



29/09/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ता 3

दम्त क्रमांक : 17203/2022

नोंदणी :

Regn:63m

गावाचे नाव : कांजूर

(1)चिन्हेखाचा प्रकार	करारनामा
(2)मोबेरना	16100000
(3) वाजारभाव(भाडेपट्ट्याच्या नोंदवित्तपट्ट्याकार आकारणी देतो की पट्टेदार न समूह कराव)	12314630.08
(4) भू-मापन,मोटीद्विष्मा व परकमात्र(असल्यास)	1) पालिकेचे नाव, मुंबई मनपा इतर वर्णन : सदनिका नं: प्लॉट नं. 1504, टॉवर नं. 4, माळा नं. 15वा मजला, इमारतीचे नाव: ओक विल्डींग, रुणवान फॉरिग्ट 1,2,3 अँड 4 मीण्डरूम प्रि. प्लॉट नं. मंगरगम पेट्रोल पम्प मयोर, एनवीएम मार्ग, रोड : भाडूप पश्चिम, मुंबई - 400 078, इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 635 चौ. फुट कार्पेट, मोबत 1 कव्हर्ड कार पार्किंग स्पेस नं. वी3-481 सहित. PUI: SX0503421610094 ((C.T.S. Number : 59E. 596/1-6, 597, 597/1-7, 598, 598/1-3, 599A, 599A/1-81, 601, 602/1-9, 603, 604, 605, 605/1-17, 606, 606/1-83, 607A, 607/1-31 AND 607D :))
(5) क्षेत्रफळ	1) 70.1 चौ.मीटर
(6)आकारणी किंवा जूडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करत दगा-वा/विहृत ठेवणा-या पत्रकाराचे नाव किंवा दिनाची मीण्डरूमच्या दस्तावेजा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1). नाव:-मंकेल सुभाष गुजरे तर्फे कु.मु. म्हणून वृषांक सुभाष गुजरे वय:-36, पत्ता:-प्लॉट नं. प्लॉट नं. 1201, माळा नं. 12वा मजला जी विंग, इमारतीचे नाव: मयूरेश पार्क मीण्डरूम निमिटेड प्लॉट नं. वृक्षी गाडा, केव रोड, रोड नं: भाडूप पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पं नं:-AMGPG3245B
(8) दस्तावेज करत घणा-या पक्षकाराचे व किंवा दिनाची न्यायाध्याचा दस्तावेजा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1): नाव:-अजित रमेश दुसाने वय:-47; पत्ता:-प्लॉट नं: 74, माळा नं: -, इमारतीचे नाव: ममुगी, डोंगड हाटेर, प्लॉट नं: अणुशक्ती नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400094 पं नं:- ADFPA3322D 2): नाव:-अमिता अजित दुसाने वय:-43; पत्ता:-प्लॉट नं: 74, माळा नं: -, इमारतीचे नाव: ममुगी, डोंगड हाटेर, प्लॉट नं: अणुशक्ती नगर, रोड नं: चेंबुर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400094 पं नं:- AMNPD7918B
(9) दस्तावेज करत दिनाचा दिनांक	29/09/2022
(10)दस्त नोंदणी क्रमाचा दिनांक	29/09/2022
(11)अनुदानार, खंड व पत्र	17203/2022
(12)वाजारभावाप्रमाण मूद्राक शुल्क	966000
(13)वाजारभावाप्रमाण नोंदणी शुल्क	30000
(14)शेरा	

मूल्यांकनासाठी विचारात घेतलेला तपशील:-

मूद्राक शुल्क आकारनास निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it



दस्तावेज देण्यात आलेली सूची-२

दुय्यम निबंधक (वर्ग-२)
कुर्ता क्र. ३

मुल्यांकनाचे वर्ष	2022				
जिल्हा	मुंबई (उपनगर)				
मूल्य विभाग	120-काजूर - कुर्ली				
उप मूल्य विभाग	5 हेक्टर पेक्षा जास्त असेल त्या मिळकती.				
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर 2506				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यांदाचे.					
धुली जमीन	निवासी सदनिका	क्यासय	दुकाने	औद्योगिक	गोजमापाने एकक
67220	151330	163970	180050	147720	घीस मीटर
बांधीय क्षेत्राची माहिती					
बांधकाम क्षेत्र (Bulk Up)	70.81 घौरस मीटर	मिळकतीचा वापर	निवासी सदनिका	मिळकतीचा प्रकार	बांधीय
बांधकामाचे वर्गीकरण	1-आर सी सी	मिळकतीचे घन	0 TO 28%	बांधकामाचा दर	Rs.30250/-
उद्वेगवाहन सुविधा	आहे	मजला	11th Floor To 20th floor		
रस्ता सन्मुख		First Sale Date - 8/3/2016			
Sale Type - Resale		First Sale Date - 8/3/2016			
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घटवट		= 110% apply to rate= Rs.166463/-			
घरान्यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यांदाचे		- (सर्व्हे मूल्यांदाचे घन - घनता अंशिकीचा दर) * घनता अनुक्रम दर्शक (सी) - घनता अंशिकीचा दर) = (((166463-67220) * (100 / 100)) - 67220) = Rs.166463/-			
A) मुख्य मिळकतीचे मूल्य		- घरीस प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 166463 * 70.81 = Rs.11787245.03/-			
E) बंदिस्त पहिल्या टप्पेचे क्षेत्र		13.94 घौरस मीटर			
बंदिस्त वाढण टप्पेचे मूल्य		= 13.94 * (151330 * 25/100) = Rs.527385.05/-			
Applicable Rates		= .10.4.16			
इच्छित अंशिक मूल्य		<p>मुख्य मिळकतीचे मूल्य - प्रमाणे मूल्य - अंशिकीचा मजला क्षेत्र मूल्य + अकारण मजली मूल्य - मीटर मजली मूल्य - घौरस घनता टप्पेचे मूल्य + मुख्य अंशिकीचा घनता टप्पेचे मूल्य + इमारती संदर्भाने मूल्य मूल्य जागेचे मूल्य + बंदिस्त वाढण - अंशिकीचा मजला मूल्य = A + B + C + D + E + F + G + H + I + J = 11787245.03 + 0 + 0 + 0 + 527385.05 - 0 + 0 + 0 + 0 + 0 = Rs.12314630.08/-</p>			

करस्त - ३
710203 | 7 | 22
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सह. दुय्यम निरांक
३ (वर्ग-२)

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CHALLAN
MTR Form Number-6

710203 | 2 | 22
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GRN	MH000603235202222E	BARCODE	Date		29/08/2022-12:32:28	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Stamp Duty	Type of Payment			TAX ID / TAN (If Any)	Registration Fee		
Registration Fee				PAN No. (If Applicable)	ADPFA3322D		
Office Name	KRL3_JT SUB REGISTRAR KURLA NO 3			Full Name	AJIT RAMESH DUBANE AND OTHER		
Location	MUMBAI			Flat/Block No.	Flat No. 1504, 15th Floor, OAK, TOWER NO. 4		
Year	2022-2023 One Time			Road/Street	RUNHAL FOREST S. 8 AND 7 CHS LTD, OPP. AMANGATRAM PETROL PUMP		
Account Head Details	Amount in Rs.	Premises/Building	Area/Locality				
0030045501 Stamp Duty	898000.00		LBS MARG, BHANDUP WEST, MUMBAI				
0030063301 Registration Fee	30000.00		Town/City/District				
				PN	4 0 0 0 7 8		
				Remarks (If Any)	PAN2-AMGPG3345B-SecondPartyName-BANKET SUEHASH GUJARE-		
				Amount In Words	Nine Lakh Ninety Six Thousand Rupees Only		
Total	8,98,000.00						
Payment Details	IBBI BANK			FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN	Ref. No.	89103332022082915404	2798223758
Cheque/DD No.				Bank Date	RBI Date	29/08/2022-12:33:48	Not Verified with RBI
Name of Bank				Bank-Branch	IBBI BANK		
Name of Branch				Scroll No. , Date	Not Verified with Scroll		



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Department ID : 986012002
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सह. दुय्यम निरांक ३ (वर्ग-२) मध्ये नोंद घेतल्यानंतर घटवटवारी तयार आहे. नोंद घेणे व अकारणक्या घटवटवारी तयार घेणे नये.



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AGREEMENT FOR SALE

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This Agreement for Sale ("Agreement") is entered into at Mumbai on this 29th day of September, 2022.

BETWEEN

[Handwritten signature]
MR. SANKET SUBHASH GUJARE, (Age 34 Years), PAN No. **AMGPG3245B** an adult, Indian Inhabitant, presently residing at, **1202, S Mayflower Avenue Apartment, A Monrovia, California - 91016, USA** through its POA Holder **MR. VRUSHANK SUBHASH GUJARE**, (Age - 36 Years), PAN No. **AKSPG2179E**, also an adult, Indian Inhabitant, having his permanent Address at, **Flat No. 1201, 12th Floor, G Wing, Mayuresh Park Chs. Ltd. Tulshi Pada, Lake Road, Bhandup West, Mumbai - 400078**, hereinafter referred to as "**The SELLER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include all their legal heirs, executors, administrators, successors and assigns), of the **ONE PART**.

AND

MR. AJIT RAMESH DUSANE, (Age 47 Years), PAN No. **ADFFPA3322D** and **MRS. AMITA AJIT DUSANE**, (Age 43 Years), PAN No. **AMNPD7918B**, both are also adult, Indian Inhabitant, having their permanent Address at, **74 Mussoorie, DAE Quarters, VTC, Anushakti Nagar, Chembur, Mumbai - 400094**, hereinafter referred to as "**The PURCHASERS**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include all their legal heirs, executors, administrators, successors and assigns), of the **SECOND PART**.

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The ~~SELLER~~ and the **PURCHASERS**, wherever the context requires, are individually referred to as "Party" and collectively as "Parties".

WHEREAS:-

A. The **SELLER** is the exclusive and lawful Owner of Residential Premises being **Flat No. 1504**, admeasuring **635 sq. ft. Carpet Area** on the **15th floor** (hereinafter referred to as the "**Said Flat**") in the building known as "**OAK**" ("**Said Building**") in **Tower-4** together with the exclusive right to use **One (1) Covered Car Parking Space No. B3-481** (hereinafter referred to as "**Said Car Parking Space**") and **Club House Facility** situated at **Runwal Forest, Opp. Mangatram Petrol Pump, LBS Marg, Bhandup West, Mumbai - 400 078**, situated at bearing **CTS. Nos. 596, 596/1-6, 597, 597/1-7, 598, 598/1-3, 599A, 599A/1-81, 601, 602/1-9, 603, 604, 605, 605/1-17, 606, 606/1-83, 607A, 607/1-31 and 607D** at **Kanjur Village, Taluka - Kurla West in Brihanmumbai "S"** and more particularly described in the Schedule hereunder



B. **WHEREAS** by and under an Agreement for Sale dated **8th March, 2016**, registered in the office of the Sub Registrar at under Serial No. **KRL-1/2539/2016** entered between **M/S. WHEELABRATOR ALLOY CASTINGS LIMITED**, hereafter referred to as "**THE BUILDER**" of the **One Part** and **MR. SANKET SUBHASH GUJARE** as the **Flat Purchaser** of the **Second Part**. The said **MR. SANKET SUBHASH GUJARE** acquired and purchased on what is known as ownership basis **Flat No. 1504, Tower-4**, admeasuring **Carpet Area 635 Sq. Ft. Carpet** with **1 Covered Car Parking Space No. B3-481** (Allotted by Builder) in the building known as "**OAK**" constructed on property having address at **Runwal Forest, Opp. Mangatram Petrol Pump, LBS Marg, Bhandup West, Mumbai - 400 078**, bearing **CTS. Nos. 596, 596/1-6, 597, 597/1-7, 598, 598/1-3, 599A, 599A/1-81, 601, 602/1-9, 603, 604, 605, 605/1-17, 606, 606/1-83, 607A, 607/1-31 and 607D** at **Kanjur Village, Taluka - Kurla West in Brihanmumbai "S" Ward**, (hereinafter referred to as the "**Said Flat**") more particularly described in the Schedule hereunder written together with the right to **One Covered Car Parking** and the **Club membership** in the facilities to be provided by the **Builder**.

C. The **Said Agreement for Sale Dated 8th March, 2016** is valid and subsisting and the same is not terminated and/or determined and the

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SELLER have observed the terms and conditions and covenants of the Said Agreement for Sale.

2022

- D. By virtue of the Agreement for Sale dated 8th March, 2016 and under the Terms and Conditions stipulated therein, the **SELLER MR. SANKET SUBHASH GUJARE** has paid the entire consideration for the Said Flat and there is nothing due and payable by the **SELLER** herein by virtue of Said Agreement for Sale and upon receipt of the all amounts mentioned in the Said Agreement for Sale including total consideration amount, the Said Builder handed over to the **SELLER** herein, quiet, vacant and peaceful possession of the Said Flat.
- E. The entire consideration amount/ purchase price for the Said Flat has been paid by **SELLER** to the Builder as per Agreement for Sale dated 8th March, 2016.
- F. The **SELLER** is the registered member of the Said Society/Building holding quiet, vacant and peaceful possession of the Said Flat is the absolute rightful legal owner thereof together with the exclusive right to use the Said Car Parking Space No. B3-481. The **SELLER** further represent that he is fully and unconditionally entitled to all rights, title and interest arising from the Said Flat and are thereby well and sufficiently entitled to sell and effectively transfer all his rights and Shares in the Said Flat together with the exclusive right to use the Said Car Parking Space to any third party in any manner whatsoever.
- G. The construction of the Said Building has been completed by the Builder in accordance with the plans sanctioned/ approved by the Municipal Corporation of Greater Mumbai and by a letter dated 26th February, 2020 Bearing Ref. No. CHE/ES/1458/337(NEW)/OCC/1, the Municipal Corporation of Greater Mumbai has granted permission for FULL OCCUPATION of the Said Building on the terms and conditions contained therein.
- H. Pursuant to negotiations between the Parties hereto, the **SELLER** has agreed to sell and transfer and the **PURCHASERS** have agreed to purchase and acquire all rights, title and interest of the **SELLER** in the Said Flat together with the exclusive right to use the Said Car Parking Space and Club House with clear and marketable title, free from all



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Assurances for the registration of this Agreement and/or any other documentation relating to his transaction.

16. The SELLER is agreed that if any Notice will come from Income Tax Department regarding TDS against this Agreement for Sale then that is borne and paid by the SELLER only.

17. This Agreement shall always be subject to jurisdiction of the Courts at Mumbai.

SCHEDULE OF PROPERTY REFERRED TO HEREINABOVE:

("Said Flat")

ALL THAT RESIDENTIAL PREMISES BEING FLAT NO. 1504, ADMEASURING 635 SQ. FT. CARPET AREA ON THE 15TH FLOOR (HEREINAFTER REFERRED TO AS THE "SAID FLAT") IN THE BUILDING KNOWN AS "OAK" ("SAID BUILDING") IN TOWER NO. 4 TOGETHER WITH THE EXCLUSIVE RIGHT TO USE ONE (1) COVERED CAR PARKING SPACE NO. B3-481 (HEREINAFTER REFERRED TO AS "SAID CAR PARKING SPACE") SITUATED AT SECTOR RUNWAL FORESTS 1, 2, 3 & 4 CO-OPERATIVE HOUSING SOCIETY LIMITED, OPP. MANGATRAM PETROL PUMP, LBS MARG, BHANDUP WEST, MUMBAI - 400 078, SITUATED AT BEARING CTS. NOS. 596, 596/1-6, 597, 597/1-7, 598, 598/1-3, 599A, 599A/1-81, 601, 602/1-9, 603, 604, 605, 605/1-17, 606, 606/1-83, 607A, 607/1-31 AND 607D AT KANJUR VILLAGE, TALUKA - KURLA WEST IN BRIHANMUMBAI "S" WARD.

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written.

करल - ३		
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SIGNED SEALED & DELIVERED
By the within named **SELLER**

MR. SANKET SUBHASH GUJARE

Through his Power of Attorney Holder

MR. VRUSHANK SUBHASH GUJARE

In the presence of _____

1. MR. ANIL YADAV

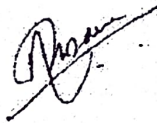


2. MR. SWAMI NAGA

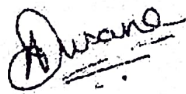


SIGNED SEALED & DELIVERED
By within named **PURCHASERS**

MR. AJIT RAMESH DUSANE



MRS. AMITA AJIT DUSANE



In the presence of _____

1. MR. SWAMI NAGA



2. MR. ANIL YADAV



करल - ३
 90203 7E ११
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MUNICIPAL CORPORATION OF GREATER MUMBAI
 APPENDIX XXII
 PART OCCUPANCY CERTIFICATE
 (CHE/ES/1458/S/337)(NEW)/OCC/1/New of [REDACTED]

To,
 Shri. Subhesh S. Runwal, Director of Wheelbrater Alley Casting,
 Omkar and Runwal Square, Opp. Shiv-Chunabhatti signal, Sten(2), Mumbai-400022.

विक्र
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Dear Applicant/Owners,

The [REDACTED] development work of Residential building comprising of Part Occupation for 3 level basement (pt) + Ground + [REDACTED] on plot bearing C.S.No./CTS No. 596, 596/1-8, 597, 597/1-7, 598, 598/1-3, 599A, 599A/1-01, 601, 602, 602/1-9, 603, 604, 605, 605/1-17, 606, 606/1-83, 607/1-31, 607A, 607D of village KANJUR-W at - is completed under the supervision of Shri. AMEET G. PAWAR, Architect, Lic. No. CA/2004/34543, Shri. Jayant Mulkarni, RCC Consultant, Lic. No. STR/K/57 and Shri. Jitan Mehra, Site supervisor, Lic.No. H/55/33-1 and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/ES/1458/S/337(NEW)/CFO/1/NEW-0 dated 15 March 2020.

It can be occupied with the following condition/s.

- 1) That the balance conditions as per this office intimation of Disapproval and amended plans approval conditions under even no. shall be complied with before requesting full OCC.
- 2) That the building for which part occupation permission as marked on accompanied plans shall be protected against any mishap & no FSI violations within the said portion shall be permitted by the developer.
- 3) That the prospective occupants of building shall be made aware of the balance works & MCGM shall be kept indemnified for any litigations, mishap etc.
- 4) That the prospective occupiers of building shall be made aware of the ongoing construction activities/ partially incomplete works & protective/ safety measures to be adopted at their end & no FSI violations within the said portion shall be permitted by the developer.
- 5) That the RG/ LGS shall be developed as per approved plans & same shall be planted with trees as per regulations.
- 6) That the repairs/ PCC at the name of MCGM for NOS towards [REDACTED] shall be submitted before full OCC.
- 7) That the completion certificate from EE (Mech) for street connection of drainage shall be submitted within 3 weeks

Copy To :

1. Asstt. Commissioner, S Ward
2. A.A. & C., S Ward
3. EE (V), Eastern Suburb
4. M.I., S Ward
5. A.E.W.W., S Ward
6. Architect, AMEET G. PAWAR, SATYANARAYAN PRASAD COMMERCIAL CENTER, GROUND FLOOR, DAYALDAS ROAD, VILE PARLE EAST, MUMBAI-400057.

For information



Name : LOTAN SUKADEO
 AHIRE
 Designation : Executive
 Engineer
 Organization : Personal
 Date : 21-Aug-2020 13: 07:03



CHE/ES/1458/S/337
 (NEW)/OCC/1/New

To

Shri. Subodh S. Runwal
Director of M/s. Wheelabrator Alloy
Casting Ltd.,
Omkar B. Runwal Esquare,
Opp. Shon Chunnabhatti Signal,
Shon (East), Mumbai-400022

करल - ३		
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Sir,

With reference to your application No. 848 dated 29/03/2014 for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No. _____ plot No. _____, C.A. No. 596, 596/ 1 to 6, 597, 597/ 1 to 7, 598, 598/ 1 to 3, 599A, 599A/ 1 to 3, 601, 602, 602/ 1 to 9, 603, 604, 605, 605/ 1 to 17, 606, 606/ 1 to 17, 607/ 1 to 31, 607A & 607D, Divn. / Village / Town Planning Scheme No. _____ situated at Road / Street L.B.S. Marg, Ward 'S', the Commencement Certificate / Building permit is granted on the following conditions:-

- (1) The land vacated on consequence of the endorsement of the road widening line shall form part of the public street.
- (2) That no new building or part thereof shall be occupied, occupied or used or permitted to be used by any person until a permission has been granted.
- (3) The Commencement Certificate / Development Permission shall be valid for one year commencing from the date of its use.
- (4) This permission does not entitle you to develop land which is not yours.
- (5) This Commencement Certificate is renewable every year but such renewal period shall be in no case, exceed three years provided that there shall not be any subsequent application for fresh permission under Section 44 of the Maharashtra Regional and Town Planning Act 1966.
- (6) This certificate is liable to be revoked by the Municipal Commissioner, Greater Mumbai if:-

- a) The Development work in respect of which this 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 conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner, Greater Mumbai is contravened or not complied with.
- c) The Municipal Commissioner for Greater Mumbai 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 even shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional And Town Planning Act 1966.

POSSESSION LETTER

2020-2022		
90203	40	LR
2022		

To,
Mr. Sanjay Gajare
Maasthree Bldg, Kowli Corner,
Ganga Road, Shahapur Thane-421601.

Ref: Occupation Certificate ("OC") dated 21-Aug-2020 granted by Municipal Corporation of Greater Mumbai ("MCGM") in respect of residential building known as "Runwal Forests" in the project known as "Runwal Forests" being constructed on the plot of land bearing CTS Nos. 596, 596/1-6, 597, 597/1-7, 598, 598/1-3, 599A, 599A/1-81, 601, 602, 602/1-9, 603, 604, 605, 605/1-17, 606, 606/1-83, 607A, 607/1-31, and 607D, situate at Village Kanjur, Taluka Kurle, situate at Lal Bahadur Shastri Marg, Bhandup (W) Mumbai - 400 078 ("the said Land")

Sub: Handing over possession of the Flat bearing no.T4-1504, ("Said Flat") situated on 15th floor of Tower 4 known as "Oak" ("Said Building")

Dear Sir / Madam,

We once again record that we have received OC from MCGM as referred hereinabove (copy thereof already been provided to you) and in pursuance thereof, we are handing over physical possession of the Said Flat to you on the conditions as mentioned hereunder:



1. We confirm having received the entire consideration and other charges from you in respect of the Said Flat in terms of the Agreement for Sale dated 08-Mar-16 ("said Agreement") and nothing is due and payable by you to us. You hereby agree that whenever called upon by us, you will provide us with necessary documents evidencing payment of entire consideration and other charges to us in terms of the said Agreement.
2. You have personally visited and inspected the Said Flat, said Building/Tower and the amenities and facilities in the Real Estate Project (as defined in the said Agreement) and have accorded your complete satisfaction for the same and you have no grievances or claims of any nature whatsoever.
3. You will use the Said Flat for residential purpose only.
4. You accept the terms of the Fit-Out Guidelines as under and you have agreed to observe and comply with the same. You shall ensure that your labourers/contractors shall also strictly follow the same.
 - (i) Any internal work in the Said Flat including making of furniture and fixtures and/ or interior decorations shall be at your own costs, charges and expenses and strictly in accordance with the terms and conditions of the said Agreement and also subject to the compliance of all statutory laws, rules and regulations;

Handwritten signature

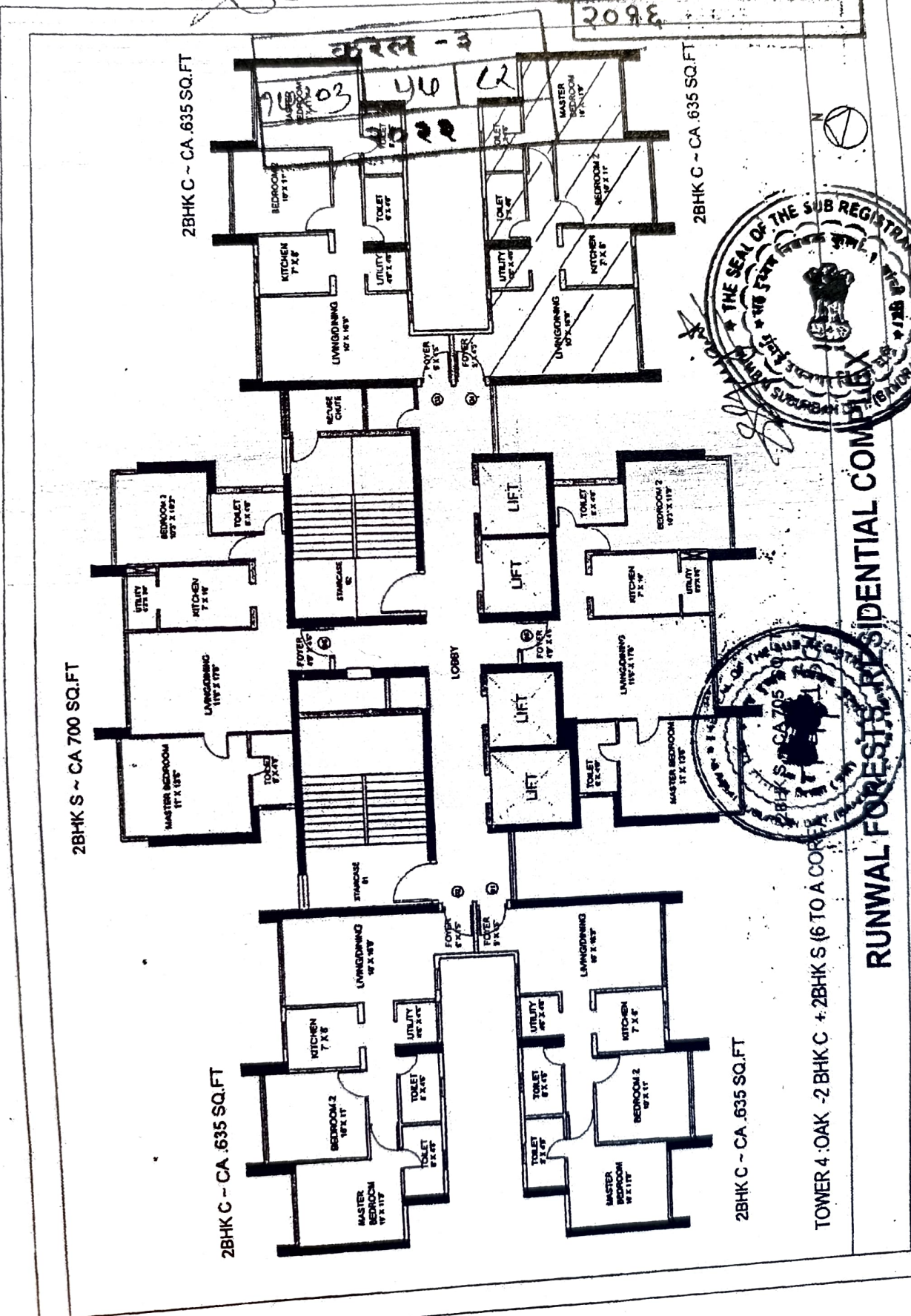


RUNWAL GROUP

Head Office :
Runwal & Omkar Esquires, 4th Floor, O/E, Eastern Express Highway, Opp. San-Chunabhat Signal, Sion (East), Mumbai - 400022. Tel.: 8118 2000
Registered & Sale Office :
Wholesale Alloy Castings Limited, Near Mangalram Petrol Pump, LBS Marg, Kanjur West, Mumbai - 400078. Tel.: 022 4114 3000
Toll Free : 1800 102 3838 • Email: customer.care@runwal.com • Website: www.runwalforests.com • CIN : U99999MH1952PLC011472

Handwritten signatures and scribbles at the top of the page.

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2098		



RUNWAL FORESTS RESIDENTIAL COM

TOWER 4: OAK - 2BHK C + 2BHK S (6 TO A CORNER)

2BHK S ~ CA 700 SQ.FT

2BHK C ~ CA .635 SQ.FT

2BHK C ~ CA .635 SQ.FT


2BHK C ~ CA .635 SQ.FT

2BHK C ~ CA .635 SQ.FT

करल - 3

718203 40 12

RAMESH DUSANE
 31/03/1975
 Permanent Account Number
 4527 1522D
 Signature




भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक / Enrollment No.: 0000/00622/88418

To
 अजित रमेश दुसाने
 Ajit Ramesh Dusane
 C/O S/O Ramesh Dusane
 74- Mussoorie,
 B.A.R.C. COLONY, Anushaktinagar,
 VTC Mumbai,
 PO: Anushakti Nagar,
 District: Mumbai Suburban,
 State: Maharashtra
 PIN Code 400094
 Mobile: 9869012002
 MF098034394F1




आपला आधार क्रमांक / Your Aadhaar No. :

7258 3887 0890

माझे आधार, माझी ओळख

भारत सरकार
 Government of India




अजित रमेश दुसाने
 Ajit Ramesh Dusane
 जन्म तारीख / DOB : 31/03/1975
 पुरुष / Male

7258 3887 0890

माझे आधार, माझी ओळख

Ajit Ramesh Dusane

AMITA AJIT DUSANE
 26/05/1979
 Permanent Account Number
 AMNPD7918B
 Signature



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भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक / Enrollment No.: 272299995/00779

To
 अमिता अजित दुसाने
 Amita Ajit Dusane
 C/O: Dusane Ajit Ramesh
 74 Mussoorie, DAE Quarters,
 VTC, Mumbai,
 PO: Anushakti Nagar,
 Sub District: Kuria, District: Mumbai Suburban,
 State: Maharashtra,
 PIN Code: 400094
 Mobile: 9869210094
 MF448930363F1




आपला आधार क्रमांक / Your Aadhaar No. :

5417 4917 1911

माझे आधार, माझी ओळख

भारत सरकार
 Government of India



अमिता अजित दुसाने
 Amita Ajit Dusane
 जन्म तारीख / DOB : 26/05/1979
 स्त्री / Female

5417 4917 1911

माझे आधार, माझी ओळख

Dusane