

BST



भारतीय स्टेट बैंक  
STATE BANK OF INDIA

BRANCH / DEPARTMENT NAME Dhargavi. (03671)

Mr. Sayyed Subhan Shaikh  
Mrs. Sana Sayyed Shaikh

Home loan

Amount 25.00 Lakhs.

विषय / Subject : \_\_\_\_\_

\_\_\_\_\_ से \_\_\_\_\_ तक

From : \_\_\_\_\_ To : \_\_\_\_\_

Ro

Search vs. legal

Valuation Vastukala

Site - done

25/10/2023

901999014/File/062020/SBF

FORM - A (PERSONAL DETAILS)

APPLICANT  CO-APPLICANT  GUARANTOR

Existing Customer  Yes  No

CIF No/ Account No.



Name: First Name SANA, Middle Name SAYYED, Last Name SHAIKH

Marital Status:  Mrs  Ms  Dr.  Other  Gender:  M  F  Transgender

Date of Birth: 12041991

Name of Spouse: First Name SAYYED, Middle Name SUBHAN, Last Name SHAIKH

Relationship with Primary Applicant: SPOUSE

Name of Father: First Name HIZAMUDDIN, Middle Name SHAIKH

Vehicle Registration No. 932852061364 PAN No. DCMPS4880R

Driving License No.  MGNREGA Job Card No.

Residential Status:  Resident  NRI / CIO Citizenship: India

Religion:  Hindu  Islam  Christian  Sikh  Jain  Buddhist  Zoroastrian  Bahaist  Judaist  Agnosticist  Others

Category:  SC  ST  OBC  General

Residential Address

Present Address: Years at current address  Months at current address  Residence Type:  Owned  Rented  Company Lease

Address 1: GMM 35/405 muslim Nagar bhana vi cross  
Address 2: Road Near Cochran stone  
Address 3: Bhana vi

Pin Code: 400017 Village: Mumbai City: Mumbai  
District: Mumbai State: MS Country: India

Mobile No. 9867925757 Email ID:

Permanent Address Same as Present Address?  Yes  No

Permanent Address: (If no, fill below)

Address 1:   
Address 2:   
Address 3:

Pin Code:  Village:  City:   
District:  State:  Country:

Mobile No.  Email ID

Applicant/co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank?  Yes  No

Relationship:  Chairman  Managing Director  Other Director

Name of the Chairman/ MD or other director: First Name  Middle Name  Last Name

Name of Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund.

Relationship with applicant/ co applicant/ guarantor:  
 Spouse (Independent)  Daughter's husband  
 Daughter (including step daughter) (Independent)  Mother (including step mother)  Brother's wife  
 Brother (including step brother)  Son (including step-son) (Independent)  Sister's husband  
 Sister (including step-sister)  Daughter (including step daughter) (Dependent)  Sister (including step-sister) of spouse  
 Brother (including step brother) of spouse

FORM - A (PERSONAL DETAILS)

Existing Customer  Yes  No

APPLICANT  CO-APPLICANT



Name: First Name **SAYYED** Middle Name **SUBHAN** Last Name **SHAIKH**  
CIF No/ Account No. **866 255 36363**

Marital Status:  Mrs  Ms  Dr.  Other  
Gender:  M  F  Transgender

Date of Birth: **18111977**

Name of Spouse: First Name Middle Name Last Name  
Relation with Primary Applicant (Applicable for Co-applicant/ Guarantor)

Name of Father: First Name **SUBHAN** Middle Name **SHAIKH** Last Name  
Aadhaar / UID No. **443361910891**

Passport No. PAN No. **CRNPS0522G**

Driving License No. MGNREGA Job Card No. Citizenship **Indian**

Residential Status:  Resident  NRI/ CIO  
Religion:  Hindu  Islam  Christian  Sikh  Jain  Buddhist  Zoroastrian  Bahaist  Judaist  Agnosticist  Others  
Category:  SC  ST  OBC  General

Residential Address

Present Address: Years at current address Months at current address Residence Type  Owned  Rented  Company

Address 1: **Room No 35/403 muslim Nagar 60 Feet Road**

Address 2: **Phanavi**

Address 3: **400017** Village **Mumbore** City **Mumbai**

State Country  
Phone No. **9867925757** Email ID **advumar1979285@gmail.com**

Permanent Address Same as Present Address?  Yes  No

Permanent Address: (If no, fill below)

Address 1

Address 2

Address 3

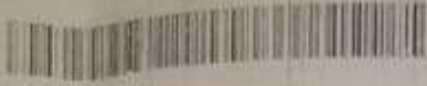
Village City State Country

Email ID

Chairman/co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank?  Yes  No

Chairman  Managing Director  Other Director  
Name of the Chairman/ MD or other director First Name Middle Name Last Name  
Name of Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund

Relationship with applicant/ co applicant/ guarantor  Spouse (Independent)  Daughter's husband



18/10/2023

सूची क्र.2

दुय्यम निबंधक : सह.दु.नि.मुंबई शहर 4

दस्ता क्रमांक : 17725/2023

नोंदणी :

Regn.63m

गावाचे नाव : धारावी

(1) विलेखाचा प्रकार	अॅप्रीमेंट टू सेल
(2) मोबदला	5000000
(3) बाजारभावाप्रमाणे पट्टेबाळाबाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	4305652.56
(4) मू.म.पट्ट, पोटहिस्सा व धरजमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन -, इतर माहिती: सदनिका नं 1901, 19 वा मजला, ए बिंग, हूनवारे हाईटस, 80 फिट रोड, धारावी मुंबई 400017. ( ( C.T.S. Number : 40 pt , 42pt and 105 pt ; ) )
(5) क्षेत्रफळ	1) 36.98 चौ.मीटर
(6) आकाराची किंवा जुळी वेण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/मिळून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मेसर्स हूनवारे रिजल्टी चे भागीदार नियाज अहमद अब्दुल्ला हूनवारे तर्फे कु मु शकीब मोहमद खान देशमुख - वय:-35; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ऑफिस ए/जी-2, पिओनीर हेरीटेज रेसिडेन्सी -1, दौलत नगर, सांताक्रूझ पश्चिम मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400054 पॅन नं:-AAGFH3564E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सय्यद सुमान शेख - वय:-46; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रुम नं 95/409, मुस्लीम नगर, 80 फिट रोड, धारावी, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400017 पॅन नं:-CRKPS0522G 2): नाव:-सना सय्यद शेख - वय:-31; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रुम नं 95/409, मुस्लीम नगर, 80 फिट रोड, धारावी, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400017 पॅन नं:-DCKPS4880R
(9) दस्तऐवज करून दिल्याचा दिनांक	17/10/2023
(10) पट्ट नोंदणी केल्याचा दिनांक	17/10/2023
(11) अनुक्रमांक, खंड व पृष्ठ	17725/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	300000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुंबई नगरपालिका 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 सवामीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.  
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई 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 17/10/2023 ) to Municipal Corporation of Greater Mumbai.

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

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



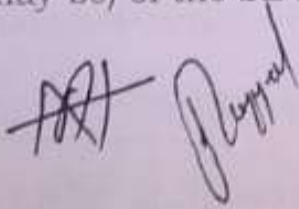
खसई - ४	
१०/०२५	२ / ११५
२०२३	

### AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered into at Mumbai on this 17 day of October, 2023 BETWEEN **M/S. HANWARE REALTY** a partnership firm having its registered office at A/G-2, Pioneer Heritage Residency-1, Daulat Nagar, Santacruz (West), Mumbai 400 054 hereinafter referred to as "**Developers**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include their partners, legal heirs, administrators and assigns) of the **FIRST PART**

AND

Shri/Smt/M/s. Sayyed Subhan Shaikh & Sana Sayyed Shaikh of Mumbai, residing/office at Room No. 95/409, Muslim Nagar, 60 Feet Road, Dharavi, Mumbai-400017 hereinafter called "**The Purchaser**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their heirs, executors, administrators and assigns and successors as the case may be) of the **SECOND PART**.



सना शेख

WHEREAS

[a] The plot of land bearing C.S. 40(pt), 42(pt), & 105(pt) of Dharavi Division situated at Dharavi, Mumbai-400 017, admeasuring about 2540.91 sq. mtrs of Dharavi Division, Mumbai City, and Sub-Registration district of Mumbai was declared as a slum under Notification issued under Section 4(1) of Maharashtra Slum Areas (I.C. & R.) Act, 1971 as a slum area. As per the record of rights the said land was shown to be in occupation and possession of Muslim Nagar Sada Bahar Co-operative Housing Society Ltd. registered under No. BOM(W-G/N)/HSG/TC/8913/94-95 dated 07/12/1994 and the above plot of land is leasehold land belonging to the Bombay Municipal Corporation. (hereinafter referred to as "the said property")

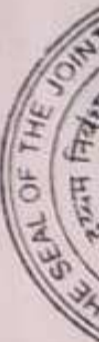


The occupiers therein consisting of 177 slum/hutments proposed the society known as Muslim Nagar Sada Bahar CHS Ltd. and the society therein executed Development agreement and Irrevocable Power of Attorney with the developers.

बबई - ४	
१००२५	१९९४
२०२३	

The developer submitted a Slum Rehabilitation scheme to the SRA and authority constituted under section 3(A) of Maharashtra Slum Areas (I. C. & R.) Act, 1971 who was pleased to sanction the scheme and accordingly the Municipal Corporation of Gr. Mumbai issued annexure II for 177 structures holders, 158 eligible for residential

*[Signature]*  
सनाशेरा



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and 19 for commercial purpose and SRA issued Letter of Intent (LOI) bearing no. SRA/ENG/634/GN/ML/LOI on 25/11/2005 and revise LOI on 17/10/2012 and again revised on 22/06/2016. The SRA then issued I.O.A. bearing no. SRA/ENG/1686/GN/ML/AP dated 07/08/2006 and Commencement Certificate dated 06/03/2007. The layout plan of the property was demarcated and the Slum Rehabilitation Authority further sanctioned the plan of the Sale Component Area in respect of the said scheme.

[d] The occupiers who were protected under Slum Rehabilitation Scheme authorize the society who appointed and granted development right to M/s. HANWARE REALTY, developer herein by Development Agreement dated 29/09/2011 and also executed Irrevocable General Power of Attorney, dated 29/09/2011.



[e] Under the said scheme which is already sanctioned and would be modified, the developer is entitled for exploitation of the sale component area by constructing composite building of the sale component area by selling the same to the prospective Purchasers.

बखई - ४	
१००२५	११५
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[f] Under the aforesaid circumstances the developer is entitled to construct the composite building on the said property for the sale component and deal with and dispose of the premises available on ownership basis.

*[Signature]* राजेश शेट्टी

enactment thereof for the time being in force or any other provisions of law applicable thereto.

80. 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 in Mumbai will have the jurisdiction for this Agreement.

**SCHEDULE ABOVE REFERRED TO**

Piece and parcel of leasehold non agricultural land bearing C.S. 40(pt), 42(pt), & 105(pt) of Dharavi Division, Mumbai City and Sub-Registration district of Mumbai admeasuring about 2540.91sq. mtrs, Situated at 60 Feet Road, Dharavi, Mumbai-400 017 which is declared as slum under notification G.R. No. DGR/1092/SLUM /687/UD-11 dated 29/04/1992 and LOI is issued by SRA under No. SRA/ENG/634/GN/ML/LOI on 25/11/2005 and revise LOI on 17/10/2012 and again revised on 22/06/2016 bounded as follows:

- On or towards North : CTS No. 40(part) 40(part)  
 On or towards South : CTS No. 40(part), 42(part)  
 On or towards East : CTS No. 40(part)  
 On or towards West : CTS No. 43(part), 105(part)

सबई - ४	
9/11/2016	YC/994
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SEAL AND DELIVERED  
 by within named Developers  
 M/S. HANWARE REALTY

through its Partner/Authorised  
 Signatory  
 Mr. Niyaz Ahmed Hanware



*Niyaz Ahmed Hanware*





**SLUM REHABILITATION AUTHORITY**  
5th floor, Griha-Nirman Bhavan, Bandra (E) Mumbai - 400 051.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1956 (FORM 'A')

No. SRA/ENG/1685/GN/ML/AP **6 MAR 2007**

**COMMENCEMENT CERTIFICATE**

To, M/s. Edwin Civil Engineering,  
Room No.3, Yogiraj Ashram Kalina CST Road,  
Santacruz (E), Mumbai-18,

Sir,  
With reference to your application No. 4009 dated 13/6/2005 for Development Permission and grant of Commencement Certificate under section 44 & 45 of the Maharashtra Regional and Town Planning Act, 1956 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1956 to erect a building on plot No. 40 (pt.), 42 (pt.), 105 (pt.) village Dharavi Diva, T.P.S. No. G/N situated at Dharavi for Sarabhai GHS

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned conditions as per LOI No. SRA/ENG/634/GN/ML/LOI dt. 25/11/2005 and on following conditions. SRA/ENG/1686/GN/ML/AP dt. 07/08/2006

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 person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months 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 lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1956.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) 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 C.E.O. (SRA) is contravened or not complied with.
  - (c) The C.E.O. (SRA) 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 and 45 of the Maharashtra Regional and Town Planning Act, 1956.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, assigns, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed SHRI A.S. KHADE

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work upto plinth level only for composite building wing A, B, C & D.

<b>अर्जा - ४</b>	
१००२५	०३/११५
<b>२०२३</b>	

and on behalf of Local Authority  
Slum Rehabilitation Authority

*(Signature)*  
Executive Engineer (SRA) III  
FOR  
CHIEF EXECUTIVE OFFICER  
(SLUM REHABILITATION AUTHORITY)



The salient features of the scheme are as under:

Sr. No	DESCRIPTION	Area in Sq.Mtr
1	Plot area considered for proposal	2540.91
2	Less:	555.91
	a. Area under Set back/Road	1985.00
3	Net plot area (1-2)	N.A.
4	Less 15% R.G.	1985.00
5	Balance plot area	555.91
6	Add: Area under Set back/Road	2540.91
7	Total Plot Area for FSI	3.00
8	Permissible F.S.I.	7622.73
9	Max. Permissible BUA in situ	3988.65
10	Rehab BUA	1093.94
11	BUA Area under Balwadi, Welfare Center, Society Office & Common passage	5082.59
12	Rehab Component	6759.84
13	Permissible Sale Component (12 X 1.33)	10748.49
14	Total BUA sanctioned for the scheme	4.23
15	FSI for the Project	3634.08
16	Salv BUA permissible in situ	
17	Nos. of slum dwellers to Re-accommodate	
	a) a) Rehab residential	158 Nos.
	b) Rehab Comm.	19 Nos.
	c) R/C	Nil
	d) PAP tenements	Nil
	e) Balwadi (Aanganwadi)	02 nos.
	f) Welfare centre	02 nos.
	g) Society office	01.
18	A) BUA of buildable reservation	
	B) Area of non-buildable reservation Road/Setback	555.91

3. This LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect / Developer / Society or Owner are proved fraudulent/misappropriated before the Competent Court/HPC and if directed by Competent Court /HPC to cancel the LOI, then the LOI is liable to be cancelled and concerned person/Society /Developer/Architect are liable for action under version provision of IPC 1860 and Indian Evidence Act.1872.

4. Details of land ownership :- MCGM Land

