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AGREEMENT FOR SALE

This agreement is made and entered into at Mumbai on this 23rd day of February Year Two Thousand and Twenty-Three;

BETWEEN

The Maharashtra Police Co-Operative Housing Federation Ltd., a Co-operative Housing Society registered under the provisions of Maharashtra Co-operative Societies Act, 1960 and bearing registration No. HSG/(OH)/BOL/03/98, dated 16.03.1998 and having its registered office at Shop No. 51-53, A-6, Saraf Choudhari Nagar, Thakur Complex, Kandivali (East), Mumbai-400101, hereinafter referred to as "**The Promoter / Federation**" (which expression shall unless it be repugnant to the context or the meaning thereof shall mean and include its successors, assigns and administrators) **OF THE PARTY OF THE FIRST PART,**

AND

MR. MOHD HANIF SHAIKH, of Mumbai, an Indian Resident having his address at **Flat No. 215, Building No. 2, Kamgar Nagar, Char Bungalow, Fish Market, Andheri West Mumbai-400053.** and assessed to Income tax under permanent account number (PAN) **ACHPH5913J**, hereinafter called as "**The Purchaser**" (which expression shall unless it be repugnant to the context or the meaning thereof shall mean and include his successors, legal representatives, heirs, executors, assigns and administrators) **OF THE PARTY OF THE SECOND PART.**

WHEREAS:

a) The Maharashtra Housing and Area Development Authority – an Authority constituted under the provisions of the Maharashtra Housing Area Development Act, 1976 (hereinafter referred to as "**MHADA**" for the sake of brevity) was seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of land admeasuring 23 hectares i.e. 2,30,000 sq. Meters or thereabouts at Survey No. 263 (part) CTS No. 3525 (part) lying at situating at Village Malvani, Taluka Borivali, Dadasaheb Gaikwad Nagar, Malvani (West) Mumbai in the registration Sub-District of –Mumbai Suburban District (MSD) (hereinafter referred to as "**The Larger**

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Land" for the sake of brevity). The said property is more particularly described in the 'SCHEDULE OF PROPERTY', mentioned herein at the foot of this indenture.

b) By and under an indenture of lease dated 14th of May, 1999, registered with the Registrar of Assurances at Bombay under serial No. 2122 and executed between the MHADA referred to as 'the Authority' of the one part and the Promoter - Federation, therein referred to as 'the Society' of the other part, the MHADA demised by way of lease unto the Promoter the said Larger Land for a term of thirty years commencing from 15th May 1999 on the conditions that are more particularly set out in the said Indenture of Lease. One of the conditions was that the Promoter shall implement the Rehabilitation Scheme on the said Larger Land and accommodate all the existing 2500 tenants of MHADA on the said Larger Land by allotting each tenant 225.00 sq. ft. carpet area OR as per current MHADA allotment at its own cost and to prepare the proposal as per the norms of Slum Rehabilitation Authority to obtain sanction to the proposal from Slum Rehabilitation Authority.

c) On the date 15th May 1999 the MHADA handed over the possession of the said Larger Land to the Promoter and the Promoter was put in actual physical possession of the said Larger Land.

d) On the date 28th June 1999 the name of the Promoter has been entered in the Land Records of Property Card as 'Lessee' in respect of the said Larger Land. (The said Property Card is attached herewith as **Annexure "A"**).

e) Subsequently thereafter, the Promoter submitted a proposal to the concerned authority of "Slum Rehabilitation Authority", which is constituted under the provisions of Maharashtra Slum Areas (Improvement Clearance and Redevelopment) Act, 1971 as "Planning Authority" as defined under section 2 (19) of the Maharashtra Regional and Town Planning Act, 1966 - (hereinafter referred to as "SRA" for the sake of brevity) for the

development of the said Larger Land as per the terms and conditions of the said Indenture of lease dated 14th May, 1999 and in accordance with the Rules and Regulations prevailing at that time.

f) On the date 15th July, 1999 the SRA approved the development proposal submitted by the Promoter and granted Letter of Intent for the purpose of development of the said Larger Land.

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e) The Purchaser of the Parking Space shall make regular payment towards applicable contributions concerned to the allotted parking space.

62. The Purchaser has not been allotted any Covered / Closed Parking space.

63. It is intimated by the Promoter to the Purchaser that since the project land is part of the layout, the Conveyance (transfer of lease) of the respective project / building shall be transferred to the proposed Society / legal entity upon completion of all the projects / buildings in the layout.

FIRST SCHEDULE OF THE PROPERTY

All the piece or parcel of the vacant larger land aggregated admeasuring 57.5 approximately 2,30,000 square meters or thereabouts, being Survey No. 263 (part), C 3525 (part), situated at Dadasaheb Gaikwad Nagar, Village - Malvani, Malad, in the regional sub-district of Mumbai Suburban District and bounded as follows that is to say :-

- On or towards the North by: Mumbai Board Colony, S. No. 263 (part) and Al-Falah Education Society and School Plot.
- On or towards the South by: World Bank Project Scheme (S. No. 263) (part)
- On or towards the West by: All India Radio Receiving Station and Kala Vidyalaya School
- On or towards the East by: BEST depot and Marshy land.

SECOND SCHEDULE OF THE PROPERTY

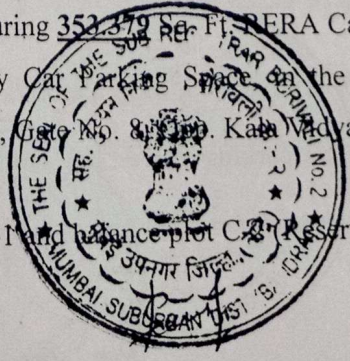
All the piece or parcel of the Project Land admeasuring total 11,876.20 Sq. Mtrs., on which aggregated Built-up Area of 72,542.66 Sq. Mtrs. has been approved, situated within the larger property as mentioned in 'FIRST SCHEDULE OF THE PROPERTY' hereinabove bounded as follows that is to say:

- On or towards the North by : Plot C-1 and balance plot C-2 (Reserved for further development)
- On or towards the South by : Public D. P. Road and World Bank Project Scheme [S. No. ...]
- On or towards the West by : Public D. P. Road between Kala Vidyalay School.
- On or towards the East by : Transit Tenements of MHADA.

THIRD SCHEDULE OF THE PROPERTY

Flat No. 301, in F Wing, area admeasuring 353.379 Sq. Ft. RERA Carpet, on the 3rd floor, configuration of 1 BHK without any Car Parking Space in the Galaxy Heights Tower situated at Dadasaheb Gaikwad Nagar, Gate No. 8, Kala Vidyalaya School, Malvani, West, Mumbai - 400095.

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On or towards the North by : Plot C-1 and balance plot C-2 (Reserved for further development)

On or towards the South by :
On or towards the West by :
On or towards the East by :

IN WITNESS WHEREOF

hands to this writing the day

SIGNED AND DELIVERED

Within named 'PROMOTE

Maharashtra Police Co-op

Federation Ltd.

DIRECTOR M.P. SANDE

SHASHIKANT HARDI

In the presence of

1. Sagar Bho

2. Pankaj Chit

SIGNED AND DELIV

Within named PURCH

MR. MOHD HANIF

In the presence of

1. Sagar Bho

2. Pankaj Chit



Building Permission Cell, Greater Mumbai / MHADA

Integrated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

COMMENCEMENT CERTIFICATE

MH/EE/(BP)/GM/MHADA-64/1081/2022/CC/1/New

Date : 31 March, 2022

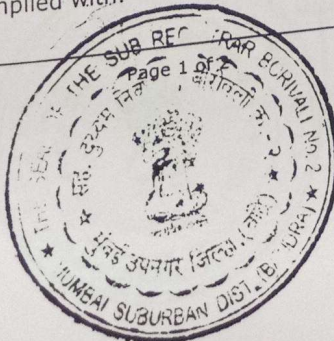
Maharashtra Police Co-operative Housing Federation Ltd
A-6, Saraf Choudhari
Thakur complex, kandivali
Mumbai - 400 101.

Sub : Proposed development on Plot C-2, Tower- I, Wing A to F of building Known as Maharashtra Police Co-operative Housing Federation Ltd, Dadasaheb Gaikwad Nagar, Malwani, Malad, bearing CTS No. 3525(pt.) Village Malvani at Goregaon(W) Mumbai- 400095.

Dear Applicant,
With reference to your application dated 29 March, 2022 for development permission and grant of Plinth Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to **Proposed development on Plot C-2, Tower- I, Wing A to F of building Known as Maharashtra Police Co-operative Housing Federation Ltd, Dadasaheb Gaikwad Nagar, Malwani, Malad, bearing CTS No. 3525 (pt.) Village Malvani at Goregaon(W) Mumbai- 400095.**

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. u/ref. No. MH/EE/(BP)/GM/MHADA-64/1081/2022/IOA/1/Old dt. 29 March, 2022 and following conditions.

1. The land vacated in consequence of endorsement of the setback line / road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal zone management plan.
5. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate liable to be revoked by the VP & CEO; MHADA if:
 - a. The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO, MHADA is contravened or not complied with.



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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
1800045503

Project: **Galaxy Heights Tower 1, Plot Bearing / CTS / Survey / Final Plot No. : 3525 (Part) / 263 (Part) at Borivali, Borivali, Mumbai Suburban, 400095;**

1. **Maharashtra Police Cooperative Housing Federation Limited** having its registered office / principal place of business at Tehsil: **Borivali, District: Mumbai Suburban, Pin: 400101.**

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 (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **24/05/2022** and ending with **31/12/2026** 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.

Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date:20-07-2022 17:43:03

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| Signature and seal of the Authorized Officer Maharashtra Real Estate Regulatory Authority | | |
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Dated: 20/07/2022
Place: Mumbai

23/02/2023
23/02/2023

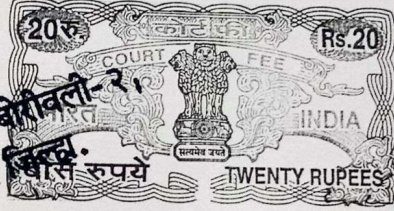
Index-II

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 2
दस्त क्रमांक : 2820/2023
नोंदणी :
Regn.63m

गावाचे नाव : मालवणी

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| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोबदला | 3927121 |
| (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे) | 3835285.08 |
| (4) भू-मापन, पोटहिम्मा व घरक्रमांक (अमल्यास) | 1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 301 एफ विंग, माळा नं: तिमरा, इमारतीचे नाव: रॉलेक्स हार्डटम टॉवर 1 दादामाहेव गायकवाड नगर, ब्लॉक नं: कला विद्यालय समोर गट न 8 मालवणी, रोड : मालाड पश्चिम मुंबई 400095. इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 353.379 चौ फूट कॉर्पेट PUI: PN4410027490000 ((C.T.S. Number : 3525 (part) ;)) |
| (5) क्षेत्रफळ | 1) 353.379 चौ.फूट |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:-महाराष्ट्र पोलीस को-ऑप हौसिंग फेडरेशन लिमिटेड तर्फे संचालक मंडीप शशिकांत हार्डीकर तर्फे कुलमुखत्यार अनिल शंकर भोसले वय:-50; पत्ता:-प्लॉट नं: ५१ ते ५३, माळा नं:-, इमारतीचे नाव: मराफ चौधरी नगर, ब्लॉक नं: ठाकूर संकुल कांदिवली पूर्व, रोड नं: मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-AAAAM4976C |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:-मोहम्मद हनीफ शेख वय:-38; पत्ता:-प्लॉट नं: २१५ विल्डिंग न २, माळा नं:-, इमारतीचे नाव: कामगार नगर, ब्लॉक नं: चार बंगला फिश मार्केट अंधेरी पश्चिम, रोड नं: मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400053 पॅन नं:-ACHPH5913J |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 23/02/2023 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 23/02/2023 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 2820/2023 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 235700 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) शेरा | |



सह. दुय्यम निबंधक बोरीवली-२
मुंबई उपनगर जिल्हा.

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

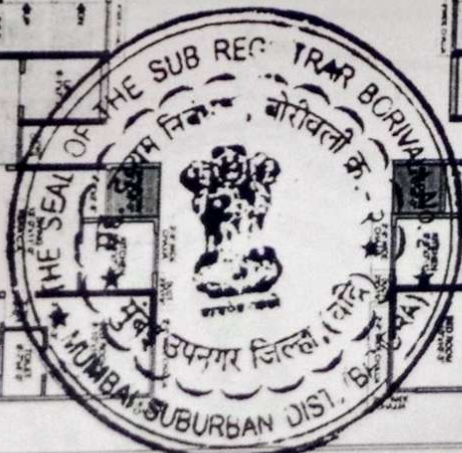
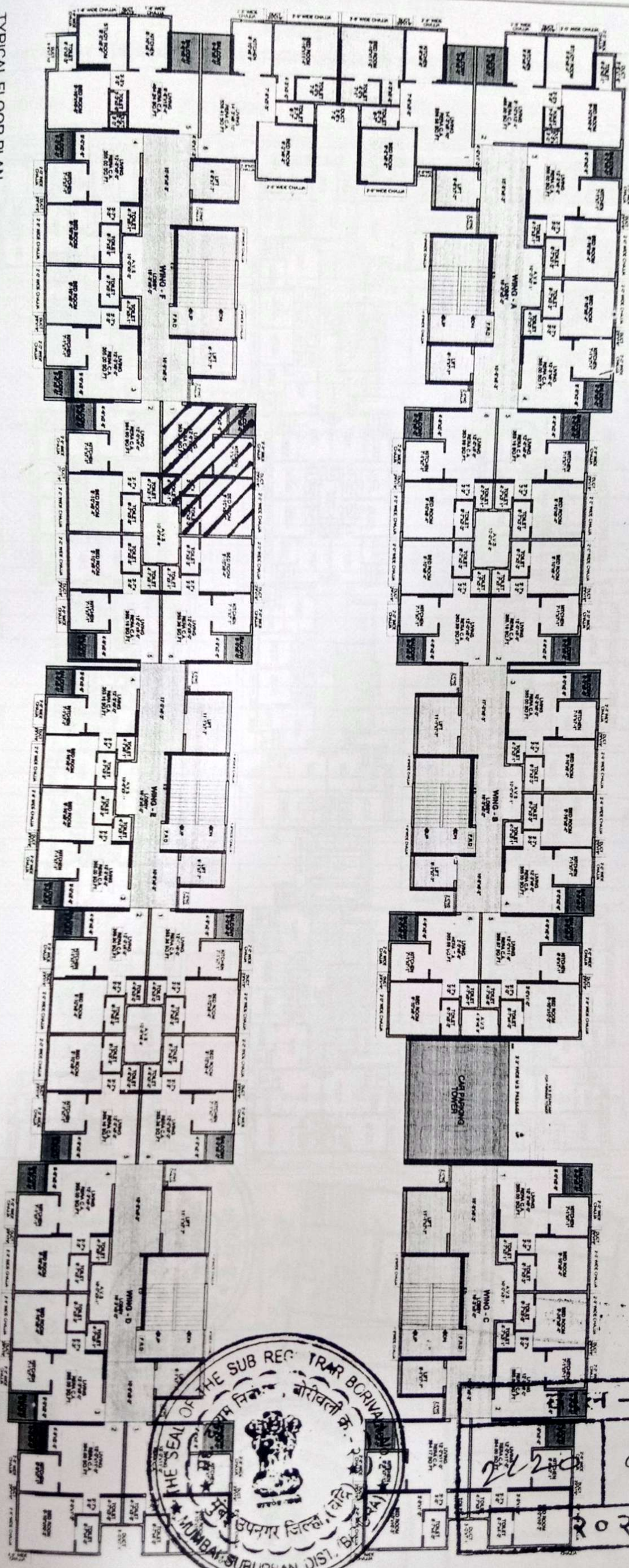
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



खरी प्रत

सह. दुय्यम निबंधक, बोरीवली क्र.-२
मुंबई उपनगर जिल्हा.

TYPICAL FLOOR PLAN



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Handwritten signature 'Pant' at the bottom center of the page.