

509/4298

पावती

Original/Duplicate

Friday, March 24, 2023

नोंदणी क्र.: 39म

2:32 PM

Regn.: 39M

पावती क्र.: 4566 दिनांक: 24/03/2023

गावाचे नाव: सॉल्टपॅन

दस्तावेजाचा अनुक्रमांक: बबई5-4298-2023

दस्तावेजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: मानस प्रफुल्ल लाड तर्फे कु मु प्रणाली प्रफुल्ल लाड

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3300.00

पृष्ठांची मंख्या: 165

एकूण:

रु. 33300.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

2:46 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, मुंबई-5

सह. दुय्यम निबंधक

मुंबई शहर क्र. ६९

वाजार मुल्य: रु. 7677126.25/-

मोवदला रु. 17387303/-

भरलेले मुद्रांक शुल्क : रु. 1043500/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2403202311249 दिनांक: 24/03/2023

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 1200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2403202310017 दिनांक: 24/03/2023

वॅकेचे नाव व पत्ता:

3) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2403202309879 दिनांक: 24/03/2023

वॅकेचे नाव व पत्ता:

4) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017235559202223E दिनांक: 24/03/2023

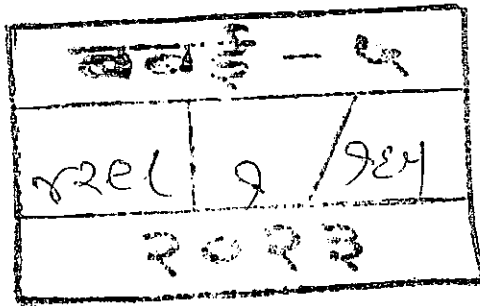
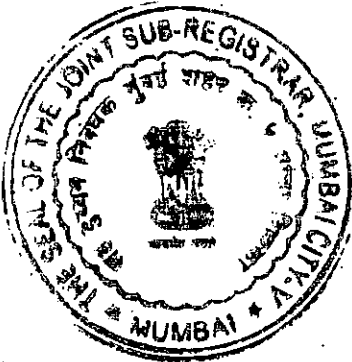
वॅकेचे नाव व पत्ता:

P. P. Lad

Pre-Registration summary (नोंदणी पूर्व गोषदारा)

मूल्यांकन पत्र (शहरी क्षेत्र - बांधीव)		24 March 2023, 01:59:12 PM	
Valuation ID	202303240238		
मूल्यांकनाचे वर्ष	2023		
जिल्हा	मुंबई (मेल)		
मूल्य-विभाग	15-रॉल्ट पॅन डिव्हिजन		
उप मूल्य विभाग	भूभाग : इयाम्पून 15/CS A वगळून रॉल्ट पॅन विभागातील सर्व भूभाग.		
सर्व्हे नंबर / न. भू क्रमांक :	सि.टी.एस. नंबर#4		
वार्षिक मूल्य दर तक्तेनुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
47210	103570	1191 0	157100
औद्योगिक	मोजमापनाचे एकक		
98060	चौरस मीटर		
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र (Built Up)-	71.64 चौरस मीटर	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1 आर सी	निवासी सदनिका	मिळकतीचा प्रकार-
	सी	1 TO 2 वर्षे	बांधकामाचा दर -
उदरवाहन सुविधा-	3 हे	मजला -	Rs.30250/-
		1st floor to 3rd floor	
रस्ता सन्मुख -			
Sale Type -			
First Sale			
Sale/Resale of Built up Property constructed after circular dt.02/01/2013			
मजला निहाय घट/वाढ = 10% apply to rate = Rs.103570/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार (इकवारी) + खुल्या जमिनीचा दर) = ((103570-47210) * (100/100)) + 47210 = Rs.103570/-			
A) मुख्य मिळकतीचे मूल्य	= वरील घसाचे मूल्यदर * मिळकतीचे क्षेत्र = 103570 * 70.64 = Rs.7316184.38/-		
B) बंदिस्त वाहन तक्रारे क्षेत्र	13.94 चौरस मीटर		
बंदिस्त वाहन तक्रारे गन्म्य	= 13.94 * (103570 - 15/100) = Rs.360411.25/-		
Applicable Ru es	= 10.4.16		
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तक्रारेचे मूल्य + इमारत मजला क्षेत्र मूल्य + तक्रारेचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तक्रारेचे मूल्य + खुल्या जमिनीवरील वाहन तक्रारे मूल्य + इमारती भांडवलामा खुल्या जागेचे मूल्य + बंदिस्त वाहकनी + सॅन्डिकल वाहनतक्रारे = A + B + C + D + E + F + G + H + I + J = 7316184.38 + 0 + 0 + 360411.25 + 0 + 0 + 0 + 0 + 0 = Rs.7677126.23/-		

Home Print



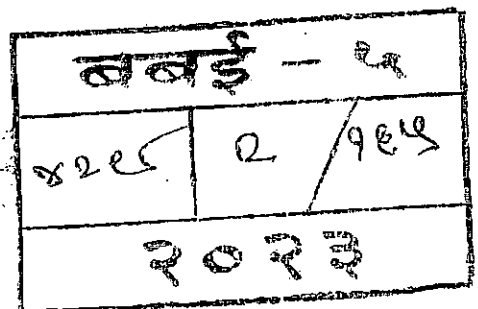


CHALLAN
MTR Form Number-6



GRN	MH017235559202223E	BARCODE	[Barcode]				Date	23/03/2023-12:25:33	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details							
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)							
				PAN No.(If Applicable)							
Office Name	BOM4_JT SUB REGISTRAR MUMBAI 4			Full Name		Pranali Prafulla Lad					
Location	MUMBAI			Flat/Block No.		Flat No 307, Wing A, Runwal Timeless					
Year	2022-2023 One Time			Premises/Bulding							
Account Head Details		Amount In Rs.		Road/Street		Pratiksha Nagar Depot Rd, Koliwada, Sion					
0030045501 Stamp Duty		1043500.00		Area/Locality		Mumbai					
0030063301 Registration Fee		30000.00		Town/City/District							
				PIN		4 0 0 0 2 2					
				Remarks (If Any)							
				PAN2=AAACR0395J~SecondPartyName=Runwal Developers Pvt Ltd~CA=17387303							
				Amount In Words		Ten Lakh Seventy Three Thousand Five Hundred Rupees Only					
Total		10,73,500.00									
Payment Details			IDBI BANK			FOR USE IN RECEIVING BANK					
Cheque-DD Details			Bank CIN		Ref. No.		69103332023032315416		2799121714		
Cheque/DD No.			Bank Date		RBI Date		23/03/2023-12:26:42		Not Verified with RBI		
Name of Bank			Bank-Branch			IDBI BANK					
Name of Branch			Scroll No. , Date			Not Verified with Scroll					

Department ID : Mobile No. : 0000000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल मुख्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

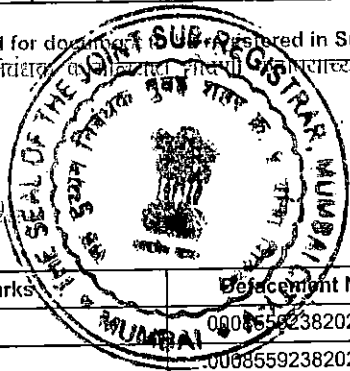
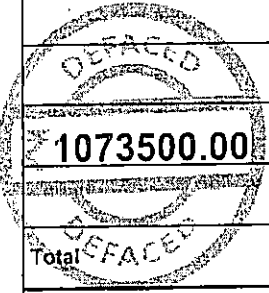




CHALLAN
MTR Form Number-6



GRN	MH017235559202223E	BARCODE	[Barcode]				Date	23/03/2023-12:25:33	Form ID	25.2		
Department					Inspector General Of Registration							
Type of Payment					Stamp Duty Registration Fee							
Office Name					BOM4_JT SUB REGISTRAR MUMBAI 4							
Location					MUMBAI							
Year					2022-2023 One Time							
Account Head Details					Amount In Rs.		Premises/Building					
0030045501 Stamp Duty					1043500.00		Road/Street					
0030063301 Registration Fee					30000.00		Area/Locality					
							Town/City/District					
							PIN					
							4 0 0 0 2 2					
					Remarks (If Any)							
					PAN2=AAACR0395J~SecondPartyName=Runwal Developers Pvt							
					Ltd-CA=17387303							
							Amount In					
							Ten Lakh Seventy Three Thousand Five Hundred Rupee					
Total					10,73,500.00		Words					
							s Only					
Payment Details					IDBI BANK							
					FOR USE IN RECEIVING BANK							
Cheque-DD Details					Bank CIN		Ref. No.		69103332023032315416		2799121714	
Cheque/DD No.					Bank Date		RBI Date		23/03/2023-12:26:42		Not Verified with RBI	
Name of Bank					Bank-Branch		IDBI BANK					
Name of Branch					Scroll No. , Date		Not Verified with Scroll					



Mobile No : 0000000000
 NOTE: This challan is valid for document registered in Sub Registrar office only. It is not valid for unregistered document.
 सधर चालान केवल दस्तावेज निलंबित के लिए ही मान्य है। अनिलंबित दस्तावेजों के लिए यह चालान मान्य नहीं है।
 2023

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-509-4298	0008559238202223	24/03/2023-14:31:37	IGR550	30000.00
2	(IS)-509-4298	0008559238202223	24/03/2023-14:31:37	IGR550	1043500.00
Total Defacement Amount					10,73,500.00

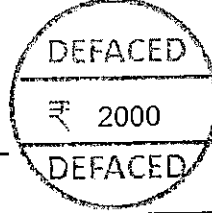


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2403202309879	Receipt Date	24/03/2023
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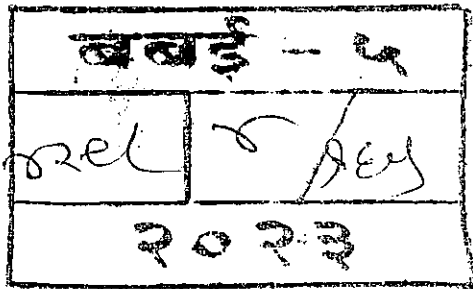
Received from Dhc, Mobile number 9000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 4298 dated 24/03/2023 at the Sub Registrar office Joint S.R. Mumbai 5 of the District Mumbai District.



Payment Details

Bank Name	SBIN	Payment Date	24/03/2023
Bank CIN	10004152023032409095	REF No.	308316095264
Deface No	2403202309879D	Deface Date	24/03/2023

This is computer generated receipt, hence no signature is required.



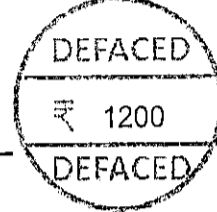


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2403202310017	Receipt Date	24/03/2023
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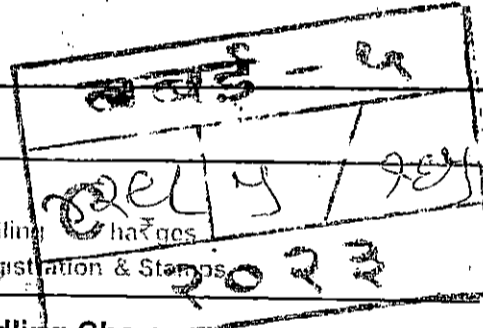
Received from Dhc, Mobile number 9000000000, an amount of Rs.1200/-, towards Document Handling Charges for the Document to be registered on Document No. 4298 dated 24/03/2023 at the Sub Registrar office Joint S.R. Mumbai 5 of the District Mumbai District.



Payment Details

Bank Name	SBIN	Payment Date	24/03/2023
Bank CIN	10004152023032409226	REF No.	308391303542
Deface No	2403202310017D	Deface Date	24/03/2023

This is computer generated receipt, hence no signature is required.

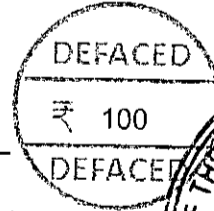


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2403202311249	Receipt Date	24/03/2023
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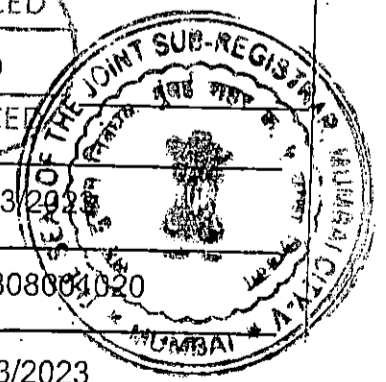
Received from Dhc, Mobile number 9000000000, an amount of Rs.100/-, towards Document Handling Charges for the Document to be registered on Document No. 4298 dated 24/03/2023 at the Sub Registrar office Joint S.R. Mumbai 5 of the District Mumbai District.

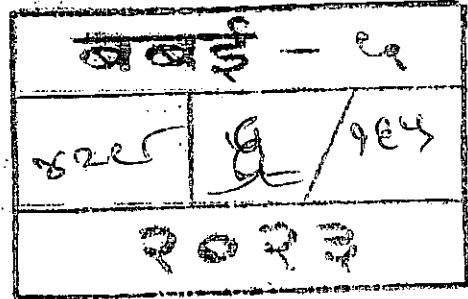
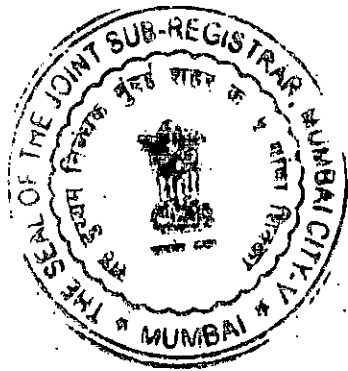


Payment Details

Bank Name	SBIN	Payment Date	24/03/2023
Bank CIN	10004152023032410382	REF No.	308308004020
Deface No	2403202311249D	Deface Date	24/03/2023

This is computer generated receipt, hence no signature is required.





AGREEMENT FOR SALE

ARTICLES OF AGREEMENT ("the said Agreement") made at Mumbai on this 24th day of MARCH in the Christian Year 2023.

[Handwritten initials]

BETWEEN

RUNWAL DEVELOPERS PRIVATE LIMITED (PAN NO. AAACR0395J)
a company incorporated under the Companies Act, 1956 and having its registered office at 5th Floor, Runwal & Omkar Esquare, Opp. Sion-Chunabhatti Signal, Sion (East), Mumbai - 400 022 represented by its Authorized Signatory Mr. Sujata Rao, authorized vide Board Resolution dated 25/02/2022 hereinafter referred to as the "PROMOTER" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors in title and assigns) of the ONE PART;

P.P. Leaf

P.P. Leaf

AND

[Handwritten initials]

Promoter

P.P. Leaf

Allottee

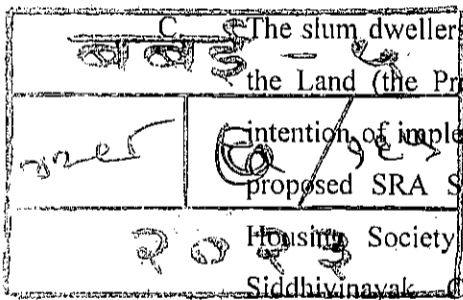
P.P. Leaf

“THE ALLOTTEE” as mentioned in Second Schedule referred hereinbelow (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his/ her heirs, executors administrators, successors and assignns) of the **OTHER PART**;

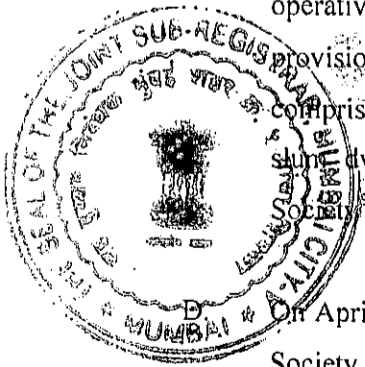
The Promoter and the Allottee shall hereinafter collectively be referred to as the ‘Parties’ and individually as the ‘Party’.

WHEREAS

- A. As per the Property Register Cards, land bearing C.S. Nos. 4 (part), 5 (part), 6 (part) & 7 (part) of Salt Pan Division, Sion, situated at Pratiksha Nagar, Shastri Nagar, “C” Division in F/North Ward, Mumbai City (“Land”) belongs to the Government of Maharashtra and the Government of Maharashtra is the owner of and/or otherwise well and sufficiently entitled to the Land. A copy of the Property Register cards of the Land is annexed and marked hereto as **Annexure “A”**.
- B. The Land was fully encroached by slum dwellers and the same is a ‘Censused Slum’ as defined under the provisions of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 (“Slum Act”) and therefore the aforesaid Land is eligible for implementation of the Slum Rehabilitation Scheme (“Slum Rehab Scheme”) as formulated under Section 3B of the Slum Act and in accordance with the DCR 1991.



The slum dwellers/occupants of the tenements so existing on a portion of the Land (the Property, as defined hereinafter) came together with an intention of implementing the Slum Rehab Scheme and formed 3 (three) proposed SRA Societies namely (a) Shree Sai Darshan Co-operative Housing Society Limited (Proposed) (“Sai Darshan Society”); (b) Siddhivinayak Co-operative Housing Society Limited (Proposed) (“Siddhivinayak Society”); and (c) Ekta Chawl Committee SRA Co-operative Housing Society (Proposed) (“Ekta Society”) under the provisions of the Maharashtra Co-operative Societies Act, 1960 comprising in aggregate 285 (Two Hundred and Eighty Five) number of slum dwellers. Sai Darshan Society, Siddhivinayak Society and Ekta Society are hereinafter collectively referred to as the “Societies”.

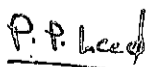


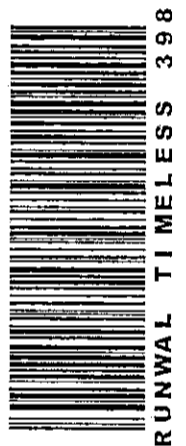
On April 6, 2008, the members of Sai Darshan Society and Siddhivinayak Society in their respective Special General Body Meeting *inter alia*


Promoter



Allottee

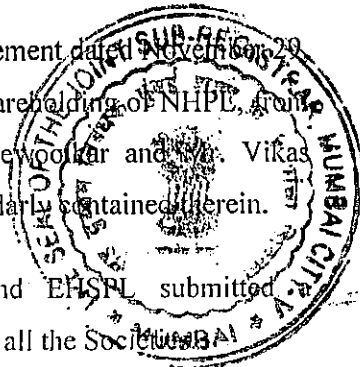
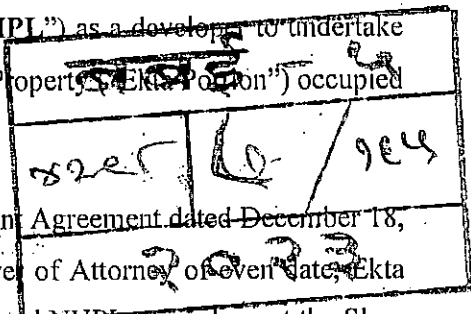




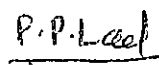
resolved to appoint EHSPL (the Developer hereinafter defined) to implement the Slum Rehab Scheme on the portions of the Property (defined below) occupied by them.

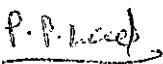
- E. By and under 2 (two) Development Agreements both dated April 8, 2008 together with the Irrevocable Power of Attorneys of even date, Sai Darshan Society and Siddhivinayak Society granted development rights in respect of the portion of the Property occupied by them in favour of **Easy Home Solutions Private Limited ("EHSPL")**.
- F. Thereafter, pursuant to an application made under the Slum Rehab Scheme and after perusing all the relevant documents and verifying the eligibility of the slum dwellers, the Slum Rehabilitation Authority ("SRA") *vide* its Letter of Intent No. SRA/ENG/2148/FN/MHL/LOI dated March 3, 2011 read with revised Letter of Intent No. SRA/ENG/2148/FN/MHL/LOI dated July 12, 2012 approved the Slum Rehab Scheme to be undertaken by EHSPL on the portions of the Property occupied by Sai Darshan Society and Siddhivinayak Society admeasuring in aggregate 9,379.14 square meters (Nine Thousand Three Hundred and Seventy Nine point One Four) under the *aegis* of Regulation 33(10) of the DCR 1991 read with the Slum Act on the terms and conditions as contained therein.
- G. On December 7, 2017, the members of Ekta Society in its Special General Body Meeting *inter alia* resolved to appoint, authorise and entrust Neminath Heights Private Limited ("NHPL") as a developer to undertake the redevelopment of the portion of the Property (Ekta Portion") occupied by the members of Ekta Society.
- H. Accordingly, by and under a Development Agreement dated December 18, 2017 together with the Irrevocable Power of Attorney of even date, Ekta Society authorized, appointed and entrusted NHPL to implement the Slum Rehab Scheme on a portion of the Property occupied by its members.
- I. Thereafter, by and under a Share Purchase Agreement dated November 29, 2017, EHSPL and Mr. Rajan acquired 100% shareholding of NHPL from its shareholders viz. namely, Mr. Jitendra Dewoolkar and Mr. Vikas Kerkar on the terms and conditions more particularly contained herein.
- J. NHPL became a subsidiary of EHSPL and EHSPL submitted consolidated and amalgamated SRA Scheme for all the Societies

RUNWAL TIMELESS 39



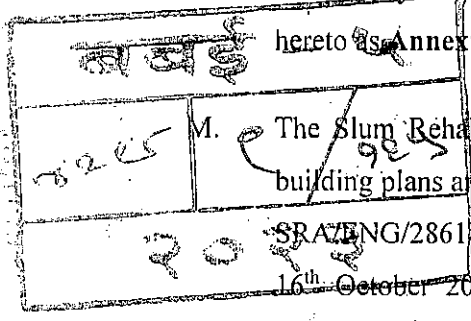

Promoter


Allottee

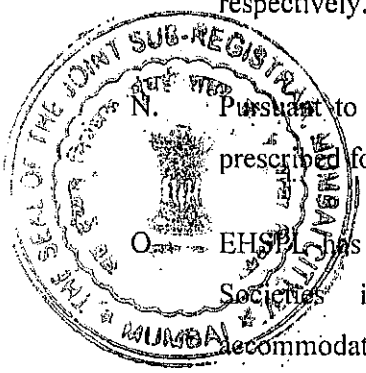


K. Thereafter, pursuant to the application made in that regard and after perusing all the relevant documents and checking the eligibility of the slum dwellers, the SRA revised the Letter of Intent and *vide* it's (a) Revised Letter of Intent No. SRA/ENG/2148/FN/STGL/LOI dated February 28, 2019 approved the Slum Rehab Scheme to be undertaken by EHSPL on the Property occupied by the Societies admeasuring in aggregate 11,729.97 square meter (Eleven Thousand Seven Hundred and Twenty Nine point Nine Seven) including non-slum portion admeasuring 390 square meters (Three Hundred and Ninety); and (b) Revised Letter of Intent No. SRA/ENG/2148/FN/STGL/LOI dated August 28, 2020 approved the Slum Rehab Scheme to be undertaken by EHSPL on the Property occupied by the Societies admeasuring in aggregate 11,730.11 square meters (Eleven Thousand Seven Hundred and Thirty point Eleven) along with non-slum plot admeasuring 390 square meters (Three Hundred and Ninety) (together referred to as the said "Property") as more particularly described in the "First Schedule" hereunder written, under the aegis of Regulation 33(10) of the DCPR 2034 read with the Slum Act on the terms and conditions as contained therein.

L. The Revised Letter of Intent No. SRA/ENG/2148/FN/STGL/LOI dated February 28, 2019 and Revised Letter of Intent No. SRA/ENG/2148/FN/STGL/LOI dated August 28, 2020 are hereinafter collectively referred to as the "LOI". The copies of the LOI are annexed hereto as Annexure "B".

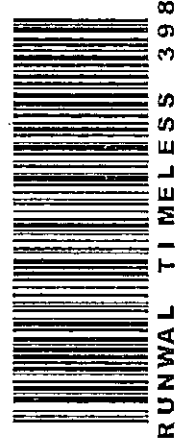


M. The Slum Rehabilitation Authority (SRA) has sanctioned/ approved the building plans and has issued the Intimation of Approval ("IOA") vide No. SRA/ENG/2861/FN/MHL/AP dated 17th May 2016 and Revised IOA dated 16th October 2020 and have also issued a Commencement Certificate ("CC") vide No. SRA/ENG/2861/ FN/MHL/AP dated 25th April 2017; copies whereof are hereto annexed and marked Annexure "C" and "D" respectively.



Pursuant to the submission of the proposal, Annexure II was issued in prescribed format for implementation of Slum Rehab Scheme.

EHSPL has entered in to tripartite agreement with the members of the Societies in connection to providing of permanent alternate accommodation and also compensation *in-lieu* of temporary alternate

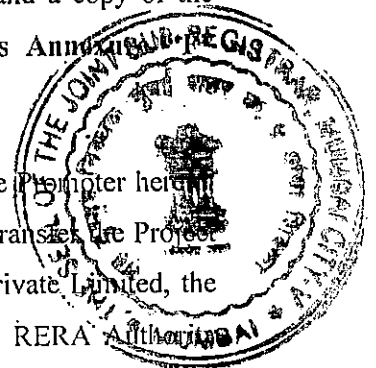
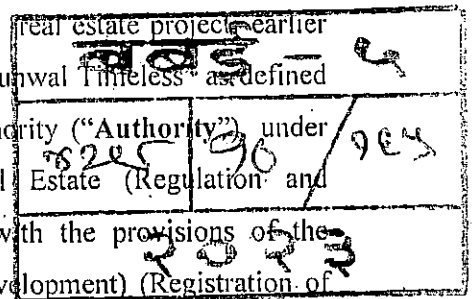


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accommodation.

- P. Under the LOI, certain built-up area has been sanctioned for the Property which *inter alia* comprises of the right of the EHSPL (a) to construct and develop rehabilitation component (“Rehab Component”) and (b) to construct and develop free sale component (“Free Sale Component”).
- Q. As per the plans and designs contemplated by EHSPL, EHSPL intends to develop the Rehab Component by constructing 2 (two) buildings (“Rehab Building”) on a portion of the Property (“Rehab Plot”). The units/flats in the Rehab Building shall be used for rehabilitating the eligible members of the Societies and project affected persons (as per the LOI).
- R. EHSPL proposes to develop the Free Sale Component by constructing 1 (one) or more buildings (“Sale Building”) on the portion of the Property (“Free Sale Plot”). The units/flats in the Sale Building/s shall be available for sale in the open market. The Copy of Proposed Layout Plan and Sale Building Proposed Plan is annexed hereto and marked as Annexure “E”.
- S. Pursuant to the necessary approvals, so obtained, EHSPL has commenced construction of the Rehab Building on the Rehab Plot.
- T. The development of the said Project/Building as defined hereinbelow proposed by EHSPL, has been registered as a real estate project earlier known as “FREEWAY37” (now known as “Runwal Timeless” as defined below, with the Real Estate Regulatory Authority (“Authority”) under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016, (“RERA”) read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 (“RERA Rules”) and the Regulations. The Authority has duly issued Certificate of Registration No. P51900005685 dated 11/08/2017 for the Project, and a copy of the revised RERA Certificate is annexed and marked as Annexure “E” hereto.
- U. As per the mutually agreed between the EHSPL and the Promoter herein EHSPL applied to RERA Authority for its proposal to transfer the Project No. P51900005685 in favour of Runwal Developers Private Limited, the Promoter herein. By its Order dated 6th January 2021, RERA Authority



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approved the proposal of the EHSPL. As per the said Order the Project has been transferred in favour of the Promoter on RERA Website as per the provisions of RERA Act, rules and regulation made thereunder.

- V. By and under a Joint Development Agreement dated 16th March 2021 (hereinafter referred to as "the said JDA") entered into between the EHSPL, as the Developer therein of the first part, Runwal Developers Pvt. Ltd., as the Joint Developer of the Second Part (the Promoter herein) and NHPL, as the Confirming Part of the third Part and registered with the Sub-Registrar of Assurances at Mumbai-1 under Serial No. BBE1-2401/2021 dated 16th March 2021, EHSPL with confirmation of NHPL has granted the irrevocable development rights in respect of the Free Sale Component in favour of the Promoter, for the purposes of constructing and developing the Project by consuming the Free Sale FSI, fungible FSI, premium FSI and any additional / future FSI that may be permitted to be utilised from time to time together with the irrevocable right to carry out the development and construction related activities incidental thereto for a consideration and on the terms and conditions therein contained.
- W. EHSPL granted joint development rights in respect of the Free Sale Component to the Promoter for the consideration and on the terms and conditions contained therein inter alia including the following:

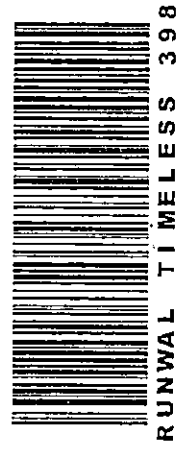
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- i. The Promoter shall at its own cost commence construct and complete the construction/development the said Project on the Free Sale Plot.
- ii. The Promoter prepare the plans and designs of the said Project and/or amend/revise the same and get it approved/revise through EHSPL.
- iii. The Promoter shall take all decisions in respect of the Project including its planning, implementation and execution of all times till the completion of the Project.
- iv. EHSPL has obtained the No Objection from 2/3rd of existing allottees for the purpose of appointment of the Promoter as the Joint Developer for construction of the Project, amendment in layout and extension of the timelines for construction of the Project.
- EHSPL and the Promoter have an area share arrangement as per the terms of the Joint Development Agreement according to which total



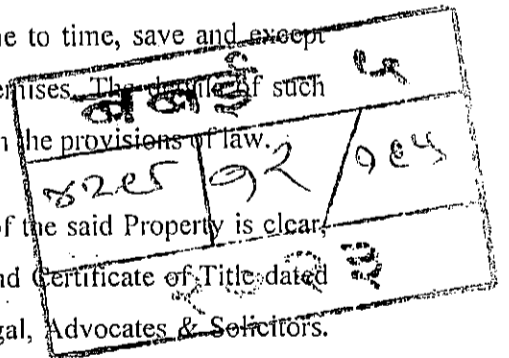
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flats of the Project have been earmarked for the Promoter and EHSPL separately.

- vi. EHSPL has entered into permanent alternate accommodation agreements with the slum dwellers/occupants of the Rehab Plot and has rehabilitated and/or made provisions for the rehabilitation of the slum dwellers/occupants on the Rehab Plot at its own costs;
- vii. The Promoter alone shall be entitled to enter into Agreement(s) for sale and such other documents and writings in their name including execution and registration of the same with its prospective purchasers in respect of Joint Developer's Premises as defined in the said JDA.
- X. By and under an Irrevocable Power of Attorney dated 16th March 2021 in favour of Promoter (acting through its Director/Authorized Signatory Mr. Sanjay Daga) and registered with the Sub-Registrar of Assurances, Mumbai -1 under Serial No.BBE1-2402-2021 on 16th March 2021, EHSPL inter alia granted several powers and authorities to Promoter in pursuance of the JDA for the development and construction of the Free Sale Component on the Property.
- Y. As on date the said Property has been mortgaged to the Bank/Financial Institution as mentioned in the Second Schedule hereinbelow. The Purchaser consents that Promoter reserves right to create mortgages/encumbrances as required from time to time, save and except the right of the Purchaser to the said Flat/Premises. The details of such mortgages shall be disclosed in accordance with the provisions of law.
- Z. Save and except as provided herein, the title of the said Property is clear, marketable and free from all encumbrances and Certificate of Title dated 19th March 2021 has been issued by DSK Legal, Advocates & Solicitors. A copy of the said Certificate of Title dated 19th March 2021 is annexed and marked as **Annexure "G"** hereto.
- AA. Further, the Allottee consents and acknowledges that as per the plan sanctioned /approved by the SRA by and under the IOA and the CC, the Promoter is constructing/developing Sale Building comprising a multistoried building with 3 (three) wings now known as "RUNWAL TIMELESS" more particularly described in Third Schedule hereinafter written along with the Common Areas and Facilities, amenities,



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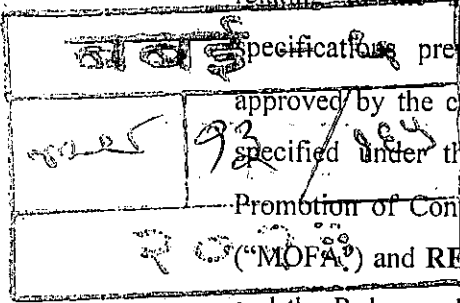
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landscaping, infrastructure, etc. on the Free Sale Plot by utilising the Free Sale FSI, Fungible FSI, Premium FSI and any additional / future FSI that may be permitted to be utilized from time to time in accordance with the term of JDA (hereinbefore and hereinafter referred to as "the said Project/Building").

BB. The Promoter may develop the common areas and amenities on the Free Sale Plot which may be utilised by the Allottee along with the other allottees of the said Project, more particularly listed in the Forth Schedule hereunder written ("Project Common Areas and Amenities").

CC. The Promoter has appointed renowned Architect and Structural Engineer for the preparation of the structural designs and drawings of the said Building, other amenities and facilities including car parking spaces, who will supervise and advise till the completion of construction and the Promoter accepts professional supervision of the architect and the structural engineer till the completion of the said Building.

DD. The Allottee has, prior to the date hereof, examined a copy of the RERA Certificate and has caused the RERA Certificate to be examined in detail by his/her/its Advocates and/or other consultants. The Allottee has agreed and consented to the development of the said Property, in the manner mentioned in the RERA Certificate. The Allottee has, prior to the date hereof, demanded from the Promoter and the Promoter has given full, free and complete inspection to the Allottee of all the documents of title relating to the said Property, the said plans, layout, designs and



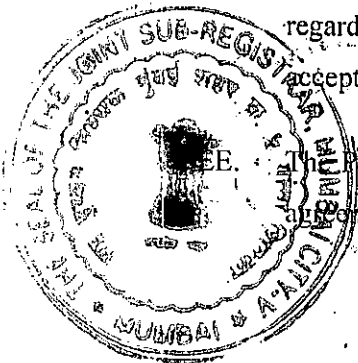
specifications prepared by the Promoter's Architect, Engineers and approved by the concerned authorities and such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 ("MOFA") and RERA (herein collectively referred to as the "said Acts")

and the Rules made there under. The Allottee has/ have entered into the said Agreement knowing fully well and understanding the contents and the implications thereof and has/ have satisfied himself/ herself/ themselves as regards the title of the Promoter to the said Property. The Allottee hereby accepts the title of the Promoter in respect of the said Property.

The Promoter has entered and is entering and/ or will enter into separate agreements with several prospective buyers/ persons/ Allottee and parties



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Page 8 of 120

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in respect of the sale of flats, units, offices, shops, retail spaces and other usage/ premises in the said Building to be constructed by the Promoter.

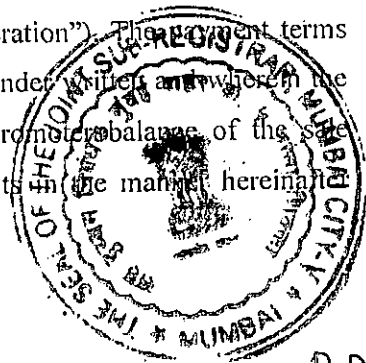
FF. The Allottee has/ have applied to the Promoter for allotment to the Allottee and Promoter has agreed to allot to the Allottee on ownership basis a flat/premises the details of which are more particularly described **Second Schedule** hereunder written and shown by red colour outline on the plan annexed hereto as **Annexure "H"** (hereinafter referred to as the "said Premises"), together with the covered (i.e.. stilt / basement/ podium/ mechanically operated/stack) car parking space OR together with the right to use the open car parking space which forms a part of the common areas of the said Building.

GG. The Promoter alone shall have the sole and exclusive right to sell, lease, transfer etc. the flats and premises in the said Building to be constructed by the Promoter and to enter into agreement/s with the Allottee and to receive the sale consideration in respect thereof. The Allottee further agree/s that the Promoter shall in its own discretion appoint an agency to maintain, manage and control all the other common areas and amenities and facilities in the said Project/Building and for such other purposes as may be agreed upon between the Promoter and the said agency.

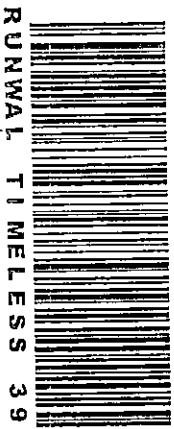
HH. After satisfying himself/ herself/ themselves with regards to the title of the said Property and all orders, permissions and plans and the representations made herein by the Promoter, the Allottee/s hereby agree/s to purchase from the Promoter and the Promoter hereby agree/s to sell and transfer to the Allottee/s on ownership basis the said Premises along with the right to use in common the open areas attached to the said Premises as well as the proportionate common areas, amenities and facilities in the said Building on the terms and conditions hereinafter appearing.

II. The total consideration of the said Premises includes sale consideration for the said Flat which is calculated on the basis of the carpet area and other charges and deposits as detailed in the **Sixth Schedule** hereunder written (hereinafter referred to as the "total consideration"). The payment terms thereof are detailed in **Sixth Schedule** hereunder written and wherein the Allottee has/ have agreed to pay to the Promoter the balance of the sale consideration and other charges and deposits in the manner hereinafter appearing.

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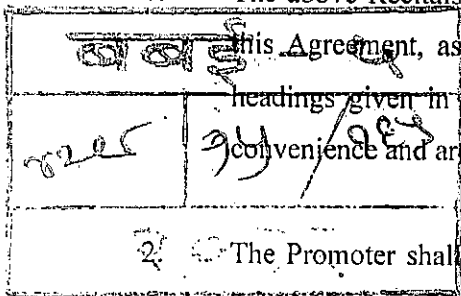


- JJ. The Promoter is required to execute a written agreement for sale of said Premises with the Allottee under the said Acts being in fact these presents and also register the said Agreement under the Registration Act.
- KK. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein.
- LL. The list of Annexures attached to this Agreement are stated hereinbelow:-

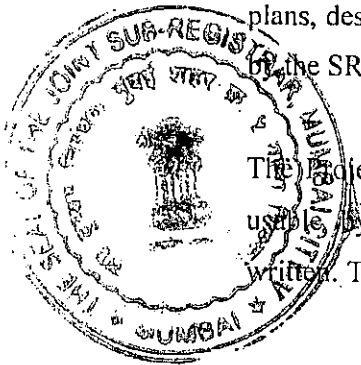
Annexure "A"	Copies of Property Card
Annexure "B"	Copies of Letter of Intent dated 28/02/2019 & 28/08/2020
Annexure "C"	Copy of Intimation of Approval dated 17/5/2016 & Revised IOA dated 16/10/2020
Annexure "D"	Copy of Commencement Certificate
Annexure "E"	Copies of Proposed Layout Plan & Sale Building Proposed Plan
Annexure "F"	Copy of Project Registration Certificate issued by RERA
Annexure "G"	Copy of Title Report
Annexure "H"	Typical Plan of the said Premises

NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

1. The above Recitals shall form an integral part of the operative portion of this Agreement, as if the same have been set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience and are not intended in derogation of RERA.



2. The Promoter shall construct the Project comprising 1 (one) residential building comprising 3 (three) wings in all each consisting of such floors as described in the Third Schedule hereunder written, in accordance with the plans, designs and specifications as referred hereinabove, and as approved by the SRA/MCGM from time to time.



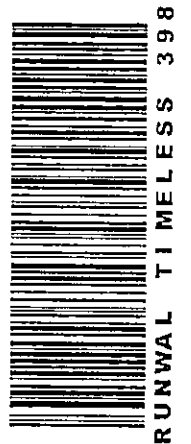
The Project Common Areas and Amenities in the Project that may be used by the Allottee are listed in the Fourth Schedule hereunder written. The internal fitting and fixtures in the said Premises that shall be

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Page 10 of 120

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provided by the Promoter are listed in the Fifth **Schedule** hereunder written.

PROVIDED THAT the Promoter may have to obtain prior consent in writing of the Allottee in respect of any variations or modifications which may adversely affect the said Premises of the Allottee, except, any alteration or addition required by any Government authorities, or, due to change in law, or, any change as contemplated in any of the disclosures already made herein.

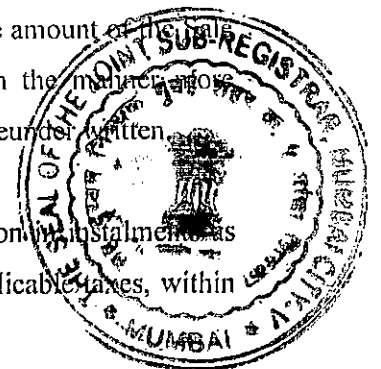
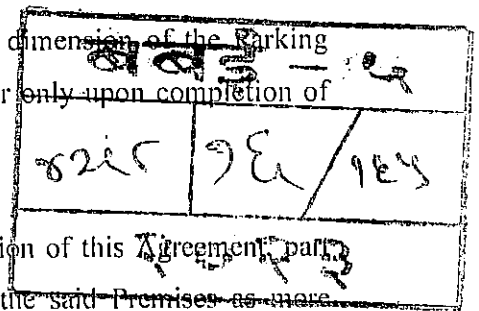
4. **Purchase of the Premises and Sale Consideration:**

(i) The Allottee hereby agrees to purchase and acquire from the Promoter and the Promoter hereby agrees to sell to the Allottee, the said Premises more particularly described in the **Second Schedule** hereunder written for the Sale Consideration (as more particularly mentioned in the Second Schedule hereunder written). The said Premises are marked in Red colour hatched lines on the floor plan annexed and marked as **Annexure "H"** hereto.

(ii) The Promoter shall allot to the Allottee parking space/s being constructed on the basement/podium/stilt as an amenity attached to the said Premises and more particularly mentioned in the **Second Schedule** hereunder written and hereinafter referred to as the "**Parking Space**", the cost of which is included in the Sale Consideration. The exact location and dimension of the Parking Space will be finalized by the Promoter only upon completion of the Project in all respects.

(iii) The Allottee has paid before the execution of this Agreement, part payment of the Sale Consideration of the said Premises as more particularly mentioned in the **Sixth Schedule** hereunder written and hereby agree/s to pay to the Promoter the balance amount of the Sale Consideration as and by way of instalments in the manner as more particularly mentioned in the **Sixth Schedule** hereunder written.

(iv) The Allottee agrees to pay the Sale Consideration, in instalments as set out in Sixth Schedule hereto, along with applicable taxes, within



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15 (Fifteen) days from the date of written demand made by the Promoter, subject to deduction of applicable TDS as per the Income Tax Act, 1961. The TDS shall be deducted at the time of making payment of instalment and remitted by Allottee in the government account in accordance with the provisions of the Income Tax Act, 1961. The Allottee further agrees and undertakes to submit to the Promoter, the original TDS Certificate within 7 (seven) days from the date of payment of TDS. The Allottee is aware and agrees that it is only upon the Allottee submitting the TDS Certificate to the Promoter, that the amount of TDS shall be credited to his account. On the failure of the Allottee in submitting the TDS Certificate, the Promoter shall be entitled not to give credit to the Allottee in respect of the amount of TDS. Further, the Allottee is aware that payment of TDS in the government account is solely the responsibility of the Allottee and in the event of the Allottee not paying the TDS in accordance with the provisions of Income Tax Act, 1961, the Allottee alone shall be liable for the consequences as per the Income Tax Act, 1961, and the Promoter shall not be responsible for non-payment or delayed payment thereof.

- (v) It is clarified that the Sale Consideration shall be payable by the Allottee in the Bank Account more particularly mentioned in the Sixth Schedule hereunder written ("the said Account"). It is clarified that in accordance with RERA and the RERA Rules, 70% of the Sale Consideration shall be transferred in the Bank Account more particularly mentioned in the Sixth Schedule hereunder written

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(The RERA Account"). The Sale Consideration excludes taxes (consisting of tax paid or payable by way of GST and all levies, duties and cesses or any other indirect taxes which may be levied, in connection with the construction of and carrying out the Project and/or with respect to the said Premises and/or this Agreement). It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now or which may become applicable/payable in future) including GST and other indirect and direct taxes, duties and impositions applicable and/or levied by the Central Government and/or the Government and/or any local, public or statutory

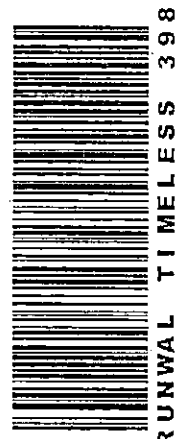


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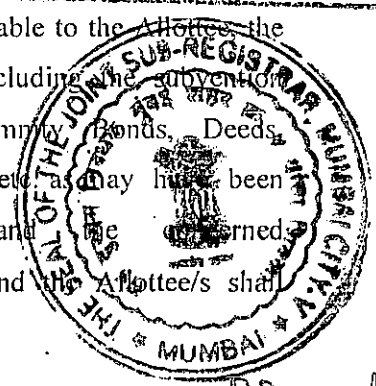
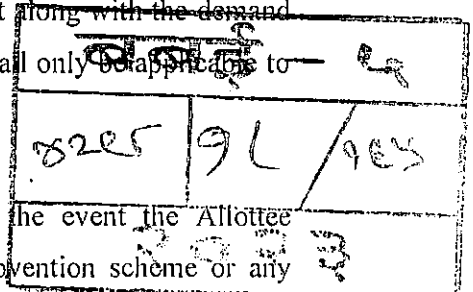
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authorities/bodies on any amount payable under this Agreement and/or on the transaction contemplated herein and/or in relation to the said Premises, shall be borne and paid by the Allottee alone and the Promoter shall not be liable to bear or pay the same or any part thereof. All these payments will be made by the Allottee as and when called upon by the Promoter and/or as required by the concerned Government or authority, as the case may be. The Allottee agrees and accepts that the Sale Consideration value is arrived at mutually as per prevailing market rates and conditions, after considering the benefit of any additional input tax credit accruing to the Promoter under the GST law. Post absorption of the incremental tax impact under GST by the Promoter, (to the extent absorbed by it), the Allottee/s hereby unconditionally and irrevocably agrees and accepts that the Promoter has no further obligation to pass any additional benefit under the anti-profiteering provisions under Section 171 of CGST Act, 2017.

(vii) The Sale Consideration is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies / Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification / order / rule / regulation / demand, published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable to the subsequent payments.

(viii) It is agreed between the parties that in the event the Allottee has/have availed of the benefit of any subvention scheme or any other scheme as may have been made available to the Allottee, the terms and conditions of such scheme including the subvention scheme and any letters, NOCs, Indemnity Bonds, Deeds, Agreements/Tripartite Agreements, MOUs, etc. as may have been executed between the Promoter and the concerned Banks/Financial Institutions shall apply and the Allottee/s shall



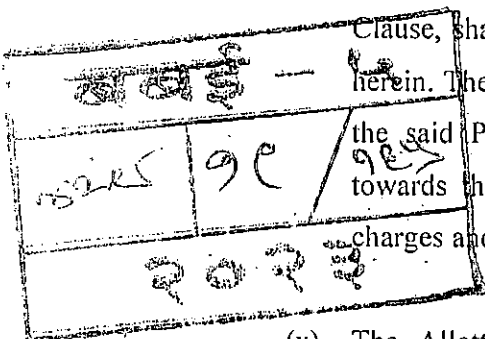
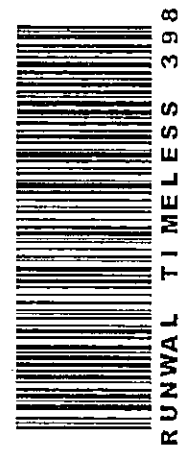
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comply with the same. The Promoter shall also be authorized to take such steps under the schemes and documents executed in that regard, as deemed fit by the Promoter.

(ix) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the said building is complete and the Occupation Certificate is granted by the MCGM or such other competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (three per cent) as mentioned in Second Schedule hereunder written. The total Sale Consideration payable on the basis of the carpet area of the Premises, shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area, and if such reduction would be more than the defined limit of 3% (three per cent), then the Promoter shall refund the excess money paid by Allottee for the reduction in area above and beyond 3%, within 45 (forty-five) days with interest at the rate specified in the RERA Rules, from the date when possession of the said Premises shall be offered by the Promoter, till the date of refund. If there is any increase in the carpet area, over and above the defined limit of 3% (three per cent), then the Promoter shall demand additional amount for the area above and beyond the 3% from the Allottee towards Sale Consideration, which shall be payable by the Allottee prior to taking possession of the Premises. It is clarified that the payments to be made by the Promoter/Allottee, as the case may be, under this



Clause, shall be made at the same rate per square metre as agreed herein. The Allottee will not have any right to claim possession of the said Premises till the Allottee makes payment of all dues towards the consideration of the said Premises as well as other charges and amounts as demanded by the Promoter.

(x) The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her/its name as the Promoter may



its sole discretion deem fit and the Allottee undertakes not to demand/direct the Promoter to adjust his/her/its payments in any manner.

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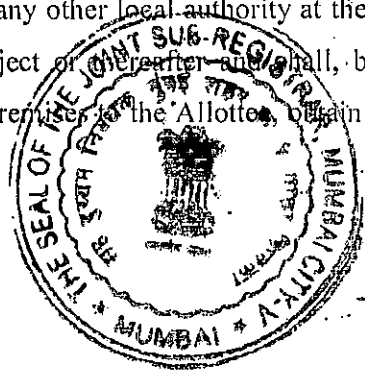
(xi) On a written demand being made by the Promoter upon the Allottee with respect to a payment amount (whether Sale Consideration or any other amount payable in terms of this Agreement), the Allottee shall pay such amount to the Promoter, within 15 (fifteen) days of the Promoter's said written demand, without any delay, demur or default. If the Allottee fails to make payment of any amounts in terms of this Agreement within the time as specified herein, then, the Promoter shall be entitled to recover, and the Allottee shall be liable pay the same to the Promoter with interest at the Interest Rate (defined hereinafter), on all delayed payments, for the period of delay viz. computed from their respective due dates, till the date such amounts are fully and finally paid together with the interest thereon at the Interest Rate.

(xii) If the Allottee enters into any loan/financing arrangement with any bank/financial institution, such bank/financial institution shall be required to disburse/pay all such amounts due and payable to the Promoter under this Agreement, in the same manner detailed in Sixth Schedule herein below (which will not absolve Allottee of its responsibilities under this Agreement).

(xiii) The Promoter shall be entitled to securitize the Sale Consideration and other amounts payable by the Allottee under this Agreement (or any part thereof), in the manner permissible under RERA, in favour of any persons including banks/financial institutions and shall also be entitled to transfer and assign to any persons the right to directly receive the Sale Consideration and other amounts payable by the Allottee under this Agreement or any part thereof. Upon receipt of such intimation from the Promoter, the Allottee shall be required to make payment of the Sale Consideration and other amounts payable in accordance with this Agreement, in the manner as intimated.

5. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the SRA/MCGM or any other local authority at the time of sanctioning the plans of the Project or hereafter and shall, before handing over possession of the said Premises to the Allottee, obtain from

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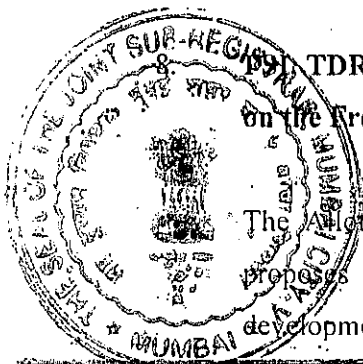
the SRA/MCGM, the Occupation Certificate in respect of the said Premises.

6. Time is of the essence of this Agreement for the Promoter as well as the Allottee. The Promoter shall abide by the respective time schedules for completing the said Premises and offering possession of the Premises to the Allottee after receiving the Occupation Certificate in respect thereof. Similarly, the Allottee shall make timely payments of all instalments of the Sale Consideration and other dues payable by him/her/it and meeting, complying with and fulfilling all its other obligations under this Agreement.

7. The Promoter has notified and the Allottee is aware that the Project Common Areas and Amenities to be provided in the Project are being developed in a phase-wise manner and are to be shared by all the respective allottees and occupants therein and that the same will be completed on or before completion of the Project subject to Force Majeure events. It is further clarified that all the amenities and facilities comprised therein may not be ready at the time of the Promoter offering possession of the said Premises to the Allottee and may not be available for use and enjoyment immediately.

TDR and development potential with respect to the said Project on the Free Sale Plot:

The Allottee hereby agrees, accepts and confirms that the Promoter proposes to develop the Project (including by utilization of the full development potential) in the manner more provided herein and all the plans and specifications pertaining thereto and the Allottee has agreed to purchase the said Premises based on the unfettered and vested rights of the Promoter in this regard. It is clarified that the Promoter will be entitled to utilise the FSI emanating from the said Property (including TDR, incremental FSI or any other benefit whether on payment of any premium or otherwise, by whatever name called) in any manner and on any portion of the Property as it deems fit and proper and the Allottee shall not demand sub-division of the Property in any manner whatsoever.



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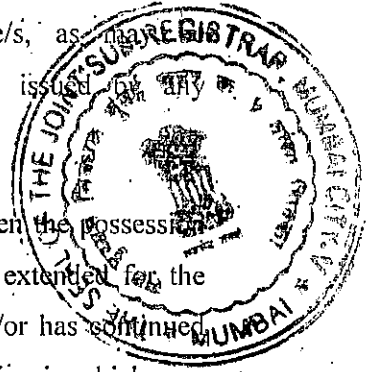
9. Possession Date, Delay and Termination:

(i) The Promoter will endeavour to offer possession of the said Premises to the Allottee on or before 30-09-2026 which is subject to a grace period of 12 months. Provided however, that the Promoter shall be entitled to extension of time for giving delivery of the Premises if the completion of the Project is delayed on account of any or all of the following factors: -

- (a) Any force majeure events;
- (b) Any notice, order, rule, notification of the Government and/or other public or competent authority/court;
- (c) Any stay order/injunction order issued by any Court of Law, Competent Authority, MCGM, statutory authority;
- (d) Any epidemic or pandemic and/or any order issued by any competent authority pursuant to any epidemic or pandemic;
- (e) Any other circumstances that may be deemed reasonable by the Competent Authority, MCGM and/or statutory authority.
- (f) the Promoter has complied with all its obligations and terms and conditions but there is delay or refusal to issue any of approvals, including occupation certificate/s, as required in respect of the Project to be issued by Governmental Authority.

(ii) In the event of occurrence of any of the above, then the possession date as mentioned clause 8 (i) above shall stand extended for the period that the force majeure event continues and/or has continued and an additional period of 30 days for remobilization in which case the possession date shall automatically stand revised to and substituted by the revised Possession Date as communicated by the Promoter.

(iii) The Project completion date declared by the Promoter in the Registration Certificate is 30/09/2026 or any such date as may be



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extended by RERA and for any/all claims/legal purposes, the RERA Project Completion Date above shall be considered.

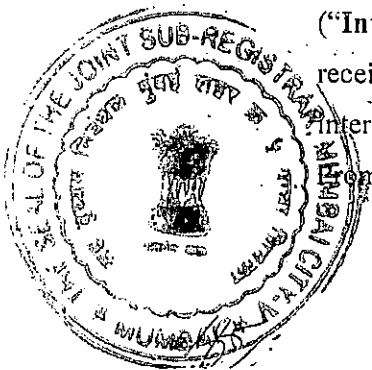
(iv) If the Promoter fails to offer possession of the said Premises to the Allottee on the Project Completion date as declared under RERA, then the Allottee shall be entitled to either of the following options:-

(a) call upon the Promoter by giving a written notice by Courier / E-mail / Registered Post A.D. at the address provided by the Promoter ("Interest Notice"), to pay interest at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon, for every month of delay from the expiry of the Extended Date ("the Interest Rate"), on the Sale Consideration paid by the Allottee. The interest shall be paid by the Promoter to the Allottee till the date of offering to hand over of the possession of the said Premises by the Promoter to the Allottee;

OR

(b) the Allottee shall be entitled to terminate this Agreement by giving a written notice to the Promoter by Courier / E-mail / Registered Post A.D. at the address provided by the Promoter ("Allottee Termination Notice"). On the receipt of the Allottee Termination Notice by the Promoter, this Agreement shall stand terminated and cancelled. Within a period of 30 days from the date of receipt of such Termination Notice by the Promoter, to formally cancel this Agreement for Sale, the Allottee shall execute and register a Deed of Cancellation as may be specified by the Promoter and upon registering the same, the Promoter shall refund to the Allottee by a post dated cheque dated 30 (thirty) days from the date of execution of the Deed of Cancellation, the amounts already received by the Promoter under this Agreement with interest thereon at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon ("Interest Rate"), to be computed from the date the Promoter received such amount/part thereof till the date such amounts with interest are duly repaid. On such repayment of the amounts by the promoter (as stated in this clause), the Allottee shall have no claim

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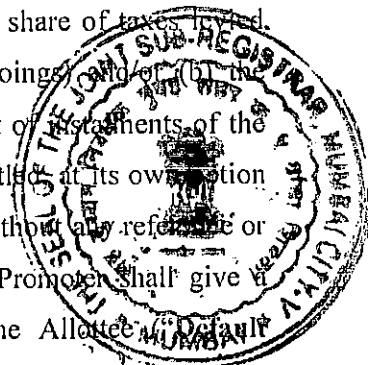
of any nature whatsoever against the Promoter and/or the said Premises and/or car park in any manner whatsoever and the Promoter shall be entitled to deal with and/or dispose of the said Premises and/or the car park in the manner it deems fit and proper. In such event, the Allottee will be entitled to refund only of the amounts paid by him/her to the Promoter excluding the interest due and payable by the Allottee for the delayed payment taxes and the stamp duty, registration charges, registration expenses, brokerage and other loss and cost incurred by the Promoter.

(v) In case the Allottee elects its remedy under sub-clause (iv) (a) above then in such a case the Allottee shall subsequently not be entitled to the remedy under sub-clause (iv) (b) above and shall be deemed to be continuing in the Project with the date of Project Completion Date as may be revised, without claiming any further compensation or damages in that regard from the Promoter.

(vi) Subject to the right of the Promoter to terminate this Agreement, if the Allottee fails to make any payment on the stipulated date/s and time/s as required under this Agreement, then, the Allottee shall pay to the Promoter interest at the Interest Rate, on all and any such delayed payments computed from the date such amount was due and payable, till the date such amounts are fully paid together with the interest thereon.

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(vii) Without prejudice to the right of the Promoter to charge interest at the Interest Rate, as mentioned in Clause 8 (iv) (a) above, and any other rights and remedies available to the Promoter, either (a) on the Allottee committing default in payment on a due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her/its proportionate share of taxes levied by concerned local authority and other outgoings) and/or (b) the Allottee committing three defaults of payment of instalments of the Sale Consideration, the Promoter shall be entitled at its own discretion and discretion, to terminate this Agreement, without any reference or recourse to the Allottee. Provided that, the Promoter shall give a notice of 15 (fifteen) days in writing to the Allottee (the "15 Days Notice"), by Courier / E-mail / Registered Post A.D. at the address



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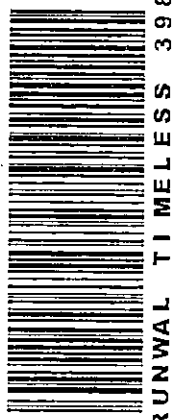
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provided by the Allottee, of its intention to terminate this Agreement with detail/s of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of the Default Notice, including making full and final payment of any outstanding dues together with interest thereon computed at the Interest Rate, then at the end of the period specified in the Default Notice, the Promoter shall be entitled to terminate this Agreement by issuance of a written notice to the Allottee ("Promoter Termination Notice"), by Courier / E-mail / Registered Post A.D. at the address provided by the Allottee. On the receipt of the Promoter Termination Notice by the Allottee, this Agreement shall stand terminated and cancelled. It is agreed that on such termination and cancellation, the Allottee shall execute and register a Deed of Cancellation in respect of the said Premises in the manner as stated in this sub-clause, and the Promoter shall be entitled to forfeit 10% of the Sale Consideration which shall be over and above all other outgoings and expenses incurred by the Promoter including interest on any overdue payments, brokerage/referral fees, taxes paid/payable and administrative charges as determined by the Promoter ("Forfeiture Amount") as and by way of agreed genuine pre-estimate of liquidated damages. Within a period of 30 (thirty) days of execution and registration of the Deed of Cancellation in respect of the said Premises and further upon resale of the said Premises to another allottee, whichever is later, the Promoter shall, after deduction of the Forfeiture Amount, refund the balance amount of the Sale Consideration to the Allottee. In the event the Allottee has availed of financial assistance from any Bank or Financial Institute for the purchase of the said Premises, then the Promoter shall deposit the refund amount directly with such Bank/Financial Institution and the Allottee shall seek refund of dues, if any, from such Bank/Financial Institution. Upon the termination of this Agreement, the Allottee shall have no claim of any nature whatsoever against the Promoter and/or the said Premises and/or car park and the Promoter shall be entitled to deal with and/or dispose of the said Premises and/or car park/s in the manner it deems fit and proper. It is agreed that in the event the Allottee fails to execute and register a Deed of Cancellation in respect of the said Premises as



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mentioned above, then without prejudice to its rights under the law the Promoter shall be entitled to retain the refund amount and the Allottee shall not be entitled to claim any right, title or interest over the said Premises or to claim any interest on the amount to be refunded, if any.

(viii) It is further agreed between the Promoter and the Allottee that in case of termination/cancellation of this Agreement, due to any reasons whatsoever, if the Promoter suffers any loss, costs etc. on account of non-adjustment of taxes paid earlier on the sale of the said Premises in terms of the prevailing law, then the said loss, costs etc. shall be adjusted from any amount refundable/payable to the Allottee by the Promoter and accordingly the balance amount, if any, only shall be refunded/ paid to the Allottee. In the event the amounts to be recovered is in excess of the amount to be refunded, the Promoter is entitled to recover the same.

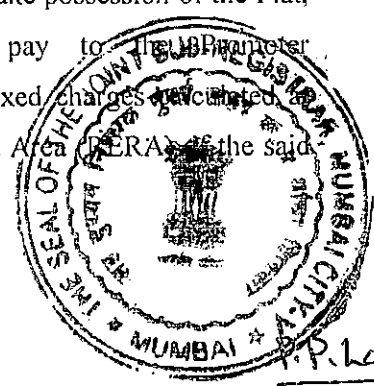
10. Procedure for taking possession:

(i) Upon obtainment of the Occupancy Certificate including part occupation certificate/s from the SRA/MCGM or such other competent authority and upon payment by the Allottee of the entire Sale Consideration and all other amounts due and payable in terms of this Agreement, the Promoter shall offer possession of the said Premises to the Allottee in writing ("Possession Notice"). The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the Occupancy Certificate/part occupancy certificate as the case may be of the Project, provided the Allottee has made payment of the entire Sale Consideration and all other amounts due and payable in terms of this Agreement.

(ii) The Allottee shall take possession of the said Premises within 15 days of the Possession Notice after making payment of the entire Sale Consideration and other charges and deposits payable in terms of the Agreement. If the Allottee fails to take possession of the Flat, then the Allottee shall bear and pay to the Promoter separate/independent pre-estimated and fixed charges calculated at the rate of Rs.10/- per square feet Carpet Area (CERA) of the said Flat, per month (Holding Charges).



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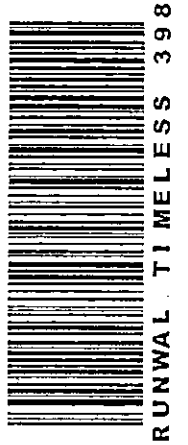
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(iii) Upon receiving the Possession Notice from the Promoter as per Clause 10 (i) above, the Allottee shall take possession of the said Premises from the Promoter by executing necessary Possession Letter, indemnities, undertakings, declaration and such other documentation as may be prescribed by the Promoter and the Promoter shall give possession of the said Premises to the Allottee. Irrespective of whether the Allottee takes or fails to take possession of the Premises within the time provided in Clause 10(ii) above, the Allottee shall from the date of expiry of the said period be liable to pay maintenance charges and all other charges with respect to the Premises, as applicable and as shall be decided by the Promoter.

(iv) Within 15 (fifteen) days of receipt of the Possession Notice, the Allottee shall be liable to bear and pay his/her/its proportionate share i.e. in proportion to the carpet area of the said Premises, of outgoing in respect of the Project and the Free Sale Plot including inter-alia, local taxes, betterment charges, other indirect taxes of every nature, or such other levies by the MCGM or other concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the Project and/or the said Free Sale Plot. Until the Society is formed and the handing over the administration and management of the affairs to the Society, the Allottee shall pay to the Promoter such proportionate share of outgoing as may be determined by the Promoter at its sole discretion. The Allottee further agrees that till the Allottee's share is so determined by the Promoter at its sole discretion, the Allottee shall pay to the Promoter provisional monthly contribution per month towards the outgoing as per Seventh Schedule subject to actual cost at the time of handover of possession. The amounts so paid by the Allottee to the Promoter shall not carry any interest and shall remain with the Promoter until handing over the administration and management of the affairs to the Society. On such handing over, the aforesaid deposits less any deductions as provided for in this Agreement, shall be paid over by the Promoter to the Society.



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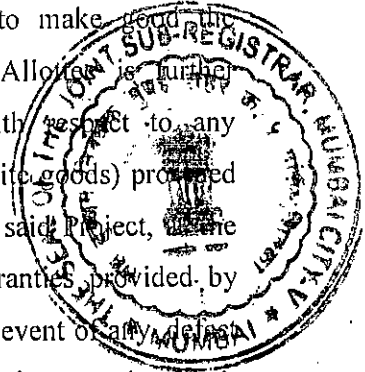
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If within a period of 5 (five) years from the date of handing over the said Premises to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the said Premises or the said Building or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such defects, then the Allottee may be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the RERA. It is clarified that the Promoter shall not be liable for any such defects if the same have been caused by reason of the willful default and/or negligence of the Allottee and/or any other allottees in the Project or by wear and tear in regular course. The Allottee is notified and is aware that all natural materials that are to be installed in the said Premises and/or in the Project and/or that form part of the amenities, including, tiles, timber etc., are susceptible to tonality differences and their non-conformity, natural discoloration, or variations at the time of installation will be unavoidable and shall not entitle the Allottee to call upon and/or claim from the Promoter to make good the same/any compensation for the same. The Allottee is further informed and agrees that the warranties with respect to any equipment, appliances and electronic items (white goods) provided by the Promoter in the said Premises or in the said Project, as the case may be, shall be as per the standard warranties provided by their respective manufacturers only and in the event of any defect in such equipment, appliances and electronic items and or their working, the Allottee shall deal with the concerned dealer/equipment installer/manufacturer directly and the Promoter shall not be liable for the same. It is further agreed that the appliances and electronic items installed and forming part of the said Premises and/or the Project as the case may be, shall be maintained, serviced (and repaired only by the manufacturers, suppliers, dealers or authorized third party maintenance providers and if such equipment, appliances and electronic items are maintained, serviced and repaired, and/or tampered with, in any manner by any person other than the manufacturers, suppliers, dealers or authorized third party maintenance providers, then the warranties in respect thereof shall be rendered void. It is agreed and acknowledged that beyond the



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manufacturer warranties, annual maintenance contracts shall be obtained by the Allottee/s, Society and/or the Federation as the case may be at its/their own costs and expenses.

11. The Allottee shall use the said Premises or any part thereof or permit the same to be used only for residential purpose. The Allottee shall use the car parking space only for purpose of parking vehicle.

12. CAR PARKING

(i) The Allottee is/ are aware that as a part of the Building/Project the Promoter is constructing basement and ground floor which consists of several/covered/ stilt/basement/podium/ mechanically operated/ stack car parking spaces to be used by the Allottees of the residential flats in the Building/ Project.

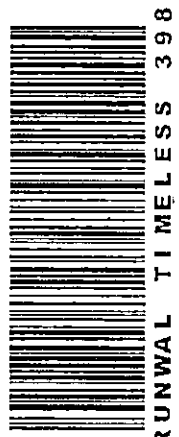
(ii) The Allottee is/ are aware that the open car parking spaces (if allotted) are part of the said Building common amenity which shall be owned by the Society /Federation and the Allottee's right to use such open car parking spaces shall be subject to the rules and regulations, as and when framed in respect of the said Building/Project.

(iii) The Allottee is/ are aware that the Promoter shall be allocating other car parking space/s like covered/stilt/podium etc. to several allottees of the residential flats in the Project and the Allottee undertakes not to raise any objection in that regard and the rights of Allottee to raise any such objection shall be deemed to have been waived. The Allottee hereby accords his/her/their irrevocable and unconditional consent to the Promoter to sell/allocate the other car parking spaces to the allottees of the respective residential flats in the Project. The

Allottee hereby confirms warrants and undertakes to use the car parking spaces so allocated to him/ her/ them for the purpose of parking of car only and not otherwise. The Allottee hereby further warrants and confirms that the Allottee shall not dispute such allotment and/or cause the Society/Federation to alter or change the allocation of car parking spaces in the manner allocated by the Promoter to the various allottees (including the Allottee herein) of



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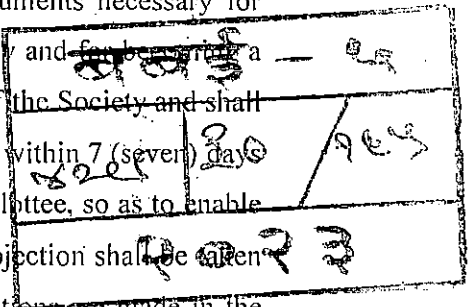
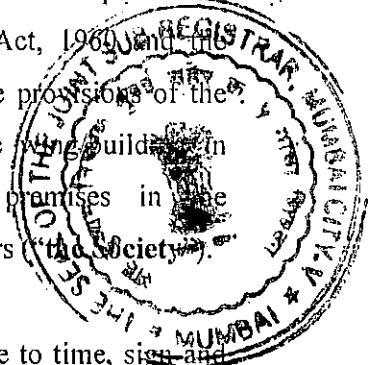
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the residential flats in the Project Building/ Project. The allocation is for smooth functioning and to avoid disputes between Allottees.

13. **Formation of the Society/Societies:**

- (i) The Promoter may in its discretion form separate societies for each wing or building forming part of the Project to be constructed on the Free Sale Plot.
- (ii) In accordance with the provisions of RERA and RERA Rules the Promoter shall initiate the process for applying to the competent authorities to form a co-operative housing society or an association to comprise solely of the Allottee and other allottees of units/premises in that wing/building in the Project, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder.
- (iii) The Allottee shall, along with other allottees of premises/units in the wing/building, join in forming and registering a co-operative housing society or an association under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules thereunder, and in accordance with the provisions of the RERA and RERA Rules, in respect of the wing/building in which the allottees of the respective premises in the wing/building alone shall be joined as members (the Society).
- (iv) For this purpose, the Allottee shall, from time to time, sign and execute the application for registration and/or membership and all other papers, forms, writings and documents necessary for the formation and registration of the Society and for becoming a member thereof, including the bye-laws of the Society and shall duly fill in, sign and return to the Promoter within 7 (seven) days of the same being made available to the Allottee, so as to enable the Promoter to register the Society. No objection shall be taken by the Allottee if any changes or modifications are made in the draft/final bye-laws of the Society, as may be required by the Registrar of Co-operative Societies or any other Competent Authority.



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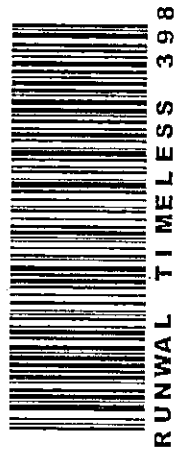
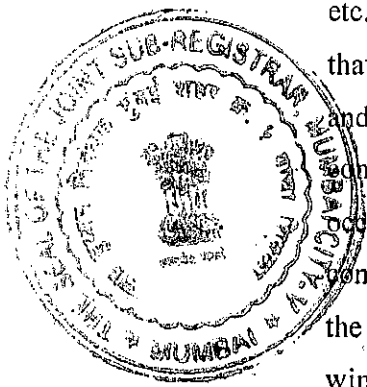
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(v) The name of the Society shall be solely decided by the Promoter.

(vi) The Society shall admit all purchasers of flats and premises in the wing/building as members, irrespective of such purchasers purchasing their respective units from the Promoter subsequent to the formation and registration of the Society, upon the Promoter calling upon the Society to admit such purchasers as its members, without charging any fee, transfer fee, premium or any other amount of any nature whatsoever, from such purchasers.

(vii) The Promoter shall be entitled, but not obliged to, join as a member of the Society in respect of unsold premises in the wing/building, if any. Post execution of the Society Conveyance (as defined hereinafter) / lease, the Promoter shall continue to be entitled to such unsold premises and to undertake the marketing etc. in respect of such unsold premises. It is expressly agreed that the Promoter shall not be liable or required to bear and/or pay any amount in respect of the unsold flats by way of contribution, deposits, transfer fees / charges and/or non-occupancy charges, donation, premium any amount, compensation whatsoever to the Society/Federation including the sale / allotment or transfer of the unsold areas in the said wing/building/ the Project or elsewhere, save and except the municipal taxes at actuals (levied on the unsold premises) and a



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sum of Rs. 000/- (Rupees One Thousand only) per month towards outgoing in respect of each unsold premises towards the outgoings. The Society shall not be entitled to make any claims in respect of any unpaid maintenance charges and/or interest thereon for such unsold flats.

(viii) Upon receipt of the part/full occupation certificate as the case may be with respect to the wing/building of the said Project and after the Project is handed over to the Society, the Society shall be responsible for the operation and management and/or supervision of the wing/building and its common areas, amenities and facilities, and the Allottee shall extend necessary

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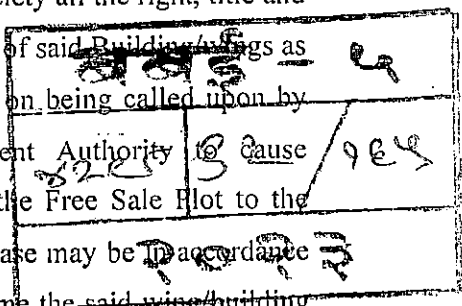
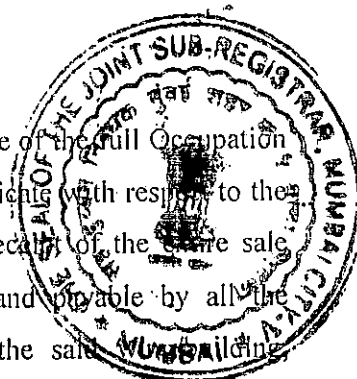
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co-operation and shall do the necessary acts, deeds, matters and things as may be required in this regard. Post the receipt of the occupation certificate of the wing/building of the said Project, the Allottee shall be liable to bear and pay his/her/its share of outgoings as may be determined by the Society.

- (ix) The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Society including in respect of (a) any documents, instruments, papers and writings, and (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be borne and paid by the respective Society and their respective members/intended members including the Allottee, as the case may be, and the Promoter shall not be liable towards the same.

14. Conveyance to the Society:

- (i) Within 3 months from the date of issuance of the full Occupation Certificate or the full Completion Certificate with respect to the said wing/building and subject to the receipt of the entire sale consideration and other amounts due and payable by all the allottees of all the units/premises in the said building whichever is later or latest, the Promoter may at its discretion transfer to the respective society/the society all the right, title and interest of the Promoter in the structure of said Building/Flats as the case may AND/OR, EHSPL shall on being called upon by the Promoter apply to the competent Authority to cause transfer/lease of undivided share in the Free Sale Plot to the respective Society/the Society as the case may be in accordance with the applicable law from time to time the said wing/building comprising the habitable floors and common areas and amenities on these habitable floors together with the FSI/development potential consumed in construction thereof, by executing a registered indenture of conveyance/lease ("Society Conveyance"). The Society shall be required to join in execution and registration of the Society Conveyance. The costs, expenses,



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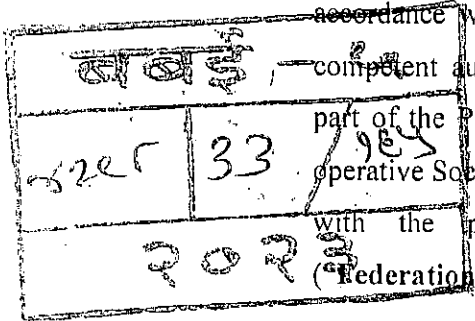
charges, levies and taxes on the Society Conveyance and the transaction contemplated thereby including stamp duty and registration charges shall be borne and paid by the Society alone. Post the receipt of the full occupation certificate, the Society shall be responsible for payment of property taxes and the operation and management and/or supervision of the said wing/building including any common areas facilities and amenities and the Promoter shall not be responsible for the same.

- (ii) The Allottee for himself and as prospective member of the Society acknowledges that the FSI and development potential of the Project arises from the Land and or Free Sale Plot and the Allottee shall neither raise any claim or demand in respect thereof nor seek sub-division of the Land in any manner whatsoever.

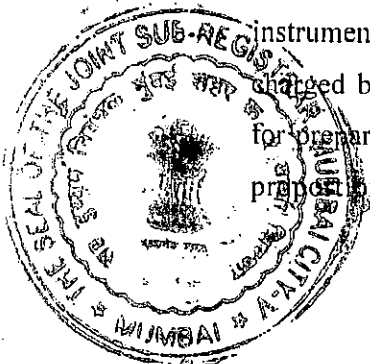
It is clarified that the Project Common Areas and Amenities will be conveyed/ handed over to the Federation.

15. Formation of the Federation:

- (i) Within a period of 3 months of obtainment of the full Occupation Certificate or full completion certificate of the last wing/building in the Project, the Promoter may at its discretion and in accordance with the law initiate the process for applying to the competent authorities to form a federation of societies forming part of the Project, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with the provisions of RERA and the RERA Rules ("Federation").



- (ii) The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Federation, including in respect of (a) any documents, instruments, papers and writings, and (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be proportionately borne and paid by the Society and/or the



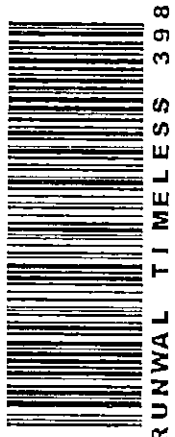
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Page 28 of 120

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Federation, as the case may be and its members/intended members, and the Promoter shall not be liable toward the same.

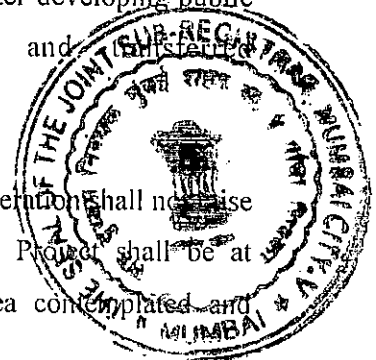
- (iii) Till the formation of the Federation, the Promoter shall undertake the maintenance and management of Project Common Areas and Amenities more particularly specified in the Fourth Schedule hereunder written (excluding those handed over to the Society under their respective Society Conveyance). Post the formation of the Federation, the Federation shall be responsible for the operation and management and/or supervision of the Free Sale Plot, including any common areas facilities and amenities thereon and the Promoter shall not be responsible for the same and the Allottee will have to make necessary contributions and payments as decided by the Federation from time to time.

16. **Transfer of the Free Sale Plot to the Federation:**

- (i) Within a period of 3 (three) months of registration of the Federation, and subject to the receipt of the entire sale consideration and other amounts due and payable by all the allottees of all the units/premises in the Project, whichever is later or latest, EHSPL shall on being called upon to do so by the Promoter shall apply to the Competent Authority to cause the transfer/lease/assignment by executing and registering the deed of transfer or deed of assignment of the undivided right, title and interest in the Free Sale Plot and in all areas, spaces, common areas, facilities and amenities in the Free Sale Plot that are not already conveyed/assigned to the respective Society in favour of the Federation ("Federation Transfer"). It is clarified that the balance portion of the Free Sale Plot after handing over the stipulated percentage if any, to the MCGM or any other statutory local or public bodies or authorities and/or after developing public amenities, only will be transferred and /lease/assigned to the Federation.

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- (ii) The Allottee and/or the Society and/or the Federation shall not raise any objection or dispute if the area of the Project shall be at variance with or may be less than the area contemplated and



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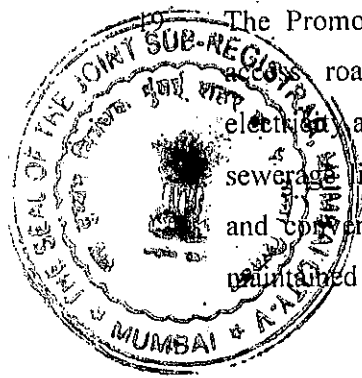
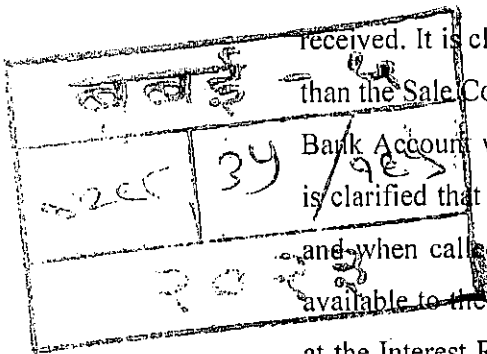
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referred to herein, including by virtue of any reservations and/or the reservations being handed over and transferred to government authorities or acquired by them during the course of development of the Project or for any other reason of the like nature.

(iii) The Federation and all its member societies shall be required to join in execution and registration of the Federation Transfer. The costs, expenses, charges, levies and taxes on the Federation Transfer and the transaction contemplated thereby including stamp duty and registration charges shall be borne and paid by the Federation alone.

17. The Allottee shall, before delivery of possession of the said Premises in accordance with the Clause 8 above, pay to the Promoter such additional amounts towards charges and deposits, as specified in the Seventh Schedule hereunder written.

18. The said amounts are not refundable and the Allottee will not be entitled to ask for accounts or statement of accounts from the Promoter in respect of the above amounts deposited by the Allottee with the Promoter. The Promoter shall maintain a separate account in respect of sums received from the Allottee as advance or deposit including share money, or and shall utilize the amounts only for the purposes for which they have been received. It is clarified that the said other amounts, any other amount other than the Sale Consideration shall be payable by the Allottee into a separate Bank Account which will be intimated by the Promoter to the Allottee. It is clarified that in the event the Allottee fails to pay the aforesaid sums as and when called upon, then without prejudice to the rights and remedies available to the Promoter, the Promoter shall be entitled to charge interest at the Interest Rate on the outstanding sums and not be obligated to offer/handover possession of the said Premises to the Allottee.



The Promoter has informed the Allottee that there may be common roads, street lights, common recreation space, passages, electricity and telephone cables, water lines, gas pipelines, drainage lines, sewerage lines, sewerage treatment plant and other common amenities and conveniences in the layout of the Free Sale Plot which shall be maintained and paid for in the manner set out hereinabove.

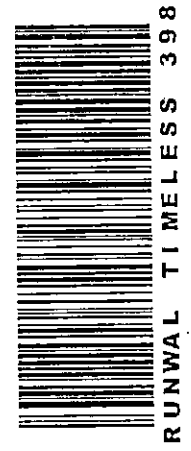
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Page 30 of 120

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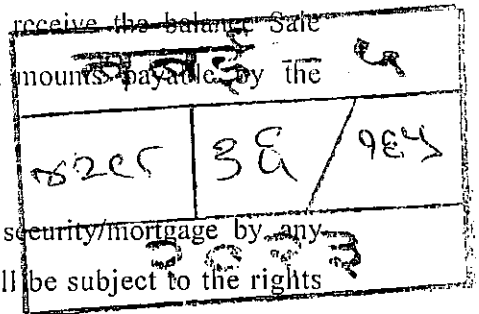
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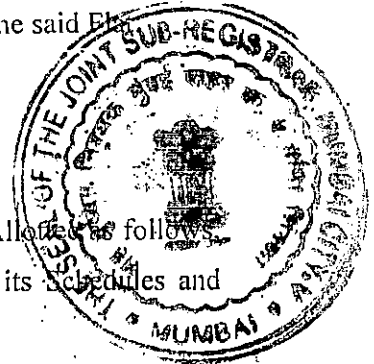
20. **Loan and Mortgage:**

- (i) The Allottee shall be entitled to avail loan from a bank/financial institution and to mortgage the said Premises by way of security for repayment of the said loan to such bank/financial institution, with the prior written consent of the Promoter. The Promoter shall be entitled to refuse permission to the Allottee for availing any such loan and for creation of any such mortgage/charge, in the event the Allottee has/have defaulted in making payment of the Sale Consideration and/or other amounts payable by the Allottee under this Agreement.
- (ii) All the costs, expenses, fees, charges and taxes in connection with procuring and availing of the said loan, mortgage of the said Premises, servicing and repayment of the said loan, and any default with respect to the said loan and/or the mortgage of the said Premises, shall be solely and exclusively borne and incurred by the Allottee. The Promoter shall not incur any liability or obligation (monetary or otherwise) with respect to such loan or mortgage.
- (iii) The agreements and contracts pertaining to such loan and mortgage shall not impose any liability or obligation upon the Promoter in any manner, and shall be subject to and shall ratify the right and entitlement of the Promoter to receive the balance Sale Consideration and balance other amounts payable by the Allottee under this Agreement.
- (iv) In the event of any enforcement of security/mortgage by any bank/financial institution, the same shall be subject to the rights of the Promoter to recover the entire Sale Consideration along with the other charges and taxes with respect to the said Premises.



21. **Representations and Warranties of the Promoter:**

The Promoter hereby represents and warrants to the Allottee as follows subject to what is stated in this Agreement and all its schedules and



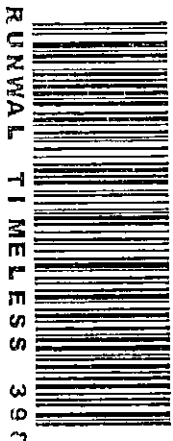
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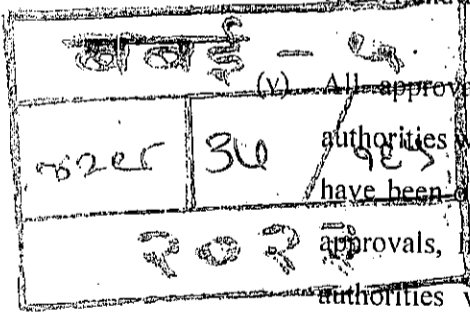
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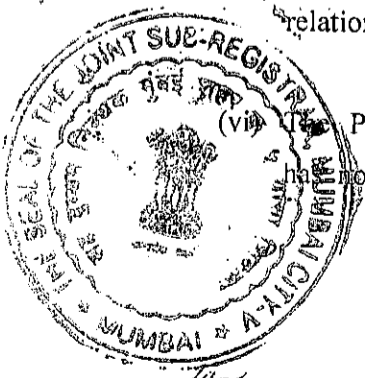
Annexes, subject to what is stated in the Title Certificate, and subject to the RERA Certificate: -

- (i) The Promoter has clear title and has the requisite rights to carry out development upon the Free Sale Plot and also has actual, physical and legal possession of the Free Sale Plot for the implementation of the Project, subject to the terms and conditions of the Joint Development Agreement mentioned above, the litigations and the mortgages referred to in the Title Certificate and as updated by the Promoter from time to time on the website of the Authority as required by RERA and the RERA Rules.
- (ii) The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the Project;
- (iii) There are no encumbrances upon the Project except those disclosed in this Agreement and the Title Certificate and as updated by the Promoter from time to time on the website of the Authority as required by RERA and the RERA Rules;
- (iv) There are no litigations pending before any Court of law with respect to the Project except those as updated by the Promoter from time to time on the website of the Authority as required by RERA and the RERA Rules;



(v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project and common areas;

The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby



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the right, title and interest of the Allottee created herein, may be prejudicially affected;

(vii) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Property and the said Premises, which will, in any manner, adversely affect the rights of Allottee under this Agreement;

(viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Premises to the Allottee in the manner contemplated in this Agreement;

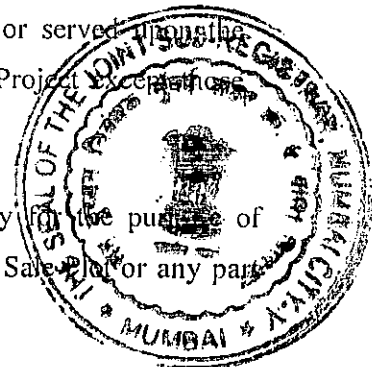
(ix) At the time of execution of the Society Conveyance, the Promoter shall handover to the Society, lawful, vacant, peaceful, physical possession of the structure of the building, together with common areas so long as they shall be forming part of the said Building;

(x) The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes, LUC tax and other monies, levies, impositions, premiums, penalties and other outgoings, whatsoever, payable with respect to the Project to the competent Authorities only till the date of Possession Notice plus a period of 15 days as more particularly described in Clause 10 hereinabove after which Allottee only shall be liable to bear and pay proportionately such ^{of the} charges etc. alongwith other allottees;

(xi) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance or order, notification (including any notice for acquisition or requisition of the Land) has been received or served through the Promoter in respect of the Land and/or the Project or any part thereof disclosed to the Allottee.

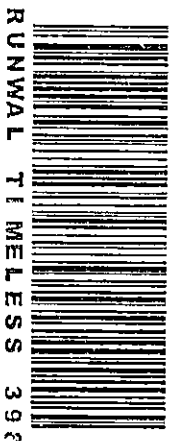
22. The Promoter may appoint a third party / agency for the purpose of operating and maintaining the Project and the Free Sale Plot or any part thereof

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thereof including any common areas facilities and amenities on such terms and conditions as it may deem fit.

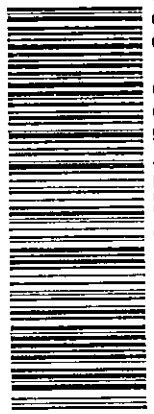
23. The Promoter shall be entitled to designate any spaces/areas on the Free Sale Plot or any part thereof (including on the terrace and basement levels of the Project) for third party service providers, for facilitating provision and maintenance of utility services (including power, water, drainage and radio and electronic communication). Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method as the Promoter may deem proper in accordance with applicable law. Further, the infrastructure (including cables, pipes, wires, meters, antennae, base sub-stations, towers) in respect of the utility services may be laid/provided in the manner the Promoter may require, and may be utilized in common including by purchaser/s of units/premises in the Project/ on the Free Sale Plot, as the case may be. The Promoter and its workmen/agents/ contractors/employee and any third party contractors shall be entitled to access and service such infrastructure and utilities over the Free Sale Plot.



The Promoter shall be entitled to control advertising, marketing, signage, hoarding and all other forms of signage whatsoever within the Free Sale Plot at all times. Such advertising and signage may comprise of hoardings, print media, electric signs, and may be constructed in a permanent or temporary manner and may be maintained, serviced, repaired and replaced and the Promoter and its nominees shall have access to such hoardings, print media and electric signage for this

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The Promoter shall be entitled to transfer and/or assign the benefit of addition of F.S.I./ T.D.R. or any other rights of the Free Sale Plot to any third-party and/or to allow any third parties to use and/or consume T.D.R. or any other benefits or advantages of any other properties, on the Free Sale Plot, who shall be entitled to all the rights mentioned above, including to do construction mentioned above. The Allottee/s agree(s), accept(s) and confirm(s) that the fundamental entitlement of the Promoter to utilise, exploit and consume the full development potential of Free Sale Plot (both inherent and further/future) as provided herein, would require the Promoter to amend, modify, vary, alter, change,



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Page 34 of 120

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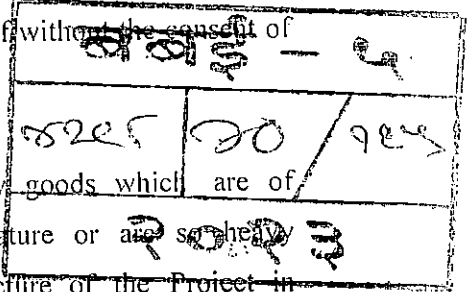
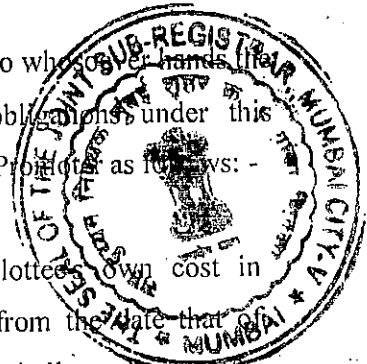
substitute and rescind the plans in respect of the Project or any part thereof (including layout plans, building plans, floor plans) and undertake such modified/alterd/new construction and development in accordance therewith.

26. For all or any of the purposes mentioned under this Agreement, the Promoter shall be entitled to keep and/or store any construction materials, on any portion of the Free Sale Plot, and/or to have additional electricity supply and/or additional water supply and for the purpose of construction, to do all such further acts, deeds, matters and things as may be necessary. In such an event or otherwise, the Allottee/s shall not take any objection or otherwise, on the ground of any nuisance, noise and/ or shall not claim any easement rights and/ or any other rights in the nature of easement or prospective or other rights of any nature whatsoever. The Allottee/s directly and/ or indirectly, shall not do any act, deed, matter or thing, whereby the Promoter may be prevented from putting any such additional and/ or new construction and/ or shall not raise objection and/ or obstruction, hindrance or otherwise.

27. The Allottee, with intention to bring all persons into whose hands the Premises and/or its rights, entitlements and obligations under this Agreement, may come, hereby covenants with the Promoter as follows: -

(i) To maintain the said Premises at the Allottee's own cost in good and tenable repair and condition from the date that of possession of the said Premises is taken and shall not do or suffer to be done anything in or to the Project which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the said building in which the said Premises is situated and the said Premises itself or any part thereof without the consent of the local authorities and Promoter.

(ii) Not to store in the said Premises any goods which are of hazardous, combustible or dangerous nature or are so placed as to damage the construction or structure of the Project in which the said Premises is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely

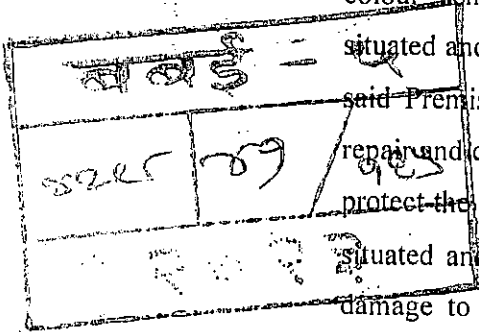


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to damage the staircases, lifts, common passages or any other structure of the building in which the said Premises is situated, including entrances of the Project in which the said Premises is situated and in case any damage is caused to the Project in which the said Premises is situated or the said Premises on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

- (iii) To carry out at his own cost all internal repairs to the said Premises and maintain the said Premises in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the Project in which the said Premises is situated or the said Premises which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.



Not to demolish or cause to be demolished the said Premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the Project in which the said Premises is situated and shall keep the portion, sewers, drains and pipes in the said Premises and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the Project in which the said Premises is situated and shall not alter, chisel or in any other manner cause damage to or remove columns, beams, internal walls, slabs or RCC, Pardi or other structural members in the said Premises without the prior written permission of the Promoter and/or the Society;

- (v) Not to enclose the balcony area or flowerbed inside the said Premises without the prior express written permission of the Promoter.

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(vi) The Allottee is aware that the balcony of the said Premises has a glass railing from the outside. The Allottee will not damage the glass of the balcony and ensure safety measures in case of any damage to the same without causing any risk to the residents and damage to any part of the Building and promptly get it repaired and reinstated at his/her/their own cost.

(vii) Not to carry out any illegal activity from the said Premises, which is against the interest of the Organization/ other Allottees in the Building.

(viii) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Free Sale Plot and/or the Project in which the said Premises is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance;

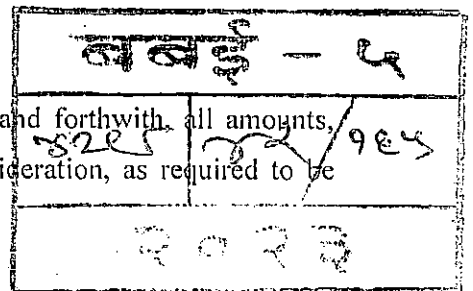
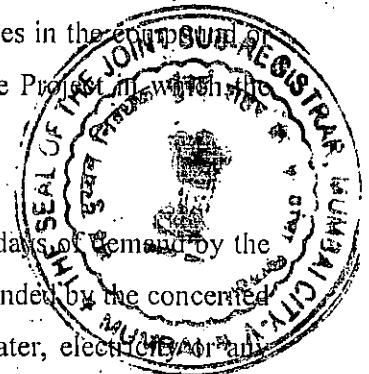
(ix) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premises in the common area or any portion of the Free Sale Plot and/or the Project in which the said Premises is situated.

(x) To pay to the Promoter within 15 (fifteen) days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the Project in which the said Premises is situated.

(xi) To bear and pay in a timely manner and forthwith all amounts, dues, taxes, instalments of Sale Consideration, as required to be paid under this Agreement.

(xii) Not to change the user of the said Premises without the prior written permission of the Promoter and Society;

(xiii) Not to use or access the open and green spaces falling outside the said Property and Project;



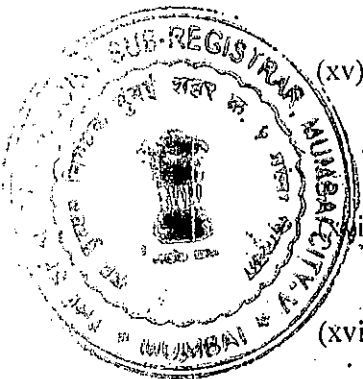
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(xiv) The Allottee shall not let, sub-let, transfer, assign, sell, lease, give on leave and license, or part with interest or benefit factor of this Agreement or part with the possession of the said Premises or dispose of or alienate otherwise howsoever, the said Premises and/or its rights, entitlements and obligations under this Agreement, until all the dues, taxes, deposits, cesses, Sale Consideration and all other amounts payable by the Allottee to the Promoter under this Agreement, are fully and finally paid together with applicable interest thereon at the Interest Rate if any. In the event the Allottee is desirous of transferring the said Premises and/or its rights under this Agreement prior to making such full and final payment, then, the Allottee shall be entitled to effectuate such transfer only with the prior written permission of the Promote.



(xv) Not to change the external colour scheme or the pattern of the colour of the Project Building;

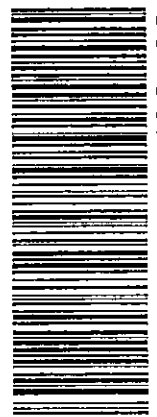
(xvi) Not to change exterior elevation or the outlay of the Building;

(xvii) Not to carry out civil work, including, but not limited to, any work in the kitchen and bathroom/toilets wherein any work of tiling, flooring etc. which damages the waterproofing, plumbing or sanitary lines laid at site. In case the Allottee carries out any changes, modifications or alterations by himself or his agencies then the warranty of the said items becomes null and void and the defect liability of the Promoter shall lapse and the Allottee is solely liable to rectify and repair the same for all the affected area within his flat and/or the floors below accordingly at his own costs, expenses and consequences.

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(xviii) The Allottee shall not seek any sub-division of the Property;

(xix) During the execution of interior works, the Allottee shall be responsible for acts of any contractor/ workmen/ agents/ representatives and if such persons behave in any manner which is unacceptable to the Promoter then such contractor/ workmen/



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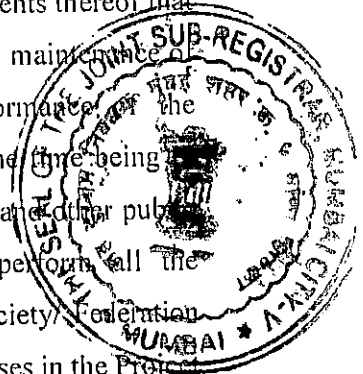
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agents/ representatives will be removed forthwith and will not be allowed to re-enter the said Premises again;

(xx) The Allottee shall ensure that the execution of interior works in the said Premises is carried on only between 8 a.m. to 2 p.m. and 4 p.m. to 7 p.m. on all days of the week except Sundays;

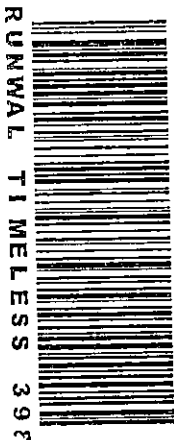
(xxi) The refuge area to be provided in the Project shall form a part of the common area and facilities in the Project and no individual allottee shall claim any right to occupy the same in any manner whatsoever and shall not raise any dispute against the Promoter for the same.

(xxii) The Allottee shall observe and perform all the rules and regulations which the Society and Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the Project and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being in force of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society and Federation regarding the occupancy and use of the said Premises in the Project and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.



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(xxiii) The Allottee shall permit the Promoter and ~~the~~ surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Premises and the Project or any part thereof to view and examine the state and condition thereof. Furthermore, for the purpose of making, laying down, maintaining, repairing, rebuilding, cleaning, lighting and keeping in order and good condition all services, drains, pipes, cables, water covers, gutters, wires, walls, structure or other conveniences belonging to or serving or used for the Project, the Promoter and their surveyors and agents with or without workmen and others, shall be permitted at reasonable times to enter into the said Premises or any part thereof and undertake the necessary works.

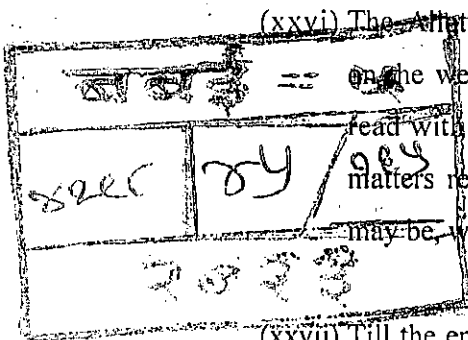


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(xxiv) The Allottee agrees not to do or omit to do or cause to be done by any party known to him any act, deed or thing or behave inappropriately or correspond or communicate in a manner that would in any manner affect or prejudice or defame the Building / Project or the Promoter or its representatives. In the event the Allottee does or omits to do any such act, deed or any such thing then the Promoter shall, without prejudice to any other rights or remedies available in law, have the option to terminate this Agreement sending the Promoter Termination Notice.

(xxv) All terms, conditions, covenants, stipulations and provisions contained in any agreement/s, undertakings, declarations, indemnity bond/ bonds, deeds and writing/s given/executed and/or may be executed by the Promoter in favour of SRA/MCGM and the concerned bodies/authorities in respect of the Property and/or Free Sale Plot and its development, shall be binding upon the Allottee/s and Society including the Federation as may be formed of the purchaser/s of flat/ premises.



(xxvi) The Allottee has seen the representations made by the Promoter on the website of the Regulatory Authority as required by RERA read with RERA Rules and shall keep himself updated with all the matters relating to the Project and/or Free Sale Plot, as the case may be, which the Promoter will upload from time to time.

(xxvii) Till the entire development of the Free Sale Plot is completed, the Allottee/s shall not interfere in any manner in any work of development or construction and the Promoter alone shall have full control, absolute authority and say over the un-allotted areas, roads, open spaces, gardens, infrastructure facilities, recreation facilities and/ or any other common facilities or the amenities to be provided in the Project and the Allottee/s shall have no right or interest in the enjoyment and control of the Promoter in this regard. The Promoter shall, in the interest of the Allottee, and the Project, be entitled to take decisions regarding management and allocation of funds/monies, and the type, mode, quality of services to be provided, in respect of the Project, and the management and administration thereof.

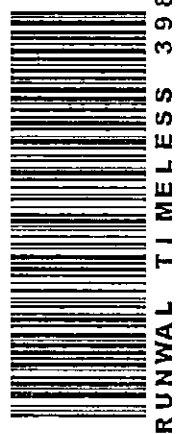


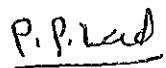

Promoter

Page 40 of 120


Allottee

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(xxviii) The Allottee/s shall not take any objection, on the ground of nuisance, annoyance, and/or claiming any rights, of easement, and/or any rights in nature of an easement and/ or obstruction of light, air, ventilation, open space and/ or open area, and/ or on any other grounds, of any nature whatsoever and/ or shall not directly or indirectly do anything and/or shall not ask for an injunction, and/or prohibitory order and/or calling the Municipal or any other authorities to issue stop work notice, and/or withdraw and/or suspend or cancel any orders passed and/or approved Plans so as to prevent the Promoter, or any of their nominees or transferees, from developing and/ or to carry out construction, on the Free Sale Plot.

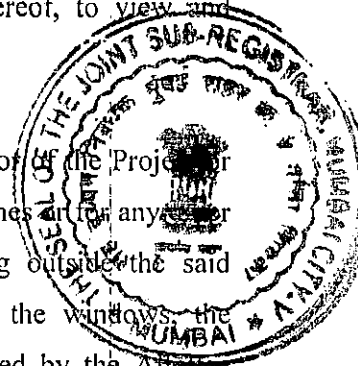
(xxix) The Allottees are aware and confirm that the Project Common Areas and Amenities shall be usable by the allottees of the Project in accordance with the prevailing rules and regulations.

(xxx) It is further agreed that the Promoter shall not be required to give inspection of the said Premises to the Allottee till the time the Promoter calls upon the Allottee to come forward to take possession subject to payment of entire consideration amount and all other charges & taxes.

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(xxxi) Till the Federation Transfer is executed in favour of the Federation, the Allottee shall permit the Promoter and its surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Free Sale Plot, the building/wings/units thereon, or any part thereof, to view and examine the state and condition thereof.

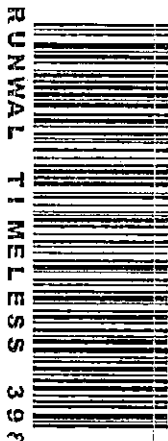
(xxxii) Not to affix any fixtures or grills on the exterior of the Project or any part thereof for the purposes of drying clothes or for any other purpose and not to have any laundry drying outside the said Premises. For fixing grills on the inside of the windows, the standard design for the same shall be obtained by the Allottee from the Promoter and the Allottee undertakes not to fix any grill having a design other than the standard design approved by the Promoter. If the Allottee has affixed fixtures or grills on the



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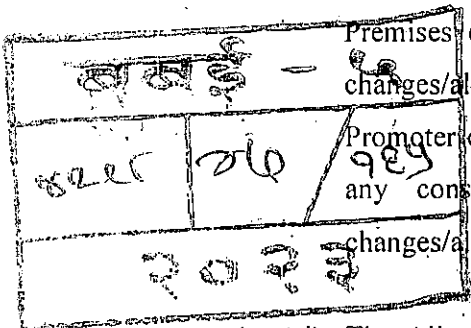


exterior of the said Premises for drying clothes or for any other purpose or if the Allottee has affixed a grill having a design other than the standard approved design, the Allottee shall be liable to pay such sum as may be determined by the Promoter/ the Society to the Promoter / the Society, as the case may be.

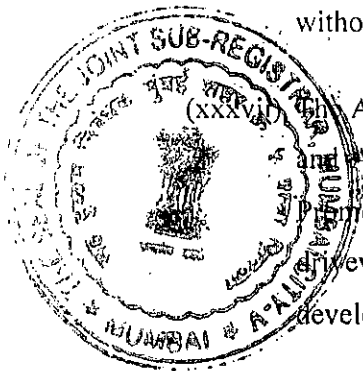
(xxxiii) Promoter shall have all rights for end-use of treated sewage water of the available quantity at specified quality for any deemed necessary application or use purposes in the said Project. Surplus secondary treated water meeting quality level as per relevant prevalent norms of concerned statutory authority (ies) shall be utilised at the Promoter's discretion which may be utilized in the said Project for gardening and other purposes and/or in the adjacent residential and other projects and/or discharged into water /drainage bodies. Promoter shall have the right to refuse, determine and decide drawl of treated sewage in any case and under all circumstances and the Allottee undertake not to raise any dispute for the same.

(xxxiv) The Allottee shall not create any hardship, nuisance or annoyance to any other allottees in the Project.

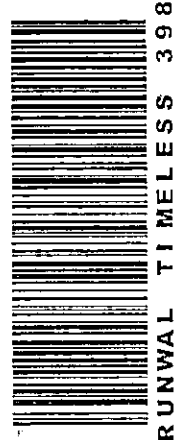
(xxxv) The Allottee has expressly agreed to take prior written consent from the Promoter or the Society, as the case may be, before carrying out any changes/alteration/modification in the said Premises or part thereof. If the Allottee has carried out such changes/alteration/modification without the written consent of the Promoter or the Society then the Promoter will not be liable for any consequences or compensation on account of such changes/alterations/modifications.



(xxxvi) The Allottee agrees and covenants that the name of the Project shall at all times be "Runwal Timeless" and shall not be changed without the prior written permission of the Promoter.



Allottee agrees and covenants that the Project Common Areas and Amenities and any other areas as may be designated by the Promoter including common open areas, common landscapes and pathways etc. shall be an integral part of the layout of the development Project and the Free Sale Plot and neither the



157
Promoter

Page 42 of 120

Allottee

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Allottee nor any person or entity on the Allottee's behalf shall, at any time claim any exclusive rights with respect to the same.

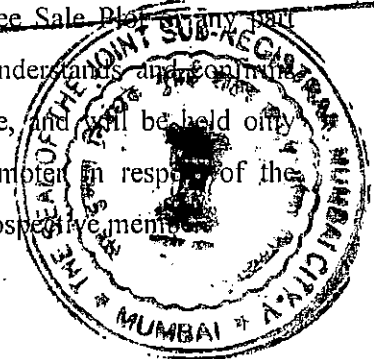
(xxxviii) The Allottee agrees and covenants that the entry and exit points and access to the Project and the Free Sale Plot shall be common to all allottees, users and occupants in the Project including all buildings, towers and structures thereon. The Allottee agrees and covenants to not demand any separate independent access and/or entry/exit point exclusively for himself/herself/themselves and/or any other allottees, users and/or occupants in the Project and/or any part thereof.

(xxxix) The wet and dry garbage generated in and from the said Premises shall be separated by the Allottee and the wet garbage generated in and from the Project shall be treated separately by the Society and/or jointly by all the allottees/purchasers/ occupants of the respective premises in the Project, in accordance with the rules and regulations as may be specified by MCGM from time to time.

(xl) In the event if the Allottee is/are non-resident Indian citizen or a Person of Indian Origin or an Overseas Citizen of India, or a foreign national/citizen then it shall be the Allottee's sole obligation and liability to comply with the provisions of all applicable laws, including Foreign Exchange Management Act, 1999 and Reserve Bank of India rules and regulations, and all other applicable/necessary requirements of the Government or any other authority, from time to time, including those pertaining to remittance of payment for acquisition of immovable properties in India. Refunds (if any) to be made to such Allottee for any reason whatsoever, shall be made only in Indian Rupees.

(xli) The Allottee shall not demand or claim any partition or division of the Allottee's ultimate interest in the Project and/or the Project's Common Areas and Amenities and/or Free Sale Plot or any part thereof. The Allottee expressly agrees, understands and confirms that his interest therein will be impartible, and will be held only through the Society formed by the Promoter in respect of the Project, of which he shall be admitted a prospective member.

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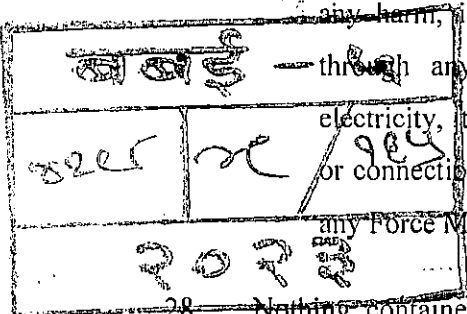
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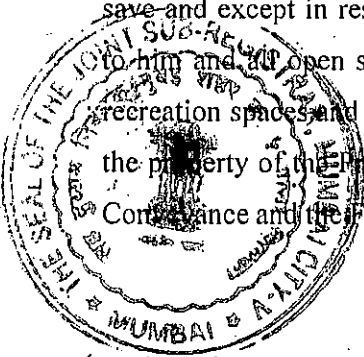
(xlii) The Allottee confirms and acknowledges that the plans, layout plans, approvals etc. of the Project are not the subject matter of this Agreement and there shall be no right, entitlement, or interest of the Allottee in respect thereof, and are also not the subject matter of this Agreement. So far as the Allottee's right and scope of this Agreement is concerned, the same is limited to an agreement for allotment and sale of the said Premises strictly upon and subject to the terms, conditions and provisions herein. The Allottee/s shall also not have any claim, save and except, in respect of the said Premises hereby agreed to be allotted and sold.

(xliii) The Allottee hereby agrees and undertakes to indemnify and keep indemnified and saved harmless at all times, the Promoter against all loss or damage, and/or against any suits, actions, proceedings or notices that the Promoter or any of its directors, executives of employees may sustain and suffer, and all costs, charges and expenses, that they may incur by reason of the Allottee's failure, breach, default, non-observance, non-performance, or non-compliance of any of the terms, conditions and provisions of this Agreement, and/or any accident or injury caused to or suffered by the Allottee, or his family members, guests, servants, agents, representative/s.

(xliv) The Allottee shall not hold the Promoter liable or responsible for any harm, injury, loss or damage caused to the Allottee by, or through any failure, malfunction, explosion or suspension of electricity, telephone, gas, water, drainage, or sewerage, supply or connections to the Project whether or not the same is caused by any Force Majeure Events, or otherwise however.



28. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Premises or the Project or the said Property and/or any buildings/wings as may be constructed thereon, or any part thereof. The Allottee shall have no claim save and except in respect of the said Premises hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces and all other areas and spaces and Property will remain the property of the Promoter as hereinbefore mentioned until the Society Commencement and the Federation Transfer, as the case may be.



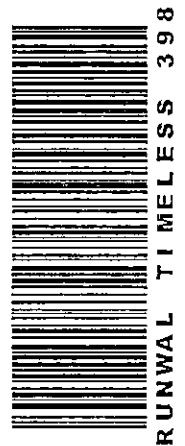
Promoter

Page 44 of 120

Allottee

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29. Promoter shall not mortgage or create a charge:

After the Promoter executes this Agreement, it shall not mortgage or create a charge on the said Premises and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such said Premises. The Promoter shall however have a right to raise finances on the Project/Free Sale Plot and other areas excluding the said Premises. The details of such mortgages shall be disclosed in accordance with the provisions of RERA.

30. Nominee:

(i) The Allottee hereby nominates _____ ("said Nominee") as his/her/their nominee in respect of the said Premises. On the death of the Allottee, the Nominee shall assume all the obligations of the Allottee under this Agreement and in respect of the said Premises, and shall be liable and responsible to perform the same, so far as permissible in law. The Allottee shall at any time hereafter be entitled to substitute the name of the Nominee. The Promoter shall only recognize the Nominee or the nominee substituted by the Allottee (if such substitution has been intimated to the Promoter in writing) and deal with him/her/them in all matters pertaining to the said Premises, till the time the necessary order of the Court of law has been obtained by any legal heirs and/or representatives of the Allottee.

(ii) The heirs and legal representatives of the Allottee shall be bound by any or all the acts, deeds, dealings, commissions etc. of and/or by the Nominee.

31. Entire Agreement:

This Agreement, along with its schedules and annexes, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, agreements, booking form, letter of acceptance, allotment letter, correspondences.

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arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

32. **Right to Amend:**

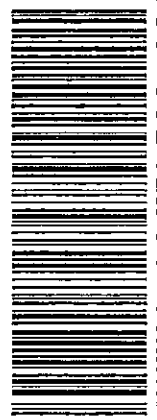
This Agreement may only be amended through written consent of the Parties.

33. **Provisions of this Agreement applicable to Allottee/subsequent allottees:**

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent allottees of the said Premises, in case of a transfer, as the said obligations go along with the said Premises, for all intents and purposes.

34. **Severability:**

If any provision of this Agreement shall be determined to be void or unenforceable under the RERA Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of this Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to the RERA or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.



Method of calculation of proportionate share:	
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2023	

Method of calculation of proportionate share:

Wherever in this Agreement it is stipulated that the Allottee has to make any payment in common with other Allottee(s) in the Project, as the case may be, the same shall be in proportion to the carpet area of the said Premises to the total carpet area of all the other premises/units/areas/spaces in the Project as the case may be.



Further Assurances:

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in addition to the

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instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

37. **Waiver:**

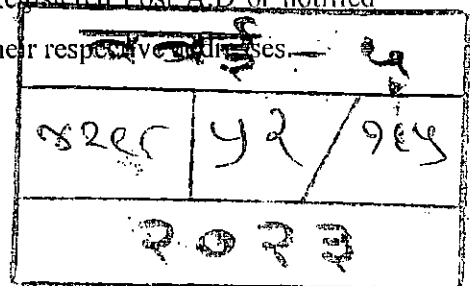
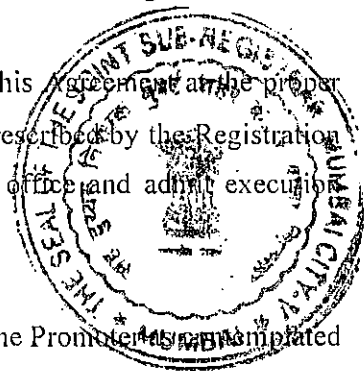
No forbearance, indulgence or relaxation or inaction by either Party at any time to require performance of any of the provisions of these presents shall in any way affect, diminish or prejudice the rights of such Party to require performance of that provision and any waiver or acquiescence by such Party of any breach of any of the provisions of these presents by the other Party shall not be construed as a waiver or acquiescence of any continuing or succeeding breach of such provisions or a waiver of any right under or arising out of these presents, or acquiescence to or recognition of rights and/or position other than as expressly stipulated in these presents.

38. **Place of Execution:**

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's office, or at some other place, which may be mutually agreed between the Promoter and the Allottee. After the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar.

39. The Allottee and/or Promoter shall present this Agreement at the proper office of registration within the time limit prescribed by the Registration Act, 1908 and the Parties will attend such office and admit execution thereof.

40. All notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Courier or Registered Post A.D or notified Email ID/Under Certificate of Posting at their respective addresses.



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FOR ALLOTTEE

Details are more particularly described in the Second Schedule hereunder written.

FOR PROMOTER:

RUNWAL DEVELOPERS PRIVATE LIMITED

Through its Director/Authorized Signatory

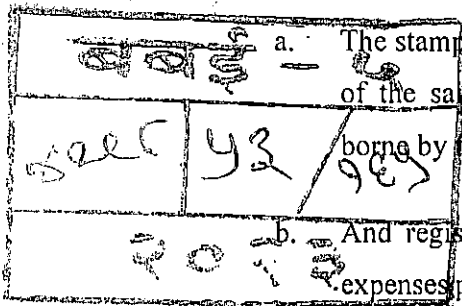
Notified Email ID timelesscustomercare@runwal.com

It shall be the duty of the Allottee and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

41. Joint Allottees:

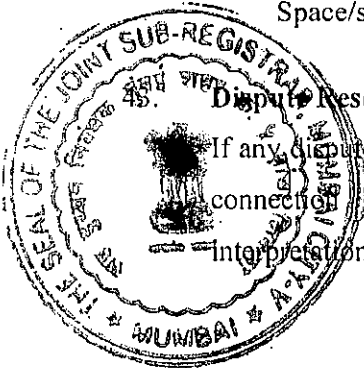
That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

42. Stamp Duty and Registration Charges:



a. The stamp duty payable on this Agreement, for sale and/or transfer of the said Premises and the said Car Parking Space/s shall be borne by the Promoter.

b. And registration charges and all out of pocket costs, charges and expenses payable on this Agreement and all other documents for sale and/or transfer of the said Premises and the said Car Parking Space/s shall be borne by the Allottee alone.



Dispute Resolution:

If any disputes, differences or claims arise between the parties hereto in connection with or touching this Agreement or the validity, interpretation, implementation or alleged breach of this Agreement

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Promoter

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Allottee
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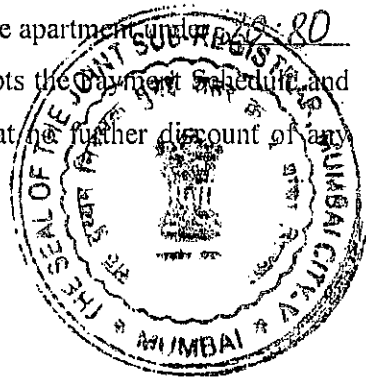


anything done or omitted to be done pursuant to this Agreement, the Parties shall attempt in the first instance to resolve the same by negotiation. If the disputes, differences or claims are not resolved by negotiation within 90 (ninety) days after commencement of discussions or such longer period as the parties may agree to in writing, then either party may refer the disputes, differences or claims, to the Authority as per the provisions of the RERA and the Rules and Regulations, thereunder.

44. **Governing Law:**

This Agreement and the rights, entitlements and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India and the Courts of Law in Mumbai will have exclusive jurisdiction with respect to all matters pertaining to this Agreement.

45. In case the Allottee/s has accepted to book the apartment ^{Sub Regd. 80} payment scheme, the Allottee/s hereby accepts the ~~payment schedule~~ and the Allottee/s hereby agrees and accepts that ~~no~~ further discount of any nature shall be provided to the Allottee/s.



46. **Permanent Account Numbers:**

Details of the Permanent Account Numbers of the Promoter as set out in title clause and Allottee are set out in Second Schedule hereunder written.

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2023	

47. **Construction of this Agreement:**

- (i) Any reference to any statute or statutory provision shall include:-
 - (a) all subordinate legislation made from time to time under that provision (whether or not amended, modified, re-enacted or consolidated); and
 - (b) any amendment, modification, re-enactment, substitution or consolidation thereof (whether before, on or after the date of



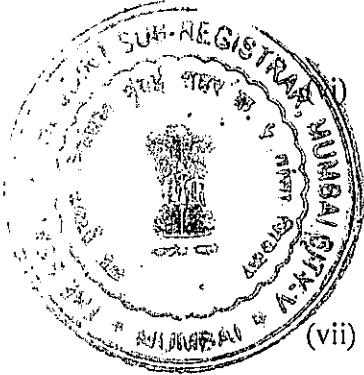
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this Agreement) to the extent such amendment, modification, re-enactment, substitution or consolidation applies or is capable of applying to any transactions entered into under this Agreement as applicable, and (to the extent liability thereunder may exist or can arise) shall include any past statutory provision (as from time to time amended, modified, re-enacted, substituted or consolidated) which the provision referred to has directly or indirectly replaced;

- (ii) Any reference to the singular shall include the plural and vice-versa;
- (iii) Any references to the masculine, the feminine and/or the neuter shall include each other;
- (iv) The Schedules and Annexes form part of this Agreement and shall have the same force and effect as if expressly set out in the body of this Agreement, and any reference to this Agreement shall include any schedules to it;
- (v) References to this Agreement or any other document shall be construed as references to this Agreement or that other document as amended, varied, novated, supplemented or replaced from time to time;



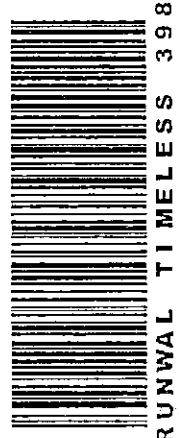
(vi) Each of the representations and warranties provided in this Agreement is independent of other representations and warranties in this Agreement and unless the contrary is expressly stated, no clause in this Agreement limits the extent or application of another clause.

- (vii) References to a person (or to a word importing a person) shall be construed so as to include:

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(a) An individual, firm, partnership, trust, joint venture, company, corporation, body corporate, unincorporated body, association, organization, any government, or state or any agency of a government or state, or any local or municipal authority or other governmental body (whether or not in each case having separate legal Personality/ separate legal entity); and

- (b) That person's successors in title and assigns or transferees permitted in accordance with the terms of this Agreement.



Handwritten signature of Promoter

Promoter

Handwritten signature of Allottee

Allottee

Handwritten signature of Allottee

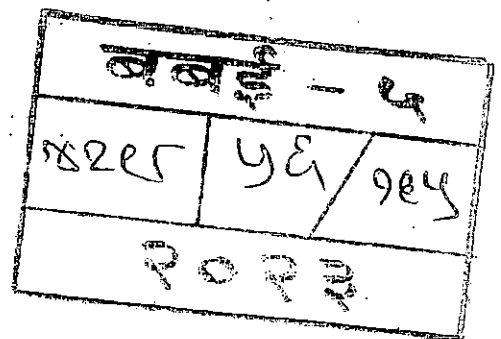
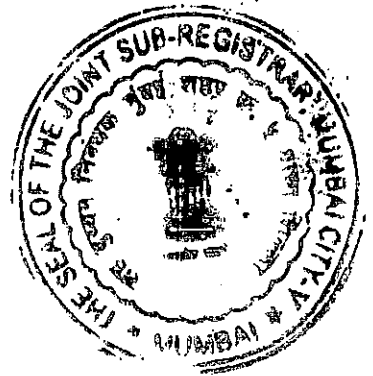
IN WITNESS WHEREOF the parties hereto have executed these presents and the duplicate hereof. the day and year first hereinabove mentioned.

FIRST SCHEDULE REFERRED TO HEREINABOVE

(Description of the Property)

All that piece and parcel of land admeasuring 11,730.11 square meters along with non-slum plot admeasuring 390 aggregating to 12,120.11 square metres, bearing C.S Nos. 4 (Part), 5 (Part), 6 (Part) and 7 (Part) of the Salt Pan Division, Sion situated at Pratiksha Nagar, Shastri Nagar, "C" Division, F/N Ward, Mumbai and bounded as follows:-

On or towards East	by Pratiksha Nagar Depot Road;
On or towards West	by Shastri Nagar B Division;
On or towards North	by MHADA Buildings; and
On or towards South	by Monorail.



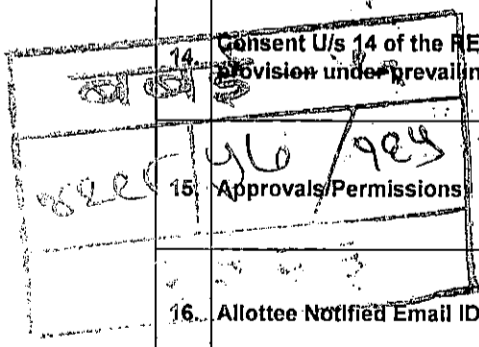
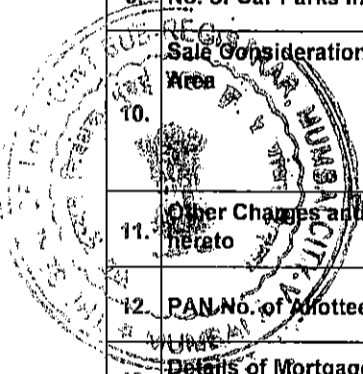
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SECOND SCHEDULE REFERRED TO HEREINABOVE

(Description of the Flat/Purchaser/s)

Sr. No	Particulars	Details
1.	Name of Allottee	Mr. MANAS PRAFULLA LAD Mrs. PRANALI PRAFULLA LAD
2.	Address of Allottee	AT POST SASWANE TAL . ALIBAG DIST , RAIGAD, MAHARASHTRA, INDIA, 402201
3.	Description of the said Flat/ Premises	2.00BHK
4.	Project/ Building	RUNWAL TIMELESS
5.	Wing	T-A
6.	Floor	3
7.	Flat No.	307
8.	Carpet Area (sq.ft. and sq. mtr.) as per clause no.4 (ix) and an additional area of enclosed and/or open balcony and/or service area and/or open terrace area appurtenant to the net usable area of the flat meant for exclusive use of the Purchaser/s;	Carpet area of flat 645 Sq. Feet. equivalent to 59.92 Sqmt Area of open deck/balcony 4.27 sq. mtr. equivalent to 46 sq.ft. and/or Service/utility area _____ sq.mtr. equivalent to _____ sq.ft. and/or Terrace _____ sq.mtr. equivalent to _____ sq.ft. for which no additional consideration is payable
9.	No. of Car Parks included in the Agreement	One
10.	Sale Consideration for said Flat/ Premises @ Carpet Area	Rs.17387303/-
11.	Other Charges and Deposits as per Seventh Schedule hereto	Rs. 809404/-
12.	PAN No. of Allottees	AFEPL9985Q , ACXPL3594K
13.	Details of Mortgage/Charge as referred in the Agreement for Sale	As on date the Promoter has availed the construction finance from the Tata Capital Housing Finance Limited.
14.	Consent U/s 14 of the RERA Act 2016 (or any similar provision under prevailing law)	To construct additional floors/ flats or reduce floors/ flats of the said Building, irrespective of whether such addition/reduction of floors is required as per prevailing rules & regulations, however, without affecting the area of the said Flat/Premises in any manner.
15.	Approvals/Permissions	The civil aviation height of the said Building is approved as per NOC bearing reference no. SNCR/WEST/B/041819/388640/54/320-23 dated 14/06/2022. Approval for further height permission, is awaited.
16.	Allottee Notified Email ID	manasladd24@gmail.com
17.	Notified Email ID	timelesscustomer@runwal.com



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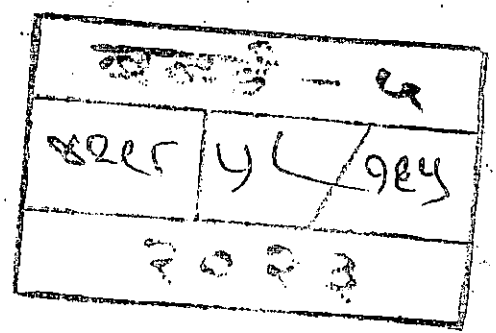
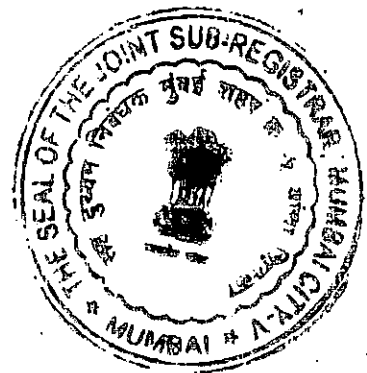
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THIRD SCHEDULE REFERRED TO HEREINABOVE

(Description of the Sale Building)

One Building with 3 Wings comprising of

1. 4 Basements
2. Ground floor Plus 36 upper habitable floors




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FOURTH SCHEDULE REFERRED TO HEREINABOVE

(Project Common Areas and Amenities)

External Amenities:

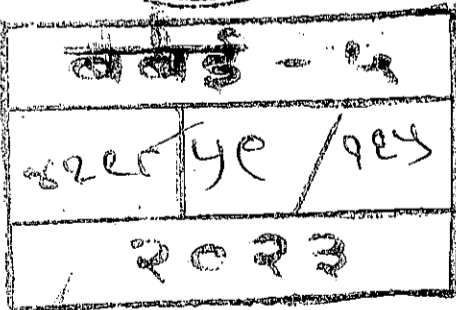
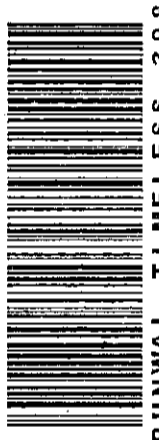
- Banquet Hall
- Gymnasium
- Games room (Multipurpose Room)
- Lounge area
- Children play area
- Rainwater harvesting
- Multilevel parking
- Swimming pool with pool deck Elevators
- Elegantly designed entrance lobby
- Elevators

FIFTH SCHEDULE REFERRED TO HEREINABOVE

(Flat Amenities)

Internal Amenities:

- Vitrified flooring in all rooms
- Anti skid Tiles of reputed make (Toilet flooring & Glazed tiles for Dado)
- Designer Sanitary Ware & CP Fittings (Toilet)
- Granite platform & Stainless -steel Sink (Kitchen)
- Aluminium Sliding Windows
- Video Door Phone with Intercom Facility



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SIXTH SCHEDULE REFERRED TO HEREINABOVE
(Payment Schedule)

Project: RUNWAL TIMELESS

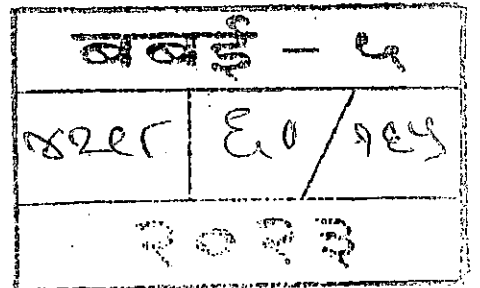
Flat No. 307 on FLOOR 3 Floor in "T-A" Wing of "RUNWAL TIMELESS"

Rs.17387303/- (Rupees One Crore Seventy Three Lac Eighty Seven Thousand Three Hundred Three Only)

Payment Terms:

Sr. No.	Particulars	Amount
1	EMR	Rs.480000
2	WITHIN 30 DAYS FROM THE DOB	Rs.1258730
3	WITHIN 90 DAYS FROM DOB	Rs.1738730
4	ON INITIATION OF POSSESSION	Rs.13909843
	Total	Rs.17387303

Plus GST and any other taxes as applicable



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SEVENTH SCHEDULE REFERRED TO HEREINABOVE

(Other Charges and Deposits)

Particulars		Amount in Rs.
1	Refundable Fitout Deposit	25000
2	CLUB HOUSE USAGE	25000
3	CLUB MEMBERSHIP	500000
4	SOCIETY MAINTENANCE CHARGES	124253
5	PROPORTINATE SHARE OF TAXES and OTHER CHARGES	100000
6	SOCIETY FORMATION and REGISTRATION CHARGES	10151
7	Non-Refundable charge for Debris Management	25000
Total		809404

- * Towards Water, Electricity, Drainage and Sewage Charges.
 - * Society formation and registration charges also Includes legal charges which consist expenses incurred for application and entrance and Share money charges.
 - * Proportionate share of taxes and other charges includes proportionate property taxes for land under construction, water taxes, electric and meter transfer.
 - * Actual Maintenance charges of the Club for every month shall be extra.
 - * Maintenance charges are estimated @ Rs.15 psf on carpet area for 12 months and actual charges will be communicated at time of possession.
 - * Plus GST and any other taxes as applicable.
- * The above charges are estimated & actual charges will be communicated at the time of possession.



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Promoter

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SIGNED AND DELIVERED

by the withinnamed PROMOTER
RUNWAL DEVELOPERS PVT. LTD.

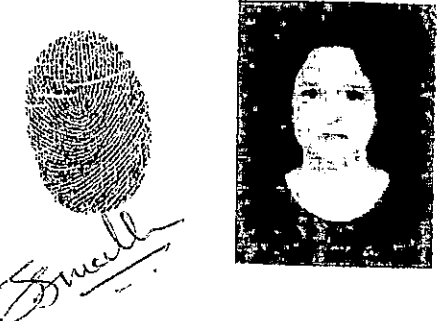
by the hands of its Director/Authorized Signatory

Mr. Shobha Malakar

in the presence of

1. [Signature]

2. [Signature]



SIGNED AND DELIVERED

by the withinnamed ALLOTTEE

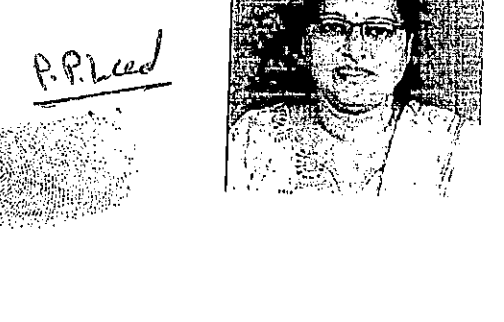
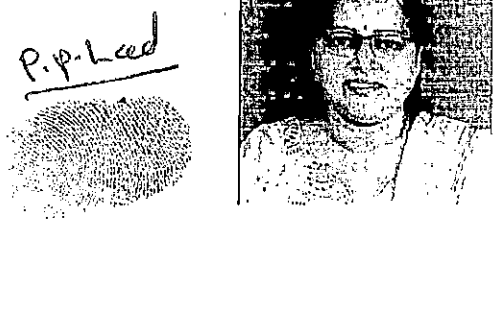
Mr. MANAS PRAFULLA LAD

Mrs. PRANALI PRAFULLA LAD

in the presence of

1. [Signature]

2. [Signature]



RECEIVED of and from the Allottee

abovenamed the sum of

Rs. 1722171 /- (Rupees Seventeen lakh)

Twenty Two Thousand One Hundred Seventy ^{one} only)

as advance payment or deposit paid by

the Allottee to the Promoter



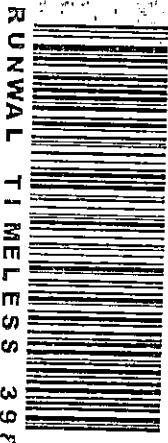
We say received

RUNWAL DEVELOPERS PVT. LTD.

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[Signature]
Authorized Signatory

P.P. Lad



ANNEXURE "A"

Mission 541 Pad
Register No. 310
Page No. 8

SUB-REGISTER FOR THE TOWN AND ISLANDS OF "MUMBAI"
(Prepared under Section 262 of the Maharashtra Land Revenue Act, 1948)

For By:
Validated by : SRI P. D. CHAVAN

1. Sheet No.	2. Name of Street or Locality	3. Street No.	4. Collector's Survey No.	5. Tenure	6. Area in Sq. Yds./Sq. Ft.	7. Location Survey No.	8. Collector's New No. (Collector's Book Roll No.)
68, 69, 69A, 69B, 69C, 69D, 69E, 69F, 69G	BOM (AGAR SALAKATI)	3766A/105A	7	SHALI	50 YARDS 11969.00 S 50 METERS 354093.49 {(A) 36115.33 VITE } {(B) COL.17 } {(C) 17784.74 } {(D) VITE COL.17 }	-NIL-	-NIL- {-NIL- }

9. Street No.	10. Name of Person in Beneficial Ownership (as to Equ.)	11. Date of Acquisition by Present Owner	12. Description of Title
- Nil -	<p>(A) - (Haji Anwar Haji Jusef) (EXECUTOR AND TRUSTEE OF HAJI JUSEF HAJI ABDULLA) (127 JAMSHED ST.) (LILESOB)</p> <p>(B) - (MAHADEV DUDHUS) BHANDARKAR (LILESOB)</p> <p>(C) - (HARDOO GANI HASSAN) (LILESOB)</p> <p>(D) - (HARDOO TAL HASSAN) (LILESOB)</p> <p>(E) - (HARDOO GANI HASSAN) (LILESOB)</p> <p>(F) - (ESHA GOSWAMI GANI) (A) (ARUL SATHAR GOSWAMI GANI)</p> <p>(G) - GOVERNOR OF MAHARASHTRA (43221.94 SQ. METERS)</p>	<p>(14) - (PROBATE DT. 19-2-1914 OF THE WILL OF HAJI JUSEF HAJI ABDULLA)</p> <p>(15) - (LEASE DT. 24-8-1914)</p> <p>(16) - MORTGAGE 26TH AUGUST 1925 FROM A COL. 10 RS. 55,000/-</p> <p>(17) - MORTGAGE 28th SEPTEMBER 1929 FROM "A" IN COL. 10 FOR RS. 5,500/-</p> <p>(18) - (LEASE DT. 24-8-1925 FROM B IN COL. 10)</p> <p>DECLARATION UNDER SEC. 45 AND ORDER DT. 04/11/1925 BY C.C.P. IN SUIT NO. 1416 OF 1925 JERILALAD AND HAS DEPP VS. HARDOO HAJI JUSEF A HAS DEPP VS. SRI 40,464 OF 1925 FATHY HARDOO HAJI ANWAR HAJI DLE VS. JERILALAD AND HAS DEPP VS. HARDOO HAJI HASSAN HASSAN FOR RS. 50,000/- (18.04.1925-4-1925)</p> <p>(19) - CONTRACT DT. 21-8-1924 FROM PARTIES RESPECTIVE "A" AND "B" IN COL. 10 PART FOR RS. 24,416-11-6 OF THE 2ND PART.</p>	<p>HAJI JUSEF HAJI ABDULLA THE OWNER DIED ON 1-3-1894 LEAVING A WILL DT. 13-8-1901 WHEREBY HE APPOINTED HIS SON HAJI HARDOO HAJI HASSAN AS HIS EXECUTOR AND TRUSTEE. (PROBATE PROBATE ON 30/03/1914 THE EXECUTOR LEFT HIS SURVIVORS WIFE MURD (MIRABAI) AND FOUR SONS (27) - (A) - (ARUL), (B) - (FATHY), (C) - (HARDOO) AND (D) - (JUSEF) AND THE EXECUTOR DECIDED ALL HIS RESIDUARY ESTATE TO THIS ELDEST SON (B) - SUBJECT TO THE MONTHLY PAYMENT OF RS. 25/- EACH IN HIS SONS (C), (D) AND (E) AND RS. 10/- TO (A) AND (F). (C) WIFE (M) (D) AND (E) IN 1914, IN COL. 10 DEPOSITED THE TITLE DEEDS RELATING TO THEIR OTHER PROPERTIES WAZI PETER LOUZE A HARDOO (FROM HIM RS. 20,000/-) & THE SAID PETER LOUZE DE RELEASE DT. 24-04-1925 ON RECEIVED OF THE SAID SAKE RELEASE A RESOLVED THE SAID "A" IN COL. 10 THE SECURITY OF THE PROPERTIES A ALL HIS CLAIMS IN ESTATE OF THE NAME B IN COL. 10 HAS RESIDENT THIS PART FROM THE OWNER OF THE PARTNERSHIP FIRM OF "HARDOO HAJI HASSAN" A DIED IN 30-7-35 (GOSWAMI HASSAN DIED ON 4-4-1935, RESIDUES BETWEEN THE PARTNERS WERE REFERRED TO THE ARBITRATION OF HAJI HARDOO HAJI HASSAN (JUSEF & ANWAR LATE ON 11-7-1925 & BY THE ORDER DT. 27-9-1925 THIS PART WAS DEVOTED TO ESHA GOSWAMI GANI A HAS FOR RS. 24416-11-6 PAYABLE BY THE VENUES WAZI A-HAJI HARDOO HAJI ANWAR HAJI HASSAN } OF THE 1ST PART HASSAN } OF THE 2ND PART A-HAJI HARDOO HAJI HASSAN } OF THE 2ND PART</p>

13. Original Grant from Govt., of 192	14. Copy from Public Note or Particular	15. Amount Due to Public Body or Particular	16. Superintendants Initials
SALMA NO. 43, 11, 12-9-1921 TO PASCAL DE PAER & OTHERS	<p>(A) - (LEASE DT. 26-8-1914 TO SUBRANGH DUDHUSI BHANDARKAR FOR A TERM OF 5 YEARS FROM 1-10-1914)</p> <p>(LEASE DT. 24-8-1925 DT B IN COL. 10 FOR 5 YEARS FROM 1-7-1925)</p>	<p>(18581)-</p> <p>(18582)</p> <p>(18583)-</p> <p>STABLY</p>	<p>(13) - 587-21-9-25-587- SUPPL.</p> <p>(14) - 587-21-9-25-587- SUPPL.</p> <p>587-1-9-25 SUPPL.</p> <p>(15) - 587-19-21-34 SUPPL.</p>

17. Remarks

L. VITE C.S. NO. 741



Handwritten stamp containing the text 'व्यवस्था - 6' at the top, '8225 23/94' in the middle, and '2023' at the bottom.



1. Serial No. & 10. Name of Person in Beneficial Ownership (see 1a. Serial)	11. Mode of Acquisition by Present Owner	12. Creation of Title
(NUMBER SHARZ & WASTE LAND IN CHARGE OF THE COLLECTOR OF TITANI) (10) - ("PROTECTED FOREST") (11) - RESERVE FOREST (IN RESPECT OF AREA 39.28 (H.A.)) (12) - FINANCE DEPARTMENT GOVT. OF MADHARASHTRA (AREA 39.28 HECTARS)	FOREST ACT, 1927 BY 2014 COMPROMISE, JUDICIAL DECISION, WIRE S.M.A. F. 10/11, MEMORANDUM NO. 4-10/2015 C.M.O. 4277-1 AT 3-9-2010 THE NOTIFICATION IS PUBLISHED BY GOVT. BANGALORE ON 17th JULY 2010 ON PAGE 728 AND ALSO NUMBER CIVIL BOMBAY ORDER IN PETITION NO. 3244/74 81-3-10-2005 IN RESPECT OF AREA 39.28 (H.A.) OF THIS PROPERTY WIRE N.S. NO. 330/07 (13) - AS PER DIVISIONAL COMMISSIONER BOMBAY DIVISION NOTIFICATION DATED 28th SEPTEMBER 2015 PERTAINING THAT THE GOVT. OF MADHARASHTRA HAS IN EXERCISE OF THE POWERS ENDOURED BY SECTION 3 OF THE JUDICIAL FOREST ACT, 1927 (10 OF 1927) DECIDED TO CONSTITUTE THE "P" IN S.M.A. IN LAND (IN RESPECT OF AREA 39.28 (H.A.)) OF THIS PROPERTY TO BE CLASSIFIED AS "P" IN S.M.A. AS "PROTECTED FOREST" HENCE THE NAME OF "P" IN S.M.A. IS TILLED WIRE NOTIFICATION NO. 85/2014 (14) - WIRE 1007, IN R.A. F.A. RESOLUTION NO. 1044/2011/1774, D. 27-2-2011 25th JULY 2015, AREA ADEQUATELY 38000 EC. ATCS. GIVEN IN RESPECT FOR 30 YRS. FROM 23-10-2014 ON VERTICAL BENT AND ON TERMS AND CONDITIONS SPECIFIED IN S.M.A. R.N. FOR CONSTRUCTION "SILVER TAX SHAWAR" WIRE N.S. NO. 792/15	

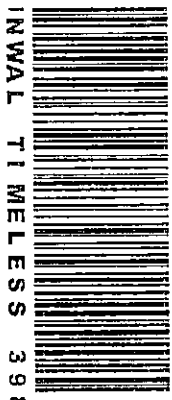
13. Original Grant from Whom, if any	14. Lease from Public Body or Contractor	15. Serial No. of the Public Body or Contractor	16. Specifications of the Land
- Nil -	- Nil -	- Nil -	(17) - 50/1-1-1-10 H.S., 51/1-1-1-10, 52/1-1-1-10 SUPPLY, H.S. S.A. L.A. (18) - 51/2-1-1-2014 ASST. COMPT., 52/2-1-1-2014 SUPPLY, H.S. S.A. L.A. (19) - 51/2-1-1-2014 H.S., 52/2-1-1-2014 ASST. COMPT., 53/2-1-1-2014 SUPPLY, H.S. S.A. L.A.

17. Remarks

- SANCTION IS ACCORDED TO LAY A 1/4" WATER LINE ALONG THE DUFFY, SULT-PAN ROAD AT KICCP HILL SUBJECT TO THE CONDITION SET IN THE AGREEMENT WIRE N.S. NO. 195/07/27 DT. 29-8-1992 WIRE 140 1241 51/2-2-1

- SANCTION IS ACCORDED TO THE EASTERN CHEMICAL COMPANY (C.S. NO. 59 OF 8-7-2011) IN THE SULT-PAN ROAD BANDA FOR THEIR LIGHT LITTERS EXISTING UNDER THE CONTRACT NO. 85/2014 - P.A. THROUGH THE OFFICERS OF THE ROAD WERE LATER FROM 1-11-13 THE BANDH TO BE TAKEN TO THE ROAD THE CIVIL RIGHTS CENTRAL WIRE P.N.S. RESOLUTION NO. 235/27 DT. 25th APRIL, 1974 AND 6811, ORDER NO. 2054/27-W P.N.S. DT. 14th MAY 1981 1427 51/2-1-1-37

- LEASE 01-10-12-20 FOR 10 YEARS BETWEEN THE SECRETARY OF STATE FOR MINIA IN CHARGE AND YSUF EBRAHIM FROM 1-10-1950 TO BANDH GATRE



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PEARL DISTRICT &
5/1-1-18

CORRECTION CARRIED OUT AS PER SUPPLY'S ORDER DT. 7-12-67 IN CASE NO.
SH-10-2551
5/1-12-12-61, 5/1-12-12-63

*AN AREA OF 8667.67 SQ. FT. OF AN AREA OF 23278.63 OF C.S. NO. 276 AND AN
AREA OF 2507 SQ. FT. OF C.S. NO. 276 SHOWN WERE TRANSFERRED TO THE
MUNICIPAL CORPORATION FOR GREATER MUMBAI VICE LETTER NO. C.S. NO. 10(24)
201/3 DT. 3-1-1941 FROM DT. SALT COMMISSIONER MUMBAI
REFRANO 2991

* THIS ENTRY HAS BEEN CANCELLED AS IT WAS ERROREOUSLY TAKEN THE AREA
DEDUCTED IS THEREFORE ADDED TO THE RESERVE AREA AND NOW AS PER THE
M.C. NO. 257/1943 AN AREA OF 4384.31 SQ. FEET HAS BEEN DEDUCTED FROM
THIS HOLDING AND ADDED TO C.S. NO. 276 OF THIS DEPT.
VICE M.C. NO. 147/2014
5/1-9-11-2014 M.S., 5/1-9-11-96 SUPPL. M.C.S. & L.R.

* (LAND MEASUREMENT 1746.17 SQ. METERS HAS BEEN CORRECTED AND POSSESSION
ORDER DATED 10 M.C. NO. 18-1-76 FOR CONSTRUCTION OF ROAD FOR
STREETS BAHADUR CHERAKAS (ROADS ARE SHIPPED FROM B & C VICE)
THIS NOTE IS TAKEN AS PER SUPPLY'S ORDER DT. 2-3-47 REFNO/174/184
2961
(5/1-10-11-68 SUPPL.)
& VICE C.S. 17

* AN AREA OF 24031.41 SQ. METERS IS RESERVED FROM THIS HOLDING AND
ADDED TO C.S. NO. 11 OF THIS DIVISION AS THE LAND IS ADDED DUE TO
M.C. NO. 11 AS PER GOVERNMENT RESOLUTION NO. 24 P. M. DEPT. M.C. NO. 11, D.D.
31/7/2022/28-31(10)/18-25 DATED 5-11-61 AND UNDER LETTER NO. RESERVE
AND REQUEST DEPT. M.C. NO. 11/207/1941/24/18 DATED 10-11-63 AND
POSSESSION ORDER DATED 10-11-63 AND 29-1-71
REF. M.C. NO. 175/184/2014
5/1-11-7-86, 5/1-11-96, SUPPL. M.C.S. & L.R.

(FOR C.S. NO. 276 AND 4 381/6 PL. SEE PAGE 150 OF VOLUME 319)

(FOR C.S. NO. 276 PL. SEE PAGE 150, 152 OF VOL. 319)

* ASSISTED C.S. NO. 276 VICE P. NO. 152 OF PUBLIC 319

* S. ACQUIRED FOR P. M. C. VICE VOLUME NO. 2

* TRANSFERRED TO M.C. NO. 11, VICE VOLUME NO. 2
5/1-7-11-84 ST. SUPERVISOR, 5/1-7-11-84, 5/1/91, M.C.S. & L.R.

ADDITIONAL COLLECTOR COMPLAINT AUTHORITY (DRAM LASH KELLING) GREATER
MUMBAI HAS INFORMED VICE HIS LETTER NO. M.C. NO. 2/5-10/218/2014
DT. 2-12-2014 AND DT. 10-02-2014 THAT THIS LAND IS RESERVED FOR
INDUSTRIAL USE AND IT SHOULD NOT BE TRANSFERRED WITHOUT PRIOR
PERMISSION OF GOVT. OF MAHARASHTRA IN RESPECT OF AREA MEASUREMENT

50 METERS.
VICE M.C. NO. 942/10
5/1-11-7-11 M.S., (MSTI, SUPPL.) SUPPL. M.C.S. & L.R.

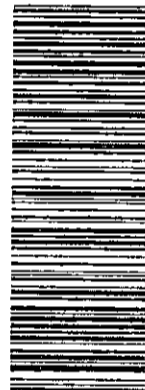
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Page 62 of 120

Allottee



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RUNWAL T1 MELESS 3

NOTE-ABOVE ENTRY IS NOT CERTIFIED AND AREA IS NOT MENTIONED

Name of Applicant: HELESH L. DABALE
Date of Application: 20/01/2020
Fee received: Rs. 2111150.00
Reference of Issue: 82/181726/20
Date of issue:

[Rectangular 'I' brackets show entry deleted]
Note :- This is a true copy of the extract of C.S. Registry which forms part of this office record
and the original is retained in the office of the Registrar, Mumbai.
[REDACTED]

30 JAN 2023



This Extract of C. S. Register issued under the search application only.
M. 2022/3
D/C Assistant Superintendent Cum. City Survey Office No. 1/2, Mumbai.



मालकी - ६	
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1. Sheet No.	2. Name of Street or Locality	3. Street No.	4. Cadastral Survey No.	5. Nature	6. Area in Sq. Ft./Acs.	7. Locational Survey No.	8. Collector's Roll No. (Collector's Roll Book No.)
479, 481, 482, 478, 483	STRA (WATER MAIN ROAD)	2048/11854	3	GOVT. LAND (IN CHARGE OF SALT DEPT.) VINE COLUMN 17 &	56.16005 (07133.44) 88.00000 81232.25 = 27491.32 53399.75	1/3272	Nil- 11-NIL-
9. Ground Rent (If any)		10. Name of Person to Whose Official Records Ref. is Made		11. Particulars of Title			
(75 ---) NIL-		(A)-EAST PORT MURTHI OF PORTWATER (MUMBAI) (FOR SALT SALES IN THE SALT YEARS) (FOR SALT SALES IN THE SALT YEARS) (FOR SALT SALES IN THE SALT YEARS) (FOR SALT SALES IN THE SALT YEARS)		(A)-VINE C.S.M.2 VINE C.S.M.2 (B)-CONSEQUENCE BY D-9-1926 FROM PROMIT PARMATHIYANI MUMBAI FOR 1/8 UNDIVIDED SHARE ALSO VINE C.S.M.2 & 43 (C)-DECLARATION CASE NO. C.T. N.S.A. 111/350 OF 8th FRESH LANDS OF MUMBAI CITY CIVIL CHARGE VINE COL. 17 (D)-POSSESSION TAKEN ON 27-3-1952 REY-58/103/140-44			
(B)-[PROMIT PARMATHI] BHEMASINGH WADIA (C)-[PROMIT PARMATHI] BHEMASINGH WADIA (D)-[PROMIT PARMATHI] BHEMASINGH WADIA (E)-[PROMIT PARMATHI] BHEMASINGH WADIA (F)-[PROMIT PARMATHI] BHEMASINGH WADIA (G)-[PROMIT PARMATHI] BHEMASINGH WADIA (H)-[PROMIT PARMATHI] BHEMASINGH WADIA (I)-[PROMIT PARMATHI] BHEMASINGH WADIA		(B)-[PROMIT PARMATHI] BHEMASINGH WADIA (C)-[PROMIT PARMATHI] BHEMASINGH WADIA (D)-[PROMIT PARMATHI] BHEMASINGH WADIA (E)-[PROMIT PARMATHI] BHEMASINGH WADIA (F)-[PROMIT PARMATHI] BHEMASINGH WADIA (G)-[PROMIT PARMATHI] BHEMASINGH WADIA (H)-[PROMIT PARMATHI] BHEMASINGH WADIA (I)-[PROMIT PARMATHI] BHEMASINGH WADIA		(B)-AN AGREEMENT NO. 9-2-1932 THIS BUILDING (INCLUDING 24 3/4 ACRES) WAS GIVEN TO PARMATHIYANI MUMBAI & PARMATHIYANI MUMBAI FOR THE MANUFACTURE OF SALT AN ANNUAL GROSS RENT OF 25,750/- TO BE PAID TO THE COLLECTOR OF SALT. (C) FOR FURTHER DETAIL VINE C.S.M.2			
12. Original Grant from Govt., if any		13. Lease from Public Body or Executor		14. Ground Rent (If any)			
NIL -		NIL -		NIL - (A)-58/10-12-24 SUPRT. (B)-58/15-1-27,58/1-9-19 SUPRT. (C)-58/10-1-25,58/1-7-25 SUPRT.			
15. Remarks							
REGULABLE FOR PUBLIC PURCHASE AN ALSO REMOVED NOTICE. FOR ENTRY OF SALT DEWENT AS FOLL. OWNERS OF THE LAND & OTHER CONNECTIONS SHOULD NOT HESITATE TO THE DEMANDS AS JOINT OWNERS OF THE SALT WORKS VINE COLUMN CASE, L.T.S.S.A. 11-350 (DECISION BY 9-7-51)							

Promoter

Page 64 of 120

Allottee



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2023



RUNWAL TIMELESS 3

17. Remarks

SDF-11-7

(Clerk P.2.354) DECLARATION DT. 3-10-95 BY H.S. WIRADIAE REGION PUNJAB
DECLARING THAT SHE IS THE OWNER OF 1/2TH SHARE OF THE PROPERTY WITH
ALSO C.S. 205, 2 & 4 OF THIS ROOM.

ACQUIRED FOR THE OVERSEAS MARALA SCHEME

PLEASE SEE NOTE IN REMARKS COLUMN RE: TRANSFER OF THIS LAND AS ALSO
LAND IN C.S. 20, 4 (IN P.5) THE PUBLIC HEARING TO PARAGRAPHS 18 AND 19
DATED 4 OCT. 14 THE S.O. C. 1871 FOR WRITING SERIAL

A AN AREA OF 23071.16 IS DETACHED FROM THIS HOLDING AND ADDED TO C.S.
10.8 OF THIS HOLDING THE LAND IS BANNED OVER TO H.M.R.A. AS PER GOVT.
NOTIFICATION NO. 8 AND 7. DATED 1.10.94. S.O. 1272/2002/24. 11/5/2002-23
DATED 21B NOV. 1995 2 AND UNDER LETTER LICENSE & FORESTRY DEPT. NO. L.R./
2579/2001/2724-2017-2 DATED 30-11-95 AND POSSESSION BEHIND OTHER ON
21-4-94
SDF-11-08, SDF/8/10-2193
SDF-9-7-84, SDF-9-7-84, SDF-17-1- SUPPLY. D.C.S. & S.A.

Name of Applicant: WILSON H. KHADKE
Date of Application: 24/01/2020
Fee received: Rs. 1144056.70
Reference of issue: 02710172020
Date of issue:

(Rectangular 'C' brackets show entry deleted)
Note - This is an extract of the extract of C.S. Register which is not valid for the purpose of the C.S. Register. It is only for the purpose of the C.S. Register. It is not valid for the purpose of the C.S. Register.

30 JAN 2020

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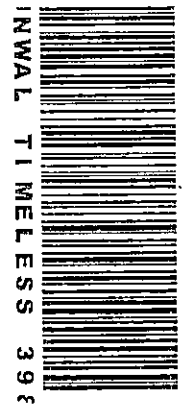


This Extract of C. S. Register Issued
under the search application only.
25/11/2020
Assistant Superintendent Cum.
City Survey Office No. 1/2, Mumbai.

Promoter

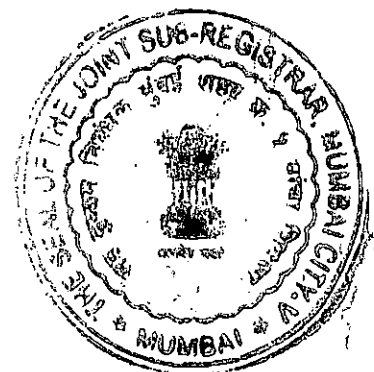
Page 65 of 120

Allottee

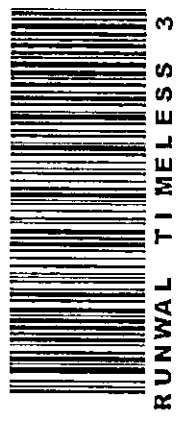


बळवंत - ६	
४२२८	६८/१९५
२०२३	

1. Serial No.	2. Name of Street or Locality	3. Street No.	4. Cadastral Survey No.	5. Tenure	6. Area in Sq. Yards	7. Assessment Street No.	8. Collector's Map No. (Cadastral Map No.)
651, 651A, 652, 652A, 653, 653A	WING (WALL) BHAL AGAR	2942/1091		[JERAL] 6077.4383	50.7891 (58232.19) 80.0678 14452.47 8 - 11022.00 41352.47 8 - 10904.01] WING : 31552.47 (COM. 8 - 10022.19) 17] 31552.47 19.01; 41515.02 18.19; 80.0678 31552.47 8 - 1076.16 WING : 29176.51 - 28246.49] STATEMENT NO. 114/11-11 AT 16-3-45 REF. NO. 2517 TOWN PLAN POSSESSION TAKEN ON 13-6-1945	-NIL-	-NIL-
9. Grant Made: 10. Name of Person in Beneficial Ownership and its Date		11. Mode of Acquisition by Present Owner		12. Description of Title			
- NIL -		- NIL -		- NIL -			
13. Original Grant from Govt. or any		14. Lease from Public Body or Employer		15. Grant 16. Real Prop. In 17. Public Body 18. Other			
- NIL -		- NIL -		- NIL - (10) 517, 517-SUBIT.			



काचई - २
४२२५ ६९ / १२५
२०२३



THE (SECRETARY) SHALL HAVE AND PATRIOT, WHILE THE LAND BY WHICH THEY ARE COMPLETED IS SAID TO BE THE SAME, CONTAIN A PROVISION THAT THE LAND CAN BE RESERVED FOR A PUBLIC PURPOSE AND HIS RIGHTS NOTICE BEEN GIVEN AND COMPENSATIONS FOR IMPROVEMENT PAID (LATE DEBT)

1-14 AREA OF 20113.23 SQ. METERS (AS REPORTED FROM THIS HOLDING AND ADDED TO C.S. NO. 4 OF THIS SECTION, AS THE LAND IS BANNED BY THE TO D.A. NO. 15 PER GOVT. RESOLUTION NO. 1 AND P. 2, GOVT. NO. 1, D. N. D., 3129/2017/20-21/2017-18 DATED 3-11-11 AND UNDER LETTER RECEIVED AND FORWARDED DEPT. NO. 121/2017/20-21/2017-18 DATED 31-10-11 BY THE POSSESSION BANNED BY THE GOVT. NO. 29-4-84 DEPT. NO. 121/2017-18-2014 SIA-18-7-84, 507-18-7-84, 607-17-11 5077.115 & LR.

1-15-04 AREA OF 20113.23 SQ. METERS WAS REPORTED AND ADDED TO THE C.S. NO. 4 OF THIS SECTION WHICH HAS BEEN CANCELLED AS THE LAND IN QUESTION IS BELONGING TO THE CENTRAL GOVERNMENT REF. NO. 20161 SIA-18-7-84, 507-18-7-84 607-17-11 5077.115 & C.T. 1, 2, 3.

1-16-04 AREA OF THIS CH. NO. 17-15-07 HAS BEEN CANCELLED & ENTRY NO. 17-15-04 IS CORRECTED & RETAINED AS PER PROCEEDINGS OF MEETING HELD ON 27-1-1978 ATTORNEY GENERAL OF INDIA & GOVT. OF MADHARASHTRA & ALSO NOTE OF D.A. P. NO. 11, 11-11-11, 20-4-2011 REF. NO. 121/2017-18/20-21-11 SIA-18-7-84, 507-18-7-84 607-17-11 5077.115 & C.T. 1, 2, 3.

1-17-04 PER THE ADMINISTRATION OF EVACUEE PROPERTY ACT, 1919, GOVERNMENT OF MADHARASHTRA NO. 11-04-1919, THIS PROPERTY IS EVACUEE PROPERTY AS PER THE DISPLACED PERSONS COMPENSATION AND REHABILITATION ACT, 1914, THE DISPLACED PERSON COMPENSATION AND REHABILITATION RULES 1915 MADE BY THE GOVERNMENT OF MADHARASHTRA LETTER NO. 177/2007/2112/20-20-1, 01-22-11-11 GOVT. RESOLUTION NO. 121-2017/2017/ P.B. 104-01/2-1, 01-22-11-11 AND GOVERNMENT OF MADHARASHTRA NO. 11-2577/2017/2014, C.A. NO. 17-15-11-1177 THE AREA OF 20113.23 SQ. METERS BELONGS TO CPWD AND REMAINS AREA BELONGS AREA 0720.74 SQ. METERS TO GOVERNMENT OF MADHARASHTRA VIDE DRT. NO. 11/2011 SIA-18-7-84, 507-18-7-84 607-17-11 5077.115 & C.T. 1, 2, 3.

(Declarator 'X' brackets shows entry deleted)
Note: This is a true copy of the extract of C.S. Register which forms part of the application and the copy of the original extract of C.S. Register is retained at the office of the Assistant Superintendent Cum. City Survey Office No. 1/2, Mumbai.

Name of Applicant: BILASHA R. DESAI
Date of Application: 24/01/2018
Fee received: Rs. 1011433.00
Reference of Issue: 02704728205
Date of Issue:

30 JAN 2018

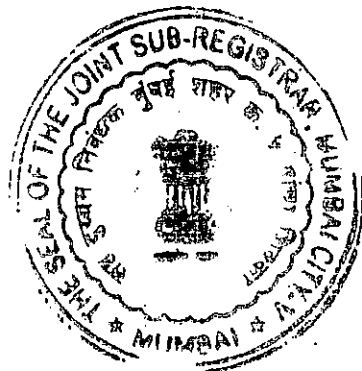


This Extract of C. S. Register issued under the search application only.
Y. S. 11/2018
D. C. Assistant Superintendent Cum. City Survey Office No. 1/2, Mumbai.

Promoter

Page 59 of 120

Allottee



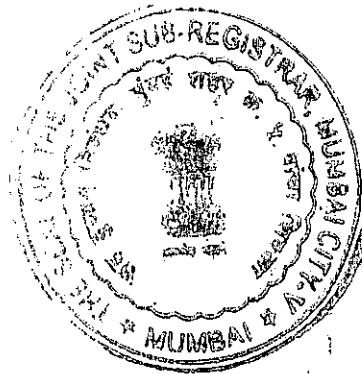
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००२२५	५५२/१८५
२०२३	

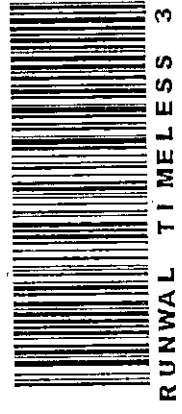
1. Street No.	2. Name of Street or Locality	3. Street No.	4. Registered Survey No.	5. Taxate	6. Area in Sq. Mts./Ghas.	7. Municipal Survey No.	8. Collector's Map No. (Collector's Plan File No.)
517, 515, 514, 508, 521, 504, 507, 516 TO 512 ETC.	-NIL-	-NIL-	4 108 106 104		50.10396 107245.7 4818.65 (122892.05 0) 107735.04 50.06020 4182 COL. 2 34925.00 107735.04 10461.26 106761.34 10150.77 13559.00 23328.04 4667.47 10461.26 10461.26 [EX] PL. SEE PAGE 601 [CMT] OF 1023 VOL. 1182 COL. 17 1092.00 11549.21 50.06153 12125.87 4349.47 8377.79 BALANCE 4010 50.16055 321889.05 50.06153 102743.25 837.00 102409.05 10340.17 107232.29 319281.04 401519.43 4349.27 403866.09 4349.27 401507.19	-NIL- -NIL-)	

9. Grant Ref. : 10. Name of Person to Beneficial Ownership
11. Date of Acquisition by Present Owner
12. Section of Title

- 101 - 116) - THE SECRETARY OF STATE FOR INDIA IN COUNCIL 117) - THIS LAND IS DECLARED AS PROTECTED FOREST U/S. 23 OF THE ACT 1956 - 102 -



खर्च - ५
४२५ ०३ / १९७
२०२३



1) Original Grant, Freehold, etc.

2) Lease from Public Body or Party

3) Grant to Superintending Officer

Recd. On To

Public Body

or Party

(C)-307-1-3-15, 307-2-3-15 3071.

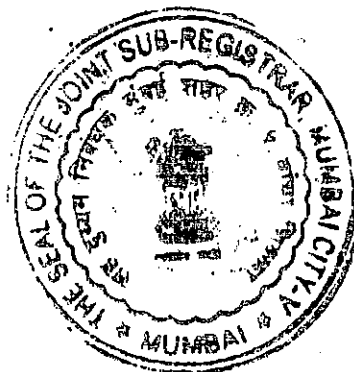
17. Remarks

- TYPE C.S.NO.2 FOR ENTRY OF THE JERJAT AS WELL OTHER OF THE LAND & OTHER COLLECTIONS SHOWING THE JERJAT & NEW SUBDIVISIONS AS JOINT HOLDERS OF THE LAND UNDER TYPE JERJAT CASE N.O.S.N.11-250 (REGISTRATION NO.1-3-21) 307-11-7
- [SPEC NO.1079] DECLARATION BY J-10-95 OF MR. HIRANJI RUSTIA FORVALA DECLARED SHE IS THE OWNER OF THE SHARE OF THE PROPERTY, WERE ALSO C.S. NOS. 3 & 4 OF THIS YEAR. 307-
- UNDER N.O. 10584 & N.O. 10585, 10586 & 10587 OF 2-11-1984 GOVT. HAS DECIDED TO TRANSFER 40 ACRES OUT OF C.S. NO. 1 & 2 OF THIS DIVISION (WESTERN PORTION) TO MARATHWADE HOUSING BOARD AND 40 ACRES TO BGT. IN THE B & C --- FOR HOUSING BOARD OF CLASS 116 & 117 HOUS. SERANTS 307-3-3-71, 307-3-3-71
- AN ADDITIONAL (40000 SQ. YDS TO 40000 SQ. YDS) IN 100 SQ. YDS. HAS BEEN DECLARED FROM (10000 SQ. YDS) AND ADDED TO C.S. NO. 1/40 OF SALT PANS WHERE THE SAME HAS BEEN USED TO C.S. 1/1 DUGWATERING BY GOVT. 307-21-4-84, 307-21-4-84 SUPPLY N.O.S. & L.N.
- AFTER JOINT --- WITH CONDITION 307-21-4 SUPPLY N.O.S. & L.N.
- AN AREA OF 20,000 SQ. YDS. (1.5 * 1.3 * 2.0 HECTOR) HAS BEEN GRANTED BY THE GOVT. IN THE GAS AUTHORITY OF DAKA LTD. FOR GATE STATION WITH BENCHMARK 50, 135-250/100 770-2-2 N.O. 130 400-1000 AND 210 SEPT 1975 AND SHOW UNDER NO- C.S. NO. 2/4 OF SALT PANS 310. 307-21-10-11, 307-21-11-11 SUPPLY N.O.S. & L.N.
- AN AREA OF 13340 SQ. YDS. HAS BEEN GIVEN TO THE GAS AUTHORITY OF DAKA LTD. FOR FENCING AND PROTECTIVE THE SAME FROM ENCROACHMENT WITH BENCHMARK NO. 131, 250/100 770-2-2 N.O. 130 400-1000 AND 210 SEPT 1975 AND SHOW UNDER C.S. NO. 2/4 307-21-10-10, 307-21-10-10 SUPPLY N.O.S. & L.N.
- FOR C.S. NO. 1/4 SEE PAGE NO. 13 OF VOL. 307A
- FOR C.S. NO. 2/4 PL. SEE PAGE NO. 13 VOL. 307A
- FOR C.S. NO. 1/4 PL. SEE PAGE NO. 13 VOL. 307A

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Page 67 of 120

Allottee



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२०२३			

NOTE:- PAGE 15 BORN CORRUPTION

Name of Applicant: HILESH N. KADYALE
Date of Application: 24/01/2020
Fee received: Rs. 40000.00
Reference of Issue: 027161720202
Date of Issue:

(Rectangular "I" J' brackets sheet entry deleted)
Note :- This is a photocopy of the original of C. S. Register which was part of this office record
and is not a copy of the original of the City Survey Office No. 172, Mumbai.
The original copy is retained in the office of the City Survey Office No. 172, Mumbai.

30 JAN 2020



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under the search application only.
Assistant Superintendent Cum.
City Survey Office No. 172, Mumbai.

Promoter

Page 68 of 120

Allottee



RUNWAL TIMELESS 3



२०२३ - २३		
२०२३	२३	२३
२०२३		

ANNEXURE "B"



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/2148/FN/STGL/LOI

Date: 28 FEB 2019

Architect: Shri. Jatin Bhuta
of M/s. Jatin Bhuta & associates
A/3, Pranav C.H.S., 2nd Floor,
Building No. 44, Gandhi Nagar,
Bandra East, Mumbai-400051

Developer: M/s. Easy Home Solutions Pvt. Ltd.
322, The Summit Business Bay,
3rd floor, near WEH Metro Station,
Aadheri Kurla Road, Andheri (E),
Mumbai - 400092.

Society: Shree Siddhivinayak SRA Co-op Housing Society
Ltd., Shree Sai Darshan SRA Co-op Housing Society
Ltd. and Ekta Chawl Committee SRA Co-Op Housing
Society (Prop.)

Subject: Revised LOI for Proposed amalgamation of approved
S.R. Scheme - 1 on plot bearing C.S. Nos. 4 (pt), 5 (pt),
6 (pt), and 7 (pt) of Salt pan Division, Sion situated at
Pratiksha Nagar, Shastrri Nagar, 'C' Division in
F/North Ward, Sion (E), Mumbai City for
Siddhivinayak SRA Co-op Housing Society Ltd. and
Shree Sai Darshan SRA Co-op Housing Society Ltd.
with Proposed S.R. Scheme-2 on adjoining plot
bearing C.S. Nos. 5 (pt) and 6 (pt), of Salt pan Division,
Sion situated at Pratiksha Nagar, Shastrri Nagar,
'C' Division in F/North Ward, Sion (E), Mumbai
City For Ekta Chawl Committee SRA Co-Op Housing
Society (Prop.) under Regulation: 33(10) of DCPR
2034

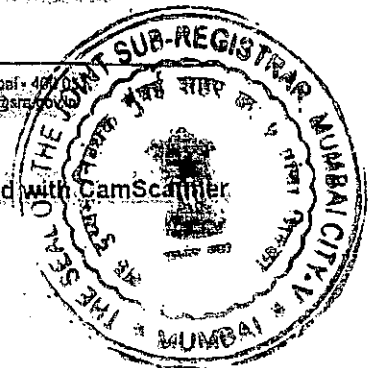
Reference: SRA/ENG/2148/FN/STGL/LOI

Sir,

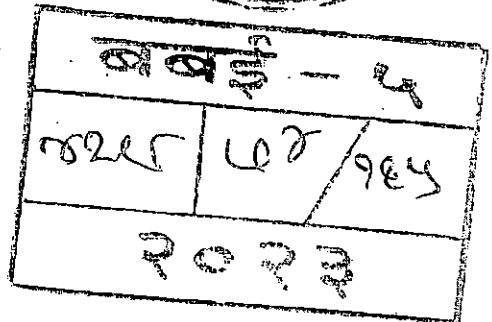
With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant, this office is pleased to issue in principle approval to the scheme in the form of this Letter of Intent (LOI) is considered and principally approved subject to the following conditions.

1. This Letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure - II issued by Competent Authority and other relevant documents.

Administrative Building, Prof. Anant Kanekar Marg, Bandra (East), Mumbai - 400051
Tel.: 2656 5800, 2659 0405 / 1079, Fax: 022-2659 0457, Email: info@sra.gov



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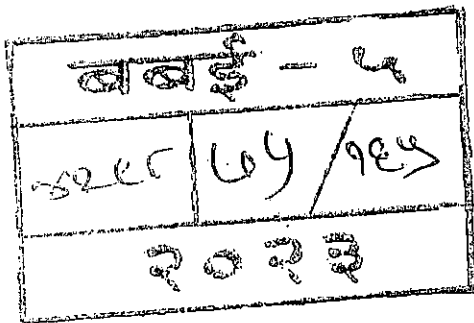
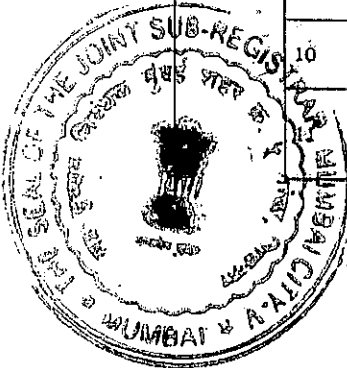


SRA/ENG/2148/RN/STGL/LOI

2. This LOI is valid for the period of 3 (three) months from the date of issue. However, if IOA/CC are obtained for any one bldg. of the project then this LOI will remain valid till validity of IOA/CC.
3. The built up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot, nos of eligible huts etc. the parameters shall be got revised from time to time.

The salient features of the scheme are as under:

Scheme Parameter				
Sr. No.	Description	Slum Plot	Non Slum Plot in Sq. Mtr.	Total
1	Area of the Plot	11729.97	390.00	12119.97
2	Deductions:			
	i) Road set back area	33.81	Nil	33.81
	ii) POS Plot	249.48		249.48
3	Net Plot Area (1-2)	11446.68	390.00	11836.68
4	Addition for PSI 100% Road set back area	33.81	Nil	33.81
5	Total area of Plot	11480.49	390.00	11870.49
6	Rehab BUA	23452.90		23452.90
	a) Passage area	14605.21	Nil	14605.21
	b) Balwadi	110.71	Nil	110.71
	c) Wel. Centre	110.71	Nil	110.71
	d) Society office	150.57	Nil	150.57
	e) Comu. Hall	200.00	Nil	200.00
	f) Library	110.71	Nil	110.71
	Total	15287.91		15287.91
8	Rehab Component	38740.81	Nil	38740.81
9	Sale Component (8.X 1.2)	46488.97	Nil	46488.97
	Max. FSI permissible on Non slum plot		(1.33) 518.70	518.70
10	Additional FSI on payment of premium for Non Slum plot		(0.84) 327.60*	327.60



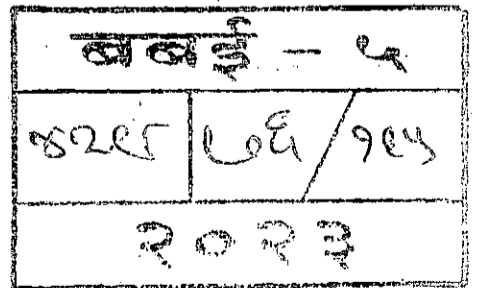
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SRA/ENG/2148/FN/STGI/LOI

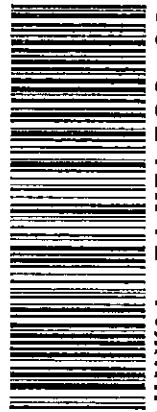
12	Admissible TDR for Non Slum plot on payment of premium		(0.83) 323.70*	323.70
13	Total BUA Sanctioned for project(6+9)	23452.90+ 46488.97= 69941.87	1170.00 [1.33-518.7 0.84-327.6 0.83-323.7]	71111.87
14	Sale in-situ permissible	46488.97	1170.00	47658.97
15	Sale in-situ proposed	31470.18	1170.00	32640.18
16	Permissible 35% Compensatory fungible FSI for Sale	11014.56	409.50	11424.06
17	Total Sale BUA including fungible	42487.95	1579.50	44064.24
18	Spill over TDR	15018.79	Nil	15018.79
19	Area of reservation: i) D.P. Road Set-back ii) POS/Plot	33.81 249.48	Nil	33.81 249.48
20	Nos. of tenements:			
	a. Resl.	267	Nil	267
	b. Comm.	16	Nil	16
	c. R/C	02	Nil	02
	d. Provsnl. PAP	85	Nil	85
21	Total	370	Nil	370
22	Proposed Amenity:			
	i) Bal.	03	Nil	03
	ii) Wel. Cent.	03	Nil	03
	iii) Socl. Off.	08	Nil	08
	iv) Commu. Hall	01	Nil	01
	v) Library	03	Nil	03
	Total	18	Nil	18
23	Extra PAP	382	Nil	382
24	Total FSI consumed in-situ:	23452.90+31470.18/ 11729.97=4.682	3.00	

* IOA to be issue only after concurrence of Dy. Collector (Dharavi) State Government

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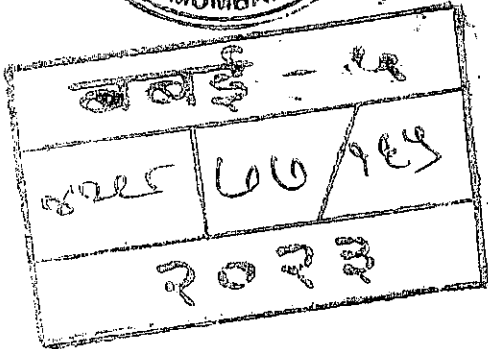
4. This LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect/Developer /Society or Owner are proved fraudulent/misappropriated before the Competent Court/HPC and if directed by Competent Court/HPC to cancel the LOI, then the LOI is liable to be cancelled and concerned person/Society/Developer/Architect are liable for action under version provision of IPC-1860 and Indian Evidence Act, 1872.
5. Details of land ownership:- State Government of Maharashtra
6. Details of access:- Reference is requested to the D.P. Remarks along with the plan submitted by Architect, plot is deriving access from the existing road having average width of 18.50 mtr. The slum plot is also affected by proposed 27.45 mtr. D.P. Road
7. Details of D.P. remarks:- The plot under reference is affected by 27.45 mtr. D. P. Road.
8. If the land is owned by Govt. or public body, the Developer/Society shall pay premium at the rate of 25% as per Annual Schedule Rates (ASR)
9. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges at the rate of 2% of ASR for the BUA over and above the zonal (basic) FSI excluding fungible compensatory area for the rehab. and free sale components.
10. The Developer shall submit the individual agreements with minimum 51% of slum dwellers.
11. That the developer shall submit the NOC from Airport Authority of India for height of 144.00 mtr. for sale building.
12. The Developer shall hand over PAP tenements if any within three months after grant of OCC. The said PAP tenements as mentioned in salient features condition no.3 above be handed over to the Slum Rehabilitation Authority/MCGM or any designated Govt. Authority for Project Affected Persons, each of carpet area 27.88 sq.mtr. free of cost.
13. The PAP tenements shall be marked as a PAP tenement on front doors prominently. After completion of the building, PAP tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security guards etc.



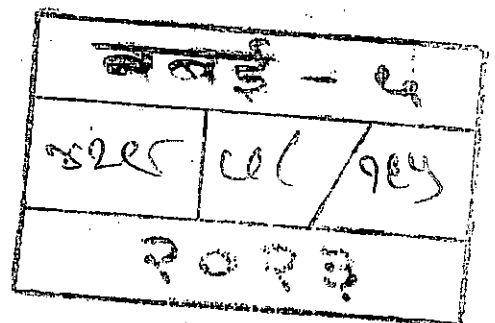
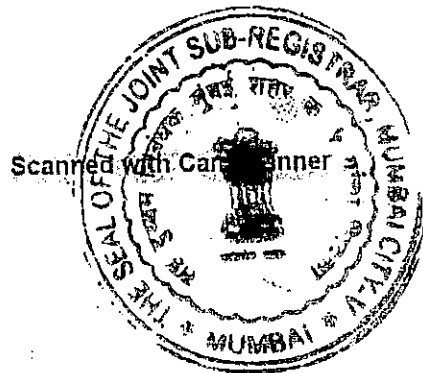
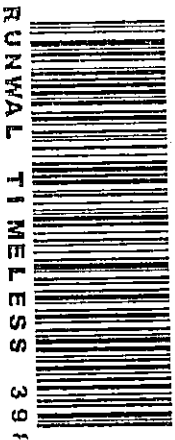
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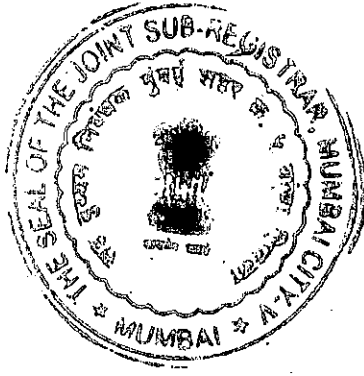
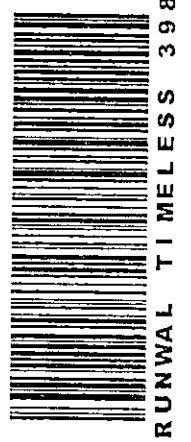
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14. The Amenity Tenements of Balwadi as mentioned in salient features condition no.3 above shall be handed over to the women and child welfare department, government of Maharashtra as per circular No. 129.
15. The conditions if any mentioned in certified Annexure, if issued by the Competent Authority shall be complied and compliances thereof shall be submitted to this office in time.
16. The Developer shall rehabilitate all the additional hutment dwellers if declared eligible in future by the competent Authority, after amending plans wherever necessary or as may be directed.
17. The Developer shall submit various NOCs including that from MOEF as applicable from the concerned authorities in the office of Slum Rehabilitation Authority from time to time during the execution of the S.R. Scheme.
18. When the project land is on public land and the IOA is not obtained within validation period of LOI then the developer is liable to pay compound interest at the rate 12% per Annum on balance amount of land premium payable as per Annual Schedule Rates at IOA stage.
19. If it is noticed regarding less land premium is charged then the difference in premium paid and calculated as per the revised land rate shall be paid by the developer as per policy.
20. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to 1st rehab building as mentioned below:
Plot area up to 4000 sq.mt. → 36 months.
Plot area between 4001 to 7500 sq.mt. → 60 months.
Plot area more than 7500 sq.mt. → 72 months.
In case of failure to complete the project within stipulated time period the extension shall be obtained from the CEO/SRA with valid reasons.
21. The Developer/Chief Promoter shall register society of all eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme before issue of CC. After finalizing the allotment of Project Affected Persons (PAP) by the Competent Authority they shall be accommodated as members of registered society.



22. The Developer, Architect shall submit the duly notarized Indemnity Bond on Rs.200/- non-judicial stamp paper indemnifying the Slum Rehabilitation Authority and its officers against any kind of dispute, accident on site, risks or any damages or claim arising out of any sort of litigation with the slum dwellers, / property owners or any others before IOA in a prescribed format.
23. The Developer shall not block existing access/easement right leading to adjoining structures/users and shall make provision of adequate access to the adjoining land locked plot, if any, free of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by Slum Rehabilitation Authority.
24. A) The Society/Developer/Architect shall display the copy of approved LOI and list of Annexure-II on the notice board of Society and/or in the area at conspicuous place. The photo of such notices pasted shall be submitted to concern Ex. Engineer (SRA) within a period of two weeks from the date of this LOI.
- B) That Developer/society shall give wide publicity by way of advertisement in a prescribed format for the approval of S. R. scheme at least in one local Marathi newspaper in Marathi script & English newspaper in English script and copy of such news papers shall be submitted to concern Ex. Engineer within two months from the date of LOI.
25. The IOA/Building plans will be approved in accordance with the Development Control and promotion Regulations 2034 and prevailing rules, policies and conditions at the time of approval.
26. If the land under this scheme is belonging to Govt./MHADA/MCGM, the Public Authority is requested to grant NOC for the Slum Rehabilitation Scheme as per clause 2.8 of regulation 33(10) of DCPR 2034 within a period of 60 days after the intimation of such approval to the Project is communicated. In the event of its refusal to grant NOC, reasons thereof shall be stated and in the event of its not being given within the period, it shall be deemed to have been given.
27. That you shall pay as per circular No. 130, 1% Labour Cess on the total proposed construction area.

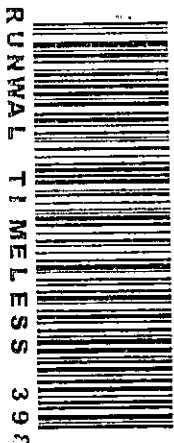


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28. High Rise Rehab Building:

- a. That you shall appoint Project Management Consultant with prior approval of Dy. Ch. Eng. (S.R.A.) / E.E. (S.R.A.) for Implementation / Supervision / Completion of S.R. Scheme.
- b. The Project Management Consultant appointed for the scheme shall submit quarterly progress report to Slum Rehabilitation Authority after Issue of LOI.
- c. That the developer shall execute tri-partite Registered agreement between Developer, Society & Lift Supplying Co. or maintenance firm for comprehensive maintenance of the electro mechanical systems such as water pumps, lifts, etc. for a period of ten years from the date of issue of Occupation Certificate to the Rehabilitation / Composite building. Entire cost shall be borne by the developer and copy of the registered agreement shall be submitted to S.R.A. for record before applying for Occupation Certificate including part O.C.
- d. The third party quality auditor shall be appointed for the scheme with prior approval of Dy. Ch. Eng. (S.R.A.) / E.E. (S.R.A.) for quality audit of the building work at various stages of the S.R. Scheme.
- e. That the developer shall install firefighting system as per requirements of C.F.O. and to the satisfaction of this department. The developer shall execute tri-partite registered agreement between Developer and Society and Fire Fighting equipment supplying Co. and/or maintenance firms for comprehensive maintenance for a period of ten years from the date of issue of occupation certificate to the building. Entire cost shall be borne by the developer and copy of the Registered Agreement shall be submitted to S.R.A. for record before applying for Occupation Certificate including part O.C.
- f. That the structural design of buildings having height more than 24m shall be got peer reviewed from another registered structural engineer/educational institute.



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29. That you shall submit the NOC's as applicable from CFO and EE(T&C) of MCGM in the office of Slum Rehabilitation Authority before requesting of approval of plans or at a stage at which it is insisted upon by the concerned Executive Engineer (SRA)
30. That you shall obtain the permission for construction of the temporary transit accommodation from Slum Rehabilitation Authority along with the phased development programme and the list of the eligible slum dwellers shifted in the transit camp or shifted on rental basis duly signed by Developer & Committee members shall be submitted, with date of their displacement from their existing huts shall be submitted before requesting C.C. for Rehab bldg.
31. That you shall submit Regd. u/l. from the developer stating therein that the setback will be kept in the S.R. scheme boundary as proposed and they shall develop the road at their own cost as per specifications before asking OC of Sale bldg.
32. That the separate P.R. Cards in words duly certified by Superintendent of Land Records for D.P. road / set back / D.P. reservation/net plot shall be obtained in the name of society and submitted before obtaining C.C. to last 25% of Built-up Area in the scheme.
33. That you shall submit the Name reservation certificate of proposed slum society before granting CC to the first Rehab bldg. or IOA of the first sale building in the S.R. scheme whichever is earlier.
34. That you shall submit layout and get the same approved before obtaining CC of the second Rehab bldg. or the sale IOA of the first Sale building in the layout whichever is earlier.
35. That you shall submit the NOC from concerned Electric Supply Company regarding the specific area, location and sizes of Sub-Stations before requesting further CC to Rehab Building wing - C.
36. That you shall execute standard format of individual agreement with slum dwellers to be submitted to SRA as per Circular No. SRA/LA/DESK-1/T.L.2/450 dated 26/04/2016.
37. That you shall fix CCTV cameras on site in the building under construction with feed to SRA server as per the direction & specification of SRA.
38. The Arithmetical error/typographical error if any revealed at any time shall be corrected on either side.



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39. That proper safety measures like barricading, safety net etc. shall be taken on site during construction work as maybe necessary depending upon the type of work and the developer along with their concerned technical team shall be solely responsible for safety.
40. As per the Circular No.137, you shall pay charges of identity card of eligible slum dwellers/lottery.
41. As per the Circular No.138, you shall pay the Structural Audit Fees as per the SRA policy.
42. That you shall pay the non-refundable Legal charges as per office order u/no. SRA/LA/Office Order/126/2016 dated 22/02/2016 before issuance of further approvals.
43. That you shall construct tenements in shear wall technology as per Circular No.154.
44. That you shall comply with the condition of MAHA-RERA.
45. That you shall submit revised CFO NOC for Rehab Building wing A,B,C,D,E and Sale Building.
46. That the remarks from Dy. Ch. Eng. (M&E) of MCGM for mechanical ventilation shall be submitted.
47. That you shall submit NOC from CFO, remarks from Dy. Ch. Eng. (M&E) of MCGM and E.E. & T.C. for light and ventilation for sale building.
48. That you shall submit NOC from concern electric supply company for location and size of electric meter room.
49. That you shall submit registered under taking for not to misuse the society office or for not creating any third party interest.
50. That you shall submit registered under taking for not to misuse the stilt portion.
51. That you shall submit registered under taking for not to misuse the fitness Centre and the same shall be handed over to the society of occupants of sale flat purchaser.
52. That you shall submit NOC from CFO for fire Chute and from Ch. Eng. (M&E) of MCGM for mechanical ventilation shaft.
53. That you shall submit NOC from High Rise Committee before asking CC above 120.00 mtr. height for sale building.

RUNWAL TIMELESS 395



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- 54. That you shall submit revised Environmental clearance from MOEF.
- 55. That you shall submit registered under taking not to misuse the elevation features and incorporate a condition in the sale agreement with proposed flat purchasers.
- 56. That you shall submit the NOC from Collector (Mumbai City) as the land is state Government for non-slum land before approval of plans of sale building of non-slum land area.
- 57. That this LOI supersedes earlier LOI granted by this office dated 03/03/2011 and 02/07/2012.

If applicant Architect/Developer/Society is agreeable to all these conditions, then they may submit proposal for approval of plans separately for each building, in conformity with the D.C.P. Regulations of 2034 in the office of the undersigned within 90 days from receipt of this LOI.

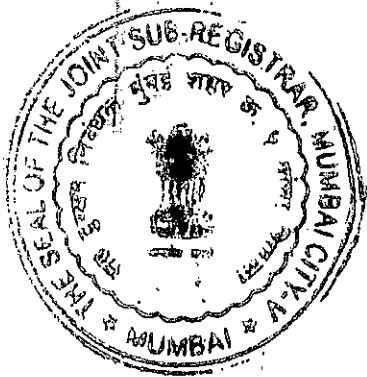
Yours faithfully

[Signature]
 Chief Executive Officer
 Slum Rehabilitation Authority

(Hon'ble CEO (SRA) has approved the LOI)



RUNWAL TI MELESS 398



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SLURM REHABILITATION AUTHORITY

No. SRA/ENG/2148/FN/STGL/LOI

Date: 28 AUG 2020

Architect : Shri. Jatin Bhuta
of M/s. Jatin Bhuta & associates
A/3, Pranav C.H.S., 2nd Floor,
Building No. 44, Gandhi Nagar,
Bandra East, Mumbai - 400051.

Developer : M/s. Easy Home Solutions Pvt. Ltd.
322, The Summit Business Bay,
3rd floor, near WEH Metro Station,
Andheri Kurla Road, Andheri (E),
Mumbai - 400092.

Society : Shree Siddhivinayak SRA Co-op Housing Society
Ltd., Shree Sai Darshan SRA Co-op Housing Society
Ltd. and Ekta Ghawi Committee SRA Co-Op Housing
Society (Prop.)

Subject : Revised LOI for Proposed S. R. Scheme on plot
bearing C.S. Nos. 4 (pt), 5(pt), 6(pt), and 7(pt) of Salt
pan Division, Slon situated at Pratiksha Nagar,
Shastry Nagar, "C" Division in F/North Ward, Slon
(E), Mumbai - 400022. Under Regulation 33(10) of
DCPR 2034.

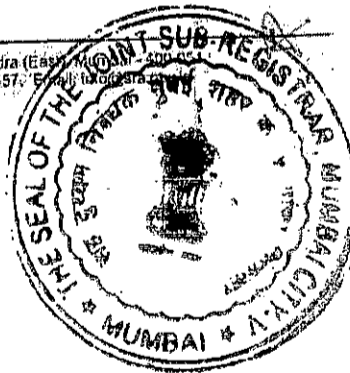
Reference : SRA/ENG/2148/FN/STGL/LOI.

Sir,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant, this office is pleased to issue in principle approval to the scheme in the form of this revised Letter of Intent (LOI) subject to the following conditions.

1. This Letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure - II issued by Competent Authority and other relevant documents.
2. This LOI is valid for the period of 3 (three) months from the date of issue. However, if IOA/CC is obtained for any one bldg. of the project then this LOI will remain valid till validity of IOA/CC.
3. The built up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot, nos of eligible huts etc. the parameters shall be got revised from time to time.

Administrative Building, Prof. Anant Kanekar Marg, Bandra (East), Mumbai - 400051
Tel: 2659 5800, 2659 0405/1879, Fax: 022-2659 0457, Email: info@sra.gov.in



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RUNWAL TIMELESS 39



The salient features of the scheme are as under:-							
Scheme Parameter approved as per earlier LOI Dated 28/02/2019					Scheme Parameter as per proposed revised LOI		
Sr. No.	Description	Slum Plot	Non Slum Plot in Sq. Mtr.	Earlier approved Area in Sq. Mts.	Slum Plot	Non Slum Plot in Sq. Mtr.	Total Area in Sq. Mts.
1	Area of the Plot	11729.97	390.00	12119.97	11730.01	390.00*	12120.01
2	Deductions:						
	i) Road set back area	33.81	Nil	33.81	33.81	Nil	33.81
	ii) POS Plot	249.48		249.48	249.49		249.49
3	Net Plot Area (1-2)	11446.68	390.00	11836.68	11446.71	390.00*	11836.71
4	Addition for FSI 100% Road set back area	33.81	Nil	33.81	33.81	Nil	33.81
5	Total area of Plot	11480.49	390.00	11870.49	11480.52	390.00*	11870.52
6	Rehab BUA	23552.90		23552.90	24356.13		24356.13
	a) Passage area	14605.21	Nil	14605.21	15358.88	Nil	15358.88
	b) Balvadi	110.71	Nil	110.71	97.57	Nil	97.57
	c) Wel. Centre	110.71	Nil	110.71	97.57	Nil	97.57
	d) Society office	150.57	Nil	150.57	193.88	Nil	193.88
	e) Community Hall	200.00	Nil	200.00	200.00	Nil	200.00
	f) Amenity-1	110.71	Nil	110.71	98.96	Nil	98.96
	g) Amenity-2	Nil	Nil	Nil	98.96	Nil	98.96
	Total	15287.9		15287.91	16145.82		16145.82
8	Rehab Component (6+7)	38740.81	Nil	38740.81	40501.95	Nil	40501.95
9	Safe Component (8 x 1,2)	46488.97	Nil	46488.97	48602.34	Nil	48602.34
	Max. FSI permissible on total plot		(1.33) 518.70	518.70		(1.33) 518.70*	518.70*



RUNWAL TIMELESS 398

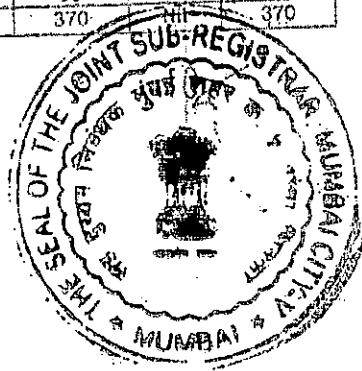


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SRA/ENG/2148/FN/STGL/LOI

11	Additional FSI on payment of premium for Non Slum plot	--	(0.84) 327.60*	327.60	--	(0.84) 327.60 *	327.60 *
12	Admissible TDR for Non Slum plot on payment of premium	--	(0.83) 323.70*	323.70	--	(0.83) 323.70 *	323.70 *
13	Total BUA Sanctioned for project (6+9)	23552.9 0+ 46488.9 7= 69941.8 7	1170.00	71111.87	72958.47	1170.0 0 *	74128.47
14	Sale in-situ permissible	46488.9 7	1170.00	47658.97	48602.34	1170.0 0*	49772.34
15	Sale in-situ proposed	31470.1 8	1170.00	32640.18	41552.92	1170.0 0*	42722.92
16	Permissible 35% Compensatory fungible FSI for Sale	11014.5 6	409.50	11424.06	14543.52	* 409.5	14953.02
16 a	Proposed 35% Compensatory fungible FSI for Sale	11014.5 6	409.50	11424.06	14543.52	* 328.60	14872.12
17	Total Sale BUA including fungible proposed	42487.9 5	1579.50	44064.24	56096.44	* 1498.6 0	57595.04
18	Spill over TDR (9-15)	15018.79	Nil	15018.79	7049.42	Nil	7049.42
18 a	Spill over TDR already released	Nil	Nil	Nil	6766.96	Nil	6766.96
18 b	Balance TDR	15018.79		15018.79	282.46	Nil	282.46
19	Area of reservation i) D.P. Road Set back ii) POS Plot	33.81 249.49	Nil	33.81 249.49	33.81 249.49	Nil	33.81 249.49
20	Nos. of tenements						
a.	Resl.	267	Nil	267	267	Nil	267
b.	Comm.	16	Nil	16	16	Nil	16
c.	R/C	02	Nil	02	02	Nil	02
d.	Provsnl. PAP	85		85	85	Nil	85
21	Total	370	Nil	370	370	Nil	370

RUNWAL TIMELESS 392



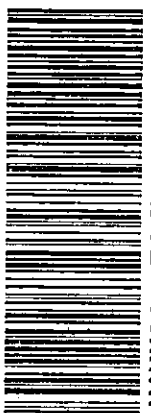
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SRA/ENG/2148/FN/STGL/LOI

22	Proposed Amenity					Nil	
	i) Balwadi	03	Nil	03	03		03
	ii) Welfare Centre.	03	Nil	03	03	Nil	03
	iii) Society Off.	08	Nil	08	08	Nil	08
	iv) Community Hall	01	Nil	01	01	Nil	01
	v) Amenity-1	03		03	03	Nil	03
	vi) Amenity-2	Nil	Nil	Nil	03	Nil	03
	Total	18		18	21	Nil	21
23	Extra PAP.	382	Nil	382	382	Nil	382
24	Total consumed in situ	FSI 23552.90 +31470.18/11729.97=4.682	3.00	-	24356.13 +1552.92/11480.52=5.740	1170.00/390.00=3.00	-

*IOA to be issued only after concurrence of Dy. Collector (Dharavi) / State Government. Accordingly L.S has restricted the approval of sale bldg. plans excluding the permissible BUA + Fungible area of Non-slum plot i.e. 1496.60 sq. mtrs.

- 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.
- Details of land ownership: State Government of Maharashtra the developer shall execute lease deed with land owner i.e. State Government of Maharashtra
- Details of access: - Reference is requested to the D.P. Remarks along with the plan submitted by Architect, plot is deriving access from the existing road having average width of 18.50 mtr. The slum plot is also affected by proposed 27.45 mtr. D.P. Road.
- Details of D.P. remarks: The plot under reference is affected by 27.45 mtr. D.P. Road.
- If the land is owned by Govt. or public body, the Developer/Society shall pay premium at the rate of 25% as per Annual Schedule Rates (ASR)



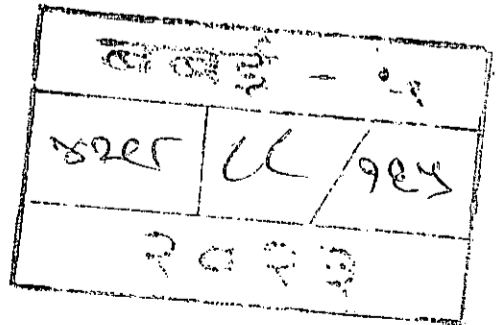
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SRA/ENG/2148/FN/STGL/LOI

9. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges at the rate of 2% of ASR for the BUA over and above the zonal (basic) FSI excluding fungible compensatory area for the rehab and free sale components.
10. The Developer shall submit the individual agreements with minimum 51% of slum dwellers.
11. That the developer shall submit the NOC from Airport Authority of India for height of 108.80 mtr. for sale building.
12. The Developer shall hand over PAP tenements if any within three months after grant of OCC. The said PAP tenements as mentioned in salient features condition no.3 above be handed over to the Slum Rehabilitation Authority/MCGM or any designated Govt. Authority for Project Affected Persons, each of carpet area 27.88 sq.mtr. free of cost.
13. The PAP tenements shall be marked as a PAP tenement on front doors prominently. After completion of the building, PAP tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security guards etc.
14. The Amenity Tenements of Balwadi as mentioned in salient features condition no.3 above shall be handed over to the women and child welfare department, government of Maharashtra as per circular No. 129.
15. The conditions if any mentioned in certified Annexure-II issued by the Competent Authority shall be complied and compliances thereof shall be submitted to this office in time.
16. The Developer shall rehabilitate all the additional hutment dwellers if declared eligible in future by the competent Authority after amending plans wherever necessary or as may be directed.
17. The Developer shall submit various NOCs including that from MOEF as applicable from the concerned authorities in the office of Slum Rehabilitation Authority from time to time during the execution of the S.R. Scheme.
18. When the project land is on public land and the IOA is not obtained within validation period of LOI then the developer is liable to pay compound interest at the rate 12% per Annum on balance amount of land premium payable as per Annual Schedule Rates at IOA stage.



SRA/ENG/2148/FN/STGL/LOI

19. If it is noticed regarding less land premium is charged then the difference in premium paid and calculated as per the revised land rate shall be paid by the developer as per policy.

20. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC, to 1st rehab building as mentioned below:-

Plot area up to 4000 sq.mt. → 36 months.

Plot area between 4001 to 7500 sq.mt. → 60 months.

Plot area more than 7500 sq.mt. → 72 months.

In case of failure to complete the project within stipulated time period the extension shall be obtained from the CEO/SRA with valid reasons.

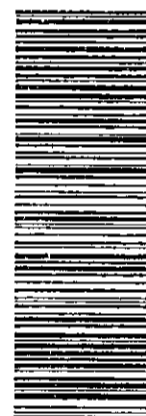
21. The Developer/Chief Promoter shall register society of all eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme before issue of CC. After finalizing the allotment of Project Affected Persons (PAP) by the Competent Authority they shall be accommodated as members of registered society.

22. The Developer, Architect shall submit the duly notarized Indemnity Bond on Rs.200/- non-judicial stamp paper indemnifying the Slum Rehabilitation Authority and its officers against any kind of dispute, accident on site, risks or any damages or claim arising out of any sort of litigation with the slum dwellers / property owners or any others before IOA in a prescribed format.

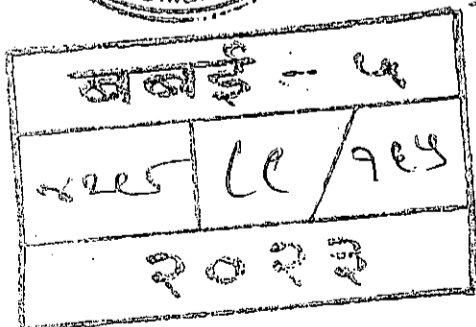
23. The Developer shall not block existing access/easement right leading to adjoining structures/users and shall make provision of adequate access to the adjoining land locked plot, if any, free of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by Slum Rehabilitation Authority.

24. A) The Society/Developer/Architect shall display the copy of approved LOI and list of Annexure-II on the notice board of Society and/or in the area at conspicuous place. The photo of such notices pasted shall be submitted to concern Ex. Engineer (SRA) with in a period of two weeks from the date of this LOI.

B) That Developer/society shall give wide publicity by way of advertisement in a prescribed format for the approval of S. R. scheme at least in one local Marathi newspaper in Marathi script & English newspaper in English script and copy of such news papers shall be



RUNWAL TIMELESS 398



SRA/ENO/2148/FN/STGL/LOI

submitted to concerned Ex. Engineer within two months from the date of LOI.

25. The IOA/Building plans will be approved in accordance with the Development Control and promotion Regulations 2034 and prevailing rules, policies and conditions at the time of approval.
26. If the land under this scheme is belonging to Govt./MHADA/ MCGM, the Public Authority is requested to grant NOC for the Slum Rehabilitation Scheme as per clause 2.8 of regulation 33(10) of DCPR 2034 within a period of 60 days after the intimation of such approval to the Project is communicated. In the event of its refusal to grant NOC, reasons thereof shall be stated and in the event of its not being given within the period, it shall be deemed to have been given.
27. That you shall pay as per circular No. 130, 1% Labour Cess on the total proposed construction area.
28. High Rise Rehab Building -
 - a. That you shall appoint Project Management Consultant with prior approval of Dy.Ch.Eng. (S.R.A.)/E.E. (S.R.A.) for implementation /Supervision/Completion of S.R. Scheme.
 - b. The Project Management Consultant appointed for the scheme shall submit quarterly progress report to Slum Rehabilitation Authority after issue of LOI.
 - c. That the developer shall execute tri-partite Registered agreement between Developer, Society & Lift Supplying Co. or maintenance firm for comprehensive maintenance of the electro-mechanical systems such as water pumps, lifts, etc. for a period of ten years from the date of issue of Occupation Certificate to the Rehabilitation / Composite building. Entire cost shall be borne by the developer and copy of the registered agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.
 - d. The third party quality auditor shall be appointed for the scheme with prior approval of Dy. Ch. Eng. (S.R.A.) / E.E. (S.R.A.) for quality audit of the building work at various stages of the S.R. Scheme.

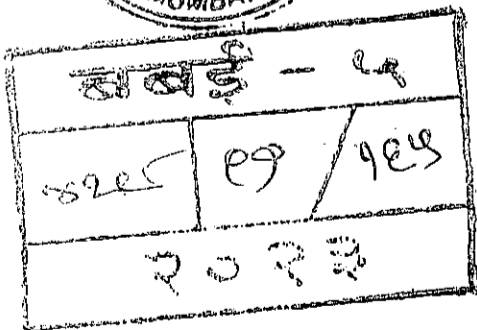
RUNWAL TIMELESS 398



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SRA/ENG/2148/FN/STGL/LOI

- e. That the developer shall install firefighting system as per requirements of C.F.O. and to the satisfaction of this department. The developer shall execute tri-partite registered agreement between Developer and Society and Fire fighting equipment supplying Co. and/or maintenance firms for comprehensive maintenance for a period of ten years from the date of issue of occupation certificate to the building. Entire cost shall be borne by the developer and copy of the Registered Agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.
- f. That the structural design of buildings having height more than 24m shall be got peer reviewed from another registered structural engineer/educational institute.
29. That you shall submit the NOC's as applicable from CFO and EE(T&C) of MCGM in the office of Slum Rehabilitation Authority before requesting of approval of plans or at a stage at which it is insisted upon by the concerned Executive Engineer (SRA)
30. That you shall obtain the permission for construction of the temporary transit accommodation from Slum Rehabilitation Authority along with the phased development programme and the list of the eligible slum dwellers shifted in the transit camp or shifted on rental basis duly signed by Developer & Committee members shall be submitted, with date of their displacement from their existing huts shall be submitted before requesting C.C. for Rehab bldg.
31. That you shall submit Regd. u/t. from the developer stating therein that the setback will be kept in the S.R. scheme boundary as proposed and they shall develop the road at their own cost as per specifications before asking OC of Sale bldg.
32. That the separate P.R. Cards in words duly certified by Superintendent of Land Records for D.P. road / set back / D.P. reservation/net plot shall be obtained in the name of society and submitted before obtaining C.C. to last 25% of Built-up Area in the scheme.
33. That you shall submit the Name reservation certificate of proposed slum society before granting CC to the first Rehab bldg. or IOA of the first sale building in the S.R. scheme whichever is earlier.
34. That you shall submit layout and get the same approved before obtaining CC of the second Rehab bldg. or the sale IOA of the first Sale building in the layout whichever is earlier.



SRA/ENG/2148/FN/STGL/LOI

35. That you shall submit the NOC from concerned Electric Supply Company regarding the specific area, location and sizes of Sub-Stations before requesting further CC to Rehab Building wing - C;
36. That you shall execute standard format of individual agreement with slum dwellers to be submitted to SRA as per Circular No. SRA/LA/DESK-1/T.L.2/450 dated 26/04/2016.
37. That you shall fix CCTV cameras on site in the building under construction with feed to SRA server as per the direction & specification of SRA.
38. The Arithmetical error/typographical error if any revealed at any time shall be corrected on either side.
39. That proper safety measures like barricading, safety net etc. shall be taken on site during construction work as maybe necessary depending upon the type of work and the developer along with their concerned technical team shall be solely responsible for safety.
40. As per the Circular No.137, you shall pay charges of identity card of eligible slum dwellers/lottery.
41. As per the Circular No.138, you shall pay the Structural Audit Fees as per the SRA policy.
42. That you shall pay the non-refundable Legal charges as per office order u/no. SRA/LA/Office Order/126/2016 dated 22/02/2016 before issuance of further approvals.
43. That you shall construct tenements in shear wall technology as per Circular No.159.
44. That you shall comply with the condition of MAHA-RERA.
45. That you shall submit revised CFO NOC for Rehab Building-1, Rehab Building-2 and Safe Building.
46. That the remarks from (M&E) for light and ventilation shall be submitted.
47. That you shall submit NOC from CFO, remarks from Dy. Ch. Eng. (M&E) of MCGM and E.E. & T.C. for light and ventilation for safe Building.
48. That you shall submit NOC from concern electric supply company for location and size of electric meter room.

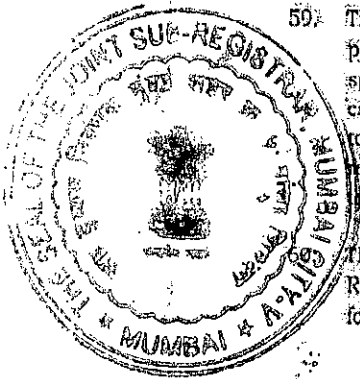


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SRA/ ENG/2148/FN/STGL/LOI

49. That you shall submit registered under taking for not to misuse the society office or for not creating any third party interest.
 50. That you shall submit registered under taking for not to misuse the still portion.
 51. That you shall submit registered under taking for not to misuse the fitness Centre and the same shall be handed over to the society of occupants of sale flat purchaser.
 52. That you shall submit NOC from CFO for fire Chute and from (M&E) for mechanical ventilation shaft.
 53. That you shall submit revised Environmental clearance from MOEF.
 54. That you shall submit registered under taking not to misuse the elevation features and incorporate a condition in the sale agreement with proposed flat purchasers.
 55. That you shall submit the NOC from Collector (Mumbai City) as the land is state Government for non-slum land before approval of plans of sale building of non-slum land area.
 56. As per the Circular No. 108, developer has to maintain the Rehab building for a period of 3 years from the date of granting Occupation to the Rehab building. The security deposit/ Bank guarantee deposited with SRA will be released thereafter.
 57. As per the Circular No. 130, you shall pay labour welfare cess charges of 1% of total cost of construction as mentioned in stamp duty ready reckoner rate. Revised Rehab BUA area in S.R. Scheme.
 58. That the work shall be carried out between 10.am to 6.00 pm only in accordance with Rule 5A (3) of noise Pollution (Regulation & Control) Rule 2000 & the provision of Notification issued Ministry of Environment & forest Dept.
 59. That you shall submit Indemnity bond stating therein that if any probable mishappens in future due to provision of mechanical parking spaces/failure of mechanical arrangement of parking spaces, in that case whole Responsibility lies with developer only & he will not party to SRA & it's officers to the same. Specimen copy of agreement for record to SRA will be insisted before approval of further C.C or O.C.C building under reference.
- That Developer shall submit Structural Stability Certificate from Registered Structural Engineer having minimum experience of 5 years for Rehab Building at the end of Defect Liability period of application



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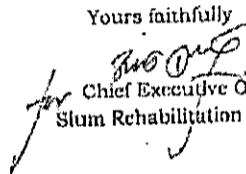
for release of bank guarantee submitted against faithful compliance of Defect liability period.

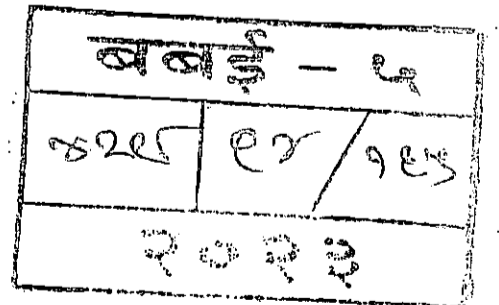
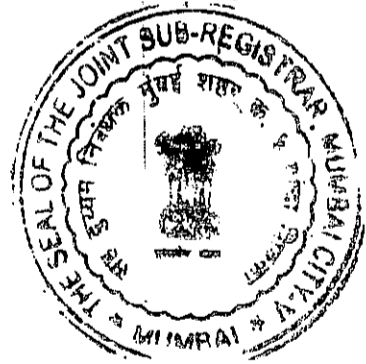
61. That the compliance of all conditions mentioned in Circular issued by GoM relevant to amendment in Section 15A of Slum Act 1971.
62. The IOA/Building plans will be approved in accordance with the Development Control and Promotion Regulations 2034 and prevailing rules, policies and conditions at the time of approval.
63. That you shall submit NOC/Remarks from office of Ch. Eng.(SWM)/DMC(SWM) for providing segregation centers/OWC's and transportation & deposition of C & D waste generated from site to designated land fill sites as per C & D waste management plan rule 2016.
64. That this LOI supersedes earlier LOI granted by this office dated 03/03/2011 and 02/07/2012
65. All the conditions of LOI dated 28/02/2019 shall be complied with.
66. That you shall submit the NOC from CFO (MCGM) for additional 2 mtr. passage for light & ventilation before plinth C.C. of Rehab Building No. 2.

If applicant Architect/Developer/Society is agreeable to all these conditions, then they may submit proposal for approval of plans separately for each building, in conformity with the D.C.P. Regulations of 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully

(Hon'ble CEO/SRA) has approved Revised LOI.


Chief Executive Officer
Slum Rehabilitation Authority



ANNEXURE "C"



SLUM REHABILITATION AUTHORITY

Administrative Building, Pt. Amal Kanwar Marg, Bandra (East), Mumbai - 400 051.

Intimation of Approval under Sub regulation 2.3 of Appendix - IV of D.C.R. No. 33 (10) DL-16-10-97 for Brihanmumbai.

No. SRA/ENG/2861/EN/AHL/AP

7 MAY 2016

SALE 11231

To: M/s. Easy Home Solutions Pvt. Ltd.,
1st Floor, Office No. 104,
Heritage Apartment, Behind
Nirmal Indis Fatate, Near VVF Ltd.
Slon (E), Mumbai - 400-022.

With reference to your Notice/Jetter No. 1088 dated 16/04/2012 and delivered on 18/04/2012 and the plans, Sections, Specifications and Description and further particulars and details of your building at C.S. Nos. 4 (pt.), 5 (pt.), 6 (pt.) & 7 (pt.) of Salt Pan Division, Slon, situated at Pratiksha Nagar, Shastri Nagar, 'C' Division in F/North Ward, Mumbai City.

Furnished to me under your letter dated 16/04/2012. I have to inform you that the proposal of construction of the building or work proposed to be erected or executed is hereby approved under section 45 of the Maharashtra Regional & Town Planning Act, 1988 as amended up to date, subject to the following conditions:

A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UP TO PLINTH LEVEL:

- A.1) That the Commencement Certificate (CC-4/89 (1)) of the MR & TP Act, shall be obtained before starting the proposed work;
- A.2) That the compound shall be constructed after getting the plot demarcated from the concerned authority, on all sides of the plot clear of the road side drain without obstructing the flow of rain water from the adjoining holding, to prove possession of holding before starting the work as per D.C. Regulation No. 33 (27)
- A.3) That the structural Engineer shall be appointed, and the Supervision memo as per Appendix XI D.C. Regulation 5(3) (x) shall be submitted by him.
- A.4) That the Structural design and calculations for the proposed work accounting for system analysis as per relevant I.S. code along with plan shall be submitted before C.C.



RUNWAL TIMELESS 398

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Subject to your so modifying your intention as to comply the aforesaid mentioned conditions and meet by requirements. You will be at liberty to proceed with the said building or work at anytime before the day of _____ 20 but not so as to contravene any of the provisions of the said Act as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

Your attention is drawn to the special instructions and Notes accompanying this Intimation of Approval.

Executive Engineer, (S.R.A.)

SPECIAL INSTRUCTIONS

- (1) IN CASE OF PRIVATE PLOTS THIS INTIMATION OF APPROVAL GIVES NO RIGHT TO BUILD UPON LAND WHICH IS NOT YOUR PROPERTY.
- (2) Under Section 151 & 152 of M.H. & T.P. Act, 1966, as amended the Chief Executive Officer, Slum Rehabilitation Authority has empowered the Chief Engineer (S.R.A.)/ Executive Engineer (S.R.A.) to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the C.E.O. (S.R.A.) by section of the said Act.
- (3) Proposed date of commencement of work should be communicated to this office.
- (4) One more copy of the block plan should be submitted to the Collector, Mumbai / Mumbai Suburban District as the case may be.
- (5) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Mumbai / Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the rate that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes accompanying this Intimation of Approval.



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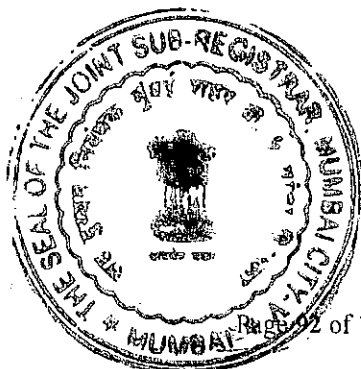


- 5) That the minimum plinth height shall be 30.00 cm above the surrounding ground level or in areas subject to flooding the height of the plinth shall be at least 60.00 cm above the ground level.
- 6) That the low lying plot shall be filled up to a reduced level of at least 92.511.0 or 15cm above adjoining road level whichever is higher with murrum, earth, ballclan etc. and shall be leveled, rolled, consolidated and sloped towards road.
- 7) That the drainage layout shall be submitted & got approved from concerned Asst. Engineer (SRA) and the drainage work shall be executed in accordance with the approved drainage layout.
- 8) That the existing structure proposed to be demolished shall be demolished with necessary phase program by executing agreement with eligible shram shetler.
- 9) That the Registered site supervision through Architects/Structural Engineer shall be appointed before applying for C.C. & quarterly report from the site supervisor shall be submitted through the Architect/Structural Engineer certifying the quality of the construction work carried out at various stages of the work.
- 10) That no construction work shall be allowed to start on the site unless labour insurance is taken out for the concerned labours and the same shall be revalidated time to time and compliance of same shall be intimated to this office.
- 11) That the registered under taking from the developer and society shall be submitted for the following:
 - i) Not misusing part/pocket terrace.
 - ii) Not misusing still
 - iii) Not misusing refuge area
 - iv) To demolish the excess area if constructed beyond permissible FSI.
 - v) Handing over set back land of compensation along with the plan.



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Promoter

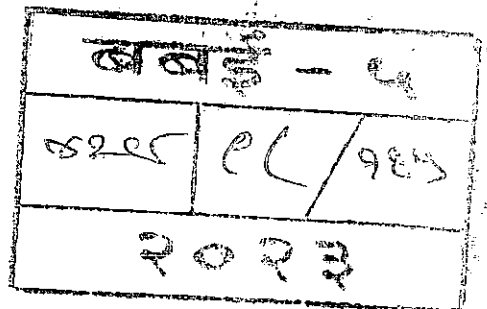
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Allottee

- 12) The structural designs and the quality of material and workmanship shall be strictly as per condition laid down in regulation 45 of DCR 1991 amended up to date.
- 13) That you shall submit remarks from Asst. Commissioner of P/North ward for closing/covering of well in the SRA Scheme.
- 14) That you shall submit structural stability certificate from registered structural engineer certifying that the extended portion of basement beyond building line shall be designed for AA class loading for taking vehicular load.
- 15) That you shall submit the parking layout from LAE (T&C) of MCGM.
- 16) That you shall form Co-Op housing Society of flat purchaser and shall get the same registered before executing lease of sale building in favor of society of flat purchasers.
- 17) That you shall submit registered undertaking for Fitness Centre.
- 18) That you shall make the payment in respect of Labour Welfare Cess as applicable vide circular No. SRA/EC/P/200/2016 dated 30/11/2015.

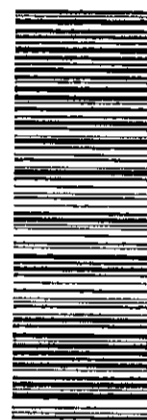
B) THAT THE FOLLOWING CONDITIONS ARE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE:

- 1) That a plan showing the dimensions of the plinth and the available open spaces certified by the Architect shall be submitted and the same shall be got checked and certified by the concerned sub-Engineer (SRA-1).
- 2) That the stability certificate for work carried out up to plinth level/silt level shall be submitted from the License Structural Engineer.
- 3) That the quality of construction work of building shall be strictly monitored by concerned Architect, Site supervisor, Structural Engineer, Third Party Quality Auditor and Project Management consultant. The periodical reports as regards to quality of work carried out shall be submitted by Architect with test result.

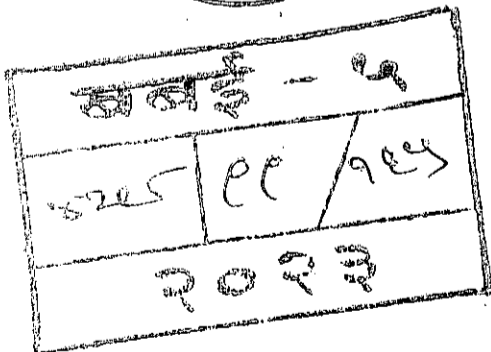


c) THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE GRANTING O.C. TO ANY PART OF THE PROPOSED BUILDING:

- 1) All the conditions of Letter of Intent shall be complied with before asking for occupation certificate of sale / composite building.
- 2) The Building Completion Certificate in prescribed Form and carrying work carried out as per specification shall be submitted.
- 3) That the some of drains shall be laid internally with C.I. pipes.
- 4) That the specifications for layout access / D.P. Road / Setback land shall be obtained from E.E. (Road construction) & E.E. (SWD) & on access / setback road shall be constructed in W.B.M. / before starting the construction work. And the access and setback land shall be developing accordingly including providing streetlights and S.W.D. The completion certificate shall be obtained from E.E. (R.C.) & E.E. (SWD) before submitting building completion certificate.
- 5) That the dustbin shall be provided as per requirement of this office.
- 6) That carriage entrance shall be provided before starting the work.
- 7) That the surface drainage arrangement shall be provided in consultation with E.E. (SWD) or as per the remarks and a completion certificate shall be obtained and submitted before requesting for occupation certificate / B.C.C.
- 8) That the requirements from the M.T.N.L./Reliance Energy/ concerned electric supply co. shall be complied and complied with before asking occupation permission.
- 9) That you shall submit P.R. Card in the name of MHADA.
- 10) That the Architect shall submit the debris removal certificate before requesting for occupation permission.
- 11) That 10% wide paved pathway (if) to staircase shall be provided.
- 12) That the surrounding open spaces, parking spaces and terrace shall be kept open and un-built upon and shall be leveled and developed before requesting to grant permission to occupy the building or submitted the B.C.C. whichever is earlier.



RUNWAL TI MELESS 398



- 13) That the name plate / board showing Plot No., Name of the Building etc. shall be displayed at a prominent place.
 - 14) That the N.O.C. from Inspector of Lifts, P.W.D. Maharashtra, shall be obtained and submitted to this office.
 - 15) That the drainage completion Certificate from E.E. (S.P.) P & D for provision of septic tank / soak pit shall be submitted.
 - 16) That stability Certificate from Structural Engineer as prescribed Form 'D' along with the final plan mounted canvas should be submitted.
 - 17) That the single P.R. cards for the amalgamated plot shall be submitted.
 - 18) That layout R.C. shall be developed as per D.C. Regulation, 1991.
 - 19) That the N.O.C. from the A.A. & C. E/North ward shall be obtained and the requisitions, if any shall be completed with before O.C.C.
 - 20) That completion certificate from C.F.O. shall be submitted.
 - 21) That you shall submit P.R. Card and C.T.S. plan thereby clearly encumbring the remain plot and sale plot and built up area as per the approved layout.
 - 22) That the completion certificate from E.E. (T&O) of MCGM for parking shall be submitted.
 - 23) That the completion certificate from E.E. (M&E) of MCGM for Ventilation/Stack Parking/Mechanical Parking system shall be submitted.
 - 24) That the completion certificate from Tree Authority of MCGM shall be submitted.
 - 25) That you shall submit the receipt for handing over of buildable / Non-buildable reservations before requesting full OCC of sale building.
- 10) THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE B.C.C. :
- 11) That certificate under Section 270A of B.M.C. Act shall be obtained from H.F.S department regarding adequacy of water supply.

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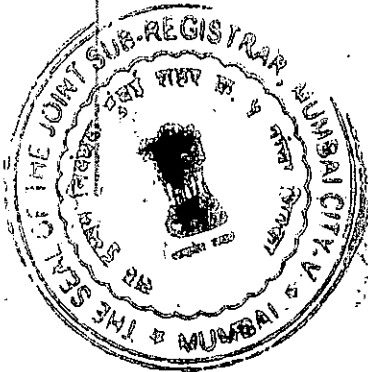
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NOTES :

- 1) That C.C. for sale building shall be controlled in a phasewise manner as decided by CEO (SRA) in proportion with the actual work of rehabilitation component as per Circular No. 98 & 104.
- 2) That no occupation permission of any of the sale wing/sale building /sale area shall be considered until occupation Certificate for equivalent Rehabilitation area is granted.
- 3) That CEO (SRA) reserves right to add or amend or delete some of the above or all the mentioned conditions if required, during execution of slum Redevelopment Scheme.
- 4) If further approval beyond regular FSI is not obtained then excess parking area will be counted in FSI & C.C. shall be restricted accordingly.


Executive Engineer (City)
Slum Rehabilitation Authority.



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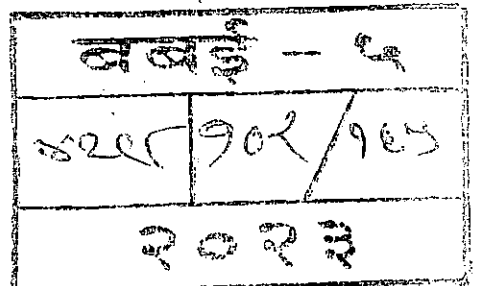


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NOTES

- (1) The work should not be started unless objections _____ are complied with.
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- (3) Temporary permission or payment of deposit should be obtained for any shed to house and store for constructional purposes. Residence of workmen shall not be allowed on site. The temporary structures for storing constructional materials shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site for workers, before starting the work.
- (5) Water connection for constructional purposes will not be given until the boarding is constructed and application is made to the Ward Officer of M.C.G.M. with the required deposit for the construction of carriage entrance over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer of M.C.G.M. or his representative in wards of M.C.G.M. atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works and bills referred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stored in front of the property. The scaffoldings, bricks, metal, sand, peeps, debris etc. should not be deposited over footpaths or public street by the owner/architect/their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the compliance of above said conditions is approved by this department.
- (9) No work should be started unless the structural design is submitted from LSE.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer (GRA) concerned and acknowledgement obtained from him regarding correctness of the open spaces dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation of Greater Mumbai will require time to consider alternative site to avoid the excavation of the road and footpath.
- (12) All the terms and conditions of the approved layout/sub-division/Amalgamation under No. _____ should be adhered to and complied with.
- (13) No building/Drainage Completion Certificate will be accepted and water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the concerned Ex. Engineer of M.C.G.M. and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of concerned Ex-Engineer of M.C.G.M. including asphaltting, lighting and drainage before submission of the building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in concrete having broken glass pieces at the rate of 0.125 cubic metres per 10 Sq.Mtrs below pavement.

RUNWAL TIMELESS 398



- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of the bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures or proposed to be demolished are demolished.
- (20) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the Chief Engineer (SRA) is satisfied with the following:
 - (i) Specific plans in respect of evicting or rehousing the existing tenants on your plot stating their number and the area in occupation of each.
 - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail for the alternative accommodation in the proposed structure.
 - (iii) Plans showing the phase programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development Control Rules regarding open spaces, light and ventilation of existing structure.
- (21) In case of additional floor, no work should be started during monsoon which will give rise to water leakage and consequent nuisance to the tenants staying on the floor below.
- (22) The bottom of the over head storage work above the finished level of the terrace shall not be more than 1 metre.
- (23) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary, is obtained.
- (24) It is to be understood that the foundations must be excavated down to hard soil.
- (25) The positions of the mahinis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (26) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing from the Chief Executive Officer of Slum Rehabilitation Authority.
- (27) All gully traps and open channel shall be provided with tight fitting mosquito proof covers as per relevant I.S. specifications.
- (28) No broken bottle should be fixed over boundary walls. The prohibition refers only to broken bottles & not to the use of plain glass for coping over compound wall.
- (29) If the proposed addition is intended to be carried out on old foundations and structures, you will do so at your own risk.


 Executive Engineer, (S.R.A.)



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RUNWAL TIMELESS 398



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/2861/FN/STGL/AP

Date:

16 OCT 2020

To,
M/s Jatin Dhuta & Associates,
A/3, Pranav C.H.S.,
2nd Floor, Bldg. No. 44,
Gandhi Nagar, Bandra (E),
Mumbai - 400 051

Subject: Approval of Amended plans of Sale Building in S.R. Scheme on plot bearing C.S. Nos. 4 (Pl), 5 (Pl), 6 (Pl), and 7 (Pl) of Saltpan Division, Slon situated at Pratiksha Nagar, Shastri Nagar, 'C' Division in P/North Ward, Slon (E), Mumbai City for Shree Siddhivinayak SRA Co-op Housing Society Ltd., Shree Sai Darshan SRA Co-op Housing Society Ltd. and Ekta Chawl Committee SRA Co-Op Housing Society (Prop.)

Reference: Your application dated 10/07/2020

Sir,

With reference to your above referred application, the amended plans of Sale Building submitted by you are hereby approved subject to the following conditions:

1. That all the conditions of IOA dated 17/05/2016 shall be complied with.
2. That all the conditions of LOI dated 28/02/2019 & revised LOI dated 28/08/2020 u/no. SRA/ENG/2149/FN/STGL/LOI shall be complied with.
3. That you shall submit the revised structural drawings, design and calculations from registered structural engineer before requesting for C.C.
4. That you shall submit the revised NOC from CIO before requesting for P.C.C.
5. That you shall make the payment for open space deficiency premium before requesting for O.C.C.
6. That you shall make the payment for labour ccsa before requesting for C.C.
7. That you shall submit the completion certificate for Solid Waste Management System/Bio-degradable waste treatment Plant issued by Environment Consultant before requesting for O.C.C.
8. That you shall provide Rain Water Harvesting arrangement.

Administrative Building, Anant Icezerkar Marg, Bandra (E), Mumbai - 400 051
T: 22-2645809/2639407/1879 Fax: 91-22-2646157 Website: www.sra.gov.in Email: sra@srainf.org

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9. That you shall appoint Project Management Consultant & Third party Quality Auditor.
 10. That the structural design & calculation shall be got peer reviewed from another structural engineer or reputed Educational institution viz. V.J.T.I, SPCE or IIT.
 11. That you shall submit NOC from BEST for location & size of Electric Sub-Station before requesting for FCC.
 12. That you shall submit NOC/Remarks from M&E Consultant/E.E (M&E) of MCGM for Light & Ventilation in Basement.
 13. That you shall submit parking layout approved from Parking Consultant/E.E (T&C) of MCGM before requesting for FCC.
 14. That you shall submit revised Civil Aviation NOC for height above 68.30m AMSL before requesting for FCC above 68.30m AMSL height.
 15. That you shall handover the Fitness Centre to society of occupants of the sale building on its formation.
 16. That you shall submit revised NOC from Environment Impact Assessment (EIA)/MOEF before FCC.
 17. That you shall make the payment of premium for Fungible FSI before issue of plans of Fungible BUA.
 18. That you shall submit NOC for Non-Slum Plot Adm. 390.00 Sq.Mtr. from Dy. Collector (Dharavi)/State Government before issue of plans of Non-Slum Plot BUA.
 19. That Developer shall submit Structural Stability Certificate from Registered Structural Engineer having minimum experience of 5 years for Rental Building at the end of Defect Liability period of application for release of bank guarantee submitted against faithful compliance of Defect liability period.
 20. That you shall make the necessary payments at appropriate stage.
- One set of amended plans are hereby approved.

Yours faithfully,

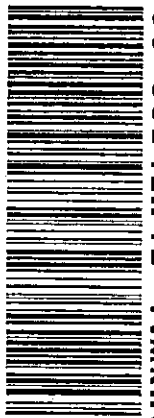
Sd/-
Executive Engineer
Slum Rehabilitation Authority

- Copy to:
1. M/s. Easy Home Solutions Pvt. Ltd.
 2. Asst. Commissioner F/N ward
 3. A.A. & C. F/N ward

(Signature)
Executive Engineer
Slum Rehabilitation Authority



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ANNEXURE "D"

BLUM REHABILITATION AUTHORITY

Administrative Building, Janta Kankar Marg, Danden (East), Mumbai - 400 051
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (MRA 1966)

S.No. - 25/2004/19/1003/2004 25 APR 2017

COMMENCEMENT CERTIFICATE

SAR/2004

To,
 M/s. Easy Home Solutions Pvt. Ltd.,
 322, The Summit Business Bldg,
 Anandani (2), Mumbai - 400 053.

With reference to your application No. 1099 dated 16/03/2017 for Development Permission and Grant of Commencement Certificate under section 44 & 45 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 in respect of building plot No. CTS No. 1 (part), B(part), of part 1 (part)

at Village Kaltan Division T.R. No. 2/11
 situated at Shri. P. N. Nigam, 103, Jyoti Nagar, Thane, Maharashtra - 401122

The Commencement Certificate/BUILDING PERMITS is granted subject to compliance of conditions in LOI No. SA/21/13/2017/1003/2017 dated 17/05/2017 and/or following conditions.

1. The trees to be cut in consequence of endorsement of the proposed building shall be replaced at 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 only if the work is completed within the period of 12 months from the date of issue of the Commencement Certificate/Development Permission. However, if the construction work is not completed within the said period, the said certificate/development permission shall stand cancelled and the applicant shall be liable to pay the penalty as provided in section 45 of the Maharashtra Regional and Town Planning Act, 1966.
4. This permission does not entitle you to develop any building which does not vest the same in the possession of the provision of coastal zone management plan.
5. If construction is not commenced by the Commencement Certificate/Development Permission within the stipulated period, the said certificate/development permission shall stand cancelled unless you provide a satisfactory explanation for the same to the satisfaction of the authority.
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 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 C.E.O./SRA is disobeyed or not complied with.
 - (c) The C.E.O./SRA is satisfied that the same is contrary to the approval through limit of re-arrangement and the applicant and every person dependent thereon has failed to comply with the conditions of the certificate and all of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, transferees and persons deriving title through him.

The C.E.O./SRA has sanctioned Shri. P. N. Nigam as the person responsible for the execution of the work and in compliance of the provisions of the Maharashtra Regional and Town Planning Act, 1966.

This certificate is granted for a period of Top - 5116 of Title in 100%

For and on behalf of Local Authority
 The Blum Rehabilitation Authority
 Executive Engineer (SAR/2004)



वसई - २
 ४२५/१०६/१६५
 २०२३



SRA/ENG/2861/FN/MHL/AP

17 DEC 2020

This C.C. is re-endorsed upto Plinth level as per amended approved plans dtd, 16/10/2020.

Executive Engineer
Slum Rehabilitation Authority

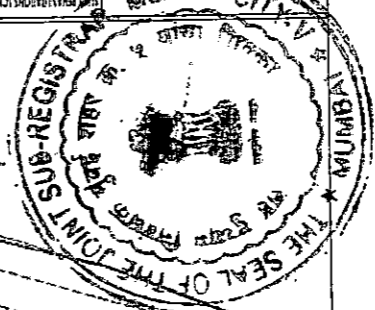
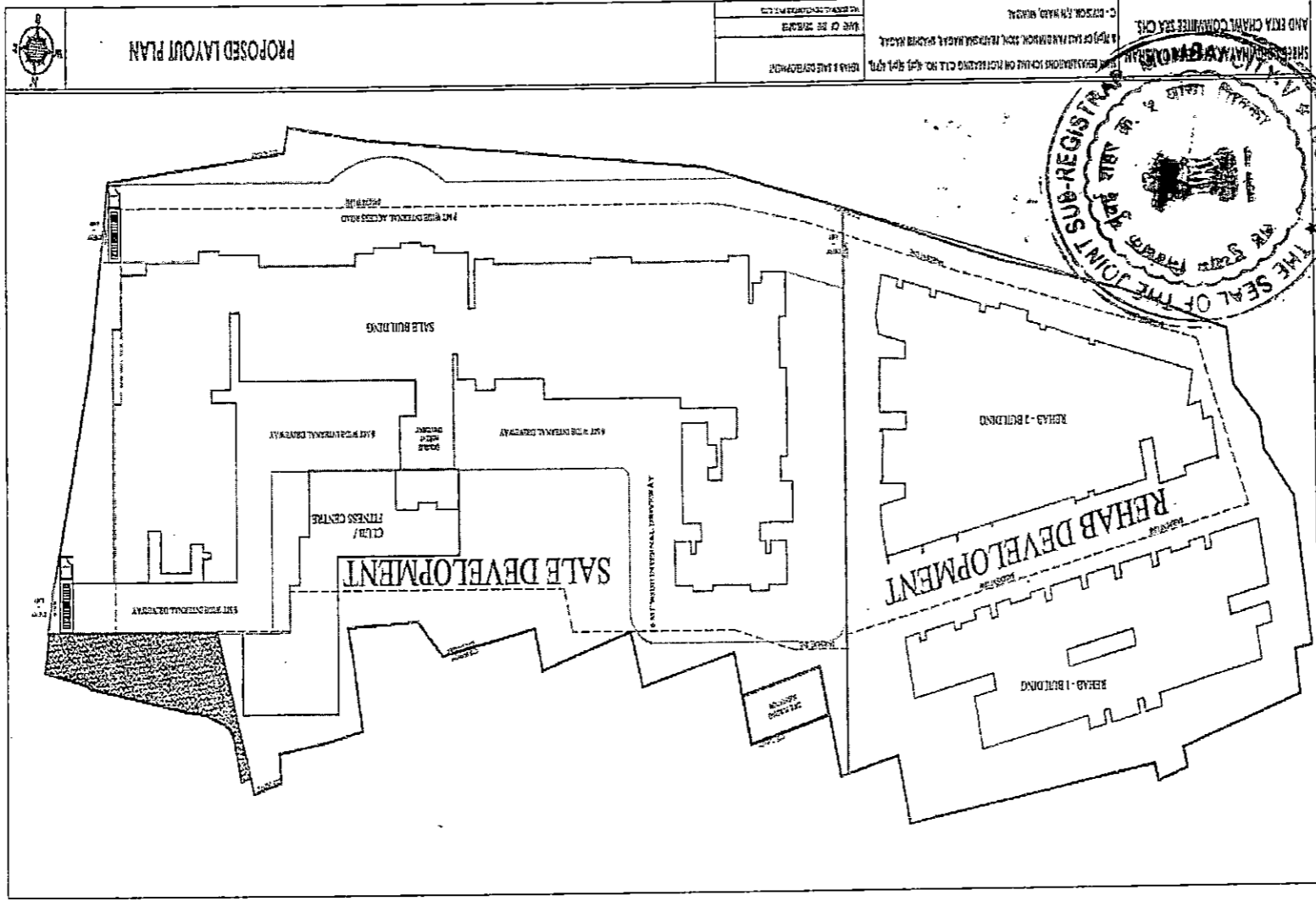


RUNWAL TI MELESS 398



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2023	

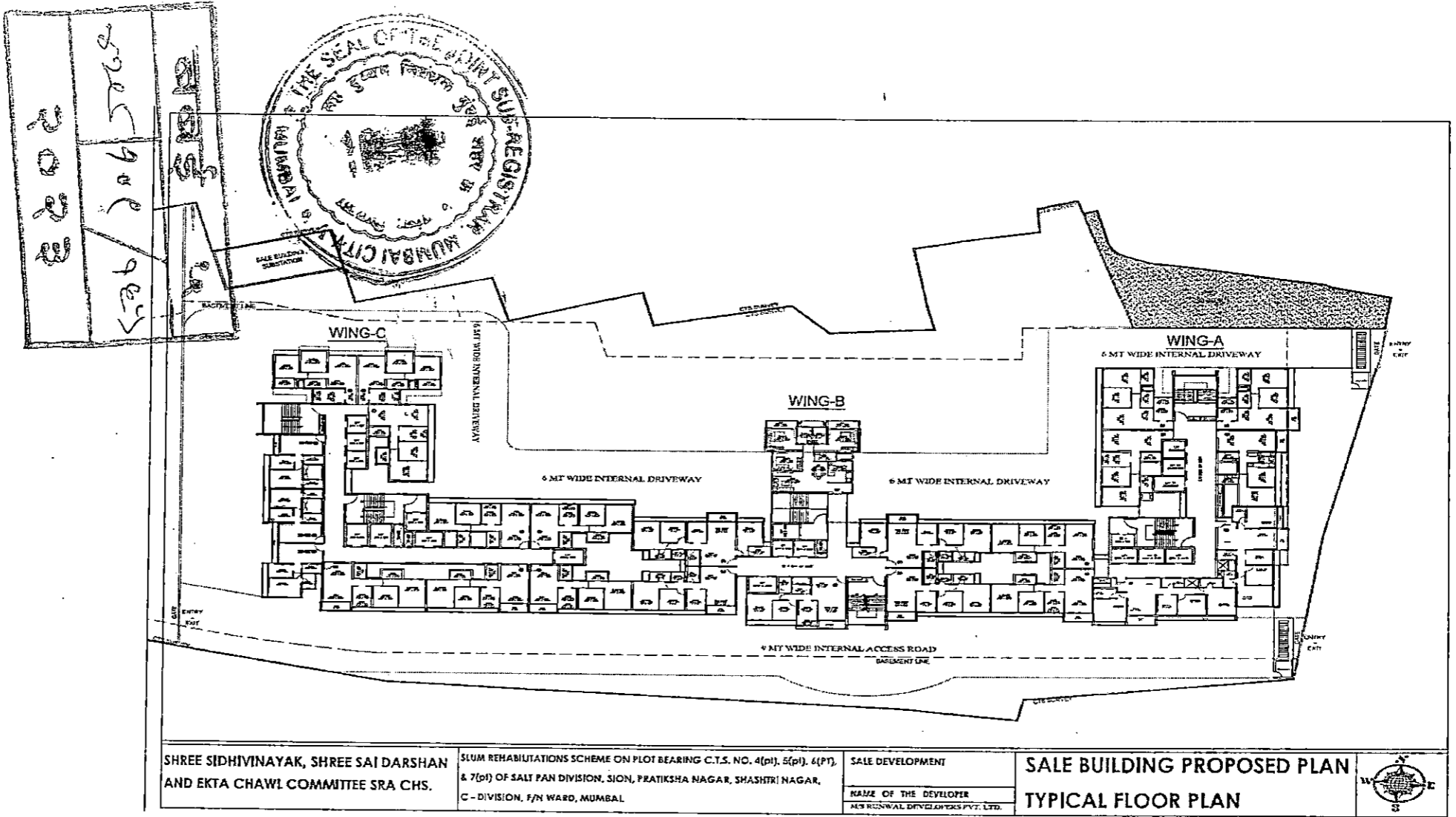
ANNEXURE "E"



2022	2022
90/95	90/95
5825	5825



[Handwritten signature]
Promoter



171

2023
900/925

Promoter

Page 104 of 120

Allottee



RUNWAL TIMELESS 398

ANNEXURE "F"



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : P51900005685

Project: RUNWAL TIMELESS , Plot Bearing / CTS / Survey / Final Plot No.: 4PT, 5PT, 6PT, AND 7PT at FNorth-400022, Ward FNorth, Mumbai City, 400022;

1. Runwal Developers Private Limited having its registered office / principal place of business at Tehsil: Ward FNorth, District: Mumbai City, Pin: 400022.

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
- The Registration shall be valid for a period commencing from 11/08/2017 and ending with 30/09/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

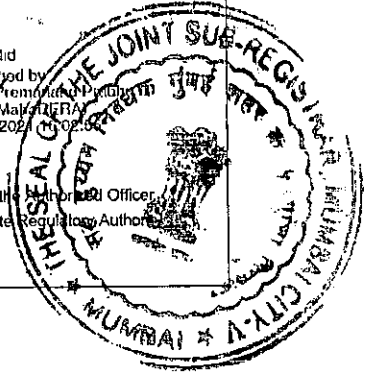
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premchand Patil
(Secretary, Maharashtra Real Estate Regulatory Authority)
Date: 09-09-2021 11:02:56

Dated: 09/09/2021
Place: Mumbai

Signature and seal of the Authorised Officer,
Maharashtra Real Estate Regulatory Authority



बवई - ५		
४२२५	११८	१९५
२०२३		

ANNEXURE "G"

DSK Legal
True Value, True Values

DSK Legal
Advocates & Solicitors
1203-BA, One World Centre
Lower 2B, Floor 12B
841, Senapati Bapat Marg,
Ephraim Road
Mumbai - 400 013, India
+91 22 6658 8000
+91 22 6658 8001

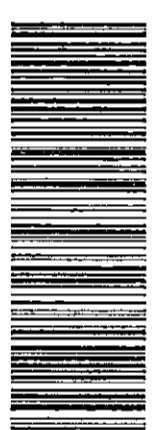
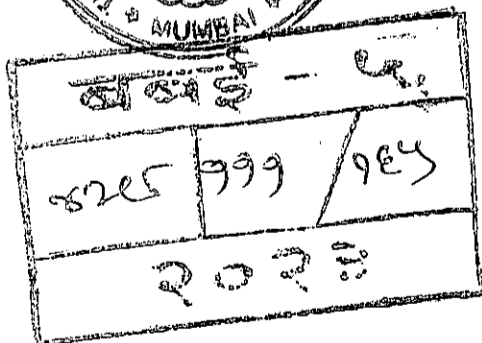
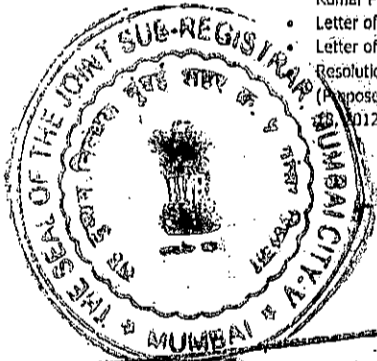
To
Maha RERA
Housefin Bhavan
Plot No. C-21
Bandra Kurla Complex
Bandra (East), Mumbai 400 051

LEGAL TITLE REPORT

Sub: Title clearance report with respect to portion of property admeasuring 12,120.11 square meters square meters bearing C.S. Nos. 4 (part), 5 (part), 6 (part) and 7 (part) of Salt, Pan Division, Slon, situated at Pratiksha Nagar, Shastri Nagar, "C" Division, in F/North Ward, Mumbai City ("Property").

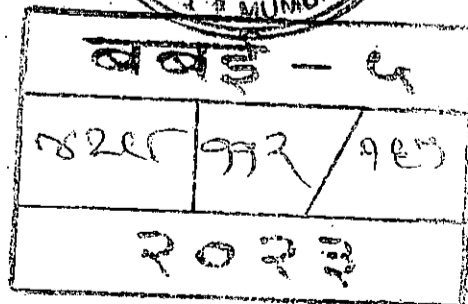
L. We have investigated the title of the Property based on the request of Runwal Developers Private Limited ("RDPL"), and for the same, perused copy of the following documents:

- Resolution passed by Shree Sai Darshan Co-operative Housing Society Limited ("Sai Darshan Society") at its Special General Body Meeting held on April 6, 2008;
- Development Agreement dated April 8, 2008 executed by Sai Darshan Society in favour of the Easy Home Solutions Private Limited ("Company");
- Confirmation cum Rectification cum Supplementary Deed dated October 23, 2014 executed between Sai Darshan Society and the Company;
- Irrevocable Power of Attorney dated April 8, 2008 granted by Sai Darshan Society in favour of Mr. Rajendra M. Rajan, Mr. Ravi Prakash Agarwal and Mr. Anil Kumar Pandey, representatives of the Company;
- Resolution passed by Siddhivinayak Co-operative Housing Society Limited ("Siddhivinayak Society") at its Special General Body Meeting held on April 6, 2008;
- Development Agreement dated April 8, 2008 granted by Siddhivinayak Society in favour of the Company;
- Confirmation cum Rectification cum Supplementary Deed dated October 23, 2014 executed between Siddhivinayak Society and the Company;
- Irrevocable Power of Attorney dated April 8, 2008 granted by Siddhivinayak Society in favour of Mr. Rajendra M. Rajan, Mr. Ravi Prakash Agarwal and Mr. Anil Kumar Pandey, representatives of the Company;
- Letter of Intent No. SRA/ENG/2148/FN/MHL/LOI dated March 3, 2011;
- Letter of Intent No. SRA/ENG/2148/FN/MHL/LOI dated July 12, 2012;
- Resolution passed by Ekta Chawl Committee SRA Co-operative Housing Society (Proposed) ("Ekta Society") at its Special General Body Meeting held on March 2012;



- Agreement for Development dated March 16, 2012 executed by Ekta Society in favour of Nemnathi Heights Private Limited ("NHPL");
- Irrevocable Power of Attorney dated March 18, 2012 executed by Ekta Society in favour of NHPL;
- Deed of Confirmation dated December 18, 2017 executed between Ekta Society and NHPL;
- Resolution passed by Ekta Society at its Special General Body Meeting held on December 7, 2017;
- Development Agreement dated December 18, 2017 executed by Ekta Society in favour of NHPL;
- Irrevocable Power of Attorney dated December 18, 2017 executed by Ekta Society in favour of NHPL;
- Share Purchase Agreement dated November 29, 2017 ("SPA") executed between NHPL and the Company;
- Letter of Intent bearing No. SRA/ENG/2148/FN/STGL/LOI dated February 28, 2019 ("Amalgamated LOI");
- Letter of Intent bearing No. SRA/ENG/2148/FN/STGL/LOI dated August 28, 2020 ("Revised Amalgamated LOI");
- Debenture Trust Deed dated April 21, 2016 executed between the Company and GDA Trusteeship Limited and October 10, 2017 executed between the Company and Catalyst Trusteeship Limited;
- Deed of Mortgage dated December 26, 2016 and October 11, 2017 executed between the Company and ECL Finance Limited;
- Deed of Assignment dated March 27, 2020 executed between ECL Finance Limited and Edelweiss Asset Reconstruction Company Limited ("EARC");
- Joint Development Agreement dated March 16, 2021 registered with the Sub-Registrar of Assurances at Bombay under Serial No. 2401 of 2021 executed ("Joint Development Agreement") between Company and RDPL;
- Power of Attorney dated March 16, 2021 registered with the Sub-Registrar of Assurances at Bombay under Serial No. 2402 of 2021 executed by Company and RDPL; and
- Search Report dated December 12, 2020 issued by Santosh Shinde, Title Investigator for the last 30 years.

2. Upon perusal of the above-mentioned documents and all other documents pertaining to the title of the Property, we are of the opinion that subject to (i) the encumbrances of EARC; (ii) payment of premium to the Collector with respect to the non-slum portion; and (iii) the outcome of the litigation as set out in Annexure "A" hereto; the Company has the right to develop the slum rehabilitation project on the Property and by virtue of the Joint Development Agreement, RDPL has the right to develop the free sale component in accordance with the terms of the Amalgamated LOI, the Revised Amalgamated LOI and the relevant provisions of the Development Control and Promotion Regulations, 2034 and the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971.

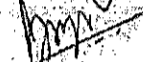


RUNWAL TIMELESS 393



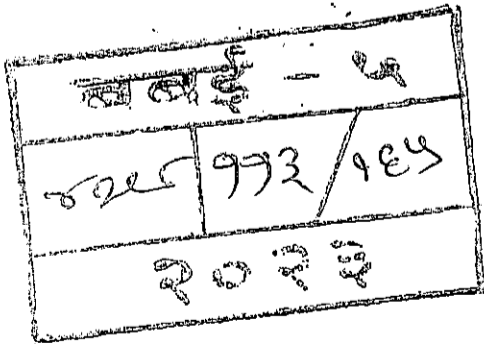
3. Since our scope of work does not include considering aspects within the domain of an architect or a surveyor, we have not carried out any physical inspection of the Property nor have commented on the zoning and development aspects etc., thereof.
4. Since verifying pending litigations in respect of properties becomes difficult due to various reasons including (i) litigations can be filed/instituted in various fora depending upon the relief claimed; and/or (ii) records of litigations maintained by courts and other authorities (judicial or otherwise) are not updated nor maintained descriptively and not easily available/accessible; and/or (iii) there are no registers maintained in respect of matters referred to arbitration; we have not conducted any searches before any court of law or before any other authority (judicial or otherwise) to verify whether the property is subject matter of any litigation and have relied on the representations of the Company and the same is detailed in our Legal Title Report annexed hereto.
5. The report reflecting the flow of title in respect of the Property is enclosed herewith as Annexure "A" hereto.

Dated this 19th day of March, 2021.


DSK Legal



Encl.: Annexure "A"



Annexure "A"

Flow of title in respect of the Property

Re: Title clearance report with respect to portion of property admeasuring 12,120.11 square meters square meters bearing C.S. Nos. 4 (part), 5 (part), 6 (part) and 7 (part) of Salt Pan Division, Slon, situated at Pratiksha Nagar, Shastri Nagar, "C" Division in F/North Ward, Mumbai City ("Property").

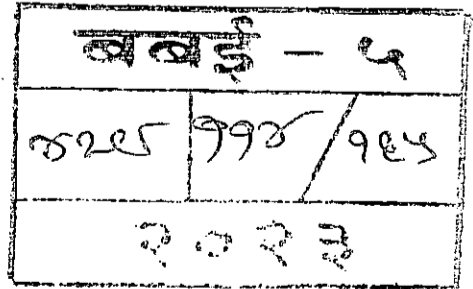
As per your instructions, we have investigated the title of Easy Home Solutions Private Limited ("Company") and Runwal Developers Private Limited ("RDPL") to the slum rehabilitation scheme proposed to be carried out on the Property and based on the documents and information provided to us, we have to state as follows:

For the purposes of this Legal Title Report:

- A. We have caused searches to be conducted in respect of the Property and have relied upon the search report dated December 12, 2020 issued by Mr. Santosh B. Shinde, Title Investigator ("Land Search Report"). Upon perusal of the Land Search Report, we note that, since the search has been carried out in respect of the entire C.S. Nos. 4, 5, 6 and 7, various documents have been reflected, which may not have bearing in respect of the Property.
- B. We have issued a public notice inviting objections / claims in respect of the properties published in (i) the Times of India (English Edition) and the Maharashtra Times (Marathi Edition) both dated July 25, 2019; and (ii) the Times of India (English Edition) and the Maharashtra Times (Marathi Edition) both dated August 9, 2020 and have received 3 (three) claims / objections pursuant to the same, which have been dealt in detail in our Legal Title Report.
- C. We have caused searches to be conducted in the office of the Registrar of Companies, Maharashtra to ascertain whether the Company has created any encumbrance and have relied upon the report dated December 5, 2020 issued by Ketki Save, Company Secretary ("ROC Report"). The search report has revealed various encumbrances, which have been dealt in detail in our Legal Title Report below.

FLOW OF TITLE

- As per the property register cards, the Property belongs to the Government of Maharashtra.
- We understand that the Property is occupied by various slum dwellers and the same is a censused slum.
- The occupants of the Property came together and formed 3 (three) SRA societies namely Shree Sai Darshan Co-operative Housing Society Limited registered under registration no.



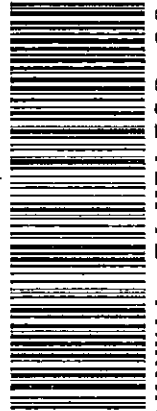
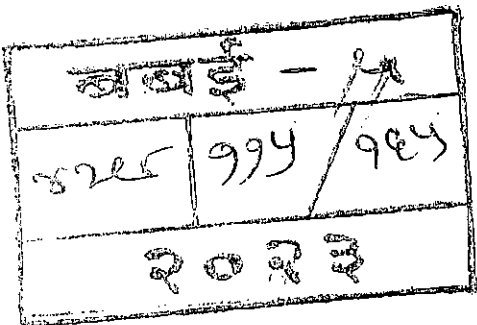
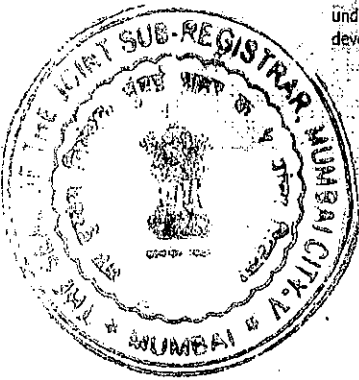
MUM/SRA/HSG/(TC)/11921/2011 dated May 13, 2011 ("Sal Darshan Society"); Siddhivinayak Co-operative Housing Society Limited registered under registration no. MUM/SRA/HSG/(TC)/11920/2011 dated May 13, 2011 ("Siddhivinayak Society"); and Ekta Chawl Committee SRA Co-operative Housing Society (Proposed) ("Ekta Society") under the provisions of the Maharashtra Co-operative Societies Act, 1960. Sal Darshan Society, Siddhivinayak Society and Ekta Society shall hereinafter collectively be referred to as the "Societies".

Development rights of Sal Darshan Society

- On April 6, 2008, the members of Sal Darshan Society in its Special General Body Meeting *inter alia* passed a resolution to appoint the Company as a developer to undertake the redevelopment of the portion of the Property occupied by them, on such terms and conditions contained therein.
- By and under a Development Agreement dated April 8, 2008 ("First Development Agreement") read with a Confirmation cum Rectification cum Supplementary Deed dated October 23, 2014, Sal Darshan Society granted development rights in respect of portion of the Property admeasuring 3,653.1 square meters bearing C.S. Nos. 6 (part) and 7 (part) of Salt Pan Division, Slon ("Sal Darshan Society Land") in favour of the Company, on the terms and conditions as contained therein.
- Pursuant to the First Development Agreement, Sal Darshan Society executed an Irrevocable Power of Attorney dated April 8, 2008 in favour of Mr. Rajendra M. Rajan, Mr. Ravi Prakash Agarwal, and Mr. Anil Kumar Pandey, representatives of the Company to undertake all the necessary acts, deeds, matters and things *inter alia* pertaining to the development of the Sal Darshan Society Land in the manner as stated therein.

Development rights of Siddhivinayak Society

- On April 6, 2008, the members of Siddhivinayak Society in its Special General Body Meeting *inter alia* passed a resolution to appoint the Company as a developer to undertake the redevelopment of the portion of the Property occupied by them on such terms and conditions contained therein.
- By and under a Development Agreement dated April 8, 2008 ("Second Development Agreement") read with Confirmation cum Rectification cum Supplementary Deed dated October 23, 2014, Siddhivinayak Society granted development rights in respect of portion of the Property admeasuring 5,726 square meters bearing C.S. Nos. 6 (part) and 7 (part) of Salt Pan Division, Slon ("Siddhivinayak Society Land") in favour of the Company, for the consideration and on the terms and conditions as contained therein.
- Pursuant to the Second Development Agreement, Siddhivinayak Society has executed an Irrevocable Power of Attorney dated April 8, 2008 in favour of Mr. Rajendra M. Rajan, Mr. Ravi Prakash Agarwal and Mr. Anil Kumar Pandey, representatives of the Company to undertake all the necessary acts, deeds, matters and things *inter alia* pertaining to the development of the Siddhivinayak Society Land in the manner as stated therein.



- Thereafter, pursuant to an application made in that regard and after perusing all the relevant documents and checking the eligibility of the slum dwellers, the Slum Rehabilitation Authority ("SRA") vide its Letter of Intent No. SRA/ENG/2148/FN/MHL/LOI dated March 3, 2011 read with revised Letter of Intent No. SRA/ENG/2148/FN/MHL/LOI dated July 12, 2012 approved the Slum Rehabilitation Scheme to be undertaken by the Company on the Sai Darshan Society Land and the Siddhivinayak Society Land admeasuring in aggregate 9,379.14 square meters under the aegis of Regulation 33(10) of Development Control Regulations for Greater Mumbai, 1991 read with the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 ("Slum Act") on the terms and conditions as contained therein.

Development rights of Ekta Society

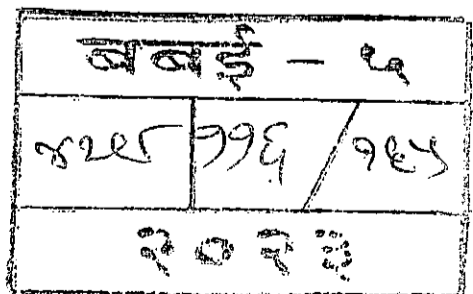
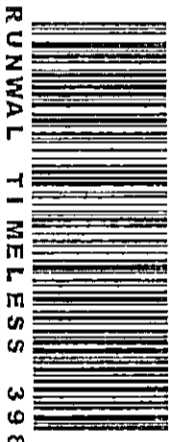
- On December 7, 2017, the members of Ekta Society in its Special General Body Meeting *inter alia* passed a resolution to appoint NHPL as developer to undertake the redevelopment of the Ekta Society Land occupied by them on such terms and conditions contained therein.
- By and under a Development Agreement dated December 18, 2017 ("Third Development Agreement"), Ekta Society granted development rights in respect of the Ekta Society Land in favour of NHPL, for the consideration and on the terms and conditions as contained therein.
- Pursuant to the Third Development Agreement, Ekta Society has executed an Irrevocable Power of Attorney dated December 18, 2017 in favour of NHPL through its directors to undertake all the necessary acts, deeds, matters and things *inter alia* pertaining to the development of the Ekta Society Land in the manner as stated therein.

Transaction for acquisition of shareholding of NHPL

- By and under a Share Purchase Agreement dated November 29, 2017, the Company and Mr. Rajendra Rajan acquired 100% shareholding of NHPL from Mr. Jitendra Dewoolkar and Mr. Vikas Kerkar, being the shareholders of NHPL on the terms and conditions more particularly contained therein. As per the terms of the aforesaid Share Purchase Agreement, the Company and Mr. Rajendra Rajan were required to pay an amount of Rs.94,26,000/- (Rupees Ninety Four Lakh Twenty Six Thousand only) and provide constructed area in aggregate admeasuring 1,500 (one thousand five hundred) square feet (carpet area) being flats having an area admeasuring between 269 (two hundred and sixty nine) square feet to 700 (seven hundred) square feet along with 1 (one) covered car parking space per flat in the sale building to be constructed on a portion of the Property occupied by the members of Ekta Society to Mr. Jitendra Dewoolkar or his nominees.

Amalgamated development of the Property

- Since the absolute shareholding of NHPL was held by the Company, the Company submitted a scheme for developing the Property as a consolidated and amalgamated.

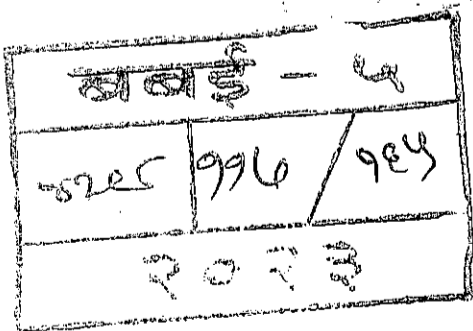
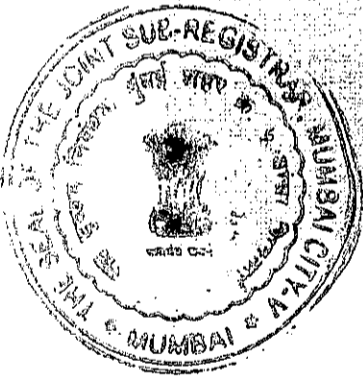


project:

- Pursuant to the application made in that regard and after perusing all the relevant documents and checking the eligibility of the slum dwellers, the SRA vide its Letter of Intent No. SRA/ENG/2148/FN/STGL/LOI dated February 28, 2019 ("Amalgamated LOI") approved the Slum Rehabilitation Scheme to be undertaken by the Company on the Property ("Project") occupied by the Societies admeasuring in aggregate 11,729.97 square meters along with non-slum plot admeasuring 390 square meters under the aegis of Regulation-33(10) of the Development, Control and Promotion Regulations for Greater Mumbai, 2034 read with the Slum Act on the terms and conditions as contained therein.
- The Amalgamated LOI was revised vide Letter of Intent No. SRA/ENG/2148/FN/STGL/LOI dated August 28, 2020 ("Revised Amalgamated LOI") issued by the SRA on the terms and conditions as contained therein.
- By and under a Joint Development Agreement dated March 16, 2021 registered with the Sub-Registrar of Assurances at Bombay under Serial No. 2401 of 2021 ("Joint Development Agreement") the Company transferred, granted and assigned its rights in respect of the Free Sale Component forming part of the Project in favour of RDPL subject to the terms and conditions mentioned therein.
- Pursuant to the aforesaid Joint Development Agreement, the Company has executed an Irrevocable Power of Attorney of even date registered with the Sub-Registrar of Assurances at Bombay under Serial No. 2402 of 2021 in favour of RDPL through its directors to undertake all the necessary acts, deeds, matters and things inter alia pertaining to the development of the Free Sale Component forming part of the Project in the manner as is stated therein.

ENCUMBRANCES / SEARCH REPORT

- The ROC Report and the Land Search Report have revealed the following encumbrances created by the Company:
 - a. Debenture Trust Deed dated April 21, 2016 registered with the Sub-Registrar of Assurances at Bombay under Serial No. 2085 of 2016 executed between the Company and GDA Trusteeship Limited ("Debenture Trust Deed 1"); and b. Debenture Trust Deed dated October 10, 2017 registered with the Sub-Registrar of Assurances under Serial No. 7036 of 2017 ("Debenture Trust Deed 2") executed between the Company and Catalyst Trusteeship Limited ("Catalyst").
 - a. Deed of Mortgage dated December 26, 2016 registered with the Sub-Registrar of Assurances at Bombay under Serial No. 7418 of 2016 ("Deed of Mortgage"); and b. Indenture of Mortgage dated October 11, 2017 registered with the Sub-Registrar of Assurances at Bombay under Serial No. 7123 of 2017 ("Indenture of Mortgage") both executed between the Company and Edelweiss. The Company has informed that Debenture Trust Deed 1 and Deed of Mortgage have been repaid.



- (iii) Pursuant to a Deed of Assignment dated March 27, 2020, the securities created under the Debenture Trust Deed 2 and the Indenture of Mortgage have been assigned by Edelweiss and Catalyst in favour of Edelweiss Asset Reconstruction Company Limited ("EARC").
- (iv) By its letter dated February 4, 2021, EARC has granted its no objection to the Company transferring its rights in the Project in favour of RDPL subject to the terms and conditions mentioned therein.

OBJECTIONS:

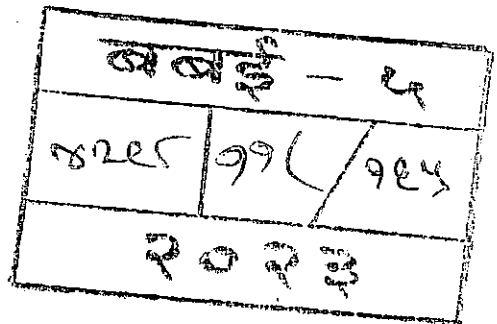
Pursuant to our public notice, we have received the following objections:

1. Gannon Dunkerley & Company Limited

- Objection dated August 1, 2019 from Gannon Dunkerley & Company Limited ("GDC"). It appears that GDC had provided certain financial facility to the Company for developing the Property and in order to secure the repayment of the facility *vide* an Option Agreement dated April 1, 2012, the Company had provided GDC an option to acquire units/flats to be developed on the Property.
- Since the Company could not repay the financial facility, a settlement was arrived at between the Company and GDC and the same was recorded in the Settlement Agreement dated April 14, 2016, wherein the Company had agreed to pay GDC an amount of Rs.60,00,00,000/- (Rupees Sixty Crore only). Out of the agreed amount, the Company has paid an amount of Rs.20,00,00,000/- (Rupees Twenty Crore only) and the balance amount of Rs.40,00,00,000/- (Rupees Forty Crore only) is still outstanding ("Balance GDC Amount 1").
- GDC has submitted that in addition to the Balance GDC Amount 1, the Company is also liable to pay an amount of Rs. 8,48,00,000/- (Rupees Eight Crore Forty-Eight Lakh only) ("Balance GDC Amount 2") being interest on the balance amount calculated at the rate of 18% per annum upto February 28, 2019 and additional interest calculated at the rate of 18% per annum from March 1, 2019 until the date of payment thereof. Balance GDC Amount 1 and Balance GDC Amount 2 are hereinafter collectively referred to as "Balance GDC Amounts".
- In order to secure the repayment of the Balance GDC Amounts, the Company has executed Allotment Letters in respect of 38 (thirty-eight) residential flats admeasuring in aggregate 21,704 square feet (carpet area) along with 38 (thirty-eight) car parking spaces ("GDC Units") in the Project to be constructed on the Property in favour of GDC.

2. Galaxy Multi Dealers LLP

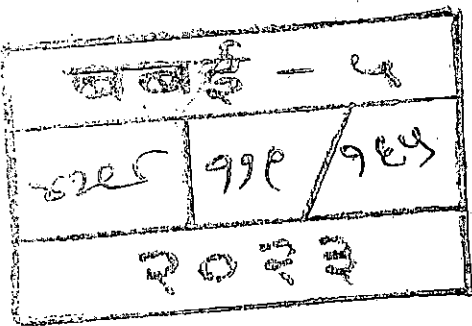
- Objection dated August 5, 2019 from Galaxy Multi-Dealers LLP ("Galaxy").



- Galaxy thereby stated that, by an Agreement for Sale of TDR dated May 2, 2019, the Company had agreed to sell TDR FSI of 5782.96 square meters in favour of Galaxy for a consideration and on the terms and conditions contained therein.
- Edelweiss and Catalyst vide its letter dated April 30, 2019 granted their no objection to the Company to sell TDR FSI in favour of Galaxy.
- The Company has informed that vide a Deed of Cancellation dated December 5, 2019 executed between the Company and Galaxy the aforesaid Agreement for Sale was terminated on the terms and conditions contained therein.
- Pursuant to our public notice dated August 8, 2020, we have received an objection dated August 20, 2020 from Galaxy.
- Galaxy has there by stated that, by and under a Deed of Mortgage dated December 18, 2019 registered with the Sub-Registrar of Assurances at Bombay under Serial No. 1408B of 2019, the Company had mortgaged TDR 4364.40 square meters in favour of Galaxy to secure the due repayment of monies mentioned therein.
- By and under a Release Deed dated November 11, 2020 registered with the Sub-Registrar of Assurances at Bombay under Serial No. 7855 of 2020, Galaxy has released and re-conveyed its interest created under the aforesaid Deed of Mortgage dated December 18, 2019 in favour of the Company.

3. **Mr. Ash Chotrani**

- Objection dated August 2, 2019 from S. Ashwinkumar & Co., Advocates on behalf of their client Mr. Ash Chotrani whereunder they have stated that Mr. Ash Chotrani has certain rights in the Property.
- We replied to the aforesaid objection by our letter dated August 20, 2019 requesting them to substantiate their claim by providing us with adequate documents.
- Pursuant to our email, we were provided with a Deed of Assignment dated February 15, 1971 registered with the Sub-Registrar of Assurances at Bombay under Serial No. 550 of 1971 whereunder Pascol Nicolus Tixeira had assigned his leasehold rights / sanad to property bearing C.S No. 7 forming part of the Property herein in favour of Murlidhar Chotrani for a consideration and on the terms and conditions contained therein.
- It may however be pertinent to note that the Amalgamated LOI has been issued in favour of the Company and the Company has rights to develop the Property by virtue of the same.



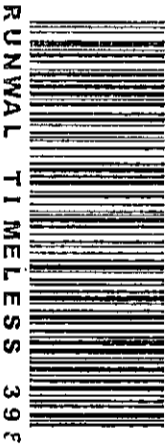
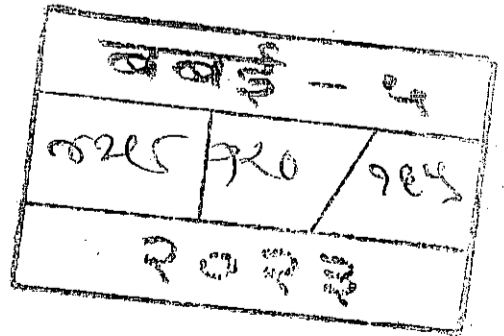
LITIGATION

1. **Application No. 337 of 2019 filed before the Apex Grievance Redressal Committee, SRA**
 - Mr. Anant Yadav, in his capacity as Chairman / Secretary of Sai Darshan Society filed the captioned Application against the Company and others *inter alia* praying that the Amalgamated LOI be cancelled *inter alia* on the grounds that rents were not paid to the slum dwellers and that there was a delay in completing the rehab buildings as is more particularly mentioned in the Application.
 - As of date, the captioned Application is pending.

2. **Writ Petition (Lodging) No. 3858 of 2021 filed before the Hon'ble High Court at Bombay**
 - The Company had filed three representations before the SRA under Sections 33 and 38 of the Slum Act thereby seeking an order to evict Ganesh Gopal Chavhan and 11 others (being slum dwellers and members of Ekta Society) from the portion of the Ekta Society Land occupied by them.
 - By 3 (three) orders all dated February 2, 2021, the SRA *inter alia* directed the slum dwellers to vacate their hutments and handover possession of the property to the Company.
 - Aggrieved by the aforesaid orders, Ganesh Gopal Chavhan and 11 others filed the captioned Writ Petition thereby *inter alia* praying that the aforesaid orders dated February 2, 2021 be quashed.
 - As of date, the captioned Writ Petition is pending.

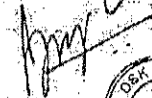
3. **Complaint No. CC00600000195716 filed before the Maharashtra Real Estate Regulatory Authority**
 - Mr. Sreeram Melarkode and another ("Aggrieved Allottees") being allottees of Flat No. 1603 admeasuring 653 square feet (carpet area) on the sixteenth floor of 'A' Wing of the building being constructed in the Project filed the captioned Complaint against the Company for *inter alia* violating Section 19 of RERA on account of delay in completing construction of the Project and seeking refund of amounts paid by the Aggrieved Allottees to the Company along with interest and compensation.
 - As of date, the captioned Complaint is pending.

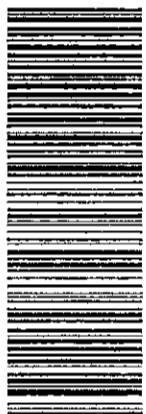
Our Legal Title Report is based on the provisions of applicable law, prevailing at the present time and the facts of the matter, as we understand them to be. Our understanding is upon and limited to the information provided to us. Any variance of facts or of law may cause a corresponding change in our Legal Title Report.



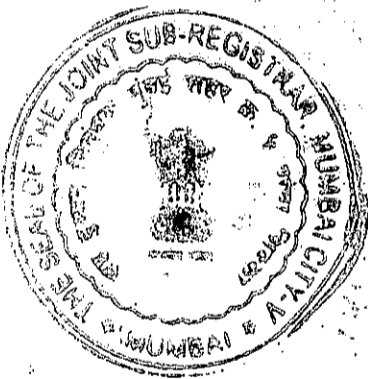
DSK Legal
True Value, True Values

Dated this 19th day of March, 2021.


DSK Legal



RUNWAL TIMELESS 398

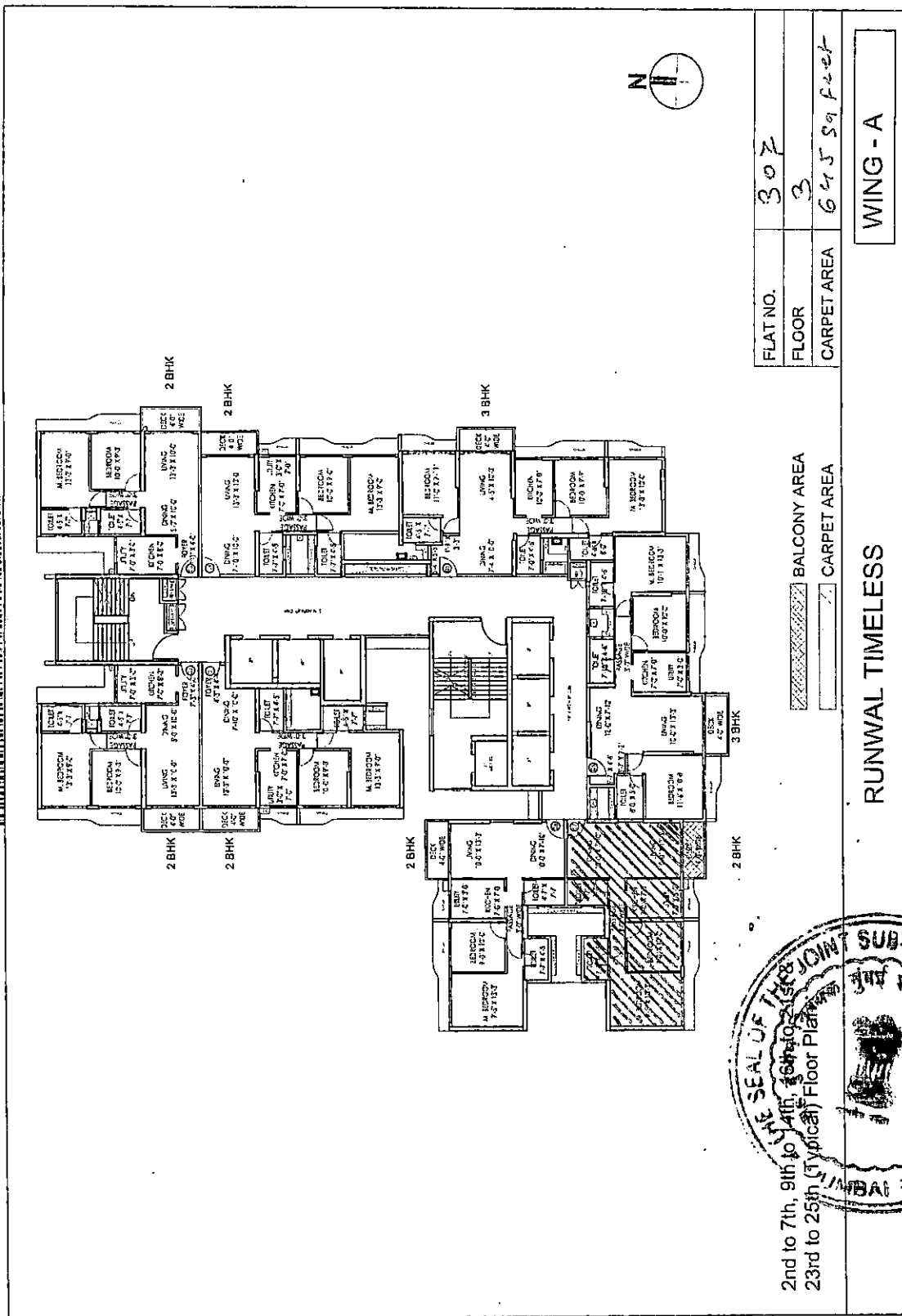


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Annexure "H"

Typical Plan of the said Premises


RUNWAL TIMELESS 398

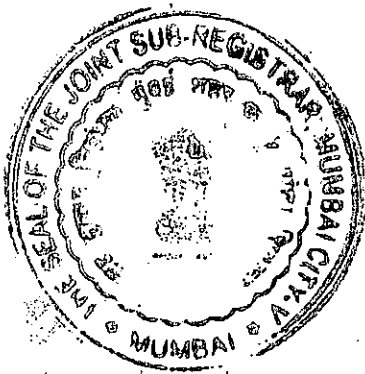


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Promoter

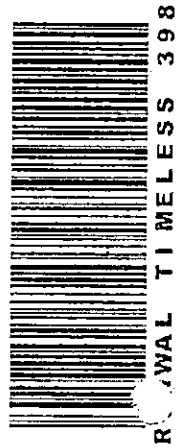
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Page 117 of 120

वाराणसी - 4
8225 922 / 985
2023
Allottee

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
RUNWAL DEVELOPERS PRIVATE LIMITED		
22/03/1988		
Permanent Account Number		
AAACR0395J		
		030201



सखई - ५	
5225	923/989
2023	



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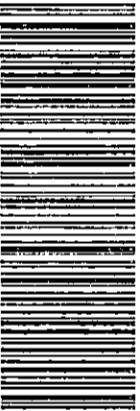
Promoter

P.P. Weel

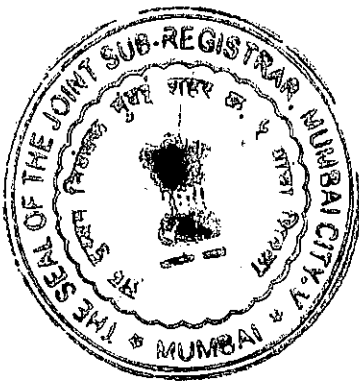
P.P. Weel

Allottee

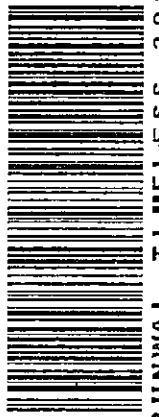
RUNWAL TIMELESS 39



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RUNWAL TIMELESS 398

CHN	MH0144832502122P	DARCODE	PL144832502122P	Date	11/03/2022 12:00:42	Form ID	J011
Department	Inspector General Of Registration			Payer Details			
Slane Duty	Registration Fee			TAXID / TAR (If Any)			
Type of Payment	Registration Fee			PAN No (If Applicable) AAACR00361			
Office Name	R14 JT SUB REGISTRAR MUMBAI			Full Name			
Location	MUMBAI			RUNWAL DEVELOPERS PRIVATE LIMITED			
Year	2021-2022 One Time			Flat/Block No.			
				CTS NO (APART, SPARE, ADJUT) PAN			
				7(PART)			

Page 1 of 1

1915165 Friday, March 11, 2022 12:00 PM	पावती	Original/Duplicate कोपी के, 1915165 Regn. 1221
पावती क्र.: 11724 दिनांक: 11/03/2022		
पावती का: मुंबई		
दस्तावेज का: मुंबई		
दस्तावेज का क्रमांक: 4-5145-2022		
दस्तावेज का प्रकार: कुल मुलाकात		
दस्तावेज का मालिक: रणवाल डेवेलपर्स प्रा. लि. का संजयराज सुजाय राव.		
दस्तावेज का मूल्य: ₹. 100.00		
दस्तावेज का फी: ₹. 250.00		
मुद्रांक संख्या: 45		
मुद्रांक: ₹. 1066.00		
DELIVERED		
अपगत मुद्रांक दस्त. अंगणेश वि. सुधीर अंगणेश		
6-10 भा. 1 का वेगस निवासी		
दस्तावेज मूला. नं. 1-2		
मोब. नं. 98028 3000		
अपगत मुद्रांक मुद्रांक: ₹. 500/-		
1. दस्तावेज प्रकार: DMIC नकाशा, ₹. 500/-		
2. दस्तावेज का: ऑर्डर क्रमांक: 11/03/2022/461 दिनांक: 11/03/2022		
3. दस्तावेज का: ऑर्डर क्रमांक: 11/03/2022/461 दिनांक: 11/03/2022		
4. दस्तावेज का: ऑर्डर क्रमांक: 11/03/2022/461 दिनांक: 11/03/2022		

Account Head Details	Amount In Rs.	
0020045501 Slane Duty	500.00	Round/Exact
003003301 Registration Fee	100.00	Area/Locality
		Town/City/District
		PIN
		Remarks (If Any)
		Security/Pan/Name/Id: RUNWAL DEVELOPERS PRIVATE LIMITED
		करल 8 5964 3 7C 2022
Total	500.00	Words

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVED BANK
Cheque/DD No.		
Name of Bank	STATE BANK OF INDIA	
Branch		

Disclaimer: This challan is valid for document to be registered in Sub Registrar office only. Not valid for any other office. This challan is not valid for any other purpose. It is not valid for any other purpose. It is not valid for any other purpose.

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3/11/2022

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WHEREAS:

(i) Runwal Developers Private Limited, a company registered under the Companies Act, 1956 ("Company") is developing a residential/commercial project on the lands situated in the Scheme II, III, IV, V & VI, etc. (hereinafter written "said lands") as per the approved layout plan approved to be approved by the concerned competent authorities for the purpose of selling the said lands/units/shares/units to the public and for the purpose of various projects on the said lands for sale, lease and any other agreement, deed, lease and other documents subsequent thereto and the Conveyance Deed/Sale Deed, Deed of Assignment etc. and other deeds, documents of whatsoever nature, declarations, incumbrances, non documents, etc. (hereinafter referred to as the "said Deeds/Documents") with respect to the said lands or project to be developed on the said lands or amenities/facilities to be provided on the said lands are required to be signed on the agreed terms and conditions. The said Deeds/Documents are required to be signed, executed, lodged and registered before the Office of Sub-Registrar of Assurances at Mumbai and/or Town and/or before the appropriate Sub-Registrar of Assurances of the area where the said lands are situated to complete the transaction in all respect.

(ii) Vide Resolutions dated 25/02/2022, Mr. Sufata Rao and Mr. Ravi Sharma have been authorized to sign, execute, register and do the various acts and things as

SPECIAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We **RUNWAL DEVELOPERS PRIVATE LIMITED**, company incorporated under the provisions of the Companies Act., 1956 through its Directors **Ms. Sufata Rao** and **Mr. Ravi Sharma**, having its office at R-Mall, bearing C.T.5 No. 639/1 to 7, Municipal ward T, Near Mulund Checknaka, LBS Marg, Mulund-West, Mumbai - 400 080 and registered office at Runwal & Ormkar Esquars, 5th Floor, Opp. Slon Chunabhathi Signal, Off Eastern Express Highway, Slon (East), Mumbai-400 022. SENDS GREETINGS:

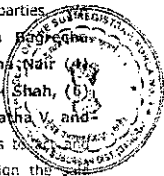


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करल ४
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necessary for execution and registration of said Deeds/Documents with respect to the said Lands and with prospective purchasers of flats/premises /units/shops/offices in the projects being constructed on the said Lands as mentioned hereinabove.

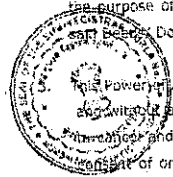
(iv) Whereas due to the job preoccupation and in order to meet timely commitments of agreement execution to prospective purchasers or with any other parties are desirous of appointing (1) Yogesh Bagrecha (2) Ms. Shobha Malkar (3) Ms. Sweena Nair (4) Ms. Rochelle Chatterjee (5) Mr. Deepak Shah, (6) Mr. Mohan Raghavan (7) Ms. Pushpa Latha V. and (8) Ms. Monica Gupte as our attorneys to perform on behalf of the Company to sign the Deeds/Documents as mentioned hereinabove and to lodge, admit and register the said Deeds/Documents and also to complete all other formalities as may be required from time to time in respect of the said Deeds/Documents with respect to the said Lands described in the Schedule I, II, III, IV, V, VI, VII, VIII, IX & X hereunder.



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Highway, Sion (East) Mumbai- 400 022 to be our true and lawful attorneys to act and perform on behalf of us and the Company to sign, execute, lodge, declare, register, admit and acknowledge with the respective office of Sub- Registrar/s of Assurances the said Deeds/Documents from time to time in respect of flats/units/shops/offices which are being developed / constructed by the Company on the said Lands described in the Schedule I, II, III, IV, V, VI, VII, VIII, IX & X hereunder written or amenities/facilities to be provided on the said Lands.

2. Our Attorneys are entitled to substitute this power in favour of aforesaid (1) Mr. Sudhir Palav, (2) Mr. Ramesh P. Lunkad (3) Mr. Dinesh Mhatre (4) Mr. Tripathi K (5) Mr. Manish Sawlani (6) Ms. Krishna Parpiani and (7) Aakash Jajodia the employees of the Company, jointly and / or severally for the purpose of lodging, admitting and registering any of the said Deeds/Documents.



This Power of Attorney is a mere arrangement of convenience and without any consideration. We shall always be at liberty to amend and/or revoke this instrument at any time without the consent of or intimation to Attorneys. The Attorneys hereby grant their irrevocable and unconditional consent for a unilateral revocation / cancellation of this instrument.

4. This power of attorney is valid for the period up to 31st May 2024.

AND we do hereby agree and accept to ratify all lawful acts, deeds, and things done by the said attorneys in pursuance of the powers herein contained.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESSES

1. We, Ms. Sujata Rao and Mr. Ravi Sharma, the Directors of the Company hereby jointly and severally appoint, nominate and constitute (1) Yogesh Bagrecha (2) Ms. Shobha Malkar (3) Ms. Sweena Nair (4) Ms. Rochelle Chatterjee (5) Mr. Deepak Shah, (6) Mr. Mohan Raghavan (7) Ms. Pushpa Latha V. and (8) Ms. Monica Gupte, being authorised signatories of the Company, having office at P- Mall, bearing C.T.S No. 639/1 to 7, Municipal ward T, Near Mulund Check naka, LBS Marg, Mulund-West, Mumbai - 400 080 and registered office at Runwal & Omkar Esquare, 5th Floor, Opp. Sion Chunabhatti Signal, Off Eastern Express

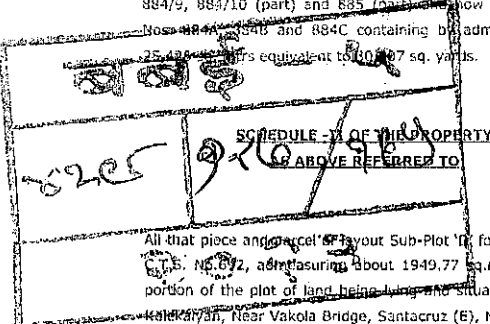
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Handwritten signatures and initials of the attorneys.

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SCHEDULE - I OF THE PROPERTY AS ABOVE REFERRED TO

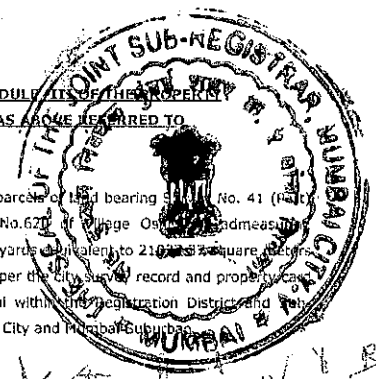
All that piece or parcel of land or ground situated lying and being on the Mumbai Agra Road in Mulund in Greater Mumbai District and Sub-District Bandra Mumbai Suburban District being part of Survey Nos. 304, and 305 (part) bearing (old) City Survey Nos. 884 part, 884/1 to 884/7, 884/8 part, 884/9, 884/10 (part) and 885 (part) and (new) C.T.S. Nos. 884/10 part and 884C containing by admeasurements 25,143.74 square meters equivalent to 30,807 sq. yards.



All that piece and parcel of layout Sub-Plot 'A' forming part of C.T.S. No. 622, admeasuring about 1949.77 sq.mtrs, forming portion of the plot of land being lying and situated at Village Kalkaji, Near Vakola Bridge, Santacruz (E), Mumbai - 400 054 within the Registration Sub-District of Andheri and District Mumbai Suburban.

SCHEDULE - III OF THE PROPERTY AS ABOVE REFERRED TO

All that pieces or parcels of land bearing C. S. No. 41 (Part) and New C.T.S. No.622 of Village Oshiwari admeasuring 25,143.74 square yards (equivalent to 210,733 square meters or thereabouts as per the City Survey record and property map. In Greater Mumbai within the Registration District and Sub-District of Mumbai City and Mumbai Suburban.



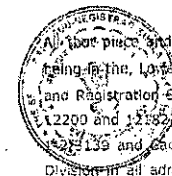
करल ४
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SCHEDULE - IV OF THE PROPERTY AS ABOVE REFERRED TO

All that pieces or parcels of land or ground situate lying and being in the Village Mehli, Registration Sub-district of Bandra bearing Survey No. 19: Hissa No. 2(Pt), Survey No.52, Hissa No. 21(Pt), Survey No. 61, Hissa No. 3(Pt) and bearing CTS No. 684, 685-A, 687/1, 687/2, 687/3, 687/4, 687/5 and 687/6(p) in all admeasuring about 4539.5 Sq. meters. Lying and being at Andheri Kurda Road, Mumbai 400072 in the Registration Sub-District and Sub-District of Mumbai City and Mumbai Suburban.

SCHEDULE - V OF THE PROPERTY AS ABOVE REFERRED TO

All that piece and parcel of land or ground situate lying and being in the Lower Parel Division, at Haines Road, in the City and Registration Sub-District of Bombay Collector's New Nos. 12200 and 12187, Laughton's Survey Nos1/3139, 2/3139 and 3/3139 and cadastral Survey No.2/136 of the Lower Parel Division in all admeasuring about 7394.06 sq.meters in the Registration District and Sub-District of Mumbai City and Mumbai Suburban.



SCHEDULE - VI OF THE PROPERTY AS ABOVE REFERRED TO

All that piece or parcel of land containing by admeasurements an area of 8627.99 square meters bearing C. S. No. 662 of Parel-Sewree Division and registered in the Books of the Collector of Land Revenue under New No.14264, New Survey No. 3/2468 at Parel, situated G.D. Ambekar Road, within the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

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**SCHEDULE - VII OF THE PROPERTY
AS ABOVE REFERRED TO**

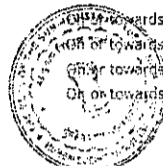
All that piece and parcel of land bearing Cadastral Survey Nos. 233 of Malabar Hill and Cumballa Hill Division, the land admeasuring about 2387 sq. meters i.e. about 2855 sq. yards (as per documents of title including the portion admeasuring 404.44 sq. yards acquired by the Municipal Corporation Greater Mumbai for street improvement) and admeasuring about 2450.56 sq. yards equivalent to 2848.97 sq. meters as per extract of the Survey Register for the Town and Island City of Bombay and registered in the books of the Collector of Land Revenue under Old No.30 New No. 1948 and Old Survey No. 26 New Survey No. 7198 and assessed by the Municipal Corporation of Greater Mumbai under D Ward No. 3283, Street No. 91 situate lying and being at Nepean Sea Road, Mumbai.



On or towards the East: Part of the property bearing CTS No. 166,166 1 to 23
On or towards the South: Gelour Road and Bombay Textile Research Centre
On or towards the West: Ghatkopar Industrial Estate

**SCHEDULE IX OF THE PROPERTY
AS ABOVE REFERRED TO**

All that piece and parcel of land admeasuring 11,730.11 square meters along with non-sim plot admeasuring 390 aggregating to 12,120.11 square metres, bearing C.S. Nos. 4 (Part), 5 (Part), 6 (Part) and 7 (Part) of the Salt Pan Division, Situated at Pratiksha Nagar, Shastri Nagar, "C" Division, 7th Ward, Mumbai and bounded as follows:-



On or towards East : by Pratiksha Nagar Dept. Road;
On or towards West : by Shastri Nagar B Division;
On or towards North : by MHADA Building; and
On or towards South : by Monoran.

**SCHEDULE X OF THE PROPERTY
AS ABOVE REFERRED TO**

1. All that piece and parcel of land admeasuring approximately 689.53 square meters bearing Survey No.106-A and CTS No. 195 (part) of village & Taluka Andheri, Mumbai Suburban District, situate at D. N. Nagar, Mumbai 400 053.

On and towards the North : By Building No.02
On and towards the South : By Building No.06
On and towards the West : By 40 feet road
On and towards the East : By Building No.03

**SCHEDULE - VIII OF THE PROPERTY
AS ABOVE REFERRED TO**

All that piece and parcel of free hold land situated at 146, Lal Bahadur Shastri Marg, Ghatkopar (W), Mumbai 400 086, in the Ghatkopar area, within the limits of the Municipal Corporation of Greater Mumbai, Village Ghatkopar, Taluka Kurla of the Mumbai Suburban District, Registration District containing by admeasuring 22986.80 square meters or thereabouts with potential built up area of 4,89,275 sq.ft. bearing S.No.146-B, City Survey No.166,166/1 to 23, and bounded:

On or towards the North: Partly by a Nullah and beyond that by the property of Messrs. Godrej & Boyce and partly by land bearing Survey Nos.145 and 143.

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11. All that pieces and parcel of land admeasuring approximately 1070.05 square meters (687.53 square meters as per lease deed and 382.52 square meters additional land) bearing Survey No.106-A and CTS No. 195 (part) of village & Taluka Andheri, Mumbai Suburban District, situate at D. N. Nagar, Mumbai 400 053.

On and towards the North : By 12.20 square meters wide road
On and towards the South : By Building No.04
On and towards the West : By 12.20 square meters wide road
On and towards the East : By Building No.01

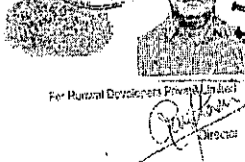
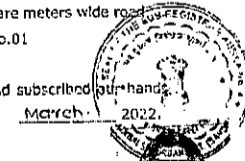
IN WITNESS WHEREOF I/We have set and subscribed our hands to this Power of Attorney this 14th day of March, 2022.

SIGNED SEALED AND DELIVERED)
By the within named executed by)
Runwal Developers Private Limited)
through the hands of its Director)
Ms. Sujata Rao)
in the presence of)

1. *[Signature]*
2. *[Signature]*

SIGNED SEALED AND DELIVERED)
By the within named executed by)
Runwal Developers Private Limited)
through the hands of its Director)
Mr. Ravi Sharma)
in the presence of)

1. *[Signature]*
2. *[Signature]*



We accept and confirm

1. Mr. Yogesh Borecha
Authorized Signatory

2. Ms. Shobha Malkar
Authorized Signatory

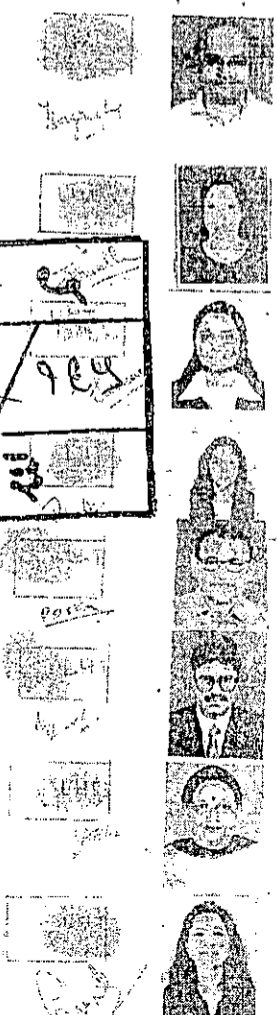
बकई - 5
Ms. Sneha Nair
Authorized Signatory
[Signature]
Ms. Sneha Nair
Authorized Signatory
[Signature]

3. Mr. Deepak Shah
Authorized Signatory

4. Mr. Rohan Raghavan
Signatory

5. Ms. Latha V.
Signatory

6. Ms. Monica Gupta
Authorized Signatory
(Signature of Attorneys)



RUNWAL DEVELOPERS PVT. LTD.

Ref: Q411 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MR. SUJATA RAO AND MR. RAVI SHARMA FOR THE PROJECT "RUNWAL SYMPHONY"

*RESOLVED THAT Mr. Sujata Rao and Mr. Ravi Sharma - Directors of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, lease and license agreements etc. and/or any deed documents subsequent thereto which may be necessary from time to time in respect of flats/units/premises which are being developed/constructed by the company on the property and/or any ancillary facility TDR/affidavit/declaration/indemnity etc. with respect to the property as mentioned below:

All that piece or parcel of land or ground situated lying and being on the Mambur Road in Andhad in Greater Mumbai District and Sub-District Bandra Mumbai Suburban District being part of Survey Nos. 304, and 305 (part) (including old) City Survey Nos. 431 part, 524/1 to 524/7, 524/8 part, 524/9, 524/10 part and 524/11 part and new (new) C.T.S. Nos. 285A, 284B and 284C containing by admeasurements 25,173 sq. mtrs equivalent to 29,477 sq. yards and 7,433.39 sq. mtrs equivalent to 8596 sq. yards.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sushil Patil, Mr. Ramesh P. Lunbad, Mr. Dinesh Mhatre, Mr. Trilokh K. M. Manish Sawani, Mr. Krishna Paripani and Mr. Akash Jagodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power in favour of Mr. Yogesh Bagrecha, Mr. Rochelle Chatterjee, Mr. R.S.A. Molan, Ms. Shobha Malkar, Ms. Pooja Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sushil Patil, Mr. Ramesh P. Lunbad, Mr. Dinesh Mhatre, Mr. Trilokh K. M. Manish Sawani, Mr. Krishna Paripani and Mr. Akash Jagodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A. Molan, Ms. Shobha Malkar, Ms. Pooja Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sushil Patil, Mr. Ramesh P. Lunbad, Mr. Dinesh Mhatre, Mr. Trilokh K. M. Manish Sawani, Mr. Krishna Paripani and Mr. Akash Jagodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required.

for Runwal Developers Private Limited

Manish Iyer
Director
DIN: 0152787

Regd. Office : Runwal & Oshiw Esquere, 5th Flr., Opp. San Churnabhai Signal, Sion (E), Mumbai - 400 022. Tel : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2409 3745 • E : corporate@runwal.com • www.runwal.com CIN : U 70100 MH 1989 PTC 046231

RUNWAL DEVELOPERS PVT. LTD.

Ref: Q412 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MR. YOGESH BAGRECHA, MS. ROCHELLE CHATTERJEE, MR. R.S.A. MOLAN, MS. SHOBHA MALKAR, MS. PUSHPA LATHA V. MS. SWEENA NAIR, MS. MONICA GUPTA AND MR. DEEPAK SHAH FOR THE PROJECT "RUNWAL SYMPHONY"

*RESOLVED THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A. Molan, Ms. Shobha Malkar, Ms. Pooja Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, lease and license agreement etc. and/or any deed documents subsequent thereto, which may be necessary from time to time in respect of flats/units/premises which are being developed/constructed by the company on the property and/or any ancillary facility TDR/affidavit/declaration/indemnity etc. with respect thereto as mentioned below:

All that piece or parcel of land or ground situated lying and being on the Mambur Road in Greater Mumbai District and Sub-District Bandra Mumbai Suburban District being part of Survey Nos. 304, and 305 (part) (including old) City Survey Nos. 431 part, 524/1 to 524/7, 524/8 part, 524/9, 524/10 part and 524/11 part and new (new) C.T.S. Nos. 284A, 284B and 284C containing by admeasurements 25,427 sq. mtrs equivalent to 29,407 sq. yards and 7,433.39 sq. mtrs equivalent to 8596 sq. yards.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A. Molan, Ms. Shobha Malkar, Ms. Pooja Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power only for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sushil Patil, Mr. Ramesh P. Lunbad, Mr. Dinesh Mhatre, Mr. Trilokh K. M. Manish Sawani, Mr. Krishna Paripani and Mr. Akash Jagodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required.

for Runwal Developers Private Limited

Manish Iyer
Director
DIN: 0152787

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RUNWAL DEVELOPERS PVT. LTD.

Ref: Q413 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MR. SUJATA RAO AND MR. RAVI SHARMA FOR THE PROJECT "RUNWAL SYMPHONY"

*RESOLVED THAT Mr. Sujata Rao and Mr. Ravi Sharma - Directors of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, lease and license agreements etc. and/or any deed documents subsequent thereto which may be necessary from time to time in respect of flats/units/premises which are being developed/constructed by the company on the property and/or any ancillary facility TDR/affidavit/declaration/indemnity etc. with respect to the property as mentioned below:

All that piece and parcel of layout Sub-plot 'D' forming part of CTS No.692, measuring approximately 1949.77 sq.mtrs. forming portion of the plot of land being lying and situated at Village Kulkarni, Valsada bridge, Santacruz (E), Mumbai-400 054 within the Registration Sub-District of Andhad Mumbai Suburban.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sushil Patil, Mr. Ramesh P. Lunbad, Mr. Dinesh Mhatre, Mr. Trilokh K. M. Manish Sawani, Mr. Krishna Paripani and Mr. Akash Jagodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A. Molan, Ms. Shobha Malkar, Ms. Pooja Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sushil Patil, Mr. Ramesh P. Lunbad, Mr. Dinesh Mhatre, Mr. Trilokh K. M. Manish Sawani, Mr. Krishna Paripani and Mr. Akash Jagodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required.

for Runwal Developers Private Limited

Manish Iyer
Director
DIN: 0152787

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RUNWAL DEVELOPERS PVT. LTD.

Ref: Q414 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MR. YOGESH BAGRECHA, MS. ROCHELLE CHATTERJEE, MR. R.S.A. MOLAN, MS. SHOBHA MALKAR, MS. PUSHPA LATHA V. MS. SWEENA NAIR, MS. MONICA GUPTA AND MR. DEEPAK SHAH FOR THE PROJECT "RUNWAL SYMPHONY"

*RESOLVED THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A. Molan, Ms. Shobha Malkar, Ms. Pooja Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, lease and license agreement etc. and/or any deed documents subsequent thereto, which may be necessary from time to time in respect of flats/units/premises which are being developed/constructed by the company on the property and/or any ancillary facility TDR/affidavit/declaration/indemnity etc. with respect thereto as mentioned below:

All that piece and parcel of layout Sub-plot 'D' forming part of CTS No.692, measuring approximately 1949.77 sq.mtrs. forming portion of the plot of land being lying and situated at Village Kulkarni, Valsada bridge, Santacruz (E), Mumbai-400 054 within the Registration Sub-District of Andhad Mumbai Suburban.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A. Molan, Ms. Shobha Malkar, Ms. Pooja Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power only for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sushil Patil, Mr. Ramesh P. Lunbad, Mr. Dinesh Mhatre, Mr. Trilokh K. M. Manish Sawani, Mr. Krishna Paripani and Mr. Akash Jagodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required.

for Runwal Developers Private Limited

Manish Iyer
Director
DIN: 0152787

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RUNWAL DEVELOPERS PVT. LTD.

3962/19/2023

Ref: Q4101 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MS. SHWETA RAO AND MR. RAVISHARMA FOR THE PROJECT "RUNWAL ELEGANT"

"RESOLVED THAT Ms. Shweta Rao and Mr. Ravi Sharma - Directors of the Company, be and are hereby severally authorized to and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and license agreement etc. and/or any deed/documents subsequent thereto, which may be necessary, from time to time in respect of flat/units premises which are being developed/constructed by the company on the property and/or any amenity/facility: TDR affidavit/declaration/indemnity etc. with respect thereto as mentioned below:

All flat pieces or parcels of land bearing Survey No. 41 (Part) and New C.T.S. No. 620 of village/area comprising 25,143.74 square yards equivalent to 21,028.57 square meters or thereabouts situated in Greater Mumbai within the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Patil, Mr. Dinesh Mhatre, Mr. Tejoshi K. M., Manish Sawant, Mr. Krishna Paripani and Mr. Anshul Chatterjee - Authorized Officials of the Company.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power in favour of Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A. Mohan, Ms. Shobha Malhar, Ms. Pooja Latha V. M., Sweeta Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents, Sale Deed and/or any deed/documents subsequent thereto as above mentioned.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A. Mohan, Ms. Shobha Malhar, Ms. Pooja Latha V. M., Sweeta Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Patil, Mr. Dinesh Mhatre, Mr. Tejoshi K. M., Manish Sawant, Mr. Krishna Paripani and Mr. Anshul Chatterjee - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited

Mahesh Jyrr
Director
DIN: 01337787

Regd. Office: Runwal & Omkar Esquara, 5th Fl., Opp. San Chumbhaji Signal, Sion (E), Mumbai - 400 022.
Tel: +91-22-6113 2000 • Fax: +91-22-2409 3748 • E: corporate@runwal.com • www.runwal.com
CIN: U 70100 MH 1988 PTC 046031

RUNWAL DEVELOPERS PVT. LTD.

3962/19/2023

Ref: Q4102 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MR. YOGESH BAGRECHA, MS. ROCHELLE CHATTERJEE, MR. R.S.A. MOHAN, MS. SHOBHA MALHAR, MS. POOJA LATHA V. M., SWEETA NAIR, MS. MONICA GUPTA AND MR. DEEPAK SHAH FOR THE PROJECT "RUNWAL ELEGANT"

"RESOLVED THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A. Mohan, Ms. Shobha Malhar, Ms. Pooja Latha V. M., Sweeta Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and license agreement etc. and/or any deed/documents subsequent thereto, which may be necessary, from time to time in respect of flat/units premises which are being developed/constructed by the company on the property and/or facility: TDR affidavit/declaration/indemnity etc. with respect thereto as mentioned below:

All flat pieces or parcels of land bearing Survey No. 41 (Part) and New C.T.S. No. 620 of village/area comprising 25,143.74 square yards equivalent to 21,028.57 square meters or thereabouts situated in Greater Mumbai within the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A. Mohan, Ms. Shobha Malhar, Ms. Pooja Latha V. M., Sweeta Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power only for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Patil, Mr. Dinesh Mhatre, Mr. Tejoshi K. M., Manish Sawant, Mr. Krishna Paripani and Mr. Anshul Chatterjee - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited

Mahesh Jyrr
Director
DIN: 01337787

Regd. Office: Runwal & Omkar Esquara, 5th Fl., Opp. San Chumbhaji Signal, Sion (E), Mumbai - 400 022.
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CIN: U 70100 MH 1988 PTC 046031

RUNWAL DEVELOPERS PVT. LTD.

3962/19/2023

Ref: Q4105 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MS. SHWETA RAO AND MR. RAVISHARMA FOR THE PROJECT "RUNWAL ELIXA"

"RESOLVED THAT Ms. Shweta Rao and Mr. Ravi Sharma - Directors of the Company, be and are hereby severally authorized to and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and license agreement etc. and/or any deed/documents subsequent thereto, which may be necessary, from time to time in respect of flat/units premises which are being developed/constructed by the company on the property and/or any amenity/facility: TDR affidavit/declaration/indemnity etc. with respect thereto as mentioned below:

All flat pieces or parcels of land or ground above being and being in the Village Malhar, Registration Sub-District of Basseina bearing Survey No. 19, Haveli No. 2076, Survey No. 32, Haveli No. 2109, Survey No. 61, Haveli No. 2170 and bearing CTS No. 684, 687, 1, 687, 2, 687, 3, 687, 4, 687, 5, 687, 6 and 687(69) in all adjoining about 4852.8 Sq. meters.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Patil, Mr. Dinesh Mhatre, Mr. Tejoshi K. M., Manish Sawant, Mr. Krishna Paripani and Mr. Anshul Chatterjee - Authorized Officials of the Company.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power in favour of Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A. Mohan, Ms. Shobha Malhar, Ms. Pooja Latha V. M., Sweeta Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents, Sale Deed and/or any deed/documents subsequent thereto as above mentioned.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A. Mohan, Ms. Shobha Malhar, Ms. Pooja Latha V. M., Sweeta Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Patil, Mr. Dinesh Mhatre, Mr. Tejoshi K. M., Manish Sawant, Mr. Krishna Paripani and Mr. Anshul Chatterjee - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited

Mahesh Jyrr
Director
DIN: 01337787

Regd. Office: Runwal & Omkar Esquara, 5th Fl., Opp. San Chumbhaji Signal, Sion (E), Mumbai - 400 022.
Tel: +91-22-6113 2000 • Fax: +91-22-2409 3748 • E: corporate@runwal.com • www.runwal.com
CIN: U 70100 MH 1988 PTC 046031

RUNWAL DEVELOPERS PVT. LTD.

3962/19/2023

Ref: Q4106 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MR. YOGESH BAGRECHA, MS. ROCHELLE CHATTERJEE, MR. R.S.A. MOHAN, MS. SHOBHA MALHAR, MS. POOJA LATHA V. M., SWEETA NAIR, MS. MONICA GUPTA AND MR. DEEPAK SHAH FOR THE PROJECT "RUNWAL ELIXA"

"RESOLVED THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A. Mohan, Ms. Shobha Malhar, Ms. Pooja Latha V. M., Sweeta Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and license agreement etc. and/or any deed/documents subsequent thereto, which may be necessary, from time to time in respect of flat/units premises which are being developed/constructed by the company on the property and/or amenity/facility: TDR affidavit/declaration/indemnity etc. with respect thereto as mentioned below:

All flat pieces or parcels of land or ground above being and being in the Registration Sub-District of Basseina bearing Survey No. 19, Haveli No. 2076, Survey No. 32, Haveli No. 2109, Survey No. 61, Haveli No. 2170 and bearing CTS No. 684, 687, 1, 687, 2, 687, 3, 687, 4, 687, 5, 687, 6 and 687(69) in all adjoining about 4852.8 Sq. meters.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A. Mohan, Ms. Shobha Malhar, Ms. Pooja Latha V. M., Sweeta Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power only for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Patil, Mr. Dinesh Mhatre, Mr. Tejoshi K. M., Manish Sawant, Mr. Krishna Paripani and Mr. Anshul Chatterjee - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited

Mahesh Jyrr
Director
DIN: 01337787

Regd. Office: Runwal & Omkar Esquara, 5th Fl., Opp. San Chumbhaji Signal, Sion (E), Mumbai - 400 022.
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CIN: U 70100 MH 1988 PTC 046031

Ref: Q2104 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MS. SUDATA RAO AND MR. RAJESH SHARMA FOR THE PROJECT "THE RESERVE"

"RESOLVED THAT Ms. Sudata Rao and Mr. Rajesh Sharma - Directors of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and license agreement etc. and/or any deed or instrument subsequent thereto, which may be necessary from time to time in respect of the said premises which are being developed/constructed by the company on the property and/or any amenity facility TDR affidavit/declaration/indemnity etc. with respect thereto as mentioned below:

All that piece or parcels of land or ground situate lying and being in the Lower Parel Division at Hattis Road, in the City and Registration Sub-District of Bombay, Collector's Office nos. 1209 and 12182, Lighthouse Survey Nos. 1-21139, 2-21139, and 1-21139 and Cadastre Survey no. 2756 of Lower Parel Division in all measuring about 3941.06 Sq. mtrs.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to submit the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palaw, Mr. Ramesh P. Lunad, Mr. Dinesh Mishra, Mr. Tripathi K, Mr. Manish Sawant, Mr. Krishna Paripant and Mr. Akash Jajodia - Authorized Officials of the Company.

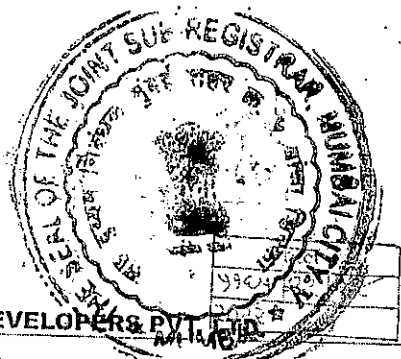
RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to submit the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palaw, Mr. Ramesh P. Lunad, Mr. Dinesh Mishra, Mr. Tripathi K, Mr. Manish Sawant, Mr. Krishna Paripant and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited

Mahesh Iyer
Director
DIN: 0133787

Regd. Office: Runwal & Oshkar Esquare, 5th Flr., Opp. San Chunanahali Signal, Sion (E), Mumbai - 400 022. Tel.: +91 - 22 - 6113 3000 • Fax: +91 - 22 - 2409 3749 • E: corporate@runwal.com • www.runwal.com CIN: U 70100 MH 1988 PTC 046631



Ref: Q2104 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MS. SUDATA RAO AND MR. RAJESH SHARMA FOR THE PROJECT "NIRVANA"

"RESOLVED THAT Ms. Sudata Rao and Mr. Rajesh Sharma - Directors of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and license agreement etc. and/or any deed or instrument subsequent thereto, which may be necessary from time to time in respect of the said premises which are being developed/constructed by the company on the property and/or any amenity facility TDR affidavit/declaration/indemnity etc. with respect thereto as mentioned below:

All that piece or parcel of land containing by admeasurements an area of 8627.00 sq. mtrs. situated in the Land Revenue under New No.14261, New Survey No. 3-2468 at Parel, situated in the Sub-District of Mumbai City and Mumbai Suburban.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to submit the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palaw, Mr. Ramesh P. Lunad, Mr. Dinesh Mishra, Mr. Tripathi K, Mr. Manish Sawant, Mr. Krishna Paripant and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to submit the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palaw, Mr. Ramesh P. Lunad, Mr. Dinesh Mishra, Mr. Tripathi K, Mr. Manish Sawant, Mr. Krishna Paripant and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited

Mahesh Iyer
Director
DIN: 0133787

Regd. Office: Runwal & Oshkar Esquare, 5th Flr., Opp. San Chunanahali Signal, Sion (E), Mumbai - 400 022. Tel.: +91 - 22 - 6113 3000 • Fax: +91 - 22 - 2409 3749 • E: corporate@runwal.com • www.runwal.com CIN: U 70100 MH 1988 PTC 046631

Ref: Q2104 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MR. YOGESH BAGRECHA, MS. ROCHELLE CHATTERJEE, MR. R.S.A MOHAN, MS. SHOBHA MALIKAR, MS. PUSHPA LATHA V. MS. SWEENA NAIR, MS. MONICA GUPTA AND MR. DEEPAK SHAH FOR THE PROJECT "THE RESERVE"

"RESOLVED THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malakar, Ms. Pushpa Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and license agreement etc. and/or any deed or instrument subsequent thereto, which may be necessary from time to time in respect of the said premises which are being developed/constructed by the company on the property and/or any amenity facility TDR affidavit/declaration/indemnity etc. with respect thereto as mentioned below:

All that piece or parcels of land or ground situate lying and being in the Lower Parel Division at Hattis Road, in the City and Registration Sub-District of Bombay, Collector's Office nos. 1209 and 12182, Lighthouse Survey Nos. 1-21139, 2-21139, and 1-21139 and Cadastre Survey no. 2756 of Lower Parel Division in all measuring about 3941.06 Sq. mtrs.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to submit the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palaw, Mr. Ramesh P. Lunad, Mr. Dinesh Mishra, Mr. Tripathi K, Mr. Manish Sawant, Mr. Krishna Paripant and Mr. Akash Jajodia - Authorized Officials of the Company.

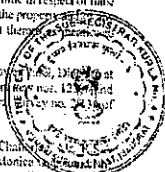
RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to submit the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palaw, Mr. Ramesh P. Lunad, Mr. Dinesh Mishra, Mr. Tripathi K, Mr. Manish Sawant, Mr. Krishna Paripant and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited

Mahesh Iyer
Director
DIN: 0133787

Regd. Office: Runwal & Oshkar Esquare, 5th Flr., Opp. San Chunanahali Signal, Sion (E), Mumbai - 400 022. Tel.: +91 - 22 - 6113 3000 • Fax: +91 - 22 - 2409 3749 • E: corporate@runwal.com • www.runwal.com CIN: U 70100 MH 1988 PTC 046631



Ref: Q2104 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MR. YOGESH BAGRECHA, MS. ROCHELLE CHATTERJEE, MR. R.S.A MOHAN, MS. SHOBHA MALIKAR, MS. PUSHPA LATHA V. MS. SWEENA NAIR, MS. MONICA GUPTA AND MR. DEEPAK SHAH FOR THE PROJECT "NIRVANA"

"RESOLVED THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malakar, Ms. Pushpa Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and license agreement etc. and/or any deed or instrument subsequent thereto, which may be necessary from time to time in respect of the said premises which are being developed/constructed by the company on the property and/or any amenity facility TDR affidavit/declaration/indemnity etc. with respect thereto as mentioned below:

All that piece or parcel of land containing by admeasurements an area of 8627.00 sq. mtrs. situated in the Land Revenue under New No.14261, New Survey No. 3-2468 at Parel, situated in the Sub-District of Mumbai City and Mumbai Suburban.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to submit the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palaw, Mr. Ramesh P. Lunad, Mr. Dinesh Mishra, Mr. Tripathi K, Mr. Manish Sawant, Mr. Krishna Paripant and Mr. Akash Jajodia - Authorized Officials of the Company.

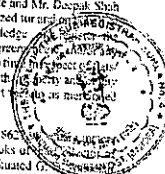
RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to submit the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palaw, Mr. Ramesh P. Lunad, Mr. Dinesh Mishra, Mr. Tripathi K, Mr. Manish Sawant, Mr. Krishna Paripant and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited

Mahesh Iyer
Director
DIN: 0133787

Regd. Office: Runwal & Oshkar Esquare, 5th Flr., Opp. San Chunanahali Signal, Sion (E), Mumbai - 400 022. Tel.: +91 - 22 - 6113 3000 • Fax: +91 - 22 - 2409 3749 • E: corporate@runwal.com • www.runwal.com CIN: U 70100 MH 1988 PTC 046631



RUNWAL DEVELOPERS PVT. LTD.

2022
90920776
2022

Ref: Q4116(CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MR. SUDHA KAO AND MR. RAVI SHARMA FOR THE PROJECT 'THE RESIDENCY'

"RESOLVED THAT Mr. Sudha Rao and Mr. Ravi Sharma - Directors of the Company, be and are hereby severally authorized to act on behalf of the Company to sign, execute, verify, confirm, endorse, make, receive, accept and register the Agreements for Sale, deeds, if any, and other documents in respect of flats, units, premises which are being developed/constructed by the company on the property and/or any amount facility therefor/for declaration of indemnity etc. with respect to the property as mentioned below:

Bearing Colodated Survey No. 133 of Malabar Hill and Central Hill Division originally comprising 2934 square yards per documents of title including the revenue administrated 2934 square yards (subsequently with equivalent to 248597 sq. mts. as per extent of Survey Register for the Town and Country Municipal Corporation of Greater Mumbai for Street layout extent and presently administered by the Town and Country Municipal Corporation of Greater Mumbai Old No. 20 New, Kurla West, Mumbai - 400050. Street No. 99, Avenue Ring and being at Newspaper Street, Malabar Hill, Mumbai - 400006.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power for the limited purpose of signing, executing, verifying, confirming, endorsing, making, receiving and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, signed and executed by them in favour of Mr. Sushil Palta, Mr. Ramesh P. Lalsani, Mr. Tilalal Mithani, Mr. Manish Sankar, Mr. Krishna Prasad and Mr. Akash Jaiswal - Authorized Officials of the Company.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power for the limited purpose of signing, executing, verifying, confirming, endorsing, making, receiving and registration of the Agreements for Sale, deeds, documents, Sale Deed and/or any other documents in respect of flats, units, premises as mentioned below:

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Mr. Rochelle Chatterjee, Mr. R.S.A. Mohan, Mr. Shobha Malakar, Mr. Pooja Latha V. M., Suman Nair, Mr. Mona Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power for the limited purpose of signing, executing, verifying, confirming, endorsing, making, receiving and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, signed and executed by them in favour of Mr. Sushil Palta, Mr. Ramesh P. Lalsani, Mr. Tilalal Mithani, Mr. Manish Sankar, Mr. Krishna Prasad and Mr. Akash Jaiswal - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited

Mahesh Iyer
Director
DIN: 01575767

Regd. Office: Runwal & Omkar Empress, 5th Flr., Opp. San Chembhushik Signal, Sewri, Mumbai - 400 022
Tel: +91 22 - 6113 3000 - Fax: +91 22 - 2429 3745 - E: corporates@runwal.com - www.runwal.com
CIN: U71100 MH 1997 PTC 046631

RUNWAL DEVELOPERS PVT. LTD.

2022
90920776
2022

Ref: Q4116(CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MR. YOGESH BAGRECHA, MR. ROCHELLE CHATTERJEE, MR. R.S.A. MOHAN, MR. SHOUBHA MALAKAR, MR. PUSHPA LATHA V. M., MS. SUMAN NAIR, MS. MONA GUPTA AND MR. DEEPAK SHAH FOR THE PROJECT 'THE RESIDENCY'

"RESOLVED THAT Mr. Yogesh Bagrecha, Mr. Rochelle Chatterjee, Mr. R.S.A. Mohan, Mr. Shobha Malakar, Mr. Pooja Latha V. M., Suman Nair, Mr. Mona Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to act on behalf of the Company to sign, execute, verify, confirm, endorse, make, receive, accept and register the Agreements for Sale, deeds, if any, and other documents in respect of flats, units, premises which are being developed/constructed by the company on the property and/or any amount facility therefor/for declaration of indemnity etc. with respect to the property as mentioned below:

Bearing Colodated Survey No. 253 of Malabar Hill and Central Hill Division originally comprising 2892 square yards per documents of title including the revenue administrated 2892 square yards (subsequently with equivalent to 248597 sq. mts. as per extent of Survey Register for the Town and Country Municipal Corporation of Greater Mumbai for Street layout extent and presently administered by the Town and Country Municipal Corporation of Greater Mumbai Old No. 20 New, Kurla West, Mumbai - 400050. Street No. 99, Avenue Ring and being at Newspaper Street, Malabar Hill, Mumbai - 400006.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power for the limited purpose of signing, executing, verifying, confirming, endorsing, making, receiving and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, signed and executed by them in favour of Mr. Sushil Palta, Mr. Ramesh P. Lalsani, Mr. Tilalal Mithani, Mr. Manish Sankar, Mr. Krishna Prasad and Mr. Akash Jaiswal - Authorized Officials of the Company.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power for the limited purpose of signing, executing, verifying, confirming, endorsing, making, receiving and registration of the Agreements for Sale, deeds, documents, Sale Deed and/or any other documents in respect of flats, units, premises as mentioned below:

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited

Mahesh Iyer
Director
DIN: 01575767

Regd. Office: Runwal & Omkar Empress, 5th Flr., Opp. San Chembhushik Signal, Sewri, Mumbai - 400 022
Tel: +91 22 - 6113 3000 - Fax: +91 22 - 2429 3745 - E: corporates@runwal.com - www.runwal.com
CIN: U71100 MH 1997 PTC 046631

RUNWAL DEVELOPERS PVT. LTD.

2022
90920776
2022

Ref: Q4116(CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MR. SUDHA KAO AND MR. RAVI SHARMA FOR THE PROJECT 'ORCHID RESIDENCY'

"RESOLVED THAT Mr. Sudha Rao and Mr. Ravi Sharma - Directors of the Company, be and are hereby severally authorized to act on behalf of the Company to sign, execute, verify, confirm, endorse, make, receive, accept and register the Agreements for Sale, deeds, if any, and other documents in respect of flats, units, premises which are being developed/constructed by the company on the property and/or any amount facility therefor/for declaration of indemnity etc. with respect to the property as mentioned below:

All the piece and parcel of the held land situated at 140, 141 Malabar Slusher Marg, Ghalaqpur (W), Mumbai - 400 086, in the Ghalaqpur area, within the limits of the Municipal Corporation of Greater Mumbai, Village Ghalaqpur, Taluka Kurla of the Mumbai Suburban District, Registration District Central 2280/81 square meters or thereabout with present built up area of 4,89,275 sq. ft. and bearing: Survey No. 106, 107, 108, 109, and 110;

Over towards the North: Partly by a Malabar Slusher Marg, Ghalaqpur (W), Mumbai - 400 086, and partly by land bearing Survey No. 106, 107, 108, and 109;

Over towards the East: Part of the property bearing CIS No. 146, 107, 109;

Over towards the South: Ghalaqpur Industrial Estate;

Over towards the West: Ghalaqpur Industrial Estate.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power for the limited purpose of signing, executing, verifying, confirming, endorsing, making, receiving and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, signed and executed by them in favour of Mr. Sushil Palta, Mr. Ramesh P. Lalsani, Mr. Tilalal Mithani, Mr. Manish Sankar, Mr. Krishna Prasad and Mr. Akash Jaiswal - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited

Mahesh Iyer
Director
DIN: 01575767

Regd. Office: Runwal & Omkar Empress, 5th Flr., Opp. San Chembhushik Signal, Sewri, Mumbai - 400 022
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CIN: U71100 MH 1997 PTC 046631

RUNWAL DEVELOPERS PVT. LTD.

2022
90920776
2022

Ref: Q4116(CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MR. YOGESH BAGRECHA, MR. ROCHELLE CHATTERJEE, MR. R.S.A. MOHAN, MR. SHOUBHA MALAKAR, MR. PUSHPA LATHA V. M., MS. SUMAN NAIR, MS. MONA GUPTA AND MR. DEEPAK SHAH FOR THE PROJECT 'ORCHID RESIDENCY'

"RESOLVED THAT Mr. Yogesh Bagrecha, Mr. Rochelle Chatterjee, Mr. R.S.A. Mohan, Mr. Shobha Malakar, Mr. Pooja Latha V. M., Suman Nair, Mr. Mona Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to act on behalf of the Company to sign, execute, verify, confirm, endorse, make, receive, accept and register the Agreements for Sale, deeds, if any, and other documents in respect of flats, units, premises which are being developed/constructed by the company on the property and/or any amount facility therefor/for declaration of indemnity etc. with respect to the property as mentioned below:

All the piece and parcel of the held land situated at 140, 141 Malabar Slusher Marg, Ghalaqpur (W), Mumbai - 400 086, in the Ghalaqpur area, within the limits of the Municipal Corporation of Greater Mumbai, Village Ghalaqpur, Taluka Kurla of the Mumbai Suburban District, Registration District Central 2280/81 square meters or thereabout with present built up area of 4,89,275 sq. ft. and bearing: Survey No. 106, 107, 108, 109, and 110;

Over towards the North: Partly by a Malabar Slusher Marg, Ghalaqpur (W), Mumbai - 400 086, and partly by land bearing Survey No. 106, 107, 108, and 109;

Over towards the East: Part of the property bearing CIS No. 146, 107, 109;

Over towards the South: Ghalaqpur Industrial Estate;

Over towards the West: Ghalaqpur Industrial Estate.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power for the limited purpose of signing, executing, verifying, confirming, endorsing, making, receiving and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, signed and executed by them in favour of Mr. Sushil Palta, Mr. Ramesh P. Lalsani, Mr. Tilalal Mithani, Mr. Manish Sankar, Mr. Krishna Prasad and Mr. Akash Jaiswal - Authorized Officials of the Company.

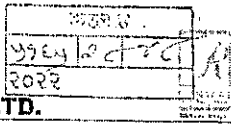
RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited

Mahesh Iyer
Director
DIN: 01575767

Regd. Office: Runwal & Omkar Empress, 5th Flr., Opp. San Chembhushik Signal, Sewri, Mumbai - 400 022
Tel: +91 22 - 6113 3000 - Fax: +91 22 - 2429 3745 - E: corporates@runwal.com - www.runwal.com
CIN: U71100 MH 1997 PTC 046631

RUNWAL DEVELOPERS PVT. LTD.



Ref: Q4121C1

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED.

AUTHORITY TO MS. SUNITA RAO AND MR. RAVI SHARMA FOR THE PROJECT "RUNWAL TIMELISS"

"RESOLVED THAT Ms. Sunita Rao and Mr. Ravi Sharma - Directors of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, Leave and license agreement etc. and any deed documents subsequent thereto, which may be necessary from time to time in respect of flats, units, premises which are being developed/constructed by the company or its agents, and/or any amount payable by TDR, affidavits, declaration, indemnity etc. with respect to the property as mentioned below:

All that piece and parcel of land measuring 11,750.11 square meters along with map/plan/plot addressing 500 adjoining to 12/170 (Haque) meters, bearing C.S. No. 4 (Part 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100) of the Salt Pan Division, Situated at Pratiksha Nagar, Shantri Nagar, District - Thane, Mumbai, and bounded as follows:

- On or towards East : By Pratiksha Nagar Depot Road,
- On or towards West : By Shantri Nagar B Division,
- On or towards North : By SHANTRI B-Division and
- On or towards South : By Mosewadi.



RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramash P. Lunkadi, Mr. Dinesh Mhatre, Mr. Tripathi K. Mr. Manish Sawlani, Mr. Krishna Parpiani and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power in favour of Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A. Mohan, Ms. Shobha Malakar, Ms. Pooja Latha V, Ms. Sweena Nair, Ms. Monica Gupte and Mr. Deepak Shub - Authorized Officials of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents, Sale Deed and/or any deed documents subsequent thereto as above mentioned.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A. Mohan, Ms. Shobha Malakar, Ms. Pooja Latha V, Ms. Sweena Nair, Ms. Monica Gupte and Mr. Deepak Shub - Authorized Officials of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents, Sale Deed and/or any deed documents subsequent thereto as above mentioned.

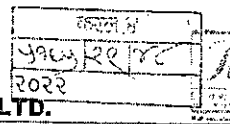
RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited

Manish Iyer
Director
DIN: 01537787

Regd. Office : Runwal & Omkar Esquire, 5th Fl., Opp. Sion Churnambhaji Signal, Sion (E), Mumbai - 400 022.
Tel. : +91 - 22 - 6113 3000 - Fax : +91 - 22 - 2409 3749 - E : corporate@runwal.com - www.runwal.com
CIN : U 70100 MH 1988 PTC 046631

RUNWAL DEVELOPERS PVT. LTD.



Ref: Q41001C1

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED.

AUTHORITY TO MR. YOGESH BAGRECHA, MS. ROCHELLE CHATTERJEE, MR. R.S.A. MOHAN, MS. SHOBHA MALAKAR, MS. POOJA LATHA V, MS. SWEENA NAIR, MS. MONICA GUPTA AND MR. DEEPAK SHUB FOR THE PROJECT "RUNWAL TIMELISS"

"RESOLVED THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A. Mohan, Ms. Shobha Malakar, Ms. Pooja Latha V, Ms. Sweena Nair, Ms. Monica Gupte and Mr. Deepak Shub - Authorized Officials of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, Leave and license agreement etc. and/or any deed documents subsequent thereto, which may be necessary from time to time in respect of flats, units, premises which are being developed/constructed by the company or its agents, and/or any amount payable by TDR, affidavits, declaration, indemnity etc. with respect to the property as mentioned below:

- On or towards East : By Pratiksha Nagar Depot Road;
- On or towards West : By Shantri Nagar B Division;
- On or towards North : By MHADA B-Division and
- On or towards South : By Mosewadi.



All that piece and parcel of land measuring 11,750.11 square meters along with map/plan/plot addressing 500 adjoining to 12/170 (Haque) meters, bearing C.S. No. 4 (Part 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100) of the Salt Pan Division, Situated at Pratiksha Nagar, Shantri Nagar, District - Thane, Mumbai, and bounded as follows:

- On or towards East : By Pratiksha Nagar Depot Road;
- On or towards West : By Shantri Nagar B Division;
- On or towards North : By MHADA B-Division and
- On or towards South : By Mosewadi.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramash P. Lunkadi, Mr. Dinesh Mhatre, Mr. Tripathi K. Mr. Manish Sawlani, Mr. Krishna Parpiani and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited

Manish Iyer
Director
DIN: 01537787

Regd. Office : Runwal & Omkar Esquire, 5th Fl., Opp. Sion Churnambhaji Signal, Sion (E), Mumbai - 400 022.
Tel. : +91 - 22 - 6113 3000 - Fax : +91 - 22 - 2409 3749 - E : corporate@runwal.com - www.runwal.com
CIN : U 70100 MH 1988 PTC 046631

RUNWAL DEVELOPERS PVT. LTD.

Ref: Q4121C1

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 18 MARCH 2022 AS APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED.

AUTHORITY TO MS. SUNITA RAO AND MR. RAVI SHARMA FOR THE PROJECT "SILVERADO AT D. N. NAGAR"

"RESOLVED THAT Ms. Sunita Rao and Mr. Ravi Sharma - Directors of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, Leave and license agreement etc. and/or any deed documents subsequent thereto, which may be necessary from time to time in respect of flats, units, premises which are being developed/constructed by the company on the property and/or any amount payable by TDR, affidavits, declaration, indemnity etc. with respect to the properties as mentioned below:

I. All that piece and parcel of land measuring approximately 839.53 square meters bearing Survey No. 106-A and CTS No. 195 (part) of village & Taluka Andheri, Mumbai Suburban District, situated at D. N. Nagar, Mumbai 400 054

- On and towards the North : By Building No.02
- On and towards the South : By Building No.06
- On and towards the West : By 483 feet road
- On and towards the East : By Building No.03



H. All that piece and parcel of land measuring approximately 1070.03 square meters bearing Survey No. 106-A and CTS No. 195 (part) of village & Taluka Andheri, Mumbai Suburban District, situated at D. N. Nagar, Mumbai 400 054

- On and towards the North : By 12.20 square meters wide road
- On and towards the South : By Building No.04
- On and towards the West : By 12.20 square meters wide road
- On and towards the East : By Building No.01

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramash P. Lunkadi, Mr. Dinesh Mhatre, Mr. Tripathi K. Mr. Manish Sawlani, Mr. Krishna Parpiani and Mr. Akash Jajodia - Authorized Officials of the Company.

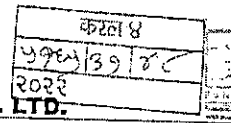
RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power in favour of Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A. Mohan, Ms. Shobha Malakar, Ms. Pooja Latha V, Ms. Sweena Nair, Ms. Monica Gupte and Mr. Deepak Shub - Authorized Officials of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents, Sale Deed and/or any deed documents subsequent thereto as above mentioned.

for Runwal Developers Private Limited

Manish Iyer
Director
DIN: 01537787

Regd. Office : Runwal & Omkar Esquire, 5th Fl., Opp. Sion Churnambhaji Signal, Sion (E), Mumbai - 400 022.
Tel. : +91 - 22 - 6113 3000 - Fax : +91 - 22 - 2409 3749 - E : corporate@runwal.com - www.runwal.com
CIN : U 70100 MH 1988 PTC 046631

RUNWAL DEVELOPERS PVT. LTD.



deeds, documents, Sale Deed and/or any deed documents subsequent thereto as above mentioned.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A. Mohan, Ms. Shobha Malakar, Ms. Pooja Latha V, Ms. Sweena Nair, Ms. Monica Gupte and Mr. Deepak Shub - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power for limited purpose of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramash P. Lunkadi, Mr. Dinesh Mhatre, Mr. Tripathi K. Mr. Manish Sawlani, Mr. Krishna Parpiani and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited

Manish Iyer
Director
DIN: 01537787



Regd. Office : Runwal & Omkar Esquire, 5th Fl., Opp. Sion Churnambhaji Signal, Sion (E), Mumbai - 400 022.
Tel. : +91 - 22 - 6113 3000 - Fax : +91 - 22 - 2409 3749 - E : corporate@runwal.com - www.runwal.com
CIN : U 70100 MH 1988 PTC 046631

RUNWAL DEVELOPERS PVT. LTD.

Ref: Q4122 (C3)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 19 MARCH 2022 AS APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MR. YOGESH BAGRECHA, MS. ROCHELLE CHATTERJEE, MR. R.S.A MOHAN, MS. SHOBHA MAIKAR, MS. PUSHPA LATHA V, MS. SWEENA NAIR, MS. MONICA GUPTA AND MR. DEEPAK SHAH FOR THE PROJECT SITUATED AT D. N. NAGAR

*RESOLVED THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Maikar, Ms. Puspha Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and licence agreement etc. and any deed/document's subsequent thereto, which may be necessary from time to time in respect of flats/units/premises which are being developed/constructed by the company on the property and/or any amenity/facility/TDR/affidavit/declaration/indemnity etc. with respect thereto as mentioned below:

I. All that pieces and parcel of land measuring approximately 689.53 square meters (689.53 square meters as per lease deed and 382.52 square meters additional land bearing Survey No. 106-A and CTS No. 195 (part) of village & Taluka Andheri, Mumbai Suburban District, situate at D. N. Nagar, Mumbai 400 053.

- On and towards the North : By Building No.02
- On and towards the South : By Building No.06
- On and towards the West : By 30 feet road
- On and towards the East : By Building No.03

II. All that pieces and parcel of land measuring approximately 1070.05 square meters (687.23 square meters as per lease deed and 382.82 square meters additional land bearing Survey No. 106-A and CTS No. 195 (part) of village & Taluka Andheri, Mumbai Suburban District, situate at D. N. Nagar, Mumbai 400 053.

- On and towards the North : By 12.20 square meters wide road
- On and towards the South : By Building No.04
- On and towards the West : By 12.20 square meters wide road
- On and towards the East : By Building No.01

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Maikar, Mr. Puspha Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power only for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Patil, Mr. Ramesh P. Lunkad, Mr. Dinesh Mahare, Mr. Tripant K. Mr. Manish Sawant, Ms. Kishita Paripant and Mr. Aakash Jaiswal - Authorized Officials of the Company.

Regd. Office : Runwal & Orkar Esplanade, 5th Fl., Opp. Sun Chandra Hotel Signal, Sun EL, Mumbai - 400 022
Tel : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2409 3749 • E: corporate@runwal.com • www.runwal.com
CIN : U 70100 MH 1958 PTC 046631

RUNWAL DEVELOPERS PVT. LTD.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required.

For Runwal Developers Private Limited

Mahesh Iyer
Mahesh Iyer
Director
DIN: 01127787



Regd. Office : Runwal & Orkar Esplanade, 5th Fl., Opp. Sun Chandra Hotel Signal, Sun EL, Mumbai - 400 022
Tel : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2409 3749 • E: corporate@runwal.com • www.runwal.com
CIN : U 70100 MH 1958 PTC 046631

RUNWAL DEVELOPERS PVT. LTD.

Ref: Q4122 (C3)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 19 MARCH 2022 AS APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MR. YOGESH BAGRECHA, MS. ROCHELLE CHATTERJEE, MR. R.S.A MOHAN, MS. SHOBHA MAIKAR, MS. PUSHPA LATHA V, MS. SWEENA NAIR, MS. MONICA GUPTA AND MR. DEEPAK SHAH FOR THE PROJECT SITUATED AT D. N. NAGAR

*RESOLVED THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Maikar, Ms. Puspha Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and licence agreement etc. and any deed/document's subsequent thereto, which may be necessary from time to time in respect of flats/units/premises which are being developed/constructed by the company on the property and/or any amenity/facility/TDR/affidavit/declaration/indemnity etc. with respect thereto as mentioned below:

I. All that pieces and parcel of land measuring approximately 689.53 square meters (687.23 square meters as per lease deed and 382.52 square meters additional land bearing Survey No. 106-A and CTS No. 195 (part) of village & Taluka Andheri, Mumbai Suburban District, situate at D. N. Nagar, Mumbai 400 053.

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- On and towards the South : By Building No.06
- On and towards the West : By 30 feet road
- On and towards the East : By Building No.03

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- On and towards the North : By 12.20 square meters wide road
- On and towards the South : By Building No.04
- On and towards the West : By 12.20 square meters wide road
- On and towards the East : By Building No.01

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Maikar, Ms. Puspha Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power only for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Patil, Mr. Ramesh P. Lunkad, Mr. Dinesh Mahare, Mr. Tripant K. Mr. Manish Sawant, Ms. Kishita Paripant and Mr. Aakash Jaiswal - Authorized Officials of the Company.

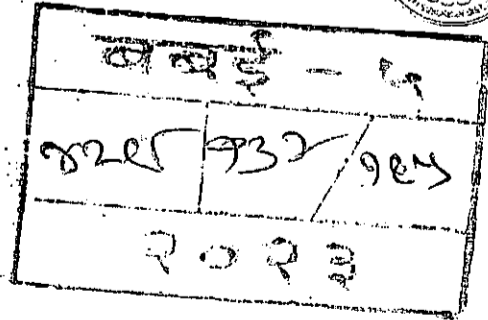
Regd. Office : Runwal & Orkar Esplanade, 5th Fl., Opp. Sun Chandra Hotel Signal, Sun EL, Mumbai - 400 022
Tel : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2409 3749 • E: corporate@runwal.com • www.runwal.com
CIN : U 70100 MH 1958 PTC 046631

RUNWAL DEVELOPERS PVT. LTD.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required.

For Runwal Developers Private Limited

Mahesh Iyer
Mahesh Iyer
Director
DIN: 01127787



Regd. Office : Runwal & Orkar Esplanade, 5th Fl., Opp. Sun Chandra Hotel Signal, Sun EL, Mumbai - 400 022
Tel : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2409 3749 • E: corporate@runwal.com • www.runwal.com
CIN : U 70100 MH 1958 PTC 046631

10235
MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD.

BILL OF SUPPLY FOR THE MONTH OF APR 2021

करल ४
५९८५/३९/२८
२०२२

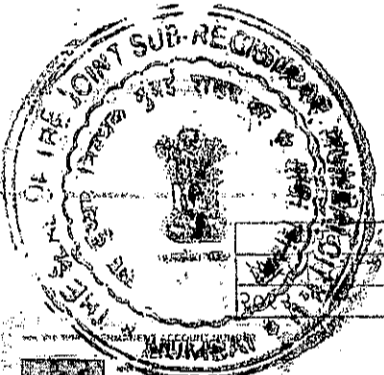
THANE URBAN CIRCLE 530 MAULUND DIVSN SGA A PACHRAGATA SUB DIVN 74
Consumer No: 000016002990 RUNDV
Customer Name: M/S RUNWAL DEVELOPERS PVT LTD.
Address: C 13, NO 60 STOT, MUNICIPALITY WARD T,
NEAR MAULUND CHECKNAKA.

Group: MAULUND (V) (ST DWN) Ph Code: 403303
Bill Date: 01/04/2021
Due Date: 28/04/2021
Meter No: 005 - K1008115
Category: COMMERCIAL
Supply at: HT
Billing Cycle: 12/15/15/02
Meter Reading: 125 19.2

Table with columns: Bill Month, Meter, Bill Amount, and other details. Includes a 'CUSTOMER CARE Toll Free No.' section.

TERMS AND CONDITIONS
1. This bill is subject to the Maharashtra Electricity Regulation Act, 1956 and the Maharashtra Electricity Distribution Code, 1956.
2. The consumer shall be liable to pay the bill within the stipulated time.
3. The consumer shall be liable to pay the bill in full at the time of payment.
4. The consumer shall be liable to pay the bill in full at the time of payment.

Important Message
1. The consumer shall be liable to pay the bill within the stipulated time.
2. The consumer shall be liable to pay the bill in full at the time of payment.



SHOSHILA SAIKAR
VISHNU SHANKAR TAYSHETE
06-02-1970

SWATI NAIR
M R NAIR
ADSPH1222



करल ४
५९८५/३९/२८
२०२२

आयकर विभाग
INCOME TAX DEPARTMENT
GOVT OF INDIA
RUNWAL DEVELOPERS PRIVATE LIMITED
2203/1988
AAACR0185J

आयकर विभाग
INCOME TAX DEPARTMENT
GOVT OF INDIA
SUJATA SATISH RAO
PURUSHOTTAM SHESAPA KUCKIAN
2505/1977
AGZPK633L

आयकर विभाग
INCOME TAX DEPARTMENT
GOVT OF INDIA
YOGESH S DAGRECHIA
JAVEDILAL SESHMAL DAGRECHIA
0103/1979
AENPB0351E

आयकर विभाग
INCOME TAX DEPARTMENT
GOVT OF INDIA
YOGESH S DAGRECHIA
JAVEDILAL SESHMAL DAGRECHIA
0103/1979
AENPB0351E

करल ४
५९८५/३९/२८
२०२२

आयकर विभाग
INCOME TAX DEPARTMENT
GOVT OF INDIA
PUSHPA LATHA V
ANURAGAN KUTTY MENON
2009/1982
ADZPV0251G

आयकर विभाग
INCOME TAX DEPARTMENT
GOVT OF INDIA
PUSHPA LATHA V
ANURAGAN KUTTY MENON
2009/1982
ADZPV0251G

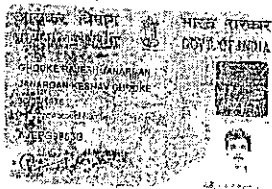
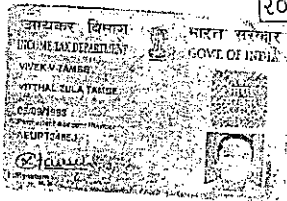
आयकर विभाग
INCOME TAX DEPARTMENT
GOVT OF INDIA
MONICA PRAKASH GUPTA
PRAKASH GOPAL GUPTA
1407/1976
AHRB03424A

बवई
0508/1974
934/984

आयकर विभाग
INCOME TAX DEPARTMENT
GOVT OF INDIA
DEEPAK SHAI
DHEEMANSHU SHAI
1802/1981
AHRB03424A

करल ४
५९८५/७३/७२
२०२२

करल ४
५९८५/७३/७२
२०२२



CHALLAN
MTR Form Number-6

करल ४
५९८५/७३/७२
२०२२

करल ४
५९८५/७३/७२
२०२२

QRN: 1319144532221221	BARCODE: 11111111111111111111111111111111	Date: 11/03/2022 15:59:44	Form ID: 487
Department: Inspector General of Registration		Payment Details	
Stamp Duty	TAX ID / TAN (if Any)		
Type of Payment: Registration Fee	PAN (if Applicable): AAKR0005		
Office Name: MRL-JT SUB REGISTRAR MUMBAI-401	Full Name: RUIWAL DEVELOPERS PRIVATE LIMITED		
Location: MUMBAI	Flat/Block No.: GTS 'D' WING, SPART, (SPART) AND		
Year: 2021-2022 Old Time	Project/Building: SPART		
Account Head Details		Amount in Rs.	
Stamp Duty: 106.00	Plan/Street: PUNJABI BAZAR, WEST		
Registration Fee: 100.00	Area/Locality: PUNJABI		
	Town/City/District: MUMBAI		
	Pin: 401004		
	Remarks (if Any):		
	Soc. reg/Pan/Cane: RUIWAL DEVELOPERS PRIVATE LIMITED		
	Amount in Six Month Return City:		
Total: 606.00	Words:		
Payment Details: STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque/DD Details		Bank CNR: 553005027043400000	Ref. No: 0907542906
Challan/DD No.:	Bank Date: FEB/2022	Bank Date: 11/03/2022	15:59:44
Name of Bank:	Branch Name:	STATE BANK OF INDIA	
Name of Branch:	Branch No. / Date:	MUMBAI SOUTH WEST	

QRN: 1319144532221221 Amount: 606.00 Bank: STATE BANK OF INDIA Date: 11/03/2022 15:59:44



करल ४
५९८५/७३/७२
२०२२

Sr. No.	Remarks	Debitment No.	Debitment Date	User Id	Debitment Amount
1	105/2018/165	00070104402122	11/03/2022 15:59:44	4519001	106.00

करल ४
५९६५ ४४ ४
२०२२

करल ४
५९६५ ४४ ४
२०२२

Document Handling Charges
Inspector General Registration & Stamps

Receipt of Document Handling Charges

PRN: 1103202209461 | Receipt Date: 12/03/2022

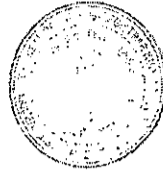
Received from **Sumal Developers Pvt Ltd**, Mobile number 0168025670, an amount of Rs.960/-, towards Document Handling Charges for the Document to be registered on Document No. 5165 dated 11/03/2022 at the Sub Registrar office Joint S.R. Kuria 4 of the District Mumbai Sub-urban District.

DEFACED
₹. 960
DEFACED

Payment Details

Bank Name: SBI	Payment Date: 11/03/2022
Bank CIN: 10004152022031107889	REF No: 207013736029
Deface No: 1103202209461D	Deface Date: 11/03/2022

This is computer generated receipt, hence no signature is obtained



Summary 1 (Dastgoshwari bhag 1)

3915165
मुद्रणक्रमांक: 11 मार्च 2022 5:50 म.न.

दस्तावेज क्रमांक: करल ४/५१६५/२०२२

वापर भुवद: रु. 01/-
भरलेले मुद्रण शुल्क: रु. 960/-

दस्तावेज क्रमांक: करल ४/५१६५/२०२२

वस्तु	मात्रा	दर	एवम
पदावली 5524	पाहणी दिवस: 11-03-2022		
वापरकर्त्याच्या नावा रजिस्ट्रार देवदस्तपत्र प्राप्त. या संवादाक मुद्रण शुल्क राव.			
मोदणी फी		₹. 100.00	
दस्तावेज पाहणी फी		₹. 960.00	
मुद्रणी शुल्क: 14			
एवम			1060.00

दस्तावेज क्रमांक: करल ४/५१६५/२०२२

वापर भुवद: रु. 01/-

भरलेले मुद्रण शुल्क: रु. 960/-

दस्तावेज क्रमांक: करल ४/५१६५/२०२२

वापर भुवद: रु. 01/-

भरलेले मुद्रण शुल्क: रु. 960/-

Summary 2

3915165
मुद्रणक्रमांक: 11 मार्च 2022 5:50 म.न.

दस्तावेज क्रमांक: करल ४/५१६५/२०२२

वापर भुवद: रु. 01/-

भरलेले मुद्रण शुल्क: रु. 960/-

दस्तावेज क्रमांक: करल ४/५१६५/२०२२

वापर भुवद: रु. 01/-

भरलेले मुद्रण शुल्क: रु. 960/-

क्र.सं.	वस्तु	मात्रा	दर	एवम
1	पदावली 5524	पाहणी दिवस: 11-03-2022		
2	वापरकर्त्याच्या नावा रजिस्ट्रार देवदस्तपत्र प्राप्त. या संवादाक मुद्रण शुल्क राव.			
3	मोदणी फी		₹. 100.00	
4	दस्तावेज पाहणी फी		₹. 960.00	
5	मुद्रणी शुल्क: 14			
6	एवम			1060.00

दस्तावेज क्रमांक: करल ४/५१६५/२०२२

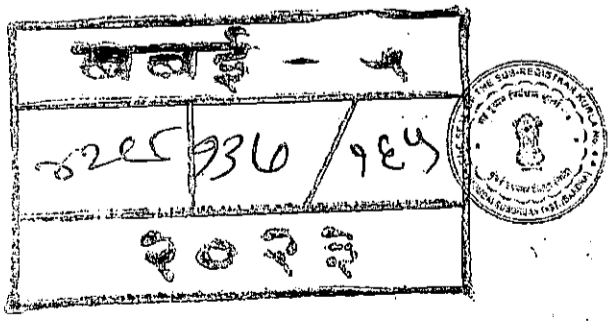
वापर भुवद: रु. 01/-

भरलेले मुद्रण शुल्क: रु. 960/-

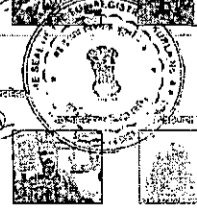
दस्तावेज क्रमांक: करल ४/५१६५/२०२२

वापर भुवद: रु. 01/-

भरलेले मुद्रण शुल्क: रु. 960/-

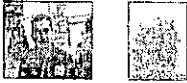


http://10.10.246.39/MurathiReports/HTMLreports/hmdastGoshwari.aspx?cross=Cx965... 3/11/2022



3/11/22, 6:01 PM
 2 184: (रिजिस्ट्रार) ...
 20-42
 एच.एस.
 रि-कॉड: 400066

Summary 2



निष्ठा ज.प. की सेवा: 11/03/2022 06: 03 : 52 PM

सब दुर्भाग्यपूर्ण

Payment Details

Sl. No.	Purchaser	Type	Verification no./Vendor	GRN/License	Amount	Used At	Defence Number	Defence Date
1	REUNAL DEVELOPERS PRIVATE LIMITED	eChallan	1000303022031102352	MH014456333202122P	500.00	SB	0007013041202122	11/03/2022
2	REUNAL DEVELOPERS PRIVATE LIMITED	eChallan		MH014456333202122P	100	RF	0007013044202122	11/03/2022
3		DHC		1103202209463	960	RF	1103202209461D	11/03/2022

[SB: Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charges]

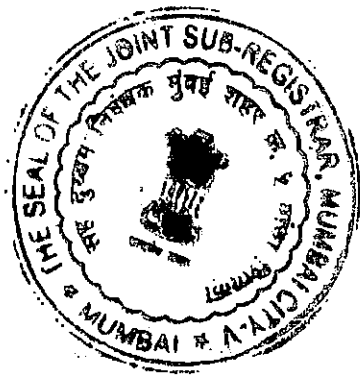
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From Tax & Rights in Registration
 1. Stamp Duty Document for completed through the online (4 steps on a single printout after stamping).
 2. The stamp document is after registration.
 For feedback, please write to us at feedback@maharajasthan.gov.in

करल ४	
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प्रमाणित दस्तावेज आहे की या वस्तुसमूह
 करल ४/५१६५/२०००
 करल ४/५१६५/२०००
 प्रमाणित करल ४ व प्रमाणित करल ४
 दिनांक १२/०३/२०२२

रिजिस्ट्रार
 एच.एस.
 मुंबई नगर पिका



वर्क - ५	
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things under the said power in respect of the said Land and said flat/units/shops/offices/premises to be developed and/or constructed on the said Lands, as stated therein. Under the said power, we are entitled to substitute the power in favour of (1) Mr. Sudhir Palav, (2) Mr. Ramesh P. Lunkad (3) Mr. Dinesh Mhatre (4) Mr. Tripathi K (5) Mr. Manish Sawlani (6) Ms. Krishna Parplani and (7) Aakash Jajodia jointly and/or severally for the limited purpose of lodging, admitting and registering the Deeds/Documents duly signed and executed

Jajodia the employees of the Company, all adults, Indian Inhabitants, presently having their office at R-Mall, bearing C.T.S No. 639/1 to 7, Municipal ward T, Near Mulund Checknaka, LBS Marg, Mulund-West, Mumbai - 400 080 and registered office at Runwal & Omkar Esquare, 5th Floor, Opp. Sion Chunabhatti Signal, Sion (E), Mumbai - 400 022 to be our true and lawful attorney to act and perform on our behalf to lodge, admit and register the said Deeds/Documents with respect to flat/unit/shop/office/premises and/or the lands on which the said flats/units shop/office/premises are developed and/or are being constructed and/or amenities/facilities with respect thereto as mentioned hereinabove duly signed and executed by us and also to complete all other formalities, as may be required from time to time in respect of the said Deeds/Documents. Our Attorney holders have full power to do and execute the following acts, deeds and things and that they have agreed to do.

(iv) Due to job pre-occupation in business and due to personal commitments, we, the Directors of the Company Ms. Sujata Rao and Mr. Ravi Sharma and the Attorneys (1) Yogesh Bagrecha (2) Ms. Shobha Malkar (3) Ms. Sweena Nair (4) Ms. Rochelle Chatterjee (5) Mr. Deepak Shah (6) Mr. Mohan Raghavan (7) Ms. Pushpa Latha V. and (8) Ms. Monica Gupte are not in position to personally visit the respective offices of Sub-Registrar/s for registering and/or complying the required formalities of the said Deeds/Documents and completing the transaction.

(v) Therefore, we the Directors of the Company Ms. Sujata Rao and Mr. Ravi Sharma and the Attorneys (1) Yogesh Bagrecha (2) Ms. Shobha Malkar (3) Ms. Sweena Nair (4) Ms. Rochelle Chatterjee (5) Mr. Deepak Shah (6) Mr. Mohan Raghavan (7) Ms. Pushpa Latha V. and (8) Ms. Monica Gupte do hereby appoint, nominate and constitute jointly and/or severally (1) Mr. Sudhir Palav, (2) Mr. Ramesh P. Lunkad (3) Mr. Dinesh Mhatre (4) Mr. Tripathi K (5) Mr. Manish Sawlani (6) Ms. Krishna Parplani and (7) Aakash

NOW KNOW YOU ALL AND THESE PRESENTS WITNESSES that I/We, the Director/s of the Company Ms. Sujata Rao and Mr. Ravi Sharma, and the Attorneys (1) Yogesh Bagrecha (2) Ms. Shobha Malkar (3) Ms. Sweena Nair (4) Ms. Rochelle Chatterjee (5) Mr. Deepak Shah (6) Mr. Mohan Raghavan (7) Ms. Pushpa Latha V. and (8) Ms. Monica Gupte the authorized signatories of Runwal Developers Pvt. Ltd, do hereby jointly and severally appoint, nominate and constitute (1) Mr. Sudhir Palav, (2) Mr. Ramesh P. Lunkad (3) Mr. Dinesh Mhatre (4) Mr. Tripathi K (5) Mr. Manish Sawlani and (6) Ms. Krishna Parplani (7) Aakash Jajodia to be our true and lawful attorneys to do all acts, deeds, matter and things in the respect of the said



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2022

Nos. 884A, 884B, and 884C containing by admeasurements 25,425 sq. mtrs equivalent to 30,407 sq. yards.

flats/units/shop/office/premises developed/constructed on the said Lands and to the lands more particularly described in the Schedule I, II, III, IV, V, VI, VII, VIII, IX & X as stated hereunder.

SCHEDULE - II OF THE PROPERTY AS ABOVE REFERRED TO

All that piece and parcel of layout Sub-Plot 'D' forming part of C.T.S. No.692, admeasuring about 1949.77 sq.mtrs, forming portion of the plot of land being lying and situated at Village Kulkalyan, Near Vakola Bridge, Santacruz (E), Mumbai - 400 054 within the Registration Sub-District of Andheri and District Mumbai Suburban.

SCHEDULE - III OF THE PROPERTY AS ABOVE REFERRED TO

pieces or parcels of land bearing Survey No. 41 (Part) and New C.T.S. No.620 of Village Oshiwara, admeasuring 25,643.74 square yards equivalent to 21023.37 square meters or thereabouts as per the city survey record and property card in Greater Mumbai within the Registration District and Sub-District of Mumbai City and Mumbai Suburban

SCHEDULE - IV OF THE PROPERTY AS ABOVE REFERRED TO

All that pieces or parcels of land or ground situate lying and being in the Village Mohli, Registration Sub-district of Bandra bearing Survey No. 19; Hissa No. 2(Pt), Survey No.52, Hissa No. 21(Pt), Survey No. 61, Hissa No. 3(Pt) and bearing CTS No. 684, 685-A, 687/1, 687/2, 687/3, 687/4, 687/5 and 687/6(p) in all admeasuring about 4539.5 Sq. meters. Lying and being at Ancheri Kuria Road, Mumbai 400072 in the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

1. To lodge and register and admit and acknowledge with the respective office of Sub- Registrar/s of Assurances the above said Deeds/Documents which may be necessary to execute from time to time in respect of flats/units/shops/offices/premises and the said Lands as mentioned hereinabove, which has been signed and executed by us in the respect of flats/units/shops/offices/premises, which are being developed/constructed on the said Lands and the said Lands more particularly described in the Schedule I, II, III, IV, V, VI, VII, VIII, IX & X herein under mentioned.

2. And also to do the general things and acts, which may be required from time to time in completing the transactions in all manner.

AND we do hereby agree and accept to carry on lawful acts, deeds, and things done by the said attorneys in pursuance of the powers contained. This power of attorney is irrevocable, and this power of attorney is valid for the period up to 31st May 2024.

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SCHEDULE - I OF THE PROPERTY AS ABOVE REFERRED TO

All that piece or parcel of land or ground situated lying and being on the Mumbai Agra Road in Greater Mumbai District and Sub-District Bandra Mumbai Suburban District being part of Survey Nos. 304, and 305 (part) bearing (old) City Survey Nos. 884 part, 884/1 to 884/7, 884/8(part), 884/9, 884/10 (part) and 885 (part) and now (new) C.T.S.

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करल ४
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SCHEDULE - V OF THE PROPERTY
AS ABOVE REFERRED TO

All that piece and parcel of land or ground situate lying and being in the, Lower Parel Division, at Haines Road, in the City and Registration Sub-District of Bombay Collector's New Nos. 12200 and 12182, Laughton's Survey Nos1/3139, 2/3139 and 1-2/3139 and Cadastral Survey No.2/136 of the Lower Parel Division in all admeasuring about 7394.06 sq.meters in the Registration District and Sub-District of Mumbai City and Mumbai Suburban.



SCHEDULE - VI OF THE PROPERTY
AS ABOVE REFERRED TO

All that piece or parcel of land containing by admeasurements an area of 8627.99 square meters bearing C. S. No. 662 of Parel-Sewree Division and registered in the Books of the Collector of Land Revenue under New No.14264, New Survey No. 3/2468 at Parel, situated G.D. Ambekar Road, within the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

SCHEDULE - VII OF THE PROPERTY
AS ABOVE REFERRED TO

All that piece and parcel of land bearing Cadastral Survey Nos. 233 of Malabar Hill and Cumballa Hill Division, the land admeasuring about 2387 sq. meters i.e. about 2855 sq. yards (as per documents of title including the portion admeasuring 404.44 sq. yards acquired by the Municipal Corporation of Greater Mumbai for street improvement) and balance admeasuring about 2450.56 sq. yards equivalent to 2048.97 sq. meters as per extract of the Survey Register for the Town and Island City of Bombay and registered in the books of the Collector of Land Revenue under Old No.30 New No. 16355 Old Survey No. 26 New Survey No. 7198 and assessed by the

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Slon situated at Pratiksha Nagar, Shastri Nagar, "C" Division, F/N Ward, Mumbai and bounded as follows:-

- On or towards East : by Pratiksha Nagar Depot Road;
- On or towards West : by Shastri Nagar B Division;
- On or towards North : by MHADA Buildings; and
- On or towards South : by Monorail.



SCHEDULE X OF THE PROPERTY
AS ABOVE REFERRED TO

I. All that pieces and parcel of land admeasuring approximately 889.53 square meters bearing Survey No.106-A and CTS No. 195 (part) of village & Taluka Andheri, Mumbai Suburban District, situate at D. N. Nagar, Mumbai 400 053.

- On and towards the North : By Building No.02
- On and towards the South : By Building No.06
- On and towards the West : By 40 feet road
- On and towards the East : By Building No.03

II. All that pieces and parcel of land admeasuring approximately 1070.05 square meters (687.53 square meters as per lease deed and 382.52 square meters additional land) bearing Survey No.106-A and CTS No. 195 (part) of village & Taluka Andheri, Mumbai Suburban District, situate at D. N. Nagar, Mumbai 400 053.

- On and towards the North : By 12.20 square meters wide road
- On and towards the South : By Building No.04
- On and towards the West : By 12.20 square meters wide road
- On and towards the East : By Building No.01

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करल ४
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Municipal Corporation of Greater Mumbai under D Ward No 3283, Street No. 91 situate lying and being at Nepean Sea Road, Mumbai.

SCHEDULE - VIII OF THE PROPERTY
AS ABOVE REFERRED TO

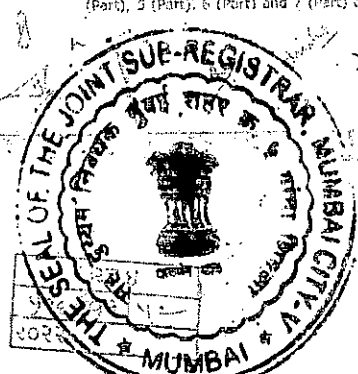
ALL THAT PIECE AND PARCEL OF FREE HOLD LAND situated at 1-16, Lal Bahadur Shastri Marg, Ghatkopar (W), Mumbai 400 086, in the Ghatkopar area, within the limits of the Municipal Corporation of Greater Mumbai, Village Ghatkopar, Taluka Kurla of the Mumbai Suburban District, Registration District containing by admeasuring 22986.80 square meters or thereabouts with potential built up area of 4,89,275 sq.ft. bearing S.No.146-B, City Survey No.165,165/1 to 23, and bounded:



- On or towards the North: Partly by a Nallah and beyond that by the property of Messrs. Godrej & Boyce and partly by a land bearing Survey Nos.145 and 143.
- On or towards the East: Part of the property bearing CTS No. 165, 166 1 to 23.
- On or towards the South: Ghatkopar Road and Bombay Textile Research Centre.
- On or towards the West: Ghatkopar Industrial Estate

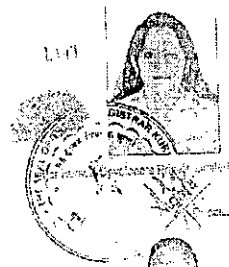
SCHEDULE IX OF THE PROPERTY
AS ABOVE REFERRED TO

All that piece and parcel of land admeasuring 11,730.11 square meters along with non-slum plot admeasuring 390 aggregating to 12,120.11 square meters, bearing C.S Nos. 4 (Part), 5 (Part), 6 (Part) and 7 (Part) of the Salt Pan Division,



IN WITNESS WHEREOF We have set and subscribed our hands to this Power of Attorney this 11th day of MAY, 2022.

SIGNED SEALED AND DELIVERED)
By the within named executed by)
Runwal Developers Private Limited)
through the hands of its Directors)
(1) Ms. Sujata Rao)



SIGNED SEALED AND DELIVERED)
By the within named executed by)
Runwal Developers Private Limited)



बबई - ५

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3) Mr. Yogesh Barecha
Authorized Signatory

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Shabha Malhotra
Authorized Signatory

(5) Ms. Sweena Nair
Authorized Signatory



करल ४
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(6) Ms. Rochelle Chatterjee
Authorized Signatory



(7) Mr. Deepak Shah
Authorized Signatory



(8) Mr. Mohan Raghavan
Authorized Signatory



(9) Ms. Pushpa Latha V.
Authorized Signatory



(10) Ms. Monica Gupte
Authorized Signatory

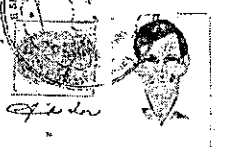


in the presence of

- 1.
- 2.

We accept and confirm

1. Runwal Developers Pvt. Ltd
through its employee
Mr. Sudhir Palav



2. Runwal Developers Pvt. Ltd
through its employee
Mr. Ramesh P. Lunkad



RUNWAL DEVELOPERS PVT. LTD.

Ref: Q1/11 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MS. SEJITA RAO AND MR. RAVI SHAMLA FOR THE PROJECT "RUNWAL ANTHELIUM" AND "RSOLARE"

"RESOLVED THAT Ms. Sejita Rao and Mr. Ravi Shamla - Directors of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and license agreements and any other documents subsequent thereto, which may be necessary from time to time in respect of said units/ premises which are being developed/ constructed by the company on the property mentioned below:

All that piece or parcel of land or ground situated lying and being on the Mumbai City District and Sub-District Bandra Mumbai Suburban District being part of Survey Nos. 304, 305 (part) bearing (old) City Survey Nos. 884 part, 884/1 to 884/7, 884-8(part), 884/9, 884/10 (part) and new (new) C.T.S. Nos. 884A, 884B and 884C containing by admeasurements equivalent to 70,407 sq. yards and 7,438.10 sq. mtrs equivalent to 8286 sq. yards.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and executing documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramesh P. Lunkad, Mr. Dinesh Mhatre, Mr. Tripathi K, Mr. Manish Sawlani, Mr. Krishna Parplani and Mr. Aakash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power in favour of Mr. Yogesh Bagrecha, Mr. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malakar, Ms. Pushpa Latha V, Ms. Sweena Nair, Ms. Monica Gupte and Mr. Deepak Shah - Authorized Officials of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents, Sale Deed and/or any other documents subsequent thereto as above mentioned.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malakar, Ms. Pushpa Latha V, Ms. Sweena Nair, Ms. Monica Gupte and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and executing documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramesh P. Lunkad, Mr. Dinesh Mhatre, Mr. Tripathi K, Mr. Manish Sawlani, Mr. Krishna Parplani and Mr. Aakash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited
Manish Gupte
Director
DIN: 01337787

Regd. Office : Runwal & Omkar Esplanade, 5th Fl., Opp. Sion Church, Sion (E), Mumbai - 400 022.
Tel : +91 - 22 - 6112 3000 • Fax : +91 - 22 - 2406 3743 • E - corp@runwal.com • www.runwal.com
CIN : U 70100 MH 1988 PTC 046531

करल ४
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3. Runwal Developers Pvt. Ltd
through its employee
Mr. Dinesh Mhatre



4. Runwal Developers Pvt. Ltd
through its employee
Mr. Tripathi K



5. Runwal Developers Pvt. Ltd
through its employee
Mr. Manish Sawlani



6. Runwal Developers Pvt. Ltd
through its employee
Ms. Krishna Parplani



7. Runwal Developers Pvt. Ltd.
through its employee
Mr. Aakash Jajodia



(Signature of Attorneys)

1) [Signature]
2) [Signature]

RUNWAL DEVELOPERS PVT. LTD.

Ref: Q1/12 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MR. YOGESH BAGRECHA, MS. ROCHELLE CHATTERJEE, MR. R.S.A MOHAN, MS. SHOBHA MALAKAR, MS. PUSHPA LATHA V, MS. SWEENA NAIR, MS. MONICA GUPTA AND MR. DEEPAK SHAH FOR THE PROJECT "RUNWAL ANTHELIUM" AND "RSOLARE"

"RESOLVED THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malakar, Ms. Pushpa Latha V, Ms. Sweena Nair, Ms. Monica Gupte and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and license agreements and any other documents subsequent thereto, which may be necessary from time to time in respect of said units/ premises which are being developed/ constructed by the company on the property mentioned below:

All that piece or parcel of land or ground situated lying and being on the Mumbai City District and Sub-District Bandra Mumbai Suburban District being part of Survey Nos. 304, 305 (part) bearing (old) City Survey Nos. 884 part, 884/1 to 884/7, 884-8(part), 884/9, 884/10 (part) and new (new) C.T.S. Nos. 884A, 884B and 884C containing by admeasurements 25,725 sq. mtrs equivalent to 30,407 sq. yards and 7,438.10 sq. mtrs equivalent to 8896 sq. yards.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malakar, Ms. Pushpa Latha V, Ms. Sweena Nair, Ms. Monica Gupte and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power only for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramesh P. Lunkad, Mr. Dinesh Mhatre, Mr. Tripathi K, Mr. Manish Sawlani, Mr. Krishna Parplani and Mr. Aakash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited

Manish Gupte
Director
DIN: 01337787

Regd. Office : Runwal & Omkar Esplanade, 5th Fl., Opp. Sion Church, Sion (E), Mumbai - 400 022.
Tel : +91 - 22 - 6112 3000 • Fax : +91 - 22 - 2406 3743 • E - corp@runwal.com • www.runwal.com
CIN : U 70100 MH 1988 PTC 046531

RUNWAL DEVELOPERS PVT. LTD.

Ref: Q4113 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED.

AUTHORITY TO MS. SUJATA RAO AND MR. RAVISHARMA FOR THE PROJECT "RUNWAL SYMPHONY"

"RESOLVED THAT Ms. Sujata Rao and Mr. Ravi Sharma - Directors of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, lease and licence agreement etc. and for any deed/document subsequent thereto, which may be necessary from time to time in respect of flats/units/premises which are being developed/constructed by the company on the property and/or any amenity/facility/ FDR/affiliated declaration/ indemnity etc. with respect to the property as mentioned below:

All that piece and parcel of layout Sub-plot 'D' forming part of CTS No.692, measuring 10000 sq.mts, forming portion of the plot of land being lying and situated at Villages Koldoba, near Vaidhyanagar bridge, Santacruz (E), Mumbai - 400 054 within the Registration Sub-District of Andheri District Mumbai Suburban.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power in favour of Mr. Yogesh Bagrecha, Mr. Rochelle Chatterjee, Mr. R.S.A Mohan, Mr. Shobha Mallik, Mr. Pushpa Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents, Sale Deed and/or any deed/document subsequent thereto as above mentioned.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power in favour of Mr. Yogesh Bagrecha, Mr. Rochelle Chatterjee, Mr. R.S.A Mohan, Mr. Shobha Mallik, Mr. Pushpa Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents, Sale Deed and/or any deed/document subsequent thereto as above mentioned.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Mr. Rochelle Chatterjee, Mr. R.S.A Mohan, Mr. Shobha Mallik, Mr. Pushpa Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, submitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palay, Mr. Ramesh P. Lunad, Mr. Dinesh Mhatre, Mr. Tripathi K. Mr. Manish Sawani, Ms. Krishna Paripani and Mr. Akash Jagtap - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited

Mahesh Tyer
Director
DIN: 01337787

Regd. Office : Runwal & Chokar Equestrian, 5th Flr., Opp. Shiv Chumbhathar Signal, Sion (E), Mumbai - 400 022
Tel. : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2400 3749 • E : corporate@runwal.com • www.runwal.com
CIN : U 70100 MH 1266 PTC 046231

RUNWAL DEVELOPERS PVT. LTD.

Ref: Q4114 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED.

AUTHORITY TO MR. YOGESH BAGRECHA, MS. ROCHELLE CHATTERJEE, MR. R.S.A MOHAN, MS. SHOBHA MALLIK, MS. PUSHPA LATHA V. MS. SWEENA NAIR, MS. MONICA GUPTA AND MR. DEEPAK SHAH FOR THE PROJECT "RUNWAL SYMPHONY"

"RESOLVED THAT Mr. Yogesh Bagrecha, Mr. Rochelle Chatterjee, Mr. R.S.A Mohan, Mr. Shobha Mallik, Mr. Pushpa Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, lease and licence agreement etc. and/or any deed/document subsequent thereto, which may be necessary from time to time in respect of flats/units/premises which are being developed/constructed by the company on the property and/or any amenity/facility/ FDR/affiliated declaration/ indemnity etc. with respect thereto as mentioned below:

All that piece and parcel of layout Sub-plot 'D' forming part of CTS No.692, measuring 10000 sq.mts, forming portion of the plot of land being lying and situated at Villages Koldoba, near Vaidhyanagar bridge, Santacruz (E), Mumbai - 400 054 within the Registration Sub-District of Andheri District Mumbai Suburban.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Mr. Rochelle Chatterjee, Mr. R.S.A Mohan, Mr. Shobha Mallik, Mr. Pushpa Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power only for limited purpose of lodging, submitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palay, Mr. Ramesh P. Lunad, Mr. Dinesh Mhatre, Mr. Tripathi K. Mr. Manish Sawani, Ms. Krishna Paripani and Mr. Akash Jagtap - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited

Mahesh Tyer
Director
DIN: 01337787

Regd. Office : Runwal & Chokar Equestrian, 5th Flr., Opp. Shiv Chumbhathar Signal, Sion (E), Mumbai - 400 022
Tel. : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2400 3749 • E : corporate@runwal.com • www.runwal.com
CIN : U 70100 MH 1266 PTC 046231

RUNWAL DEVELOPERS PVT. LTD.

Ref: Q4101 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED.

AUTHORITY TO MS. SUJATA RAO AND MR. RAVISHARMA FOR THE PROJECT "RUNWAL ELEGANTE"

"RESOLVED THAT Ms. Sujata Rao and Mr. Ravi Sharma - Directors of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, lease and licence agreement etc. and/or any deed/document subsequent thereto, which may be necessary from time to time in respect of flats/units/premises which are being developed/constructed by the company on the property and/or any amenity/facility/ FDR/affiliated declaration/ indemnity etc. with respect to the property thereto as mentioned below:

All that pieces or parcels of land bearing Survey No. 41 (Part) and New C.T.S. No. 420 of Village Oshiwara, measuring 23,143.71 square yards equivalent to 21,623.11 square meters or thereabouts as per the city survey record and property card in Greater Mumbai within the Registration District of Andheri District Mumbai City and Mumbai Suburban.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, submitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palay, Mr. Ramesh P. Lunad, Mr. Dinesh Mhatre, Mr. Tripathi K. Mr. Manish Sawani, Ms. Krishna Paripani and Mr. Akash Jagtap - Authorized Officials of the Company.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power in favour of Mr. Yogesh Bagrecha, Mr. Rochelle Chatterjee, Mr. R.S.A Mohan, Mr. Shobha Mallik, Mr. Pushpa Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents, Sale Deed and/or any deed/document subsequent thereto as above mentioned.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Mr. Rochelle Chatterjee, Mr. R.S.A Mohan, Mr. Shobha Mallik, Mr. Pushpa Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, submitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palay, Mr. Ramesh P. Lunad, Mr. Dinesh Mhatre, Mr. Tripathi K. Mr. Manish Sawani, Ms. Krishna Paripani and Mr. Akash Jagtap - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited

Mahesh Tyer
Director
DIN: 01337787

Regd. Office : Runwal & Chokar Equestrian, 5th Flr., Opp. Shiv Chumbhathar Signal, Sion (E), Mumbai - 400 022
Tel. : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2400 3749 • E : corporate@runwal.com • www.runwal.com
CIN : U 70100 MH 1266 PTC 046231

RUNWAL DEVELOPERS PVT. LTD.

Ref: Q4102 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED.

AUTHORITY TO MR. YOGESH BAGRECHA, MS. ROCHELLE CHATTERJEE, MR. R.S.A MOHAN, MS. SHOBHA MALLIK, MS. PUSHPA LATHA V. MS. SWEENA NAIR, MS. MONICA GUPTA AND MR. DEEPAK SHAH FOR THE PROJECT "RUNWAL ELEGANTE"

"RESOLVED THAT Mr. Yogesh Bagrecha, Mr. Rochelle Chatterjee, Mr. R.S.A Mohan, Mr. Shobha Mallik, Mr. Pushpa Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, lease and licence agreement etc. and/or any deed/document subsequent thereto, which may be necessary from time to time in respect of flats/units/premises which are being developed/constructed by the company on the property and/or any amenity/facility/ FDR/affiliated declaration/ indemnity etc. with respect thereto as mentioned below:

All that pieces or parcels of land bearing Survey No. 41 (Part) and New C.T.S. No. 420 of Village Oshiwara, measuring 23,143.71 square yards equivalent to 21,623.11 square meters or thereabouts as per the city survey record and property card in Greater Mumbai within the Registration District of Andheri District Mumbai City and Mumbai Suburban.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Mr. Rochelle Chatterjee, Mr. R.S.A Mohan, Mr. Shobha Mallik, Mr. Pushpa Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power only for limited purpose of lodging, submitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palay, Mr. Ramesh P. Lunad, Mr. Dinesh Mhatre, Mr. Tripathi K. Mr. Manish Sawani, Ms. Krishna Paripani and Mr. Akash Jagtap - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited

Mahesh Tyer
Director
DIN: 01337787

Regd. Office : Runwal & Chokar Equestrian, 5th Flr., Opp. Shiv Chumbhathar Signal, Sion (E), Mumbai - 400 022
Tel. : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2400 3749 • E : corporate@runwal.com • www.runwal.com
CIN : U 70100 MH 1266 PTC 046231

Ref: Q4106 (CR)

Ref: Q4106 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MS. SUNITA RAO AND MR. RAVI SHARMA FOR THE PROJECT "RUNWAL ELINA"

AUTHORITY TO MR. YOGESH BAGRECHA, MS. ROCHELLE CHATTERJEE, MR. R.S.A MOHAN, MS. SHOBHA MALIKAR, MS. PUSHPA LATHA V. MS. SWEENA NAIR, MS. MONICA GUPTA AND MR. DEEPAK SHAH FOR THE PROJECT "RUNWAL ELINA"

"RESOLVED THAT Ms. Sunita Rao and Mr. Ravi Sharma - Directors of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and license agreement and/or any deed documents subsequent thereto, which may be necessary from time to time in respect of flats under premises which are being developed/constructed by the company on the property and/or any amenity facility/ TDR/ affidavit/ declaration/ indemnity etc. with respect thereto as mentioned below:

"RESOLVED THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malakar, Ms. Puspha Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and license agreement and/or any deed documents subsequent thereto, which may be necessary from time to time in respect of flats under premises which are being developed/constructed by the company on the property and/or any amenity facility/ TDR/ affidavit/ declaration/ indemnity etc. with respect thereto as mentioned below:

All that pieces or parcels of land or ground situate lying and being in the Village Mahad, Regd. Office of the Registrar, Sub-district of Bandra bearing Survey No. 19, Hissa No. 2(P), Survey No. 21(P), Hissa No. 2(P), Survey No. 61, Hissa No. 3(P) and bearing CTS No. 684, 687(1), 687(2), 687(3), 687(4), 687(5) and 687(6) in all admeasuring about 4043.3 Sq. meters.

All that pieces or parcels of land or ground situate lying and being in the Village Mahad, Regd. Office of the Registrar, Sub-district of Bandra bearing Survey No. 19, Hissa No. 2(P), Survey No. 21(P), Hissa No. 2(P), Survey No. 61, Hissa No. 3(P) and bearing CTS No. 684, 687(1), 687(2), 687(3), 687(4), 687(5) and 687(6) in all admeasuring about 4043.3 Sq. meters.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Pulav, Mr. Ramesh P. Lunbad, Mr. Dinesh Mhatre, Mr. Tripathi K, Mr. Manish Sawlani, Ms. Krishna Pampani and Mr. Akash Jagoda - Authorized Officials of the Company.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malakar, Ms. Puspha Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power only for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub- Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Pulav, Mr. Ramesh P. Lunbad, Mr. Dinesh Mhatre, Mr. Tripathi K, Mr. Manish Sawlani, Ms. Krishna Pampani and Mr. Akash Jagoda - Authorized Officials of the Company.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power in favour of Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malakar, Ms. Puspha Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents, Sale Deed and/or any deed documents subsequent thereto as above mentioned.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited

for Runwal Developers Private Limited

Mahesh Iyer
Director
DIN: 01337787

Mahesh Iyer
Director
DIN: 01337787

Regd. Office : Runwal & Omkar Esquire, 5th Fl., Opp. San Chuanabhatu Signal, Sion (E), Mumbai - 400 022. Tel : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2409 3749 • E : corporate@runwal.com • www.runwal.com CIN : U 70100 MH 1988 PTC 046631

Regd. Office : Runwal & Omkar Esquire, 5th Fl., Opp. San Chuanabhatu Signal, Sion (E), Mumbai - 400 022. Tel : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2409 3749 • E : corporate@runwal.com • www.runwal.com CIN : U 70100 MH 1988 PTC 046631

Ref: Q4106 (CR)

Ref: Q4106 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MS. SUNITA RAO AND MR. RAVI SHARMA FOR THE PROJECT "THE RESERVE"

AUTHORITY TO MR. YOGESH BAGRECHA, MS. ROCHELLE CHATTERJEE, MR. R.S.A MOHAN, MS. SHOBHA MALIKAR, MS. PUSHPA LATHA V. MS. SWEENA NAIR, MS. MONICA GUPTA AND MR. DEEPAK SHAH FOR THE PROJECT "THE RESERVE"

"RESOLVED THAT Ms. Sunita Rao and Mr. Ravi Sharma - Directors of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and license agreement and/or any deed documents subsequent thereto, which may be necessary from time to time in respect of flats under premises which are being developed/constructed by the company on the property and/or any amenity facility/ TDR/ affidavit/ declaration/ indemnity etc. with respect thereto as mentioned below:

"RESOLVED THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malakar, Ms. Puspha Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and license agreement and/or any deed documents subsequent thereto, which may be necessary from time to time in respect of flats under premises which are being developed/constructed by the company on the property and/or any amenity facility/ TDR/ affidavit/ declaration/ indemnity etc. with respect thereto as mentioned below:

All that pieces or parcels of land or ground situate lying and being in the Lower Panel Road, in the City and Registration Sub-district of Bombay, Collectors new nos. 12182, Laughton's Survey Nos. 13139, 21139 and 1-21139 and Cadastral survey no. 2130 of Lower Panel Division in all admeasuring about 7394.06 Sq.meters.

All that pieces or parcels of land or ground situate lying and being in the Lower Panel Road, in the City and Registration Sub-district of Bombay, Collectors new nos. 12182, Laughton's Survey Nos. 13139, 21139, and 1-21139 and Cadastral survey no. 2130 of Lower Panel Division in all admeasuring about 7394.06 Sq.meters.

RESOLVED FURTHER THAT above mentioned Directors of the Company, be and are hereby authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Pulav, Mr. Ramesh P. Lunbad, Mr. Dinesh Mhatre, Mr. Tripathi K, Mr. Manish Sawlani, Ms. Krishna Pampani and Mr. Akash Jagoda - Authorized Officials of the Company.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malakar, Ms. Puspha Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power only for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub- Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Pulav, Mr. Ramesh P. Lunbad, Mr. Dinesh Mhatre, Mr. Tripathi K, Mr. Manish Sawlani, Ms. Krishna Pampani and Mr. Akash Jagoda - Authorized Officials of the Company.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power in favour of Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malakar, Ms. Puspha Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents, Sale Deed and/or any deed documents subsequent thereto as above mentioned.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malakar, Ms. Puspha Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Pulav, Mr. Ramesh P. Lunbad, Mr. Dinesh Mhatre, Mr. Tripathi K, Mr. Manish Sawlani, Ms. Krishna Pampani and Mr. Akash Jagoda - Authorized Officials of the Company.

for Runwal Developers Private Limited

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

Mahesh Iyer
Director
DIN: 01337787

for Runwal Developers Private Limited

Mahesh Iyer
Director
DIN: 01337787

Regd. Office : Runwal & Omkar Esquire, 5th Fl., Opp. San Chuanabhatu Signal, Sion (E), Mumbai - 400 022. Tel : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2409 3749 • E : corporate@runwal.com • www.runwal.com CIN : U 70100 MH 1988 PTC 046631

Regd. Office : Runwal & Omkar Esquire, 5th Fl., Opp. San Chuanabhatu Signal, Sion (E), Mumbai - 400 022. Tel : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2409 3749 • E : corporate@runwal.com • www.runwal.com CIN : U 70100 MH 1988 PTC 046631

RUNWAL DEVELOPERS PVT. LTD.

Ref: 04/101 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MS. SUJATA RAO AND MR. RAVI SHARMA FOR THE PROJECT "NIRVANA"

"RESOLVED THAT Ms. Sujata Rao and Mr. Ravi Sharma - Directors of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the agreements for Sale, lease, documents and Sale Deed, leave and license agreement etc. and/or any deed/documents subsequent thereto, which may be necessary from time to time in respect of flats/units/premises which are being developed/constructed by the company on the property and/or any amenity/facility/TDR/affidavit/declaration/indemnity etc. with respect thereto as mentioned below:

All that piece or parcel of land containing by advertisements an area of 3627.99 square meters (3628 Sq. Mts.) of Land Revenue Division and registered in the Books of the Collector of Land Revenue under New No.14254, New Survey No. 12268 at Parcel, Shaned G. D. Ambekar Road, within the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Falav, Mr. Ramesh P. Lunad, Mr. Dinesh Mishra, Mr. Tripathi K. Mr. Manish Sawant, Mr. Kishu Parpiani and Mr. Akash Bajaj - Authorized Officials of the Company.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power in favour of Mr. Yogesh Bagrecha, Mr. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malakar, Ms. Pooja Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the agreements for Sale, lease, documents, Sale Deed and/or any deed/documents subsequent thereto as above mentioned.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Mr. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malakar, Ms. Pooja Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Falav, Mr. Ramesh P. Lunad, Mr. Dinesh Mishra, Mr. Tripathi K. Mr. Manish Sawant, Mr. Kishu Parpiani and Mr. Akash Bajaj - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited
Mahesh Iyer
Director
DIN: 0123787

Regd. Office : Runwal 5 Omkar Esquire, 5th Flr., Opp. San Chandraji Signal, Sion (E), Mumbai - 400 022
Tel. +91-22-6113 3000 • Fax: +91-22-2499 3749 • E-mail: corporate@runwal.com • www.runwal.com
CIN: U 70100 MH 1988 PTC 046631

करल ४
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२०२२



RUNWAL DEVELOPERS PVT. LTD.

Ref: 04/101 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MR. YOGESH BAGRECHA, MS. ROCHELLE CHATTERJEE, MR. R.S.A MOHAN, MS. SHOBHA MALAKAR, MS. PUSHPA LATHA V. MS. SWEENA NAIR, MS. MONICA GUPTA AND MR. DEEPAK SHAH FOR THE PROJECT "NIRVANA"

"RESOLVED THAT Mr. Yogesh Bagrecha, Mr. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malakar, Ms. Pooja Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the agreements for Sale, lease, documents and Sale Deed, leave and license agreement etc. and/or any deed/documents subsequent thereto, which may be necessary from time to time in respect of flats/units/premises which are being developed/constructed by the company on the property and/or any amenity/facility/TDR/affidavit/declaration/indemnity etc. with respect thereto as mentioned below:

All that piece or parcel of land containing by advertisements an area of 3627.99 square meters (3628 Sq. Mts.) of Land Revenue Division and registered in the Books of the Collector of Land Revenue under New No.14254, New Survey No. 12268 at Parcel, Shaned G. D. Ambekar Road, within the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Mr. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malakar, Ms. Pooja Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Falav, Mr. Ramesh P. Lunad, Mr. Dinesh Mishra, Mr. Tripathi K. Mr. Manish Sawant, Mr. Kishu Parpiani and Mr. Akash Bajaj - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited
Mahesh Iyer
Director
DIN: 0123787

Regd. Office : Runwal 5 Omkar Esquire, 5th Flr., Opp. San Chandraji Signal, Sion (E), Mumbai - 400 022
Tel. +91-22-6113 3000 • Fax: +91-22-2499 3749 • E-mail: corporate@runwal.com • www.runwal.com
CIN: U 70100 MH 1988 PTC 046631

करल ४
५९६८२५/५२
२०२२



RUNWAL DEVELOPERS PVT. LTD.

Ref: 04/101 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MS. SUJATA RAO AND MR. RAVI SHARMA FOR THE PROJECT "THE RESIDENCE"

"RESOLVED THAT Ms. Sujata Rao and Mr. Ravi Sharma - Directors of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the agreements for Sale, lease, documents and Sale Deed, leave and license agreement etc. and/or any deed/documents subsequent thereto, which may be necessary from time to time in respect of flats/units/premises which are being developed/constructed by the company on the property and/or any amenity/facility/TDR/affidavit/declaration/indemnity etc. with respect to the property as mentioned below:

Bearing Industrial Survey No. 233 of Malabar Hill and Cambatha Hill Division originally administered 225 square yards (per document) of site including the portion whereafter 404.44 square yards Municipal Corporation of Greater Mumbai for Street Improvement and presently administered 348 square yards equivalent to 2,329.97 sq. mt. as per extract of Survey Register for the Town and Island City of Bombay and registered in the Books of the Collector of Land Revenue under Old No.30 New No. 5198 and 5199 and attached by the Municipal Corporation of Greater Mumbai under Street No.51 situated lying and being at Napean Road, Mumbai - 400 096.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Falav, Mr. Ramesh P. Lunad, Mr. Dinesh Mishra, Mr. Tripathi K. Mr. Manish Sawant, Mr. Kishu Parpiani and Mr. Akash Bajaj - Authorized Officials of the Company.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power in favour of Mr. Yogesh Bagrecha, Mr. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malakar, Ms. Pooja Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the agreements for Sale, lease, documents, Sale Deed and/or any deed/documents subsequent thereto as above mentioned.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Mr. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malakar, Ms. Pooja Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Falav, Mr. Ramesh P. Lunad, Mr. Dinesh Mishra, Mr. Tripathi K. Mr. Manish Sawant, Mr. Kishu Parpiani and Mr. Akash Bajaj - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited
Mahesh Iyer
Director
DIN: 0123787

Regd. Office : Runwal 5 Omkar Esquire, 5th Flr., Opp. San Chandraji Signal, Sion (E), Mumbai - 400 022
Tel. +91-22-6113 3000 • Fax: +91-22-2499 3749 • E-mail: corporate@runwal.com • www.runwal.com
CIN: U 70100 MH 1988 PTC 046631

करल ४
५९६८२५/५२
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RUNWAL DEVELOPERS PVT. LTD.

Ref: 04/101 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MR. YOGESH BAGRECHA, MS. ROCHELLE CHATTERJEE, MR. R.S.A MOHAN, MS. SHOBHA MALAKAR, MS. PUSHPA LATHA V. MS. SWEENA NAIR, MS. MONICA GUPTA AND MR. DEEPAK SHAH FOR THE PROJECT "THE RESIDENCE"

"RESOLVED THAT Mr. Yogesh Bagrecha, Mr. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malakar, Ms. Pooja Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the agreements for Sale, lease, documents and Sale Deed, leave and license agreement etc. and/or any deed/documents subsequent thereto, which may be necessary from time to time in respect of flats/units/premises which are being developed/constructed by the company on the property and/or any amenity/facility/TDR/affidavit/declaration/indemnity etc. with respect thereto as mentioned below:

Bearing Industrial Survey No. 233 of Malabar Hill and Cambatha Hill Division originally administered 225 square yards (per document) of site including the portion whereafter 404.44 square yards Municipal Corporation of Greater Mumbai for Street Improvement and presently administered 348 square yards equivalent to 2,329.97 sq. mt. as per extract of Survey Register for the Town and Island City of Bombay and registered in the Books of the Collector of Land Revenue under Old No.30 New No. 5198 and 5199 and attached by the Municipal Corporation of Greater Mumbai under D Ward No. 2763, Street No. 91 situated lying and being at Napean Road, Mumbai - 400 096.

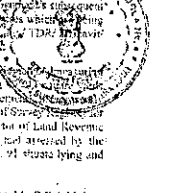
RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Mr. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malakar, Ms. Pooja Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Falav, Mr. Ramesh P. Lunad, Mr. Dinesh Mishra, Mr. Tripathi K. Mr. Manish Sawant, Mr. Kishu Parpiani and Mr. Akash Bajaj - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited
Mahesh Iyer
Director
DIN: 0123787

Regd. Office : Runwal 5 Omkar Esquire, 5th Flr., Opp. San Chandraji Signal, Sion (E), Mumbai - 400 022
Tel. +91-22-6113 3000 • Fax: +91-22-2499 3749 • E-mail: corporate@runwal.com • www.runwal.com
CIN: U 70100 MH 1988 PTC 046631

करल ४
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RUNWAL DEVELOPERS PVT. LTD.

Ref: Q4116(CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MS. SUGATA RAO AND MR. RAJESH SHARMA FOR THE PROJECT "ORCHID RESIDENCY"

RESOLVED THAT Ms. Sugata Rao and Mr. Rajesh Sharma - Directors of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deeds, leave and license agreements etc. and/or any deed documents subsequent thereto, which may be necessary from time to time in respect of those units/ premises which are being developed/ constructed by the company on the property and/or any amenity/ facility/ TDR/ affidavit/ declaration/ indemnity etc. with respect to the property as mentioned below:

All that piece and parcel of free hold land situated at 146, Lal Bahadur Shastri Marg, Chhatrapati Shivaji Maharaj Vastu Sangrahalaya, within the limits of the Municipal Corporation of Greater Mumbai, Taluka Kurla of the Mumbai Suburban District, Registration District containing 22986.80 square meters or thereabouts with potential built up area of 4,89,278 sq.ft. bearing Survey No. 146/16/1 to 23, and bounded as follows:

- On or towards the North: Partly by a Nallah and beyond that by the property of Mr. and Mrs. J. B. Desai and partly by Land bearing Survey Nos. 145 and 143.
On or towards the East: Part of the property bearing CTS No. 146, 166 & 147.
On or towards the South: Gulshar Road and Borahy Tailis Research Centre.
On or towards the West: Chhatrapati Industrial Estate.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Patil, Mr. Ramesh P. Lunke, Mr. Dinesh Mhatre, Mr. Tripathi K. N., Manish Sawhney, Ms. Kirita Parpani and Mr. Akash Jagadia - Authorized Officials of the Company.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power in favour of Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A. Mohan, Ms. Shebha Malkar, Ms. Pooja Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents, Sale Deeds and/or any deed documents subsequent thereto as above mentioned.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A. Mohan, Ms. Shebha Malkar, Ms. Pooja Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Patil, Mr. Ramesh P. Lunke, Mr. Dinesh Mhatre, Mr. Tripathi K. N., Manish Sawhney, Ms. Kirita Parpani and Mr. Akash Jagadia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required.

for Runwal Developers Private Limited

Signature of Mahesh Iyck, Director, DIN: 01337287

Regd. Office: Runwal & Onkar Esquire, 5th Fl., Opp. Sion Churnashahi Signal, Sion (E), Mumbai - 400 022. Tel: +91-22-6113 3000 • Fax: +91-22-2409 3749 • E: corporate@runwal.com • www.runwal.com CIN: U 70100 MH 1988 PTC 046631



RUNWAL DEVELOPERS PVT. LTD.

Ref: Q499(CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MS. SUGATA RAO AND MR. RAJESH SHARMA FOR THE PROJECT "RUNWAL TIMELESS"

RESOLVED THAT Ms. Sugata Rao and Mr. Rajesh Sharma - Directors of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deeds, leave and license agreements etc. and/or any deed documents subsequent thereto, which may be necessary from time to time in respect of those units/ premises which are being developed/ constructed by the company on the property and/or any amenity/ facility/ TDR/ affidavit/ declaration/ indemnity etc. with respect to the property as mentioned below:

All that piece and parcel of land measuring 11,730.11 square meters along with non-usable plot area aggregating to 12,120.11 square meters, bearing C.S. No. 4 (Part), 5 (Part), 6 (Part) and 7 (Part) (Part) Division, Sub-Division at Pratiksha Nagar, Shastri Nagar, "C" Division, FN Ward, Mumbai and bounded as follows:

- On or towards East: by Pratiksha Nagar Depot Road;
On or towards West: by Shastri Nagar B Division;
On or towards North: by BHADA Buildings; and
On or towards South: by Monorail.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Patil, Mr. Ramesh P. Lunke, Mr. Dinesh Mhatre, Mr. Tripathi K. N., Manish Sawhney, Ms. Kirita Parpani and Mr. Akash Jagadia - Authorized Officials of the Company.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power in favour of Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A. Mohan, Ms. Shebha Malkar, Ms. Pooja Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents, Sale Deeds and/or any deed documents subsequent thereto as above mentioned.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A. Mohan, Ms. Shebha Malkar, Ms. Pooja Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Patil, Mr. Ramesh P. Lunke, Mr. Dinesh Mhatre, Mr. Tripathi K. N., Manish Sawhney, Ms. Kirita Parpani and Mr. Akash Jagadia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required.

for Runwal Developers Private Limited

Signature of Mahesh Iyck, Director, DIN: 01337287

Regd. Office: Runwal & Onkar Esquire, 5th Fl., Opp. Sion Churnashahi Signal, Sion (E), Mumbai - 400 022. Tel: +91-22-6113 3000 • Fax: +91-22-2409 3749 • E: corporate@runwal.com • www.runwal.com CIN: U 70100 MH 1988 PTC 046631

RUNWAL DEVELOPERS PVT. LTD.

Ref: Q4116(CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MR. YOGESH BAGRECHA, MS. ROCHELLE CHATTERJEE, MR. R.S.A. MOHAN, MS. SHEBHA MALKAR, MS. PUSHPA LATHA V, MS. SWEENA NAIR, MS. MONICA GUPTA AND MR. DEEPAK SHAH FOR THE PROJECT "ORCHID RESIDENCY"

RESOLVED THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A. Mohan, Ms. Shebha Malkar, Ms. Pooja Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deeds, leave and license agreements etc. and/or any deed documents subsequent thereto, which may be necessary from time to time in respect of those units/ premises which are being developed/ constructed by the company on the property and/or any amenity/ facility/ TDR/ affidavit/ declaration/ indemnity etc. with respect thereto as mentioned below:

All that piece and parcel of free hold land situated at 146, Lal Bahadur Shastri Marg, Chhatrapati Shivaji Maharaj Vastu Sangrahalaya, within the limits of the Municipal Corporation of Greater Mumbai, Taluka Kurla of the Mumbai Suburban District, Registration District containing 22986.80 square meters or thereabouts with potential built up area of 4,89,278 sq.ft. bearing S.No. 146-18, City Survey No. 146/16/1 to 23 and bounded:

- On or towards the North: Partly by a Nallah and beyond that by the property of Messrs. Godrej & Boyce and partly by Land bearing Survey Nos. 145 and 143.
On or towards the East: Part of the property bearing CTS No. 146, 166 & 147.
On or towards the South: Gulshar Road and Borahy Tailis Research Centre.
On or towards the West: Chhatrapati Industrial Estate.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A. Mohan, Ms. Shebha Malkar, Ms. Pooja Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power only for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Patil, Mr. Ramesh P. Lunke, Mr. Dinesh Mhatre, Mr. Tripathi K. N., Manish Sawhney, Ms. Kirita Parpani and Mr. Akash Jagadia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required.

for Runwal Developers Private Limited

Signature of Mahesh Iyck, Director, DIN: 01337287

Regd. Office: Runwal & Onkar Esquire, 5th Fl., Opp. Sion Churnashahi Signal, Sion (E), Mumbai - 400 022. Tel: +91-22-6113 3000 • Fax: +91-22-2409 3749 • E: corporate@runwal.com • www.runwal.com CIN: U 70100 MH 1988 PTC 046631

RUNWAL DEVELOPERS PVT. LTD.

Ref: Q4116(CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MR. YOGESH BAGRECHA, MS. ROCHELLE CHATTERJEE, MR. R.S.A. MOHAN, MS. SHEBHA MALKAR, MS. PUSHPA LATHA V, MS. SWEENA NAIR, MS. MONICA GUPTA AND MR. DEEPAK SHAH FOR THE PROJECT "RUNWAL TIMELESS"

RESOLVED THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A. Mohan, Ms. Shebha Malkar, Ms. Pooja Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deeds, leave and license agreements etc. and/or any deed documents subsequent thereto, which may be necessary from time to time in respect of those units/ premises which are being developed/ constructed by the company on the property and/or any amenity/ facility/ TDR/ affidavit/ declaration/ indemnity etc. with respect thereto as mentioned below:

All that piece and parcel of land measuring 11,730.11 square meters along with non-usable plot area aggregating to 12,120.11 square meters, bearing C.S. Nos. 4 (Part), 5 (Part), 6 (Part) and 7 (Part) of the Salt Pan Division, Sion situated at Pratiksha Nagar, Shastri Nagar, "C" Division, FN Ward, Mumbai and bounded as follows:

- On or towards East: by Pratiksha Nagar Depot Road;
On or towards West: by Shastri Nagar B Division;
On or towards North: by BHADA Buildings; and
On or towards South: by Monorail.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A. Mohan, Ms. Shebha Malkar, Ms. Pooja Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power only for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Patil, Mr. Ramesh P. Lunke, Mr. Dinesh Mhatre, Mr. Tripathi K. N., Manish Sawhney, Ms. Kirita Parpani and Mr. Akash Jagadia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required.

for Runwal Developers Private Limited

Signature of Mahesh Iyck, Director, DIN: 01337287

Regd. Office: Runwal & Onkar Esquire, 5th Fl., Opp. Sion Churnashahi Signal, Sion (E), Mumbai - 400 022. Tel: +91-22-6113 3000 • Fax: +91-22-2409 3749 • E: corporate@runwal.com • www.runwal.com CIN: U 70100 MH 1988 PTC 046631

करल ४
५९६८३५/५२
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RUNWAL DEVELOPERS PVT. LTD.

Ref: Q4/121 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 10 MARCH 2022 AS APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MS. SUJATA RAO AND MR. RAVI SHARMA FOR THE PROJECT SITUATED AT D. N. NAGAR

"RESOLVED THAT Ms. Sujata Rao and Mr. Ravi Sharma - Directors of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and licence agreement etc. and/or any deed/ documents subsequent thereto, which may be necessary from time to time in respect of flats/ units/ premises which are being developed/ constructed by the company on the property and/or any amenity/ facility/ TDR/ affidavit/ declaration/ indemnity etc. with respect to the properties as mentioned below:

I. All that pieces and parcel of land admeasuring approximately 859.53 square meters Survey No.106-A and CTS No. 195 (part) of village & Taluka Andheri, Mumbai Suburban District, situate at D. N. Nagar, Mumbai 400 033.

On and towards the North : By Building No.02
On and towards the South : By Building No.06
On and towards the West : By 40 feet road
On and towards the East : By Building No.03



II. All that pieces and parcel of land admeasuring approximately 1070.05 square meters (687.53 square meters as per lease deed and 382.52 square meters additional land) Survey No.106-A and CTS No. 195 (part) of village & Taluka Andheri, Mumbai Suburban District, situate at D. N. Nagar, Mumbai 400 033.

On and towards the North : By 12.20 square meters wide road
On and towards the South : By Building No.04
On and towards the West : By 12.20 square meters wide road
On and towards the East : By Building No.01

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramesh P. Lankal, Mr. Dinesh Mhatre, Mr. Tripathi K. Mr. Manish Sawlani, Ms. Krishna Parplani and Mr. Ankash Jajodia - Authorised Officials of the Company.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power in favour Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shebha Malkar, Ms. Poojpa Latha V. Ms. Sweena Nair, Ms. Monica Gupte and Mr. Deepak Shah - Authorised Officials of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale,

Regd. Office : Runwal & Omkar Esquare, 5th Flr., Opp. Shiv Churnabhai Signal, Sion (E), Mumbai - 400 022
Tel. : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2499 3749 • E : corporate@runwal.com • www.runwal.com
CIN : U 70100 MH 1985 PTC 046631

RUNWAL DEVELOPERS PVT. LTD.

deeds, documents, Sale Deed and/or any deed/ documents subsequent thereto as above mentioned.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shebha Malkar, Ms. Poojpa Latha V. Ms. Sweena Nair, Ms. Monica Gupte and Mr. Deepak Shah - Authorised Officials of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramesh P. Lankal, Mr. Dinesh Mhatre, Mr. Tripathi K. Mr. Manish Sawlani, Ms. Krishna Parplani and Mr. Ankash Jajodia - Authorised Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited

Manish Gupte
Director
DIN: 01337787



Regd. Office : Runwal & Omkar Esquare, 5th Flr., Opp. Shiv Churnabhai Signal, Sion (E), Mumbai - 400 022
Tel. : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2499 3749 • E : corporate@runwal.com • www.runwal.com
CIN : U 70100 MH 1985 PTC 046631

करल ४
५९६८३५/५२
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RUNWAL DEVELOPERS PVT. LTD.

Ref: Q4/122 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 10 MARCH 2022 AS APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MR. YOGESH BAGRECHA, MS. ROCHELLE CHATTERJEE, MR. R.S.A MOHAN, MS. SHEBHA MALKAR, MS. PUSHPA LATHA V, MS. SWEENA NAIR, MS. MONICA GUPTA AND MR. DEEPAK SHAH FOR THE PROJECT SITUATED AT D.N. NAGAR

"RESOLVED THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shebha Malkar, Ms. Poojpa Latha V, Ms. Sweena Nair, Ms. Monica Gupte and Mr. Deepak Shah - Authorised Officials of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and licence agreement etc. and/or any deed/ documents subsequent thereto, which may be necessary from time to time in respect of flats/ units/ premises which are being developed/ constructed by the company on the property and/or any amenity/ facility/ TDR/ affidavit/ declaration/ indemnity etc. with respect thereto as mentioned below:

I. All that pieces and parcel of land admeasuring approximately 859.53 square meters Survey No.106-A and CTS No. 195 (part) of village & Taluka Andheri, Mumbai District, situate at D. N. Nagar, Mumbai 400 033.

On and towards the North : By Building No.02
On and towards the South : By Building No.06
On and towards the West : By 40 feet road
On and towards the East : By Building No.03



II. All that pieces and parcel of land admeasuring approximately 1070.05 square meters (687.53 square meters as per lease deed and 382.52 square meters additional land) Survey No.106-A and CTS No. 195 (part) of village & Taluka Andheri, Mumbai Suburban District, situate at D. N. Nagar, Mumbai 400 033.

On and towards the North : By 12.20 square meters wide road
On and towards the South : By Building No.04
On and towards the West : By 12.20 square meters wide road
On and towards the East : By Building No.01

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shebha Malkar, Ms. Poojpa Latha V, Ms. Sweena Nair, Ms. Monica Gupte and Mr. Deepak Shah - Authorised Officials of the Company, be and are hereby severally authorized to substitute the power only for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub- Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramesh P. Lankal, Mr. Dinesh Mhatre, Mr. Tripathi K, Mr. Manish Sawlani, Ms. Krishna Parplani and Mr. Ankash Jajodia - Authorised Officials of the Company.

Regd. Office : Runwal & Omkar Esquare, 5th Flr., Opp. Shiv Churnabhai Signal, Sion (E), Mumbai - 400 022.
Tel. : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2499 3749 • E : corporate@runwal.com • www.runwal.com
CIN : U 70100 MH 1985 PTC 046631

करल ४
५९६८३५/५२
२०२२

RUNWAL DEVELOPERS PVT. LTD.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited



बवडू - ५
५२२५ १०००/१६५
२०२२

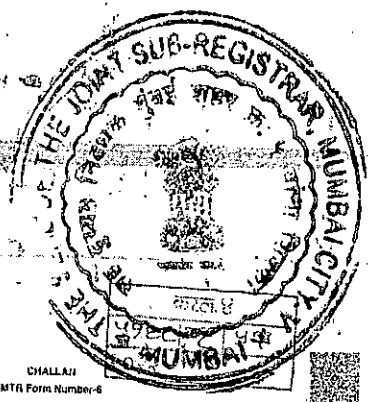
Regd. Office : Runwal & Omkar Esquare, 5th Flr., Opp. Shiv Churnabhai Signal, Sion (E), Mumbai - 400 022.
Tel. : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2499 3749 • E : corporate@runwal.com • www.runwal.com
CIN : U 70100 MH 1985 PTC 046631

भारतीय विभाग
 GOVT OF INDIA
 कर्नाट
 ५९८८७०/१२
 २०२२

कर्नाट
 ५९८८७०/१२
 २०२२



भारतीय विभाग
 GOVT OF INDIA
 कर्नाट
 ५९८८७०/१२
 २०२२



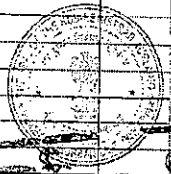
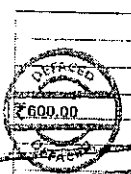
कर्नाट
 ५९८८७०/१२
 २०२२

GRN: 1801466911202122P	Amount: 600.00	Bank: STATE BANK OF INDIA	Date: 11/03/2022-15:12:01
2	05-391-5168	0007013641202122	11/03/2022-17:58:11 K/P/00
Total Disbursement Amount			600.00



CHALLAN
MTN Form Number-6

GRN: 1801466911202122P	BARCODE: 8 10080000 10000000 0000 0000	Date: 11/03/2022-15:12:01	Form ID: 680
Department: Inspector General of Registration	Payer Details		
Stamp Duty	TAX ID / TAN (if Any)	PAN No (if Applicable): AAACR0358J	
Type of Payment: Registration Fee	Full Name: RUVIVAL DEVELOPERS PRIVATE LIMITED	Premises/Building: 7/PART	
Office Name: KRL-4, JT SUB REGISTRAR KURLA NO 4	Location: MUMBAI	Flat/Block No.: CTS NO 4/PART, 5/PART, 6/PART, 7/PART	Area/Locality: MUMBAI
Year: 2021-2022 One Year	Account Head Details	Road/Street: SAHUR, MULUND WEST	Town/City/District: MUMBAI
Amount in Rs.: 500.00	Amount in Rs.: 100.00	Pin: 400080	Remarks (if Any):
Stamp Duty	Registration Fee	Second Party Name: RUVIVAL DEVELOPERS PRIVATE LIMITED	
Total Amount: 600.00	Payment Details: STATE BANK OF INDIA		
Charged To No.: 225950/98	Bank Name: STATE BANK OF INDIA	Branch: STATE BANK OF INDIA	Account No: 0007013641202122



RECEIVED
 600.00
 225950/98

Sr. No.	Remarks	Disbursement No.	Disbursement Date	Used	Disbursement Amount
1	05-391-5168	0007013641202122	11/03/2022-17:58:11	K/P/00	100.00

करत ४
५९६८ ४२ ५२
२०२२

करत ४
५९६८ ४२ ५२
२०२२

Document **H**andling **C**harges
Inspector General of Registrations & Stamps

Receipt of Document Handling Charges

PRN: 1103202209329 Receipt Date: 11/03/2022

Received from Runwal Developers Pvt Ltd, Mobile number 8108329670, an amount of Rs.1040/-, towards Document Handling Charges for the Document to be registered on Document No. 5168 dated 11/03/2022 at the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.

DEFACED
₹ 1040
DEFACED

Payment Details

Bank Name: SBIN	Payment Date: 11/03/2022
Bank CRN: 10004152022031107775	REF No.: 207013738433
Deface No: 1103202209329D	Deface Date: 11/03/2022

This is computer generated receipt, hence no signature is required.



591/5165
मुकुन्दर, 11 मार्च 2022 5:58 म.न.
दस्ता गांधीवाडी भाग-1
दस्ता क्रमांक: 5168 2022 ५०/५२

दस्ता क्रमांक: करत 4/5168/2022

बाजार मूल्य: रु. 0/- मालकता: रु. 0/-

भारतसे मुद्रांक शुल्क: रु 500/-

दु. नि. सह. दु. नि. अन्वय पात्रे कार्यसिद्धता
अ. क्र. 5165 पर दि. 11-03-2022
रुपये 5:57 म.न. वा. हवर केला.

फांकी: 5527	फांकी दिनांक: 11/03/2022
राटरकरपात्राचे चार्ज: रमवात डेकुरापरस प्रा.नि. च्या संघातक मुजतावा राव.	
मोटापू को	रु. 100.00
दस्ता शलकाचे को	रु. 1040.00
दुष्टेची संख्या: 52	
दस्ता हवर करपात्राची राशी	एकूण: 1140.00

सह दु. नि.संघक कुर्ला - 4
दस्तावा प्रमाण: दु. नि.संघक अन्वय

मुद्रांक शुल्क: 149/- (५०) पे (१०) सेरीजक हवर कोक्याही प्रकरणात
विस्मय क्र. 1/11/02/2022 05:57:11 PM पी वेज: (सादरकरणा)
शिक्या क्र. 2/11/03/2022 05:58:11 PM पी वेज: (सी)

दस्ता क्रमांक: 5168/2022 ५०/५२
दस्ता क्रमांक: 5168/2022 ५०/५२
दस्ता क्रमांक: 5168/2022 ५०/५२

क्र.सं.	विवरण	मालकता	मोटापू
1	राटरकरपात्राचे चार्ज: रमवात डेकुरापरस प्रा.नि. च्या संघातक मुजतावा राव.		
2	मोटापू को		रु. 100.00
3	दस्ता शलकाचे को		रु. 1040.00
4	दुष्टेची संख्या: 52		
5	एकूण		1140.00
6	दस्ता हवर करपात्राची राशी		
7	मुद्रांक शुल्क: 149/-		
8	दस्तावा प्रमाण: दु. नि.संघक अन्वय		
9	मुद्रांक शुल्क: 149/-		
10	दस्तावा प्रमाण: दु. नि.संघक अन्वय		
11	मुद्रांक शुल्क: 149/-		
12	दस्तावा प्रमाण: दु. नि.संघक अन्वय		



घोषणापत्र

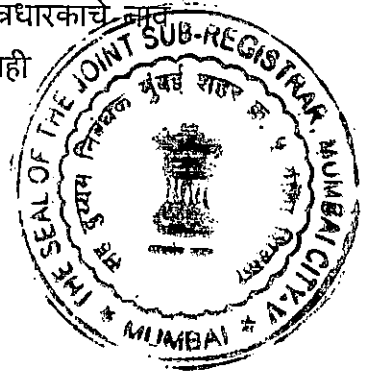
मी अश्विनी पांडे याद्वारे घोषित करतो की, दुय्यम निबंधक विश्वरूप

यांचे कार्यालयात कलनाम या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री कलनाम डेवपस प्रा. लि. व इ. यांनी दि. २५-०२-२२ रोजी मला

दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

दिनांक २२-०३-२०२३

कुलमुखत्यारपत्रधारकाचे नाव
व सही

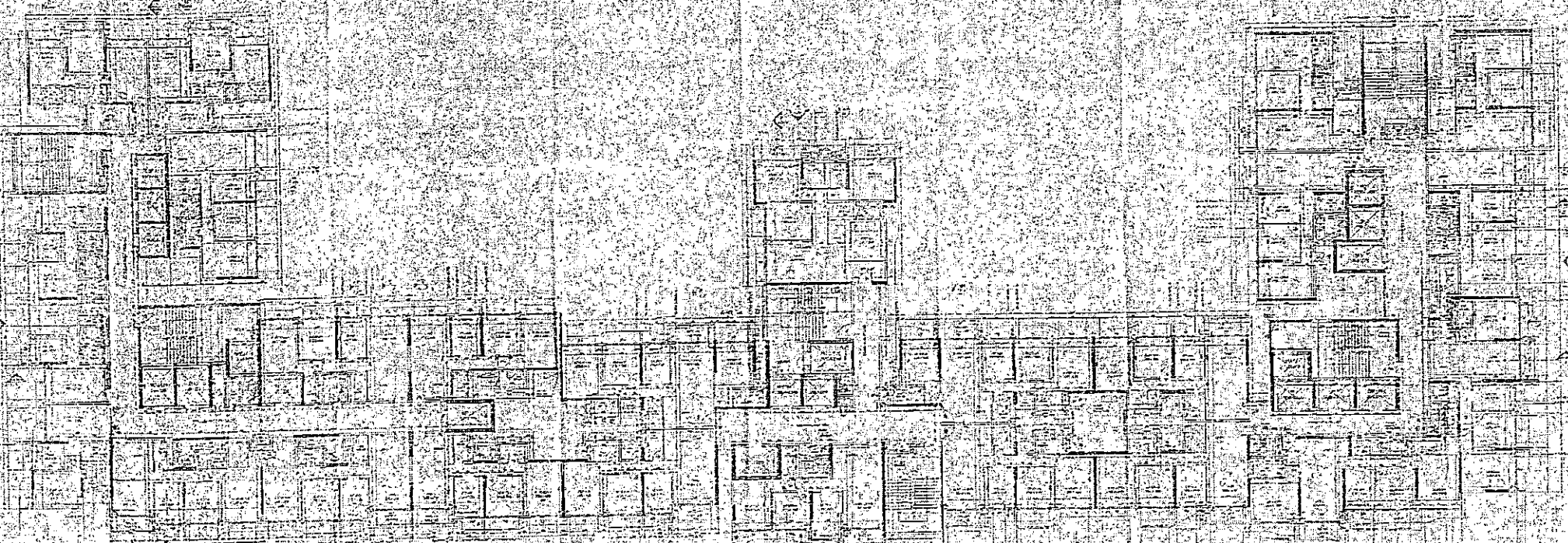


बबई - ५	
४२२८	१५३ / १९५
२०२३	

WING-C

WING-B

WING-A



TYPICAL FLOOR PLAN FOR 4TH TO 7TH 8TH TO 14TH
16TH TO 22ND 23RD TO 28TH AND 30TH TO 33RD FLOOR

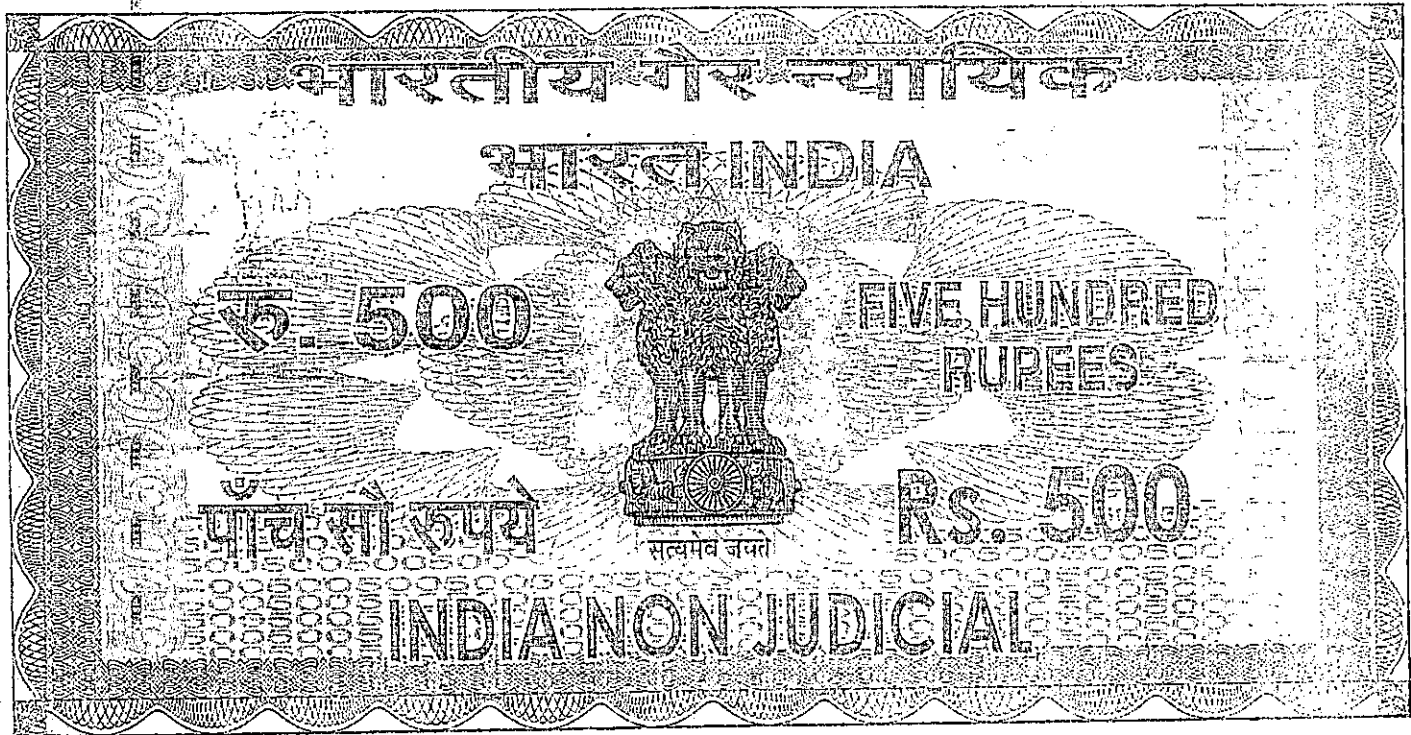
Handwritten notes in a box: 2005/9/27/965, 2005/9/27/965, 2005/9/27/965



Small rectangular stamp or mark.

Small rectangular stamp or mark.

Table with multiple rows and columns, likely a schedule or specification table.



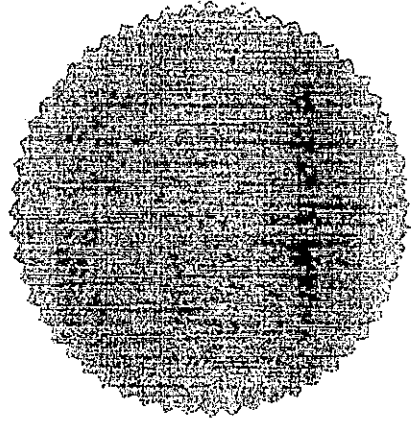
महाराष्ट्र MAHARASHTRA

© 2022 ©

BX 669281

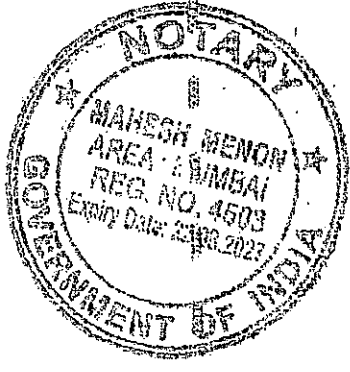
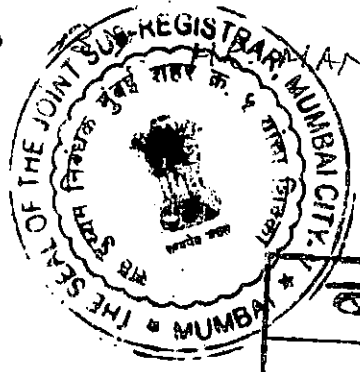


जिल्हा कोर्टाचे कार्यालय, जिल्हा कोल्हापूर
9 MAR 2023
महाराष्ट्र लिपीक / लिपीक



09-03-2023

THIS STAMP PAPER IS A PART OF
POWER OF ATTORNEY DATED 17th MARCH 2022
EXECUTED
P. LAD.

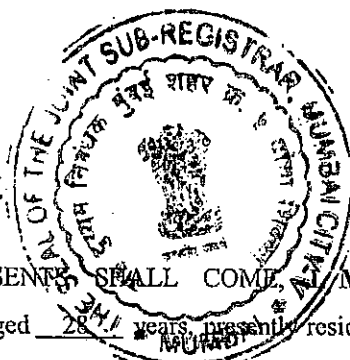


बबई - ५
825944/985
२०२३

P.P. Lad



SPECIAL POWER OF ATTORNEY



TO ALL TO WHOM THESE PRESENTS SHALL COME, MR. Manas Prafulla Lad aged 28 years, presently residing at Franz-von-Taxis-Ring 28, 93049 Regensburg, Germany having permanent residence at At Post Saswane, Tal Alibag, Dist Raigad, Maharashtra 402201, India DO HEREBY SEND GREETINGS:

WHEREAS I am desirous of purchasing a residential flat/ shop/ office/ unit around TA 307, Runwal Timeless -Pratiksha Nagar Depot Rd, Mkada Chawl, Koliwada, Sion, Mumbai, Maharashtra 400022 (hereinafter referred to as "the Flat/Shop/Office/Unit") in my/ our name jointly with Mrs. Pranali Prafulla Lad.

AND WHEREAS I am based in Germany due to my job preoccupation, I am not in position to complete the purchase transaction of the Flat/Shop/Office/Unit and hence I have decided to appoint a constituted attorney who will do the necessary acts and deeds on my behalf.

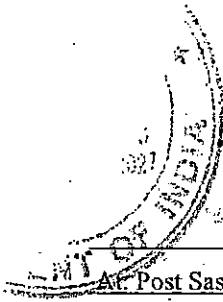
Handwritten signature and date: 08/03/2023

AND WHEREAS I am desirous of appointing/nominating my mother namely Mrs. Pranali Prafulla Lad

P. P. Lceel



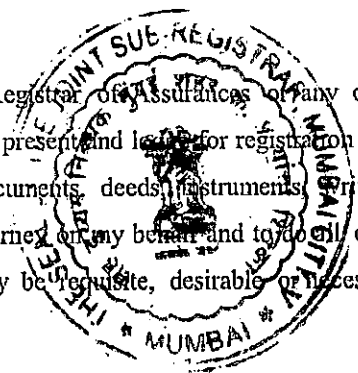
Handwritten initials: ML



aged about 57 years, residing at Post Saswane, Tal. Alibag, Dist. Raigad, Maharashtra 402201 as my Constituted Attorney, whose signature is appended below for the purpose of buying the Flat/Shop/Office/Unit from the Developer/ Builder on my behalf in our name and or also to execute the agreement for sale, sign and accept the possession letter and other legal documents on my behalf in my name as purchaser(s) and to be presented before the concerned authority for due registration of the same.

NOW KNOW YOU ALL AND THESE PRESENTS that I hereby appoint, nominate and constitute my mother MRS. Pranali Prafulla Lad, as my true and lawful Attorney for me and on my behalf to do all the acts, in respect of purchase of the Flat/Shop/Office/Unit in our name and also to do the following acts that is to say :-

1. To purchase the Flat/Shop/Office/Unit from the Developer/ Builder and to execute Agreement for Sale/ Sale Deed/ Transfer Deed and/ or any other deeds/documents including supplemental deed, rectification deed, cancellation deed, correction deed etc. on our behalf as a purchaser(s) and to register the said document(s) on our behalf with the concerned Sub-Registrar of Assurances and to admit the execution thereof for my behalf as the said Attorney may desire.
2. To appear before the concerned Registrar or Sub-Registrar of Assurances or any other officers or any registering/competent authorities and to present and lead for registration and/ or admit execution for and on our behalf of any documents, deeds, instruments, writings or other assurances executed by me or by my said attorney on my behalf and to do all other acts, deeds and things in relation thereto which may be requisite, desirable or necessary to complete registration.
3. To make relevant payments on my behalf to the Developer/ Builder for purchase of the Flat/Shop/Office/Unit and also to pay stamp duty, registration and other charges as may be required from time to time.
4. To sign and execute necessary documents, agreements and or any other necessary papers with the Developer/ Builder and or to collect necessary documents, papers, receipts, etc. from the Developer/ Builder.
5. To make full and final payment to the Developer/ Builders.
6. To take the peaceful possession of the residential flat/ shop/ office/ unit along with its keys from the Developer/ Builder as and when the same is ready for occupancy.



5/15/23
825/944/983



P. P. Lad

बालु - ५	
४२८	१५८/१६५
२०२३	





7. To make an application any Bank/ Financial Institution and or any other Organization for raising Housing Loan or any other loan on my behalf for purchase of flat/ shop/ office/ unit in our name or against the flat/ shop/ office/ unit and to sign and execute the necessary documents, forms, indemnity, undertaking, declarations, etc. as may be required by the bank/ financial institution.

8. And to do all other acts, deeds, matters and things with related to the Flat/Shop/Office/Unit either particularly or generally as I could have done myself.

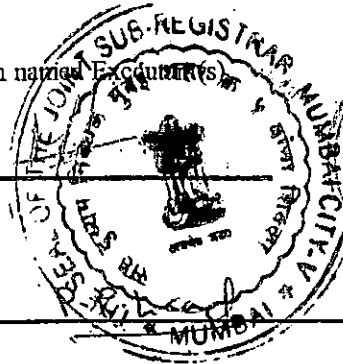
8221942/983
2023

IN WITNESS WHEREOF, I HAVE EXECUTED

THIS SPECIAL POWER OF ATTORNEY AT THIS 13 DAY OF FEBRUARY 2023

Signed, sealed and delivered by within names Ex-Country(s)

MR Manas Prafulla Lad



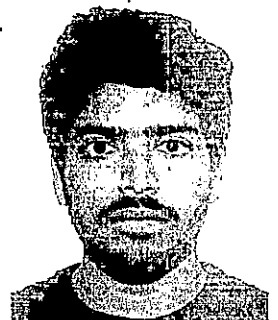
I accept, MRS Pranali Prafulla Lad

Before me,

Witnesses :-

- (1) Vaishnavi Shirish Pawar
- (2) Akshay Pujari

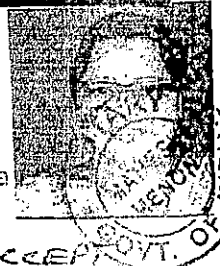
NOTARY REGN. NO. 4503
SERIAL NO. C-089
DATE 17/3/23



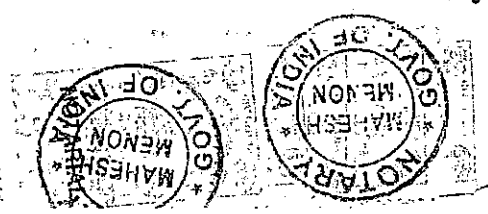
signed before me by Manas Prafulla Lad
in oath, this 13th day of Feb 2023
he said Manas Prafulla Lad
identified by his indian Pp. No. L-7242966
issued on 14/02/2014 at Travancore
Ref No MUN/CONS/158/2023 dated 12/02/2023

IDENTIFIED BY ME AND HAS PHOTO ID, VIZ,
PAN/ AADHAR/ DRIVING LICENCE/ PASSPORT.
NO. ACXPL3594K

Yogendra Fal
Consul (CPV)
Consulate General of India



I SMT PRANALI.P.LAD PAN:- ACXPL3594K DO HERE BY ACCEPT THE POWERS GRANTED BY MR MANAS P.LAD IN MY FAVOUR. P.P.Lad



MAHESH MENON
ADVOCATE & NOTARY
2nd Floor
GAYATHI BUILDING,
OPP. CHENNAI POST OFFICE,
202A, D. K. SANDU MARK.

BEFORE ME

(Signature)

Consulate General of India, Munich is NOT responsible for the contents of this document.

बाल - ५
२२८३०/१५
२०२३



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

PHANALI PRAPULLA LAD

YASHWANT GANGARAM NARKAR

03/09/1965

Permanent Account Number

AOXPL9594K

Signature

Signature



आयकर विभाग INCOME TAX DEPARTMENT	भारत सरकार GOVT OF INDIA
SUMIT SANTOSH CHAVAN	
SANTOSH CHAVAN	
29/08/1993	
Permanent Account Number	
BAXPC417BH	
<i>Signature</i>	
Signature	

वर्क - ५	
5225	989/985
२०२३	

आयकर विभाग

भारत सरकार

INCOME TAX DEPARTMENT

GOVT OF INDIA

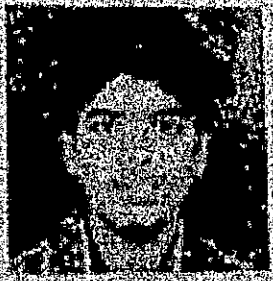
MANAS PRAFULLA LAD

PRAFULLA NANDALAL LAD

01/01/1995

Permanent Account Number

A FEPL9985Q



ब्लॉक - ५	
३२६	१९९२/१९५
२०२३	

509/4298

शुक्रवार, 24 मार्च 2023 2:33 म.नं.

दस्त गोषवारा भाग-1

घवई5 १९९१९५

दस्त क्रमांक: 4298/2023

दस्त क्रमांक: घवई5 /4298/2023

वाजार मुल्य: रु. 76,77,126/-

मोवदला: रु. 1,73,87,303/-

भरलेले मुद्रांक शुल्क: रु.10,43,500/-

दु. नि. मह. दु. नि. घवई5 यांचे कार्यालयात

पावती:4566

पावती दिनांक: 24/03/2023

अ. क्र. 4298 वर दि.24-03-2023

सादरकरणाचे नाव: मानस प्रफुल्ल लाड तर्फे कु मु प्रणाली प्रफुल्ल लाड

गेजी 2:24 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3300.00

पृष्ठांची संख्या: 165

P.P.Lad

एकूण: 33300.00

दस्त हजर करणाऱ्याची मही:

मह दुय्यम निबंधक, मुंबई-5

मह दुय्यम निबंधक, मुंबई-5

दस्ताचा प्रकार: करगनामा

मुद्रांक शुल्क: (एक) कोणत्याही महात्तगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 24 / 03 / 2023 02 : 24 : 31 PM ची वेळ: (सादरीकरण)

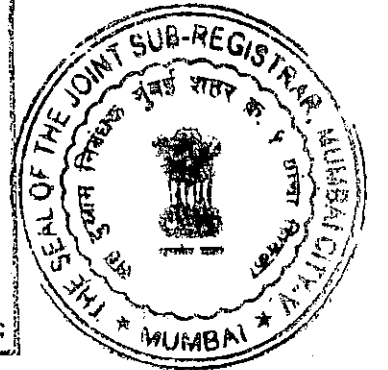
शिक्का क्र. 2 24 / 03 / 2023 02 : 26 : 14 PM ची वेळ: (फी)

प्रतिज्ञापत्र

* सादर दस्तऐवज हा नोंदणी क्रयव १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखला केलेला आहे. * दस्तावेजास संपूर्ण मजकूर, मिप्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कामगदमात्रेची सत्यता सनासली आहे. * दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निवाडक व कर्तुतीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे :

P.P.Lad
लिहून घेणारे :



दस्त गोपवारा भाग-2

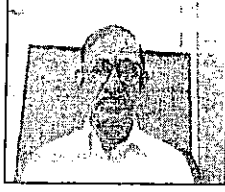





वर्कई5 988/1987

दस्त क्रमांक:4298/2023

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दस्त क्रमांक :वर्कई5/4298/2023

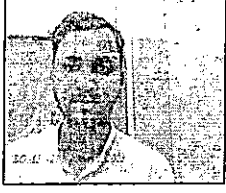



दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:रुणवान डेवेलपर्म प्राईवेट लिमिटेड नफे मंचालक गुजाता राव नफे ऑथोरिज्ड सिग्रेटरी शोभा मालकर नफे मुखत्यार सुधीर पालव पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस, 5 वा मजला, रुणवान प्लंड ओमकार एन्क्लेअर, मायन-चुनाभट्टी सिगनलच्या समोर, मायन (ईस्ट), मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AAACR0395J	लिहून देणार. वय :-65 स्वाक्षरी:-		
2	नाव:मानम प्रफुल्ल लाड नफे कु मू प्रणाली प्रफुल्ल लाड पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पोस्ट सामवणे,तालुका अलिवाग, जि. रायगड महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, . पॅन नंबर:AFEPL9985Q	लिहून घेणार वय :-57 स्वाक्षरी:-		
3	नाव:प्रणाली प्रफुल्ल लाड पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पोस्ट सामवणे,तालुका अलिवाग, जि. रायगड महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, . पॅन नंबर:ACXPL3594K	लिहून घेणार वय :-57 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:24 / 03 / 2023 02 : 36 : 32 PM

ओळख:-

खालील डमम अमे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

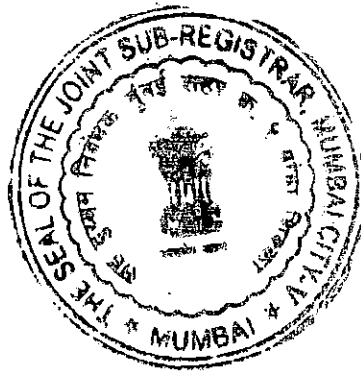
अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मुमित चव्हाण - वय:27 पत्ता:शांभू नं 8 धीरज रीजांमी बोरीवली पूर्व मुं पिन कोड:400066		
2	नाव:शमा शेठे - वय:58 पत्ता:दादार प, मुंबई पिन कोड:400028		

शिक्का क्र.4 ची वेळ:24 / 03 / 2023 02 : 37 : 30 PM

शिक्का क्र.5 ची वेळ:24 / 03 / 2023 02 : 37 : 45 PM नोंदणी पुस्तक 1 मध्ये

सह-दुय्यम निर्बंधक, मुंबई-5

सह-दुय्यम निर्बंधक
मुंबई शहर क्र. 5



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Pranali Prafulla Lad	eChallan	69103332023032315416	MH017235559202223E	1043500.00	SD	0008559238202223	24/03/2023
2		DHC		2403202311249	100	RF	2403202311249D	24/03/2023
3		DHC		2403202310017	1200	RF	2403202310017D	24/03/2023
4		DHC		2403202309879	2000	RF	2403202309879D	24/03/2023
5	Pranali Prafulla Lad	eChallan		MH017235559202223E	30000	RF	0008559238202223	24/03/2023

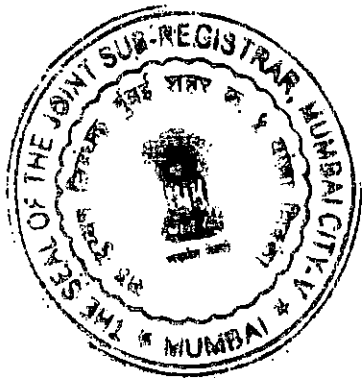
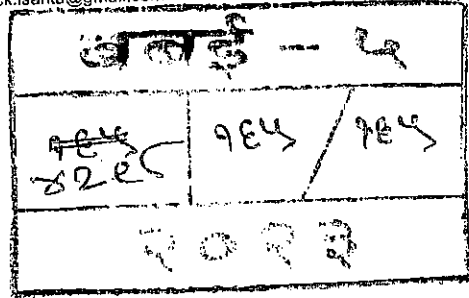
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

4298 /2023

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 दस्तऐवज एकूण.....१९५... माले आहेत
 पुस्तक क्र.-१, मध्ये अ.क्र. खतबंदी-५/४२९/२०२३
 नोंदला.
 दिनांक २४/०३/२०२३
 [Signature]
 सह दुय्यम निबंधक, मुंबई शहर क्र. ५

12-44
12-52

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सूची क्र.2

दुय्यम नियंत्रक : मह. दु.नि. मुंबई शहर 5

24/03/2023

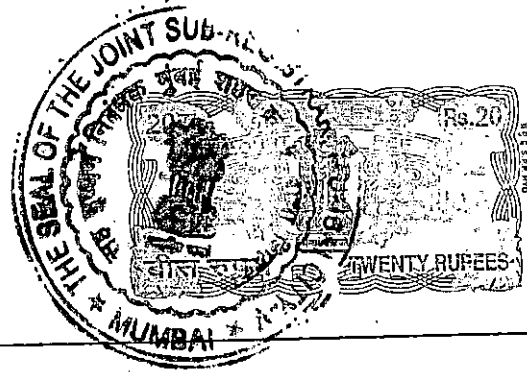
दम्न क्रमांक : 4298/2023

नोंदणी :

Regn:63m


गावाचे नाव : सॉल्टपॅन

(1) विनिंखाचा प्रकार	कगरनामा
(2) मोवदला	17387303
(3) वाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7677126.25
(4) भू-मापन, पोटहिस्मा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : मदनिका नं: 307, माळा नं: तिमरा मजला, टॉवर ए, इमारतीचे नाव: रूणवाल टाडमल्लेस, ब्लॉक नं: मायन ईस्ट, मुंबई 400022, रोड : प्रतीक्षा नगर, शास्त्री नगर, इतर माहिती: मोवत 1 कार पार्किंग, मदनिका क्षेत्रफळ 645 चौ. फूट रेग कार्पेट व वालकनी क्षेत्रफळ 46 चौ. फूट कार्पेट ((C.T.S. Number : 4 (Part), 5 (Part), 6 (Part) and 7 (Part) ;))
(5) क्षेत्रफळ	1) 70.64 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दम्नगेवज करून देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-रूणवाल डेवेलपर्म प्राईवेट लिमिटेड तर्फे संचालक मुजाता राव तर्फे ऑथोराईज्ड मिग्रेटरी शोभा मालकर तर्फे मुखत्यार सुधीर पालव वय:-65; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस, 5 वा मजला , रूणवाल एन्ड ओमकार एसकेअर , सायन-चुनाभट्टी सिगनलच्या समोर, सायन (ईस्ट), मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400022 पॅन नं:-AAACR0395J
(8) दम्नगेवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मानस प्रफुल्ल लाड तर्फे कु मु प्रणाली प्रफुल्ल लाड वय:-57; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पोस्ट मासवणे, तालुका अलिवाग, जि. रायगड महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, . पिन कोड:-402201 पॅन नं:-AFEPL9985Q 2): नाव:-प्रणाली प्रफुल्ल लाड वय:-57; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पोस्ट मासवणे, तालुका अलिवाग, जि. रायगड महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, . पिन कोड:-402201 पॅन नं:-ACXPL3594K
(9) दम्नगेवज करून दिल्याचा दिनांक	24/03/2023
(10) दम्न नोंदणी केल्याचा दिनांक	24/03/2023
(11) अनुक्रमांक, खंड व पृष्ठ	4298/2023
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	1043500
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शंरा	



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

रविकुं अल

 मह. दुय्यम नियंत्रक मुंबई ५