THE SEAL OF THE SUB-REGISTRAR

# AGREEMENT FOR DEVELOPMENT

*(76.66% of S. No. **112/1**, 8100 sq. mtrs. KAUSA, Tal. & Dt. Thane)*

This AGREEMENT FOR DEVELOPMENT is made and entered into at Thane this 31st day of DEC 2014

BY AND BETWEEN

**MR. ZUBAIR IBRAHIM RAWAL**, aged 48 years, Occupation: Business, having address at Flat No.501/K, Nasheman Colony, Kausa, Thane – 400 612, hereinafter called as the "**OWNER / LANDLORD**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, assigns) OF FIRST PART

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AND

(1) M/s. SEHYADRI GREHNIRMAN, a Partnership firm, through its Partner, viz. MR. ASGAR ALI HASAN MIYA SURME, aged about 48 years, having its registered office at Shop No.3, Tower A-2, Royal Garden, Next to Bilal Hospital, Kausa, Dist. Thane-400612;

(2) M/s. AL MANTASHA CONSTRUCTIONS, through its Proprietor, viz. MR. GAYASUDDIN RIYAZUDDIN KHAN, aged about 38 years, having address at T/05, New Aman Apartment, Kifayat Colony, Kausa, Dist. Thane-400612

Hereinafter called as the "DEVELOPER / BUILDER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the respective firms, present & future partners of the said firms or their survivor or the heirs, executors, administrators & assigns of such survivor) of THE SECOND PART

AND

M/s. KRNA [illegible] Partnership Firm, registered under the Indian Partnership Act, 1932, through its Partners (a) Shri. ISHWAR S. PATEL, (b) Shri. PRITESH SHAMJI PATEL, (c) Shri. MANOJKUMAR A. [illegible] (d) Smt. BHAVYA DAMJIBHAI PATEL, having its registered office at 308, B-Wing, Galleria Shopping Market, Hiranandani Gardens, Powai-Mumbai-400076; Hereinafter called as the "FIRST CONFIRMING PARTY" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the respective firms, present & future partners of the firm or their survivor or the heirs, executors, administrators & assigns of such survivor) of THE THIRD PART

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AND

**M/s. NEW GHARONDA DEVELOPERS**, a Partnership Firm, registered under the provisions of Indian Partnership Act, 1932 & having its registered office at S.No.112, Near Kalsekar College, Village Kausa, Taluka & Dist. Thane, through its Partners (a) **MR. NURUDDIN LATIF NAIK**, aged about ____ years, having address at Flat No. L – 504, 5th floor, Nasheman Colony (Old) – L wing, Kausa (Mumbra), Dist. Thane-400612; and (b) **MR. SAYED MANAZIR HASAN**, son of Syed Badruddin Ashraf, Aged 50 years, Indian, having address at Flat No.11, 4th floor, Zeveri Mansion, Motlibai Street, Aripada, Mumbai-1; hereinafter called as the "**SECOND CONFIRMING PARTIES**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the respective firms, present & future partners of the firm or their survivor or the heirs, executors, administrators & assigns of such survivor) of FOURTH PART

AND

**MR. ASIF YUSUF SHAIKH**, Aged about 46 years, Indian, Address A/6, ALABA, 83, Cyrus Avenue Road, Agripada, Mumbai-400007, hereinafter called as the "**THIRD CONFIRMING PARTY**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, legal representatives, executors, administrators, assigns, etc; thereof) of THE FIFTH PART

AND

**MR. ASHRAF USMAN PATHAN**, Aged about years, Indian, Address at Room No.203-204, 2nd floor, Apna Apartment, Near South Indian Bank Ltd., Amrut Nagar, Mumbra, Dist. Thane-400612; hereinafter called as the "**FOURTH CONFIRMING PARTY**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, legal representatives, executors, administrators, assigns, etc; thereof) of SIXTH PART

THE SEAL OF THE SUB-REGISTRAR THANE - 2

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WHEREAS:

(1) The OWNER is seized, possessed of and/or well sufficiently and fully entitled to deal with all that piece and parcel of a plot of land adm 0H-81-0P, equivalent to **8100 square meters**, bearing **Survey No.112, Hissa No. 1**, lying & being at village **KAUSA**, Tal. & Dist. Thane (hereinafter referred to as "**said property**")

(2) The OWNER had purchased the said property along-with another adjacent plot bearing S.No.112/2 adm 8090 sq. mtrs., Village Kausa, hereinafter referred to as the adjacent plot & jointly said total land as under:

(a) 76.66% of the rights, title and interest in the said total lands were purchased by OWNER from Salim Badruddin Charaniya & others, vide Conveyance Deed dated 05/03/2010 duly registered with Sub-Registrar, Thane-2 at Serial No. TNN2-2917-2010.

(b) 23.34% of the rights, title and interest in the said total lands were purchased by OWNER from Shri. Yusuf Kasmani & others, vide registered deeds as under:

(i) Agreement for Sale dated 30/07/2011 duly registered with Sub-Registrar, Thane-5 at Serial No. TNN5-7290-2011 dated 01/08/2011.

(ii) Agreement for Sale dated 30/07/2011 duly registered with Sub-Registrar, Thane-5 at Serial No. TNN5-7291-2011 dated 01/08/2011.

(iii) Agreement for Sale dated 30/07/2011 duly registered with Sub-Registrar, Thane-5 at Serial No. TNN5-7301-2011 dated 01/08/2011.

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(3) Pursuant to acquiring 100% (one hundred) rights, title and interest in the said total lands, the OWNER had contemplated sale & transfer of said property to and in favour of First Confirming Party and Second Confirming Parties jointly and for that purpose the

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parties entered into various deeds & got the same registered details whereof are as follows:

(i) Agreement for Sale dated 01/08/2011 duly registered with Sub-Registrar, Thane-5 at Serial No. TNN5-7306-2011 dated 02/08/2011, with respect to **23.34%** rights of land bearing **S.No.112, H.No.1**, village Kausa, Tal. & Dt. Thane, agreed to be sold for due consideration of Rs.1,35,00,000/- (Rupees One crore thirty five lakhs only) (hereinafter referred to as "suit Agreement No.1")

(ii) Deed of Conveyance dated 01/08/2011, duly registered with Sub-Registrar, Thane-5 at Serial No. TNN5-7309-2011 dated 02/08/2011, with respect to **76.66%** rights of land bearing **S.No.112, H.No.1**, village **Kausa**, Tal. & Dt. Thane, for due consideration of **Rs.1,80,00,000/-** (Rupees One crore eighty lakhs only), (hereinafter referred to as "suit Deed No.1")

(iii) **Substituted Power of Attorney**, duly attested with Sub-Registrar, Thane-5 at **Sr. No. 650/2011** on 01/08/2011, pertaining to **23.34%** rights of land bearing **S.No.112, H.No.1**, village Kausa, Dt. Thane.

(iv) **Substituted Power of Attorney**, duly attested with Sub-Registrar, Thane-5 at **Sr. No. 649/2011** on 01/08/2011, pertaining to **76.66%** rights of land bearing **S.No.112, H.No.1**, village Kausa, Dt. Thane

(v) **AFFIDAVIT cum DECLARATION** dated 21/11/2011 executed by MR. SAYED MANAZIR HASAN, Partner of **M/s. New Gharonda Developers,** duly registered with Sub-Registrar, Thane-5, at Sr. No. TNN5-10370-2011

(4) The First Confirming Party and Second Confirming Parties jointly could not made any progress in the development of the said property for a considerable time as Second Confirming Parties could not release & pay further agreed amounts to the Owner as per the terms of the agreements.

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| 9 | नाव:झुबेर इब्राहीम रावल - - <br> पत्ता:प्लॉट नं: 501के , माळा नं: 5, इमारतीचे नाव: नसेमन कॉलोनी , ब्लॉक नं: -, रोड नं: कौसा मुंब्रा ठाणे , महाराष्ट्र, ठाणे. <br> पॅन नंबर:AAAPR9636B | लिहून देणार <br> वय :-48 <br> स्वाक्षरी:- |   |
| 10 | नाव:मेसर्स/सह्याद्री गृहनिर्माण तर्फे भागीदार श्री.असगरअली हसन मिया सुरमे - - <br> पत्ता:प्लॉट नं: शॉप.न.3 , माळा नं: -, इमारतीचे नाव: टॉवर ए-2 , ब्लॉक नं: रॉयल गार्डन बिलाल हॉस्पिटल नंतर , रोड नं: कौसा ठाणे , महाराष्ट्र, ठाणे. <br> पॅन नंबर:ACAFS0929Q | लिहून घेणार <br> वय :-48 <br> स्वाक्षरी:- |   |
| 11 | नाव:मेसर्स/ अल मंताषा कॅन्स्ट्रक्शनस तर्फे प्रो.प्रा.गयासुद्दिन रियाझुद्दीन खान - - <br> पत्ता:प्लॉट नं: टी /05, माळा नं: -, इमारतीचे नाव: न्यू अमन अपार्टमेंट किरायत कॉलोनी, ब्लॉक नं: - , रोड नं: कौसा ठाणे , महाराष्ट्र, ठाणे. <br> पॅन नंबर:AIVPK6218R | लिहून घेणार <br> वय :-38 <br> स्वाक्षरी:- |   |

वरील दस्तऐवज करुन देणार तथाकथीत विकसनकरारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:01 / 01 / 2015 11 : 36 : 05 AM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

| अनु क्र. | पक्षकाराचे नाव व पत्ता | छायाचित्र | अंगठ्याचा ठसा |
|---|---|---|---|
| 1 | नाव:इरफान नसीम खान - - <br> वय:24 <br> पत्ता:कौसा मुंब्रा ठाणे <br> पिन कोड:400612 <br> स्वाक्षरी |  |  |
| 2 | नाव:अमीर हैदर झैदी - - <br> वय:40 <br> पत्ता:कौसा मुंब्रा ठाणे <br> पिन कोड:400612 <br> स्वाक्षरी |  |  |

शिक्का क्र.4 ची वेळ:01 / 01 / 2015 11 : 36 : 48 AM

शिक्का क्र.5 ची वेळ:01 / 01 / 2015 11 : 37 : 12 AM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Thane 2

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EPayment Details.

| Sr. | Epayment Number | Defacement Number |
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