

AGREEMENT FOR SALE

Dated 25th day of September 2023

BETWEEN

Mrs. Prerana Prakash Shelar

Mr. Prakash Bandu Shela

(Vendor/s)

AND

Mr. Aktar Hussain

Mrs. Rehena Parvin Aktar Hussain

(Purchaser/s)

PROPERTY SCHEDULE

*Flat No. 503, 5th Floor, A-Wing,
Evershine Meadows Co-op Hsg. Soc. Ltd,
Jasmine Mill Road, Mahim (East), Mumbai- 400017*

Registered as document number: - BBE-4/16586/2023

★ **REGAL ASSOCIATES** ★

***** Stamp Duty & Registration Consultant *****

Contact

Imtiyaz Ansari

Mobile: +91 9892144295

Email: imtiyaz.ahmed46@yahoo.com

*Office at Shop No.6, Ground Floor, Building No.5, Dr. Baliga Nagar, Opp.
Diamond Apartment, Jasmine Mill Road, Mahim East, Mumbai - 400017*

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SGS/16586

पावती

Original/Duplicate

Monday, September 25, 2023

नोंदणी क्र. 39M

11:42 AM

Regn. 39M

पावती क्र.: 17796 दिनांक: 25/09/2023

गावाचे नाव: धारावी

दस्तऐवजाचा अनुक्रमांक: बबई4-16585-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: अक्षर हुसेन

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 740.00

पृष्ठांची संख्या: 37

DELIVERED

एकूण:

रु. 30740.00

अक्षर हुसेन
सह दुय्यम निबंधक, मुंबई-4

बाजार मूल्य: रु.4614999.86 /-

मोबदला रु.10000000/-

भरलेले मुद्रांक शुल्क : रु. 600000/-

सह. दुय्यम निबंधक वर्ग - २
मुंबई शहर क्र. ४

1) देयकाचा प्रकार: DHC रकम: रु.740/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0923255103849 दिनांक: 25/09/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008438314202324M दिनांक: 25/09/2023

बँकेचे नाव व पत्ता:

DELIVERED

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai, this 25th day of the Month of September of the Christian Year Two Thousand and Twenty-Three (2023).

BETWEEN

(1) MRS. PRERANA PRAKASH SHELAR, (PAN- AQMPS4057P)

aged 56 years, & (2) MR. PRAKASH BANDU SHELAR, (PAN- AJZPS7655P) aged 61 years, both are adult, of Mumbai, Indian

inhabitants residing at Room No.1103, A-Wing, 11th Floor, Building

No.2, Hubtown Harmony, Bhaudaji Road, Karnataka Sangh,

Matunga, Mumbai – 400019, hereinafter called the “VENDOR/S”

(which expression shall unless repugnant to the context or meaning

thereof mean and include his/her/their heirs, executors

administrators and assigns) of the ONE PART;

AND (1) MR. AKTAR HUSSAIN S/O ABDUL HAMID HUSSAIN,

(PAN- ACZPH9765N) aged 38 years, & (2) MRS. REHENA PARVIN

AKTAR HUSSAIN, (PAN- ALCPH4485R) aged 35 years, both are

adult, also of Mumbai, Indian inhabitants residing at Flat No. 501, A

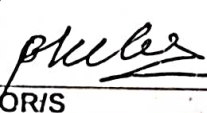
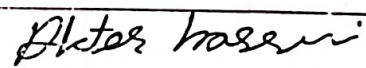
Block, 5th Floor, Galax SRA CHSL, Off Bazar Road, Bandra West,

Mumbai - 400050 hereinafter called the “PURCHASER/S” (which

expression shall, unless repugnant to the context or meaning thereof

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P.P. Shelar 	 Rehana Aktar Hussain
VENDOR/S	PURCHASER/S

mean and include his/her/their respective heirs, executors and administrators and assigns) of the **OTHER PART**;

WHEREAS:

1. By an Agreement for Sale dated 12th December, 2012 made between M/s. Evershine Premium Buildtech Joint Venture, therein referred to as "The Promoters" of the One Part and the Vendor/s herein referred to as the Flat PURCHASER/S therein,

Handwritten notes in a box:
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 2023

of the Other Part (herein after referred to as "said Agreement") the Promoters have agreed to sell and the Purchaser/s herein have agreed to purchase Flat bearing No. 503 on 5th Floor in

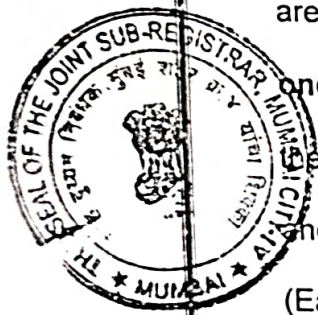
Wing "A" in the building known as "EVERSHINE MEADOWS CO-OP HSG. SOC. LTD.", admeasuring 380 sq. ft., carpet area (i.e. 35.30 sq. Meters carpet area {approximately}) with

one car parking space at stilt / open / podium (inclusive of the area of balconies), on plot bearing C.S.No.1/80 of Dharavi and situate lying and being at Jasmine Mill Road, Mahim

(East), Mumbai - 400017, within the Registration District and Sub District of Mumbai City and Suburb as more particularly

described in the Schedule hereunder written form M/s Evershine Premium Buildtech Joint Venture upon terms and conditions mentioned. (herein after Flat No.503 on 5th Floor in

Wing "A" referred to as "said Premises"),



P.P. Shelar

Rehana Akter Hussain

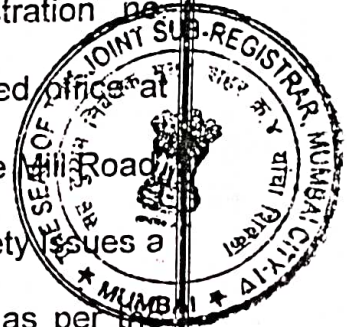
VENDOR/S

PURCHASER/S

2. The said Agreement between the Promoters and the Purchaser/s is duly registered before the Sub-Registrar of Assurances, Mumbai - 3 bearing Registration No. **BBE3-9594-2012** on dated 12th December, 2012 under the Registration Act 1908 as required by the Maharashtra Ownership Flats Act 1963.

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3. AND WHEREAS the VENDOR/S are bonafide member of registered society viz. Evershine Meadows Co-op Hsg. Soc. Ltd., The said Society registered under registration no. MUM/SRA/HSG/(T.C.)13157/2017 having registered office at Evershine Meadows Co-op Hsg. Soc. Ltd., Jasmine Hill Road, Mahim (East), Mumbai - 400017 and the said society issues a maintenance bill in the name of the VENDOR/S as per the record of the said Society and the said VENDOR/S is paying monthly outgoing charges to the said Society regularly.



4. AND WHEREAS as such member of the Society, the VENDOR/S have allotted (5) Five fully paid-up Shares of Rs.100/- each at Shares Distinctive Nos. 116 to 120 (both inclusive) vide Share Certificate No. 024 dated 22nd October 2018, hereinafter referred to as 'the said Shares' for the brevity's sake.

P.P. Shelar <i>[Signature]</i>	Akter Hossain Rehana Akter Hussain
VENDOR/S	PURCHASER/S



25/09/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4

दस्त क्रमांक : 16586/2023

नोंदणी :

Regn.63m

गावाचे गाव : धारण्य

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	10000000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4614999.86
(4) मू-नापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णना, इतर माहिती: सदनिका क्र. 503, 5वा मजला, ए - विंग, एन्टरशार्डन मिडोस को - ऑप हीसिंग सोसायटी ली., जल्मीन मिल रोड, गाडीम पूर्व, मुंबई - 400017 --- सोबत एक कार पार्किंग --- क्षेत्रफळ 380 चौ.फूट. कार्पेट --- इतर सर्व माहिती दस्तात नमूद केल्याप्रमाणे (C.T.S. Number : 1/80 ;)
(5) क्षेत्रफळ	1) 42.38 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- प्रेरणा प्रकाश शेलार वय:- 56; पत्ता:- प्लॉट नं: रूग नं. 1103, माळा नं: 11 वा मजला , इमारतीचे नाव: ए विंग, विल्डींग नं. 2, हवटाऊन हार्मोनी , ब्लॉक नं: कर्नाटक संघ, माटुंगा , रोड नं: भाऊदाजी रोड , महाराष्ट्र, मुम्बई. पिन कोड:- 400017 पॅन नं:- AQMPS4057P 2): नाव:- प्रकाश बंडु शेलार वय:- 61; पत्ता:- प्लॉट नं: रूग नं. 1103, माळा नं: 11 वा मजला , इमारतीचे नाव: ए विंग, विल्डींग नं. 2, हवटाऊन हार्मोनी, ब्लॉक नं: कर्नाटक संघ, माटुंगा, रोड नं: भाऊदाजी रोड, महाराष्ट्र, मुम्बई. पिन कोड:- 400019 पॅन नं:- AJZPS7656P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- अक्तर हुसेन . . वय:- 38; पत्ता:- प्लॉट नं: फ. 5 नं. 501, माळा नं: 5 वा मजला , इमारतीचे नाव: गॅलॅक्सि एस आर ए सी एच एस एल , ब्लॉक नं: बांद्रा (प), रोड नं: ऑफ बाजार रोड , महाराष्ट्र, MUMBAI. पिन कोड:- 400050 पॅन नं:- ACZPH9765N 2): नाव:- रेहेना परवीन अक्तर हुसेन . . वय:- 35; पत्ता:- प्लॉट नं: फ्लॅट नं. 501, माळा नं: 5 वा मजला , इमारतीचे नाव: गॅलॅक्सि एस आर ए सी एच एस एल , ब्लॉक नं: बांद्रा (प), रोड नं: ऑफ बाजार रोड, महाराष्ट्र, MUMBAI. पिन कोड:- 400050 पॅन नं:- ALCPH4485R
(9) दस्तऐवज करून दिल्याचा दिनांक	25/09/2023
(10) दस्त नोंदणी केल्याचा दिनांक	25/09/2023
(11) अनुक्रमांक, खंड व पृष्ठ	16586/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	600000
(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.



सह दुय्यम निबंधक वर्ग- 2
मुंबई शहर क्र. ४.

ANNEXURE



Dharavi Redevelopment Project
Slum Rehabilitation Authority
5th Floor, Griha Nirman Bhavan,
Bandra (East), Mumbai 400 051. Fax: 022-26590490 / 0457
Tel: 022-26592492 / 26592875
26590519 / 0405 / 1879 / 0993
E-mail: info@sra.gov.in

No. SRA/DRP/ENG/001/GN/PL/AP

Date: 26 SEP 2014

To,
Mr. Vivek J Bhole,
C/101, Shree Sai Towers,
Sodawala Lane, Borivali (W),
Mumbai - 400 092.

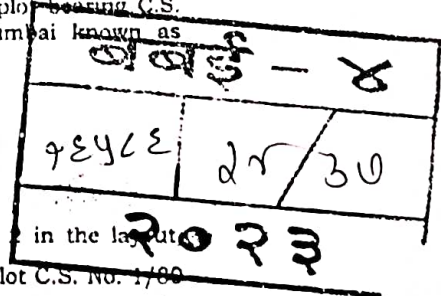
Sub.: Occupation Permission for the proposed Sale Building
No. 2 in 33(14)(D) PTC Scheme on plot bearing C.S.
1/80 of Dharavi Divn. Mahim, Mumbai known as
Jasmine Mill Scheme.

Ref.: Your letter dated 13.08.2014.

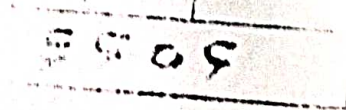
Sir,

The full development work of Sale Building No. 2 in the layout
comprising of Stilt + 16 upper floors in the layout on plot C.S. No. 1/80
of Dharavi Divn. Mahim, Mumbai known as Jasmine Mill Scheme
completed under supervision of Architect Shri Vivek J. Bhole vide
License No. CA/95/18735; Site Supervisor Shri Pawan Kumar Agarwal
vide License No.A/126/SS-1 and Structural Engineer Shri H
Mahimtura vide license No. STR/M163 may be occupied on the following
conditions:

1. That the remaining condition of LOI shall be duly complied with
before requesting B.C.C. of the Sale Building No.2.



(P.T.O.)



2. That you shall transfer the lease right of the land to the proposed Society before requesting B.C.C. to the building.
3. That the owner / occupier shall maintain the Rain Water Harvesting system in good working condition.
4. That the owner / occupier shall comply the conditions mentioned in part completion letter issued by Dy. Chief Engineer (Civil) Environment, MCGM. vide no. DYCHE/0643/ENV, dated 22.09.2014 and also maintain the Sewerage Treatment Plant (STP) in good working condition.
5. That the owner / occupier shall observe the fire fighting measures, maintain the fire fighting system in good working order and comply the conditions mentioned in the CFO completion certificate vide no. FB/HR/R II/79, dtd. 28/08/2014.
6. That the certificate u/s 270A of BMC Act shall be obtained from AEW (G/North) and a certified copy of the same shall be submitted this office.

As set of certified completion plan is returned herewith.

05

Yours faithfully,

sd/-

Deputy Chief Engineer
Dharavi Redevelopment Project
Slum Rehabilitation Authority

Copy to.

1. Developers : Evershine Builders Pvt. Ltd.
2. Asst. Commissioner G-North Ward
3. A.E.W. G-North Ward
4. A.A. & C. G-North Ward

वर्क - ४	
१५५६९	२५/३०
२०२३	

