

Yakub Khan has agreed to sell to the Developer, as Purchaser/s all that piece and parcel of land bearing CTS No. 7400, admeasuring about '734.90' square metres or thereabout situate at Village - Kolkalyan, Kalina, Taluka - Andheri in the Registration District of Mumbai Suburban District;

AND WHEREAS by a Registered Deed of Conveyance dated 15th November, 2009, registered under Serial No. BDR-1/11624/2009 registered with the Sub-Registrar of Assurances at Bandra, Mumbai, (1) Mr. Ambrose Creado, (2) Shri Mark Gonsalves, (3) Christopher Gonsalves, (4) Smt. Bernadette D'Souza & (5) Smt. Martina Augustine (No.2 to 5 are the only legal heirs of late Mrs. Rita Gonsalves) have agreed to sell to the Developer, as Purchaser/s all that piece and parcel of land bearing CTS No. 7394, 7394/1 to 6 admeasuring about '1353.70' square metres or thereabout situate at Village - Kolkalyan, Kalina, Taluka - Andheri in the Registration District of Mumbai Suburban District;

AND WHEREAS by a Registered Deed of Conveyance dated 10th July, 2007, registered under Serial No. BDR-1/6523/2007, registered with the Sub-Registrar of Assurances at Bandra, Mumbai, (1) Mrs. Rita Benny Jacinto, (2) Mrs. Cineta Mary Cyprian D'Souza (3) Mrs. Loretta Carol Francis Kinny & (4) Mrs. Sylvia Jacinto have agreed to sell to the Developer, as Purchaser/s all that piece and parcel of land bearing CTS No. 7403B, admeasuring about '333.90' square metres or thereabout situate at Village - Kolkalyan, Kalina, Taluka - Andheri in the Registration District of Mumbai Suburban District;



AND WHEREAS by a Registered Deed of Conveyance dated 1st December, 2009, registered under Serial No. BDR-1/2937/2010 registered with the Sub-Registrar of Assurances at Bandra, Mumbai, (1) Amirshad Khan, (2) Ms. Shahnaz Wahid Sheikh (3) Mr. Umarshad Khan, (4) Ms. Mehrunissa Khan, (5) Smt. Kulsum Haroon Khan, (6) Mr. Mohd. Rafiq Haroon Khan, (7) Mr. Mohd. Iqbal Haroon Khan, (8) Mr. Mohd. Noor Haroon Khan & (9) Mr. Mohd. Arif Haroon Khan have agreed to

बदर - १८	
96272	1/2937/2010
No. BDR-1/2937/2010	

ah

Senali

SLUM REHABILITATION AUTHORITY

No. SRA/ENG/3242/HE/PL/AP
Date:

24 OCT 2019

To,
Architect,
Smt. Leena Churi,
of M/s. Essaar Group,
B-105,106, Shivam Square,
Sahar Road, Andheri (East),
Mumbai 400 069.

Sub: Part Occupation permission for the Wing A & B of Sale Building no. S-1 in the S.R. Scheme on the land bearing CTS No. 6422, 6422/1 to 31, 6423, 6423/1 to 6, 6424-A, 6424-B, 6424-B/1 to 4, 6424-C, 6424-O/1 to 3, 6426, 6426/1 to 17, 6427, 6427/1 to 16, 6429-A, 6429-A/1 to 11, 7370, 7374, 7375, 7376-A, 7376-A/1 to 16, 7377, 7379, 7379/1 to 3, 7381, 7381/1 to 16, 7382, 7382/1 to 3, 7394, 7394/1 to 6, 7396, 7396/1 to 6, 7400, 7400 (pt.), 7402, 7402/1 to 17, 7403-A, 7403A/1 to 47, 7403B, 7403D, 7403D/1-20, 7408, 7408/1 to 6, 7437, 7437/1-53, 7438, 7438/1-7, 7440, 7440/1-14, 7441, 7441/1-14, 7448, 7448/1-17, 7451, 7451/1 to 11, 7395, 7446A, 7446A/1-6, 7446B, 7447, 6425A, 6425A/1-9, 6425B, 6425B/1-6, 7449, 7449/1-4, 7450, 7450/1-12, 6421, 6421/1-20, 6428(pt.), 7364, 7383, 7383/1-3, 7384, 7401, 7401/1-16, 7403-A/48, 7404, 7405, 7406, 7407, 7409, 74/1-10, 7412, 7412/1-2, 7413, 7413/1-4, 7414, 7428, 7428/1-12, 7430, 7430/1-9, 7431A-2-10, 7431B, 7432, 7432/1-5, 7433, 7433/1-10, 7455, 7436, 7436/1-6, 7442(pt.), 7443, 7445, 7445/1-2, 7452, 7453, 7453/1-6, 7454, 7454/1-6, 7455, 7455/1-8, 7456, 7456/1-13, 7457, 7458, 7458/1-11, 7459 & 7459/1-29 of Village Kolkalyan, Kalina, Santacruz (East), Mumbai

Ref: IOD issued under number SRA/ENG/3242/HE/PL/AP dtd. 20/08/2015 & Amended Plans sanctioned on 15.12.2017 & 09.06.2018.

Sir,

The development work of the Sale Building no. S-1 on the land bearing CTS No. 6422, 6422/1 to 31, 6423, 6423/1 to 6, 6424-A, 6424-B, 6424-B/1 to 4, 6424-C, 6424-C/1 to 3, 6426, 6426/1 to 17, 6427, 6427/1 to 16, 6429-A, 6429-A/1 to 11, 7370, 7374, 7375, 7376-A, 7376-A/1 to 16, 7377, 7379, 7379/1 to 3, 7381, 7381/1 to 16, 7382, 7382/1 to 3, 7394, 7394/1 to 6, 7396, 7396/1 to 6, 7400, 7400 (pt.), 7402, 7402/1 to 17, 7403-A, 7403A/1 to 47, 7403B, 7403D, 7403D/1-20, 7408, 7408/1 to 6, 7437, 7437/1-53, 7438, 7438/1-7, 7440, 7440/1-14, 7441, 7441/1-




बदर - १८		
१८२६	०६२००	१ - १५१६
२०२३		

14, 7448, 7448/1-17, 7451, 7451/1 to 11, 7395, 7446A, 7446A/1-5, 7446B, 7447, 6425A, 6425A/1-9, 6425B, 6425B/1-6, 7449, 7449/1-2, 7450, 7450/1-12, 6421, 6421/1-20, 6428(pt.), 7364, 7383, 7383/1-2, 7384, 7401, 7401/1-16, 7403-A/48, 7404, 7405, 7406, 7407, 7409, 7410, 7412, 7412/1-2, 7413, 7413/1-4, 7414, 7428, 7428/1-12, 7430, 7430/1-9, 7431A-2-10, 7431B, 7432, 7432/1-5, 7433, 7433/1-10, 7455, 7436, 7436/1-6, 7442(pt.), 7443, 7445, 7445/1-2, 7452, 7453, 7453/1-5, 7454, 7454/1-5, 7455, 7455/1-8, 7456, 7456/1-13, 7457, 7458, 7458/1-11, 7459, & 7459/1-29 of Village Kolkalyan, Kalina, Santacruz (East) Mumbai in H/East Ward, completed under supervision of Smt. Leena Churi, Architect (License No. CA/2005/35538), Structural Engineer, M. Anil Rupalwala of R.F. Consultants, License No. STR/R/64 and Site Supervisor Shri. Shaikh Irfan Ahmed License No S/574/SS-I may be occupied on the following conditions.

1. That the occupation is granted for Wing A & B of the Sale building no. S1 from 1st floor to 8th upper floor.
2. That the certificate under section 270-A of BMC Act shall be obtained from A.E. (W.W.) "H/E" Ward of MCGM.
3. That all the balance conditions of LOI/IOA shall be complied with before requesting BCC.

A set of Certified Completion Plans is returned herewith please.


Yours faithfully,


Executive Engineer-V
Slum Rehabilitation Authority

Copy to: For information please,

1. Developer M/s. Rizvi Estates and Hotels Pvt. Ltd.,
2. Assist. Mun. Commissioner, 'H/E' Ward of MCGM,
3. A.E. W.W. (H/E) Ward of MCGM,
4. A.A.& C. (H/E) Ward of MCGM,
5. I.T. Section (SRA),




Executive Engineer-V
Slum Rehabilitation Authority

बदर - १८		
१२२८	७०	२००
२०२३		

sell to the Developer, as Purchaser/s all that piece and parcel of land bearing CTS No. 7376/A, 7376A/1 to 16 admeasuring about '1351.10' square metres or thereabout situate at Village - Kolkalyan, Kalina, Taluka - Andheri in the Registration District of Mumbai Suburban District:

AND WHEREAS by a Registered Deed of Conveyance dated 18th November 2007, registered under Serial No. BDR-4/8726/2007 registered with the Sub-Registrar of Assurances at Bandra, Mumbai, Amirshad Khan the Vendor in respect of plot bearing CTS No. 7379, 7379/1 to 3 & 7400 admeasuring 1264.90 square meters or thereabout, the above mentioned Vendor conveyed the said plot to the Developer herein.

AND WHEREAS by Deed of Conveyance executed on 08th Oct, 2007 at Mumbai by M/s STREAMLINE FINANCE & INVESTMENT Private Limited, as Vendor and registered with Sub-Registrar of Assurances under Serial Number BDR-1/9217/2007 has conveyed to Developer all that piece and parcel of land bearing Survey No. 147, Hissa No. 5, C.T.S. No. 7403D, 7403D/1 to 20 admeasuring '603.70' square meters or thereabout. The above mentioned Vendors conveyed the said plot to the Developer herein.

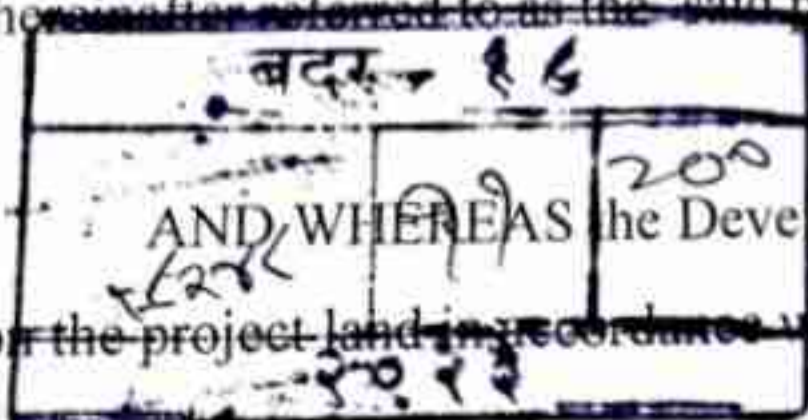


AND WHEREAS by registered scheme of amalgamation registered under Sr. No. BDR-1/12947/2010 dated 10th November 2010 Rizvi Estates & Hotels Pvt. Ltd was amalgamated with Rizvi Estates & Hotels Pvt. Ltd.

AND WHEREAS in the aforesaid circumstances the Developer, Rizvi Estates & Hotels Pvt. Ltd. is fully possessed and seized of or otherwise entitled to all those plots of land and for the sake of brevity hereinafter referred to as the 'said property';

Serial:
ah
224

AND WHEREAS the Developer is entitled to construct buildings on the project land in accordance with the recitals hereinabove;



AND WHEREAS the Developer is in possession of the project land;

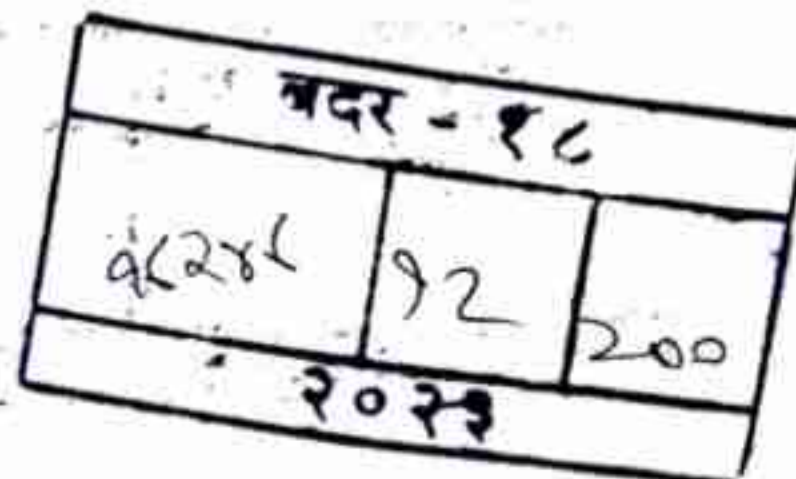
AND WHEREAS the Developer has proposed to construct on the project land 2 wings building thereof having 1 Basement, 1 stilt and 9 upper floors;

AND WHEREAS the purchaser is offered a flat bearing number 104 on the 1st floor (herein after referred to as the said "Flat") in the 'A' wing of the Building known as '**RIZVI UTOPIA**' constructed on plot of land bearing C.T.S. Nos. 7376/A, 7376A/1 to 16, 7379, 7379/1 to 3, 7381, 7381/1 to 16, 7382, 7382/1 to 3, 7394, 7394/1 to 6, 7400, 7403B, 7403D, 7403D/1 to 20 situate, lying and being at Village - Kolkalyan, Kalina, Taluka - Andheri, Santacruz (East), Mumbai - 400 055 (herein after referred to as the said "Building") being constructed by the Developer;

AND WHEREAS the Developer has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

AND WHEREAS the Developer has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at ANDHERI...no...P51800012249...; authenticated copy is attached in Annexure 'F';

AND WHEREAS the Developer has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Developer accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings;



सूची क्र.2

11/10/2023

दुपय निबंधक सह इ लि अंधेरी २

अनुक्रमांक 18248/2023

मालिका

मि.६३३

मावाचे नाव : कोलेकल्याण

दिनेच्या प्रकार	करावनामा
1) मालिका	12100000
2) राजारभावाच(भावाच)करावनामा इतिहासावरून आवाणी देणे वी पट्टेदार नमुद करणे)	12090256 1
3) भू-मागज (पोस्टलिका व अमागज) अमागज)	1) पारिचय नाव Mumbai Ma na pa इतर नाव : इतर मालिकी मालिका न 104 मागज न 1 का मालिका न विस, इमारतीचे नाव, गिखी उलोपीया, प्लॉट न : कर्कना, सावा इतर पुणे, पत्र 400029 H. G. T. S Number : 7376 व इतर :))
4) अमागज	1) 73.19 चौ.मीटर
अमागजी किंवा जूरी देण्यात येणे नव्हते.	
इमारत कर करणे देणे-पोस्टलिका देणे-या इमारत नाव किंवा दिवाणी न्यायालयाचा नामा किंवा अमागज अमागज, प्रतिकारिचे व पत्ता,	1): नाव:-गिखी इन्स्टीट्यूट अॅण्ड इन्स्टीट्यूट प्रा वि वे मंचावक अमागज इमारती वी मंचावक इन्स्टीट्यूट वाच वय:-50; पत्ता:-प्लॉट न :-, माळा न:- 1 का मालिका, इमारतीचे नाव, गिखी इमारत, प्लॉट न : काटा-पोस्टल गोड न, हिन गोड, अणि नेट मार्टीन्स गोड, महागट, मुम्बई. पिन कोड:-400050 पिन न :-AAACR5021K
इमारत कर करणे देणे-या पद्धतीचे व 1 दिवाणी न्यायालयाचा हुकुमनामा किंवा अ अमागज, प्रतिकारिचे नाव व पत्ता	1): नाव:-मोमानी मारुती कचडे - वय:-37; पत्ता:-प्लॉट न : 5, माळा न :- इमारतीचे नाव, माटे वावा वावा प्लॉट न: मोनाकूज पूर्व, रोड न: जांभळी पाडा, महागट, मुम्बई. पिन कोड:-400029 पिन न :- BCFPK6273F 2): नाव:-राहुल विवेक भुम - वय:-36; पत्ता:-प्लॉट न : 5, माळा न :- इमारतीचे नाव, माटे वावा वावा, प्लॉट न: मोनाकूज पूर्व, रोड न: जांभळी पाडा, महागट, मुम्बई. पिन कोड:-400029 पिन न :-AHVPT09952G
इमारत कर करणे दिव्याचा दिनांक	23/10/2023
1) इमारत कर करणे दिव्याचा दिनांक	23/10/2023
अनुक्रमांक, अड व पुत्र	18248/2023
राजारभावाचप्रमाणे मुद्रांक शुल्क	726000
राजारभावाचप्रमाणे मालिकी शुल्क	30000
रा	

इमारती विवागन घेवण्यात येणारी:-

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



दस्तासाबत सूचा क्र. II

खरी प्रत

सह. दुपय निबंधक, अंधेरी क्र. ७
मुंबई उपनगर जिल्हा.



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/3242/HE/PL/AP

Date: 5 MAR 2020

To,
Architect,
Smt. Leena Churi,
of M/s. Essaar Group,
B-105,106, Shivam Square,
Sahar Road, Andheri (East),
Mumbai 400 069.

Sub: Part Occupation permission to the 9th floor of Wing A & B of Sale Building no. S-1 in the S.R. Scheme on the land bearing CTS No. 6422, 6422/1 to 31, 6423, 6423/1 to 6, 6424-A, 6424-B, 6424-B/1 to 4, 6424-C, 6424-C/1 to 3, 6426, 6426/1 to 17, 6427, 6427/1 to 16, 6429-A, 6429-A/1 to 11, 7370, 7374, 7375, 7376-A, 7376-A/1 to 16, 7377, 7379, 7379/1 to 3, 7381, 7381/1 to 16, 7382, 7382/1 to 3, 7394, 7394/1 to 6, 7396, 7396/1 to 6, 7400, 7400 (pt.), 7402, 7402/1 to 17, 7403-A, 7403A/1 to 47, 7403B, 7403D, 7403D/1-20, 7408, 7408/1 to 6, 7437, 7437/1-53, 7438, 7438/1-7, 7440, 7440/1-14, 7441, 7441/1-14, 7448, 7448/1-17, 7451, 7451/1 to 11, 7395, 7446A, 7446A/1-6, 7446B, 7447, 6425A, 6425A/1-9, 6425B, 6425B/1-6, 7449, 7449/1-4, 7450, 7450/1-12, 6421, 6421/1-20, 6428(pt.), 7364, 7383, 7383/1-3, 7384, 7401, 7401/1-16, 7403-A/48, 7404, 7405, 7406, 7407, 7409, 74/1-10, 7412, 7412/1-2, 7413, 7413/1-4, 7414, 7428, 7428/1-12, 7430, 7430/1-9, 7431A-2-10, 7431B, 7432, 7432/1-5, 7433, 7433/1-10, 7455, 7436, 7436/1-6, 7442(pt.), 7443, 7445, 7445/1-2, 7452, 7453, 7453/1-6, 7454, 7454/1-6, 7455, 7455/1-8, 7456, 7456/1-13, 7457, 7458, 7458/1-11, 7459 & 7459/1-29 of Village Kolkalyan, Kalina, Santacruz (East), Mumbai in continuation to the earlier part OCC granted to Wing A & B of Sale building S1 from 1st to 8th floor issued u/no. SRA/ENG/3242/HE/PL/AP dated 24.10.2019.

Ref: IOD issued under number SRA/ENG/3242/HE/PL/AP dtd. 20/08/2015 & Amended Plans sanctioned on 15.12.2017 & 09.06.2018.

Sir,

The development work of the Sale Building no. S-1 on the land bearing CTS No. 6422, 6422/1 to 31, 6423, 6423/1 to 6, 6424-A, 6424-B, 6424-B/1 to 4, 6424-C, 6424-C/1 to 3, 6426, 6426/1 to 17, 6427, 6427/1 to 16, 6429-A, 6429-A/1 to 11, 7370, 7374, 7375, 7376-A, 7376-A/1 to 16, 7377, 7379, 7379/1 to 3, 7381, 7381/1 to 16, 7382, 7382/1 to 3, 7394, 7394/1 to 6, 7396, 7396/1 to 6, 7400, 7400 (pt.), 7402, 7402/1 to 17, 7403-A, 7403A/1 to 47, 7403B, 7403D, 7403D/1-20, 7408, 7408/1 to 6, 7437, 7437/1-53, 7438, 7438/1-7, 7440, 7440/1-14, 7441, 7441/1-14, 7448, 7448/1-17, 7451, 7451/1 to 11, 7395, 7446A, 7446A/1-6,

Administrative Building, Prof. Arundhanii Kanekar Marg, Bandra (East), Mumbai - 400 051.
Tel.: 2659 5900, 2659 0457, Fax: 022-2659 0457, Email: info@sra.gov.in



बदर - १८
१६२४६ ४८ २००
२०२३



'RIZVI UTOPIA'

AGREEMENT FOR SALE

THIS ARTICLES OF AGREEMENT is made at Mumbai on this 23rd day of Oct..... Two Thousand and twenty three between **Rizvi Estates and Hotels Pvt. Ltd.**, a company registered under the Companies Act, 1956 having registered office at Rizvi House, 1st floor, Hill Road, Bandra (West), Mumbai - 400 050, hereinafter referred to as the "Developer", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the party of the FIRST PART;

AND

१८२०५		
१८२०५	<	२००
२०२३		

Mr./Mrs./Ms..... SONALEE... MARUTI... KAWADE &
RAHUL... TRIMBAK... THUL
.....
having address at 5, SAI BABA CHAWL,.....

1/
Sonalee
TH

JAMBHLI PADA, KALINA,
SANTACRUZ EAST,
MUMBAI-400 029.

hereinafter 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 heirs executors, administrators and assigns) of the party of the OTHER PART

WHEREAS by a registered Deed of Conveyance made at Mumbai on 19th June, 2006 registered under Serial No. BDR-1/5614/2007 registered with the Sub-Registrar of Assurances at Bandra, Mumbai, (1) Mr. Louis Thomas Jacinto, (2) legal heirs and representatives of Mr. Polycorp Thomas Jacinto (since deceased) i.e. (a) Mr. Anthony Polycorp Jacinto, (b) Mr. Leslie Polycorp Jacinto & (c) Mrs. Silve Jacinto (3) Mr. Francis Thomas Jacinto, (4) Mrs. Martha Coelho, (5) legal heirs and representatives of Mrs. Mary Galbana (since deceased) i.e. (a) Mrs. Edna Galbana, (b) Mrs. Rosy Ignatius & (c) John Joseph Galbana, (6) legal heirs and representatives of Mrs. Monica Walter Jacinto (since deceased) (a) Mr. Allwyn Walter Jacinto (b) Mr. Cyril Walter Jacinto, (c) Mr. Percy Walter Jacinto, (d) Mrs. Vailankanni Roland Buthello, (7) legal heirs and representatives of Mr. Inos Thomas Jacinto (since deceased) (a) Mr. Joseph Inos Jacinto, (b) Mrs. Ruby Jacinto, (c) Mrs. Isabella Rogers D'Souza, (d) Mrs. Olive Francis Kini, (e) Mrs. Jane Mathew Ghandoo, (f) Mrs. Ludwin Braven Rodrigues, (g) Mr. Joyce Raymond Jacinto and (8) Mr. Edward Jacinto, who died bachelor, legal heirs of late Mr. Thomas Jacinto as Vendor, has agreed to sell to the Vendor as Purchaser/s all that piece and parcel of land bearing C.T.S.



Mathew Ghandoo,		
9276	Raymond Jacinto and	20
	heirs of late Mr. Thomas Jacinto as	
Vendor as Purchaser/s		

Nos. 7381, 7381/1 to 16, 7382, 7382/1 to 3, admeasuring about '972.90' square metres or thereabout situate at Village - Kolekalyan, Kalina, Taluka - Andheri in the Registration District of Mumbai Suburban District;

Sonal
ah
RS

AND WHEREAS by a Registered Deed of Conveyance dated 16th April, 2009, registered under Serial No. BDR-4/3250/2009 registered with the Sub-Registrar of Assurances at Bandra, Mumbai, Smt. Rashida