिम, मुंबई, रोड नं: एम. व्ही रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AAIFG2842E
(8) दम्नगेवज करून घेणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-आमिफ मोहम्मद शेख वय:-52; पत्ता:-प्लॉट नं: फ्लॅट नं.१०१, एफ-विंग, माळा नं: पहिला मजला, इमारतीचे नाव: शान को ऑप हौ सोसा लि, ब्लॉक नं: कुर्ला पश्चिम, मुंबई, रोड नं: कुर्ला नर्मिंग होम, पाईप रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400070 पॅन नं:-AUVPS6882P 2): नाव:-निखत सुलताना मोहम्मद आमिफ शेख वय:-51; पत्ता:-प्लॉट नं: फ्लॅट नं.१०१, एफ-विंग, माळा नं: पहिला मजला, इमारतीचे नाव: शान को ऑप हौ सोसा लि, ब्लॉक नं: कुर्ला पश्चिम, मुंबई, रोड नं: कुर्ला नर्मिंग होम, पाईप रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं:-AUVPS6881Q
(9) दम्नगेवज करून दिल्याचा दिनांक	23/02/2024
(10) दम्न नोंदणी केल्याचा दिनांक	23/02/2024
(11) अनुक्रमांक, खंड व पृष्ठ	4062/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	407000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेष	



मुल्यांकनासाठी विभागान घेतलेला तपशील:-

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दम्नगेवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेम पाठविणेन आलेला आहे.
आता हे दम्नगेवज दाखल करण्यासाठी कार्यालयान 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 24/02/2024) to Municipal Corporation of Greater Mumbai.

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

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ASIF MOHAMMED SHAIKH AND OTHER	eChallan	03006172024022200962	MH016056156202324M	407000.00	SD	0008533418202324	23/02/2024
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4	ASIF MOHAMMED SHAIKH AND OTHER	eChallan		MH016056156202324M	30000	RF	0008533418202324	23/02/2024

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

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4062 /2024

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प्रमाणित करण्यात येते कि या दस्तामध्द
एकूण ... पुस्तक क्रमांक १ क्रमांकावर नोंदला
करल-१/ २०६२ /२०२४
दिनांक २३/०२/ २०२४

सु.भा. म्हैसने
सह. दुय्यम निबंधक, कुर्ला-१
मुंबई उपनगर जिल्हा

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दस्तावेज क्रमांक: 4062/2024

पत्रकाराचे नाव व पत्ता	पत्रकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1. ना.देवसिंग देव मास हौसिंग कॉपरेशन चे भागीदार मुस्तफा बेहमीम हके मुस्तफा अफताब अलम पत्ता: प्लॉट नं. ४०१, माळा नं. - इमारतीचे नाव: हायटेड विन्डिय, ब्लॉक नं. चार पश्चिम, मुंबई, रोड नं. एम. व्ही रोड, महाराष्ट्र, MUMBAI. पिन नंबर: AAIFG2842E	निहून देणार वय :- 29 स्वाक्षरी:- <i>Alab Alar</i>		<input checked="" type="checkbox"/>
2. ना.देवसिंग देव मास हौसिंग कॉपरेशन चे भागीदार मोहम्मद बशारुल्लाह बन्सारी हके मुस्तफा अफताब अलम पत्ता: प्लॉट नं. ४०१, माळा नं. - इमारतीचे नाव: हायटेड विन्डिय, ब्लॉक नं. चार पश्चिम, मुंबई, रोड नं. एम. व्ही रोड, महाराष्ट्र, MUMBAI. पिन नंबर: AAIFG2842E	निहून देणार वय :- 29 स्वाक्षरी:- <i>Alab Alar</i>		<input checked="" type="checkbox"/>
3. ना.अनिक मोहम्मद शेख पत्ता: प्लॉट नं. १०१, एक-विंग, माळा नं. पहिला मजना, इमारतीचे नाव: शान को ऑप ही सोमा नि, ब्लॉक नं. कुर्ना पश्चिम, मुंबई, रोड नं. कुर्ना नॉर्थ हौस, पार्स रोड, महाराष्ट्र, मुम्बई. पिन नंबर: AUVPS6882P	निहून देणार वय :- 52 स्वाक्षरी:- <i>Omish</i>		<input checked="" type="checkbox"/>
4. ना.निबल मुलताना मोहम्मद अनिक शेख पत्ता: प्लॉट नं. १०१, एक-विंग, माळा नं. पहिला मजना, इमारतीचे नाव: शान को ऑप ही सोमा नि, ब्लॉक नं. कुर्ना पश्चिम, मुंबई, रोड नं. कुर्ना नॉर्थ हौस, पार्स रोड, महाराष्ट्र, MUMBAI. पिन नंबर: AUVPS6881Q	निहून देणार वय :- 51 स्वाक्षरी:- <i>N. Durr</i>		<input checked="" type="checkbox"/>

होत इन्वेन्शन करत देणार तयाकरीत करताना चा दस्त एवज करत दिव्याचे खुल करतात.
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वेळ:-

इन्वेन्शन बने निवेदीत करतात की ते दस्त एवज करत देणाऱ्यांना व्यक्तीग: ओळखतात, व त्यांची ओळख पटवितात

मु. ४. पत्रकाराचे नाव व पत्ता

1. ना.रोहित - मोरे
वय: 28
पत्ता: शर सी मार्ग चेंबूर, मुंबई
पिन कोड: 400071

2. ना.विक्रम - ननावरे
वय: 28
पत्ता: शर सी मार्ग चेंबूर, मुंबई
पिन कोड: 400071

छायाचित्र

ठसा प्रमाणित



वेळ: 23/02/2024 05:03:20 PM

वेळ: 23/02/2024 05:03:40 PM नोंदनी पुस्तक 1 मध्ये
दस्तावेज क्रमांक: 4062/2024



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२०२४		