

122

Please Tick

Saving A/C No :		Branch FILE No.:	
CIF NO.		PAL/Take Over/ <input checked="" type="checkbox"/> NEW/Resale/Top up	
RLMS / LOS Reference No.		Tie Up No. <small>(if applicable)</small>	
Applicant Name : <b>NAYAN GHOLAP</b>			
Co-Applicant Name :			
Contact (Resi.) :		Mobile : <b>9867915235.</b>	
Loan Amount : <b>60,00,000/-</b>		Tenure : <b>180 MONTH</b>	
Interest Rate : <b>9.15%</b>		EMI :	
Loan Type : <b>HL NEW</b>		SBI LIFE : <b>YES.</b>	
Hsg. Loan _____		Maxgain _____	
Realty _____		Home Top up _____	
Property Location : <b>BHANDUP</b>			
Property Cost : <b>1.5 Cr</b>			
Name of Developer / Vendor :			
RBO -		ZONE -	
		Branch : <b>KOKAN BHAVAN</b> (Code No) <b>06240</b>	
Contact Person : <b>NARAYAN PADAVE</b>		Mobile No: <b>9833054840.</b>	
Name of RACPC Co-ordinator along with Mob No.			
	DATE	<b>13.04.2023</b>	DATE
SEARCH - 1	<i>V/S. legal</i>	RESIDENCE VERIFICATION	<i>Sams</i>
SEARCH - 2		OFFICE VERIFICATION	<i>13/4</i>
VALUATION - 1	<i>Vastukda</i>	SITE INSPECTION	
VALUATION - 2			
HLST / MPST / BM / FS / along with Mob. No.			

(PERSONAL DETAILS)

SBI RACPC BELAPUR

APPLICANT  CO-APPLICANT  GUARANTOR

AYAN GHOLAP

Mr  Mrs  Ms  Dr.  Other

Gender  M  F  T\*   
 \*Transgender

Date of Birth 25-12-1970

Status  Married  Unmarried  Other  Name of Spouse ARJUN GHOLAP

Parents  Deceased  No. of Children 02 Name of Father KASHINATH HANDE

Wife's Name ANJANA

Category  SC  ST  OBC  General  Other  Residential Status  Resident  NRI/PIO Religion HINDU

City: MUMBAI Photo Identification (ID) : Type AADHAR CARD

Photo Identification (ID) : Number 843713295530

Photo ID: Valid Upto

Driving Licence Valid Upto

Passport No. ADYPGT194G

Passport No

Passport Valid Upto

Qualification Attained MA BED

Qualifying Year 2017

Address: Staying at the present address for the past 18 Years and \_\_\_ Months. Type of Residence  Owned  Rented  Allotted by employer  Other

Flat/Block No. or Name FLAT NO. 204 A WING AKSHAY PLAZA SEC. 13

Street No. and Area/Location OPP NHP SCHOOL PLOT NO. 06 AIROLE

City NAVEI MUMBAI District THANE Pin Code 400708

State MAHARASHTRA Country INDIA

Mobile (Primary) 9867915235 Mobile (Secondary) 9004202810

Email ID nayangholap1970@gmail.com

Address: Is permanent address same as present address?  Yes  No (To be filled if permanent address is different from present address)

Flat/Block No. or Name

Street No. and Area/Location

City District Pin Code

State Country

Telephone (Landline 2)

Office / Business Address



Signature of Ayan Gholap

SAME AS ABOVE

आयकर विभाग

INCOME TAX DEPARTMENT

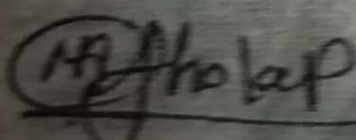
NAYAN ARJUN GHOLAP

KASHINATH SAKHARAM HANDE

25/12/1970

Permanent Account Number

ADYPG7194G



Signature



भारत सरकार

GOVT. OF INDIA



13052011

BILL NO (GGN) 000001925799195

ग्राहक क्रमांक : 000090337645

मोबाईल/ईमेल : 90xxxxxx10

NAYAN A GHOLAP

FL/NO-204 A PL/NO-6 AKSHAYPLAZA CHS SECT-19 AIROLI AIROLI 400708

बिलिंग युनिट : 4641/AIROLI S/DN.WASHI DIVISION  
दर संकेत : 90/LT I Res 1-Phase  
पोल क्रमांक :  
पी.सी./चक्र+मार्ग-क्रम/डि.टी.सी. : 1/04/9070/0090/4128608  
मिटर क्रमांक : 07618411926  
रिडिंग ग्रुप : D1

पुरवठा दिनांक : 20-03-2004  
मंजुर भार : 3.00 KW  
सुरक्षा ठेव जमा (रु) : 2688.61  
चालु रिडिंग दिनांक : 04-03-2023  
मागील रिडिंग दिनांक : 04-02-2023

चालु रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण वापर
34229	33993	1.00	236	0	236

Meter Status: Normal  
Bill Period: 0.93/

0 100 200 300

फेब्रुवारी-2023	210	
जानेवारी-2023	239	
डिसेंबर-2022	234	
नोव्हेंबर-2022	275	
ऑक्टोबर-2022...		
सप्टेंबर-2022	263	
ऑगस्ट-2022	267	
जुलै-2022	270	
जून-2022	316	
मे-2022	310	
एप्रिल-2022	298	

वीज वापर		
मार्च	- 2022	236
मार्च	- 2023	236

छर्पील बिला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक बिलामागे 10 रुपयांचा गो-ग्रीन डिस्काउंट मिळवा. नोंदणी करण्यासाठी :-  
<https://consumerinfo.mahadiscom.in/gogreen.php> (GGN नंबर तुमच्या छर्पील बिलावर वरच्या बाजूला खऱ्या कोपऱ्या मध्ये उपलब्ध आहे.)

डिजिटल माध्यमाद्वारे दिवस दिवस भरा व 0.25% (रु. 500/- पर्यंत) सवलत मिळवा.  
(टॅक्स व ड्युटिज वगळून)

तुमचा मोबाईल नंबर व ईमेल पत्ता चुकित असल्यास दुरस्त करा त्यासाठी  
[www.mahadiscom.in/ConsumerPortal/QuickAccess](http://www.mahadiscom.in/ConsumerPortal/QuickAccess) येथे भेट द्या.

पुढील महिन्याचे रिडिंग साधारणतः 04-04-2023 ह्या तारखेला होईल

**विशेष संदेश**

- प्रिय ग्राहक, आपला नोंदणीकृत भ्रमणध्वनी क्र. ९०XXXXXX९० आहे. आपला भ्रमणध्वनी क्रमांक बदलण्यासाठी / नव मोबाईल ॲप वापरा किंवा ९९३०३ ९९३०३ ह्या क्रमांक वर खालील संदेश पावा MREG ००००९०३३७६४५.
- महावितरणला कोणत्याही प्रकारच्या रकमेचा भ्रमण करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच स्व गैरसोय टाळण्यास ऑनलाईन भ्रमण सुविधेचा पर्याय वापरावा.

स्ट्रिकर परिशिष्ट

COME TAX DEPARTMENT

UTUJA ARJUN GHOLAP

RJUN BHIKOO GHOLAP

5/02/1994

Permanent Account Number

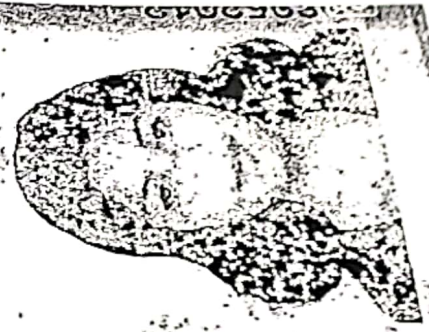
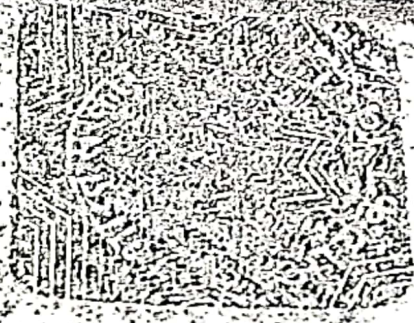
BDVPG9228H

*Arjun*



भारत

GOVT. OF INDIA



करल-४
E20 R9221
2020



CHALLAN  
MTR Form Number-8

GRN	AM40324208002021E	BARCODE	Date		22/08/2020-11:15:39	Form ID	252
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)				
Office Name	NRL4_JT SUB REGISTRAR KURLA NO 4		PAN No. (If Applicable)	ADPYG7194G			
Location	MUMBAI		Full Name	NAYAN ARJUN GHOLAP			
	2020-2021 One Time		Flat/Block No.	FLAT NO 604 6th FLOOR TOWER 1 RUNWAL			
Account Head Details			Premises/Building	PINNACLE			
Stamp Duty	Amount In Rs.	Road/Street		BHANDUP W			
Registration Fee	675800.00	Area/Locality		MUMBAI			
	30000.00	Town/City/District					
		PIN		4	0	0	0
		Remarks (If Any)		PAN2-AAICP4839P~SecondPartyName=PROPEL DEVELOPERS PVT TD-CA=13512150			
		Amount In		करल-४ ६२६६ १९६२५ २०२०			
		Words		Seven Lakh Five Thousand Eight Hundred Rupees Only			
IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	69103332020082210328	2624900126	
			Bank Date	RBI Date	22/08/2020-11:17:08	Not Verified with RBI	
			Bank-Branch		IDBI BANK		
			Scroll No. , Date		Not Verified with Scroll		



Document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 900437  
कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन ला

26/08/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. पुरी 4

दस्त क्रमांक : 6284/2020

नोंदणी :

Regn:63m

माबाणे भाव : मातृ

(1) विलेखाचा प्रकार	कारारनामा
(2) मोबदला	13512150
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतिलेखाकार आकारणी देतो की पट्टेदार ते नगद करावे)	10850715.425
(4) भू-आपन, पोटलिसा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: टॉवर 1-604, माळा नं: 6 वा मजला, इमारतीचे नाव: रुणवाल पिनेकल, ब्लॉक नं: आंध्रुप प मुंबई-400078, रोड नं: मुकुंड गोरेगाव लिंक रोड, इतर माहिती: पक्के कार पार्किंग स्पेस सदनिके चे क्षेत्रफळ 61.17 चौ मिटर कारपेट 658.45 चौ फुट डक एरिया 1.65 चौ मिटर ( C.T.S. Number : 681A/8Bpl ; )
(5) क्षेत्रफळ	1) 69.12 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- प्रोपेल डेव्हलपर्स प्रा लि चे ऑथोरिज सिग्नेटरी मनोष वहाल तर्फे मुखत्यार गणेश आर शेदटी वय:-59; पत्ता:- प्लॉट नं: -, माळा नं: ऑफिस 4 वा मजला , इमारतीचे नाव: रुणवाल, एन्ड ओमकार ईस्केअर, ब्लॉक नं: ऑप सायन चुनाभट्टी सिग्नेल सायन पु. रोड नं: ऑफ इस्टर्न एक्स्प्रेस हॉटेल, महाराष्ट्र, मुंबई. पिन कोड:-400022 फॅन नं:-AAICP4839P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- नयन अर्जुन घोलेप वय:-49; पत्ता:- 204/ए, -, अक्षय प्लाझा सिएचएस प्लॉट नं 6 सेक्टर-19 ऑप एनएचपी स्कूल , एरोली नवी मुंबई, -, एरोली, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400708 फॅन नं:-ADYPG7194G 2): नाव:- अर्जुन भिकू घोलेप वय:-56; पत्ता:- प्लॉट नं: 204/ए, माळा नं: -, इमारतीचे नाव: अक्षय प्लाझा सिएचएस प्लॉट 6 सेक्टर-19 ऑप एनएचपी स्कूल , ब्लॉक नं: एरोली नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400708 फॅन नं:-AEGPG1621R
(9) दस्तऐवज करून दिल्याचा दिनांक	24/08/2020
(10) दस्त नोंदणी केल्याचा दिनांक	24/08/2020
(11) अनुक्रमांक, खंड व पृष्ठ	6284/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	675800
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुद्रांकनासाठी विचारात घेतलेला

पशील:-

मुद्रांक शुल्क आकारताना निवडलेला

नुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area and  
ii.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर निष्कत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.  
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.  
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of documents  
submitted by Email ( dated 25/08/2020 ) to Municipal Corporation







24  
 2  
 करल  
 227  
 227

020. Schedule hereunder written and delineated in blue colour boundary line on the plan... also executed two Powers of Attorney dated 9<sup>th</sup> February, 2010 and 6<sup>th</sup> March, 2010 registered with the office of the Sub Registrar of Assurances under Serial No. BDR3-1585-2010 and BDR3-02614-2010 respectively in favour of Runwal Homes Private Limited and its directors for undertaking the various acts, deeds, matters and things in respect of the Larger Land. The Larger Land has been permitted to be transferred in terms of Order dated 22<sup>nd</sup> September, 2014 passed by the Hon'ble Bombay High Court in Notice of Motion (L) No.350 of 2014 in Writ Petition No. 1752 of 2013;

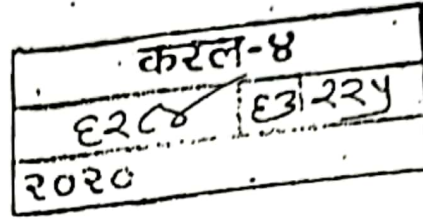
- D. Merind was running a factory on the Whole Land and the said factory has been closed down by Merind pursuant to a NOC, obtained from the Commissioner of Labour vide its letter dated the 4<sup>th</sup> February, 2010.
- E. By and under its Letter dated 26<sup>th</sup> March, 2010 ("said Letter"), the Municipal Corporation of Greater Mumbai ("MCGM") permitted predecessor of the Promoter viz. Runwal Homes Private Limited, to undertake residential/commercial user on the Larger Land on the terms and conditions as mentioned in the said letter. One of the terms of the said Letter was that Runwal Homes Private Limited had to hand over an area of about 18,765.30 square metres to MCGM as amenity area.
- F. On 30<sup>th</sup> October, 2013 by a registered Deed of Declaration cum Indemnity, Runwal Homes Private Limited agreed to transfer an area of 18,765.30 square metres to MCGM as amenity area as per the terms of the said Letter. The revenue records/property register card (PRC) for said area of 18,765.30 square metres was also thereafter transferred in the name of MCGM.
- G. Subsequently, Runwal Homes Private Limited filed Writ Petition No.1885 of 2014 before the Hon'ble Bombay High Court against MCGM and Ors. seeking, inter alia, a relief therein that out of the said amenity area of 18,765.30 square metres, an area of 8209.30 square metres should be handed back/returned to Runwal Homes Private Limited.
- H. By an order dated 29<sup>th</sup> October 2015, the Hon'ble Bombay High Court has allowed the said Writ Petition. Thereafter, MCGM filed a Special Leave to Appeal (C) No. 46 of 2016 ("SLP") before Hon'ble Supreme Court of India against the aforementioned order dated 29<sup>th</sup> October 2015. This SLP was dismissed by the Hon'ble Supreme Court of India by its order dated 11<sup>th</sup> January 2016. MCGM filed Review Petition No. 52 of 2016 before the Bombay High Court which has also been rejected by the Hon'ble Bombay High Court by its order dated 25<sup>th</sup> April 2017.

MCGM did not comply with the aforesaid orders, the Runwal Homes Private Limited filed Contempt Petition No. 57 of 2016 against MCGM and Ors. In this Contempt Petition, the Hon'ble Bombay High Court passed an order dated 13<sup>th</sup> September 2017 directing MCGM to fulfil and comply with the orders of Hon'ble Bombay High Court.



Pursuant to the aforesaid order dated 13<sup>th</sup> September 2017 passed in Contempt Petition No. 57 of 2016 of Bombay High Court, MCGM handed over to Runwal Homes Private Limited on 10<sup>th</sup> October 2017, all those pieces and parcels of land admeasuring about 8,209.30 square metres bearing CTS No.681/A88(part) lying, being and situate at Village Nahur, Sakinaka Kurla, within the Registration District and Sub-District of Mumbai City and Mumbai Suburban forming part of the Larger Land. The revenue record/ property register card of the area of 8209.30 square metres also stands in the name of Runwal Homes Private Limited.

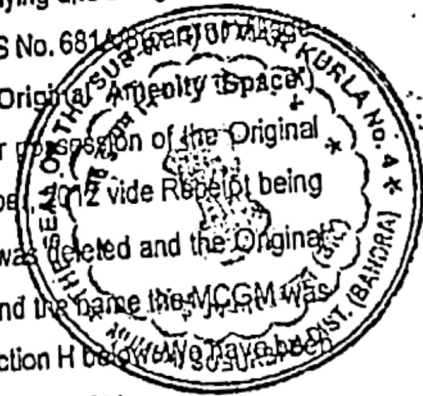
- K. Thereafter, the Runwal Homes Private Limited has applied to MCGM for grant of development/construction permission under Accommodation Reservation Policy of MCGM, under which, the Promoter has to surrender 40% of the plot area of 8209.30 square metres (i.e. 3283.72 square metres) to MCGM and on the balance 60% of plot area of 8209.30 square metres (i.e. 4925.58 square metres) development/construction can be undertaken.
- L. In these circumstances, the Runwal Homes Private Limited is entitled to develop the said land admeasuring 4925.58 square metres bearing CTS No.681/A88(part) lying, being and



WADIA GHANDY & CO.

Limited to IDBI Trusteeship Services Limited.

7. Pursuant to the aforesaid Deed of Conveyance dated 5<sup>th</sup> March, 2010, Merind executed a Power of Attorney dated 5<sup>th</sup> March 2010 registered with the office of the Sub Registrar of Assurances under Serial No. 2614 of 2010 in favour of (i) Mr. Subhash S. Runwal (ii) Mr. Subodh S. Runwal and (iii) Mr. Sandeep S. Runwal to enable them to undertake all the acts, deeds, matters and things listed therein on the terms and conditions mentioned therein.
8. By virtue of the First Conveyance and the Second Conveyance, Runwal Homes & Malls Private Limited became the owner of and was well and sufficiently entitled to all those pieces and parcels of land admeasuring in the aggregate 82,054.20 square metres bearing old CTS Nos. 681/A(part), 681/A3-A8, 681B and new CTS Nos. 681A/7, 681/A8 and 681/A9 lying, being and situate at Village Nahur, Taluka Kurla within the Registration District and Sub-District of Mumbai City and Mumbai Suburban ("the Larger Land").
9. By and under a Declaration cum Indemnity Bond dated 30<sup>th</sup> October 2013 executed by Runwal Homes Private Limited (formerly known as Runwal Homes & Malls Private Limited) and registered with the office of the Sub Registrar of Assurances under Serial No. 9391 of 2013, it was, inter alia, declared and undertaken by the deponent therein that the deponent therein being the owner of all those pieces and parcels of land or ground situate, lying and being at Bhandup (East) in Greater Mumbai bearing Survey No. 36B corresponding CTS No. 681/A(part) of the Larger Land forming part of the Larger Land had surrendered and handed over to possession of the Original Amenity Space to the MCGM free of encumbrances on 4<sup>th</sup> September, 2012 vide Receipt being No. 1244. Thereafter, the name of Runwal Homes Private Limited was deleted and the Original Amenity Space was sub-divided and assigned CTS. No. 681A/8B and the name the MCGM was recorded as the holder thereof as more particularly mentioned in Section H below. We have been informed that no formal deed of transfer was executed in favour of the MCGM.
10. Thereafter, a Writ Petition bearing No. 1885 of 2014 was filed before the Bombay High Court by Runwal Homes Private Limited and another against the Municipal Corporation of Greater Mumbai and 6 (six) others. In the said Writ Petition it was, inter alia, prayed (i) to sanction the revised proposal for development of the said plot inter alia modifying the computation of Amenity Space by adjusting D.P. Road area of 8,209.30 square metres against total Amenity Space area of 82,054.20 square metres (being the Original Amenity Space) and make all consequential



करल-४
६२८४ ७३/२२५
२०२०

WADIA GHANDY & CO.

the transfer of the Original Amenity Space to any third party. The tenure was recorded as 'C', which tenure has, subsequently, been changed to F.

(b) Pursuant to possession receipt dated 4<sup>th</sup> September, 2012 the name of Runwal Homes Private Limited was deleted and the name of MCGM Amenity Open Space was recorded as the holder. The conditions that the terms and conditions of the said Sanad would be applicable to the MCGM and prior permission of the Collector/ Government would be compulsory before the transfer of the Amenity Open Space to any third party were continued. The tenure was changed to 'F'.

(c) Pursuant to the MCGM Letter dated 25<sup>th</sup> September, 2017 and Possession Receipt dated 25<sup>th</sup> October, 2017, out of the total area of 18,765.3 square metres (Original Amenity Space), an area admeasuring 8,209.3 square metres was mutated in the name of Runwal Homes Private Limited.

(d) Pursuant to the amalgamation referred to in Section D above, Propel Developers Private Limited, made application dated 22<sup>nd</sup> January 2019 to the City Survey Office, Mulund, Mumbai to mutate the entry and change the name of Runwal Homes Private Ltd to Propel Developers Private Ltd on the C.T.S / Property Card of the said Land. The same is pending and under process for updation of change of the name as on date.

(e) No separate PR Card has been Issued in respect of the said Land.



DP Remarks 2034

We have examined the Development Plan 2034 Remarks dated 1<sup>st</sup> March 2019/DP/34201903111205872 issued by the Municipal Corporation of Greater Mumbai with respect to land bearing CTS Nos. 681, 681A/8 and 681A/7. The said DP Remark, inter alia, records the following:

Reservations affecting the land	ROS 1.4 (Play Ground) (Part of larger reservation) (681: 76.82 square meters) and RH1.2 (Hospital) (Part of larger reservation) (681: 40.00 square meters)
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WADIA GHANDY & CO.

- (e) The approvals obtained for the development of the said Land and due compliance with the terms thereof and due compliance with the terms and conditions of the affidavits and indemnities submitted to the MCGM or other authorities from time to time.

Schedule

;

All those pieces and parcels of land admeasuring 8209.30 square meters bearing CTS No. 681A/8B (part) lying being and situate at Taluka Kurla within the Registration District and Sub-District of Mumbai City and Mumbai Suburban in the "S" Municipal Ward, being a portion of the Larger Land and bounded as follows.

- On or towards the East : CTS Nos. 681A/7, 681A/8, 681A/9 of Village Nahur
- On or towards the South : CTS Nos. 765, 766, 767, 768, of Village Nahur
- On or towards the West : CTS No 681A/8B part
- On or towards the North : CTS No. 681A/5

Dated this 10<sup>th</sup> day of June, 2019



For Wadia Ghandy & Co.  
*[Signature]*

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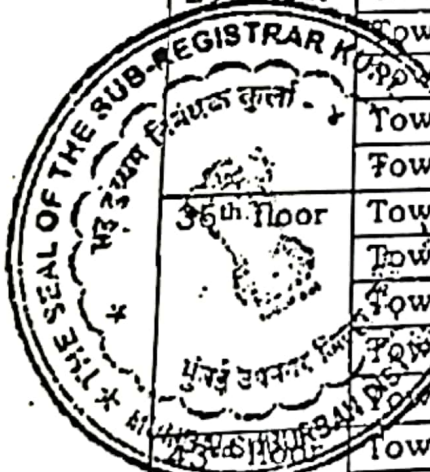
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**REFUGE AREA:**

Refuge areas are provided as under: -

Floor	Wing	Required	Proposed	Height from G.L. Level
1 <sup>st</sup> floor	Tower 1	92.86 sq. mtrs.	99.85 sq. mtrs.	42.20 mtrs.
	Tower 2	121.35 sq. mtrs.	130.28 sq. mtrs.	
	Tower 3	121.35 sq. mtrs.	130.28 sq. mtrs.	
	Tower 4	125.35 sq. mtrs.	157.26 sq. mtrs.	
	Tower 5	125.35 sq. mtrs.	157.26 sq. mtrs.	
8 <sup>th</sup> floor	Tower 1	92.86 sq. mtrs.	99.68 sq. mtrs.	64.25 mtrs.
	Tower 2	166.67 sq. mtrs.	171.45 sq. mtrs.	
	Tower 3	166.67 sq. mtrs.	171.45 sq. mtrs.	
	Tower 4	171.46 sq. mtrs.	193.58 sq. mtrs.	
	Tower 5	171.46 sq. mtrs.	193.58 sq. mtrs.	
15 <sup>th</sup> floor	Tower 1	92.83 sq. mtrs.	99.85 sq. mtrs.	86.30 mtrs.
	Tower 2	142.28 sq. mtrs.	171.45 sq. mtrs.	
	Tower 3	142.28 sq. mtrs.	171.45 sq. mtrs.	
	Tower 4	149.66 sq. mtrs.	183.78 sq. mtrs.	
	Tower 5	149.66 sq. mtrs.	183.78 sq. mtrs.	
22 <sup>nd</sup> floor	Tower 1	92.86 sq. mtrs.	99.68 sq. mtrs.	110.15 mtrs.
	Tower 2	166.67 sq. mtrs.	171.45 sq. mtrs.	
	Tower 3	166.67 sq. mtrs.	171.45 sq. mtrs.	
	Tower 4	171.46 sq. mtrs.	193.58 sq. mtrs.	
	Tower 5	171.46 sq. mtrs.	193.58 sq. mtrs.	
29 <sup>th</sup> floor	Tower 1	92.83 sq. mtrs.	99.85 sq. mtrs.	132.20 mtrs.
	Tower 2	152.22 sq. mtrs.	165.88 sq. mtrs.	
	Tower 3	152.22 sq. mtrs.	165.88 sq. mtrs.	
	Tower 4	152.49 sq. mtrs.	162.66 sq. mtrs.	
	Tower 5	152.49 sq. mtrs.	162.66 sq. mtrs.	
36 <sup>th</sup> floor	Tower 1	92.83 sq. mtrs.	99.85 sq. mtrs.	154.25 mtrs.
	Tower 2	142.11 sq. mtrs.	155.67 sq. mtrs.	
	Tower 3	142.11 sq. mtrs.	155.67 sq. mtrs.	
	Tower 4	148.87 sq. mtrs.	159.54 sq. mtrs.	
	Tower 5	148.87 sq. mtrs.	159.54 sq. mtrs.	
43 <sup>rd</sup> floor	Tower 1	92.86 sq. mtrs.	99.68 sq. mtrs.	176.30 mtrs.
	Tower 2	166.67 sq. mtrs.	171.45 sq. mtrs.	
	Tower 3	166.67 sq. mtrs.	171.45 sq. mtrs.	
	Tower 4	171.46 sq. mtrs.	193.58 sq. mtrs.	
	Tower 5	171.46 sq. mtrs.	193.58 sq. mtrs.	
50 <sup>th</sup> floor	Tower 1	52.94 sq. mtrs.	60.01 sq. mtrs.	198.35 mtrs.
	Tower 2	87.03 sq. mtrs.	124.60 sq. mtrs.	
	Tower 3	87.03 sq. mtrs.	124.60 sq. mtrs.	
	Tower 4	89.63 sq. mtrs.	157.08 sq. mtrs.	
	Tower 5	89.63 sq. mtrs.	157.08 sq. mtrs.	



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flats/units/premises to be developed/constructed by the Company on the property more particularly described in the Schedule hereunder mentioned.

2. This power of attorney is valid up to 30.09.2020 from the date of registration.

3. The said Attorney/s (~~(1) Mr. Rupesh Shah~~) (1) Mr. Rupesh Bane (2) Mr. Ritesh Pratap Savant, (3) Mr. Ganesh Shetty, and (4) Mr. Kevin Rodrigues shall not have right to substitute the powers hereunder under any circumstances.

4. This power of attorney is a mere arrangement of convenience and without any consideration, we shall always be at liberty to cancel and/or revoke this instrument at any time without consent of or intimation to Attorney/s. In any event, the powers given hereunder shall automatically lapse upon the Attorney/s ceasing to be in his/their current employment. The Attorney/s hereby grants his/their irrevocable and unconditional consent for a unilateral revocation/cancellation of this instrument.

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

THE SCHEDULE

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All those pieces and parcels of land of project constructed and/or to be constructed and known as "RUNWAL PINNACLE", on the land bearing CTS No. 681A/8B(P) admeasuring 4925.58 sq. mtrs situated at Village Nahur, Taluka Kurla, Mulund Gurgaon Link Road, Bhandup (West), Mumbai-400 078, within the Registration District of Mumbai City and Mumbai Suburban.

IN WITNESS WHEREOF we have set and subscribed our hands to this Special Power of Attorney this 11<sup>th</sup> day of September 2019.  
October

SIGNED AND DELIVERED

By the within named  
M/S PROPEL DEVELOPERS PVT. LTD.,

Through Constituted Attorneys /Authorized Signatory

(1) Mr. Manish Wahal



M





Handwritten text in a box at the top right, possibly a date or reference number.



MUNICIPAL CORPORATION OF GREATER MUMBAI  
FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. CHE/ES/4251/5/217(NEW)/COR/NEW

COMMENCEMENT CERTIFICATE

To  
M/S PROPEL DEVELOPERS PRIVATE LIMITED  
Sunway & Conker Square, 4th Floor, Opp. Sion  
Chunabhatti Signal, Sion (E) Mumbai 400 022.

With reference to your application No. CHE/ES/4251/5/217(NEW)/COR/NEW Dated: 15 Jun 2018 for Development Permission and grant of Commencement Certificate under Section 44 & 55 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 44 & 55 (New) dated 15 Jun 2018 of the Mumbai Municipal Corporation Act 1934 to erect a building in Building development work of on plot No. - C.T.S. No. 681/A/7, 581/A/8 & 619/A/9 Division / Village / Town Planning Scheme No. NAHUR-B situated at Goregaon Link Road Road / Street in S Ward Ward.

The Commencement Certificate / Building Permit is granted on the following conditions:

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



- a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. Executive Engineer (BP) ES II Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 12/6/2020



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Form \_\_\_\_\_  
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in replying please quote No.  
and date of this letter.

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MUNICIPAL CORPORATION OF GREATER MUMBAI

**Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.**

No. CHE/ES/4261/S/337(NEW)/OD/1/New

MEMORANDUM

Municipal Office,  
Mumbai

To,  
M/S PROPEL DEVELOPERS PRIVET LIMITED

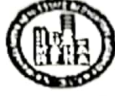
Runwal & Omkar Esquare, 4th Floor, Opp. Sion Chunabhatti Signal, Sion (E) Mumbai - 400 008



With reference to your Notice 337 (New), letter No. 8329 dated 15/6/2018 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed development on land bearing C.T.S. No. 681/A/7, 681/A/8 & 619/A/9 of Village Nahur at Malung, Goregaon Link Road, Bhandup Mumbai 681/A/7, 681/A/8 & 619/A/9 furnished to me under your letter dated 15/6/2018. I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to date, my disapproval by reasons therein.

**A: CONDITIONS TO BE COMPILED WITH BEFORE STARTING THE WORK.**

- 1 That the commencement certificate under Section 44/69(1)(a) of the M.F.T.P. Act will not be obtained before starting the proposed work.
- 2 That the low lying plot will not be filled up to a reduced level of at least 27.55 M Town Hall Datum or 0.15 m above adjoining road level whichever is higher with murrum, earth, boulders etc. and will not be levelled, rolled, consolidated and sloped towards road side.
- 3 That the requisitions of clause 45 & 46 of DCR 91 shall not be complied with and records of quality of work, verification report, etc. shall not be maintained on site till completion of the entire work.
- 4 That the bore well shall not be constructed in consultation with H.E.
- 5 That the work shall not be carried out between sunrise and sunset, and the provision of notification issued by Ministry of Environment and Forest department dated 14.2.2000 and Rules framed for noise pollution (Regulation & Control) Rules 2000 shall be duly observed.
- 6 That the Board shall not be displayed showing details of proposed work, name of owner, developer, architect, R.C.C. consultant etc.



Maharashtra Real Estate Regulatory Authority

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

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This registration is granted under section 5 of the Act to the following project under project registration number :  
P51800021322

Project: Runwal Pinnacle, Plot Bearing / CTS / Survey / Final Plot No.: CTS No. 681A/8B pt. at Kurla, Kurla, Mumbai Suburban, 400080;

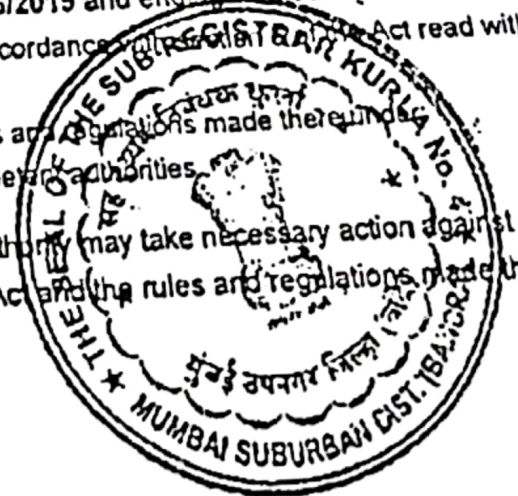
1. Propel Developers Private Limited having its registered office / principal place of business at Tehsil: Kurla, District: Mumbai Suburban, Pin: 400022.
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - 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

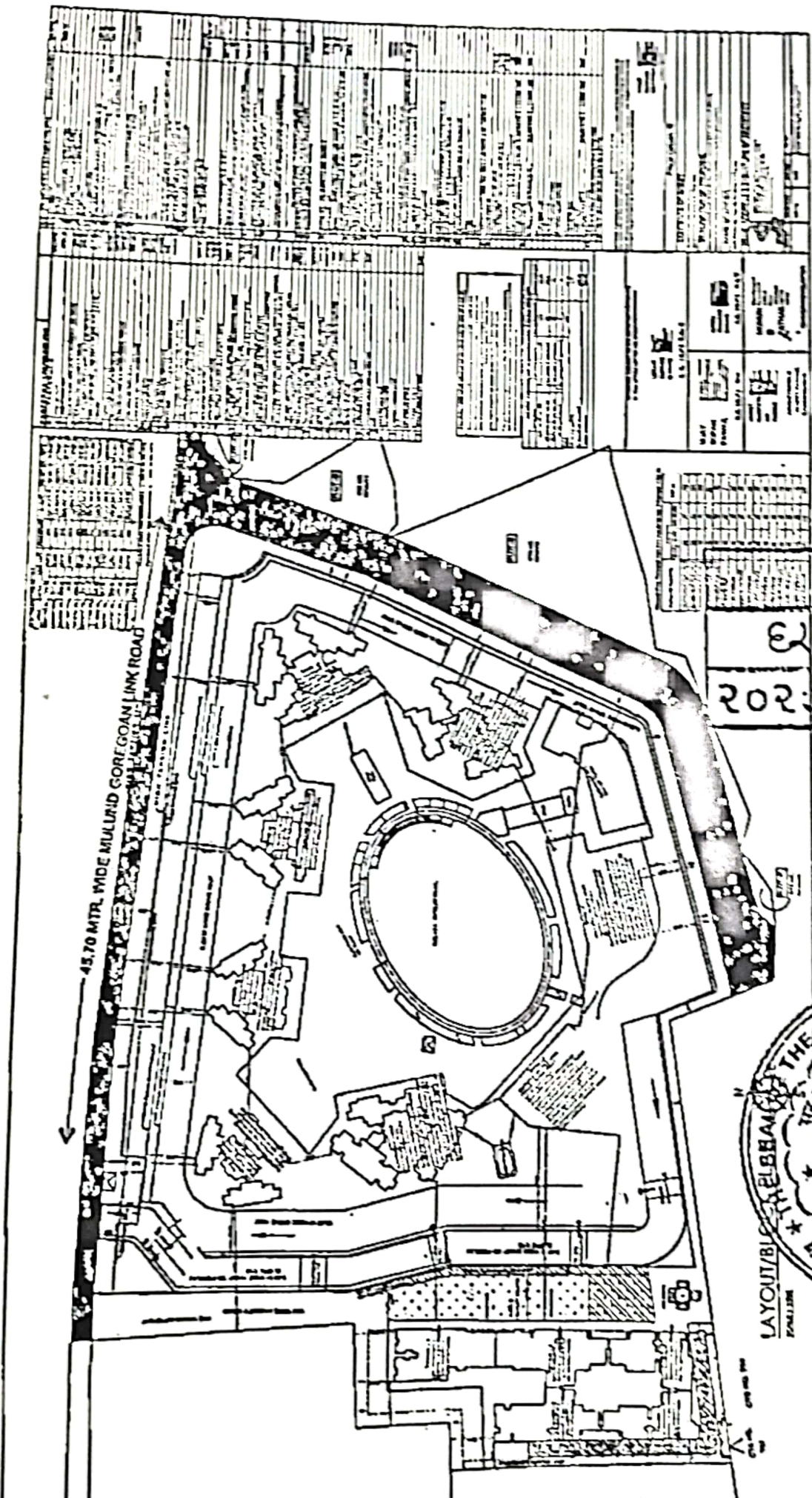
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, 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 21/06/2019 and ending with 30/06/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder.
- 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 Prabhu  
(Secretary, MahaRERA)  
2020-06-24 12:02:34 PM



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LAYOUT/BLN/ELBB/BA/1/2018

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**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
Amended Plan Approval Letter

File No. CHE/ES/4261/S/337(NEW)/337/2/AMEND dated 13.03.2020

To,  
AMEET G. PAWAR  
SATYANARAYAN PRASAD  
COMMERCIAL CENTER, GROUND  
FLOOR, DAYALDAS ROAD, VILE  
PARLE EAST, MUMBAI-400057.

CC (Owner),  
PROPEL DEVELOPERS PRIVATE  
LIMITED  
Runwal & Omkar Esquare, 4th floor,  
Opp.Sion-Chunabhatti Signal, Off  
Eastern Exp. Highway, Sion(E),  
Mumbai.

**Subject :** Proposed development on land bearing C.T.S. No. 681/A/7, 681/A/8 & 681/A/9 of village Nahur at Mulund Goregaon Link Road, Bhandup Mumbai.

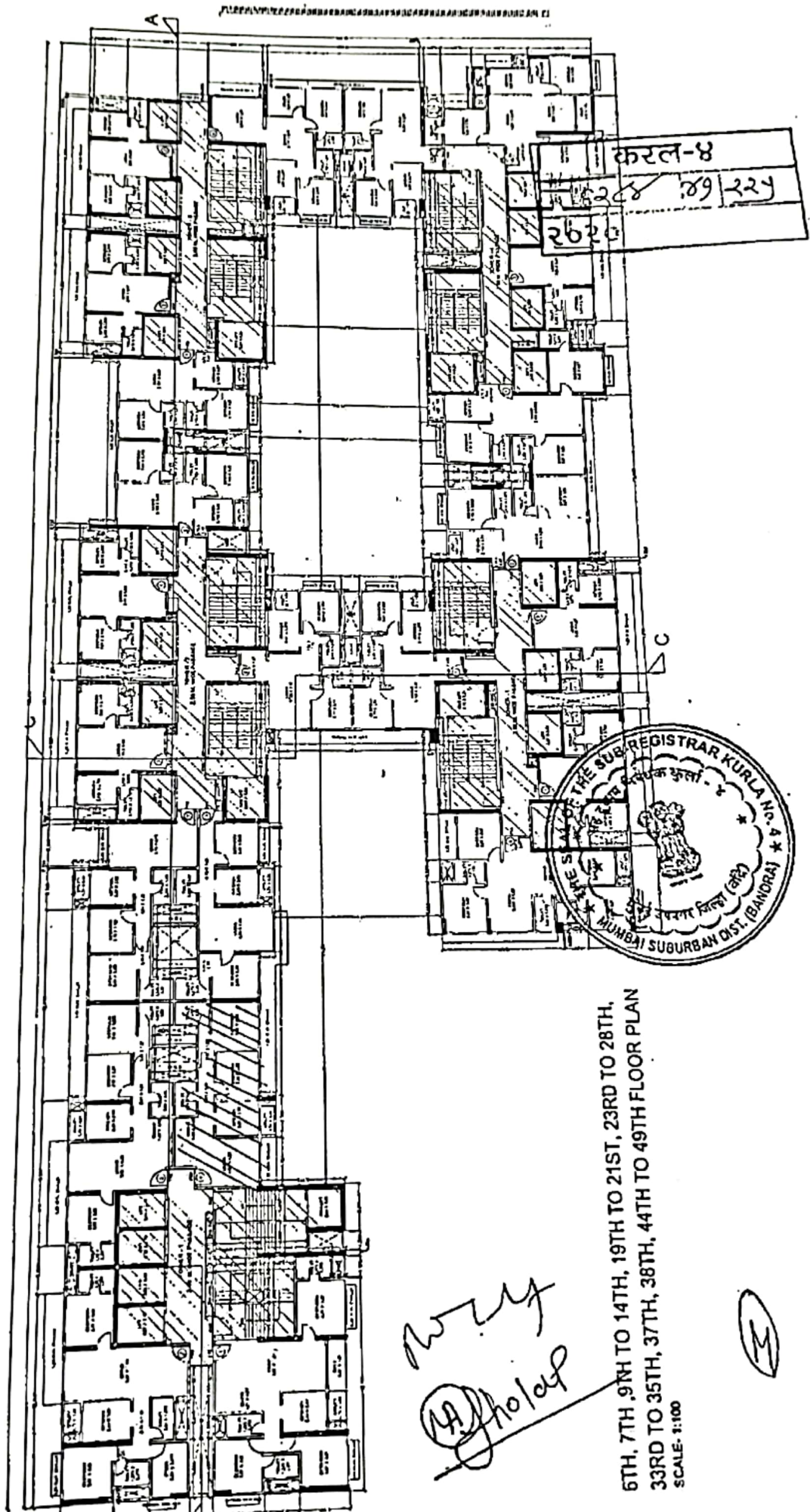
**Reference :** Online submission of plans dated 01.02.2020

Dear Applicant/ Owner/ Developer,  
There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction, subject to the following conditions.

- 1) That all the conditions of IOD under even number dated 04/06/2019 & amended plan conditions did 09.10.2019 shall be complied with.
- 2) That the NOC from High Rise Committee shall be submitted before requesting CC beyond 120m height of building
- 3) That the R.C.C. Design and calculations as per the amended plans for the proposed work considering seismic forces as per relevant I.S. Codes Nos shall be submitted through the registered structural engineer.
- 4) That the all requisite fees, premiums, development charges deposits shall be paid before endorsement of plans.
- 5) That the C.C shall be got endorsed before starting further work.
- 6) That the dry and wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the plot by the residents/ occupants of the building in the jurisdiction of M.C.G.M. The necessary arrangements in Sale Agreement to that effect shall be incorporated by the Developer/ Owner.
- 7) That the extra water & sewerage charges shall be paid to A.E. Water works "S" ward.
- 8) That the extra water & sewerage charges shall be paid to A.E. Water works "S" ward.
- 9) That the PCO charges shall be paid to PCO "S" ward time to time.
- 10) That the Janata Insurance Policy shall be revalidated time to time
- 11) That the payment as per schedule of instalment granted as per Dy. Ch.E. (B.P.)'s approval dated 02.02.2019 and 15-05-2020 shall be submitted
- 12) That the final possession of MCGM share shall be given at the earliest & PRC in the name of MCGM shall be submitted.
- 13) That it is mandatory to utilize Rain water harvesting water and waste water treated in STP, for toilet flushing
- 14) That the NOC from MOEF / NWLB for Flamingo protection point of view shall be submitted.
- 15) Civil Aviation NOC shall not be submitted before exceeding the height of building as mentioned in Colour coded Zonal mapping
- 16) That the MOEF NOC shall be submitted before asking of CC beyond built up area 33994.52 sq. mtrs.
- 17) That the condition regarding Rain water Harvesting & STP treated water for toilet flushing shall be incorporated in sale agreement of prospective buyers.
- 18) That the reservation/ road setback etc. shall be handed over to MCGM & benefits of same shall be claimed as per policy.



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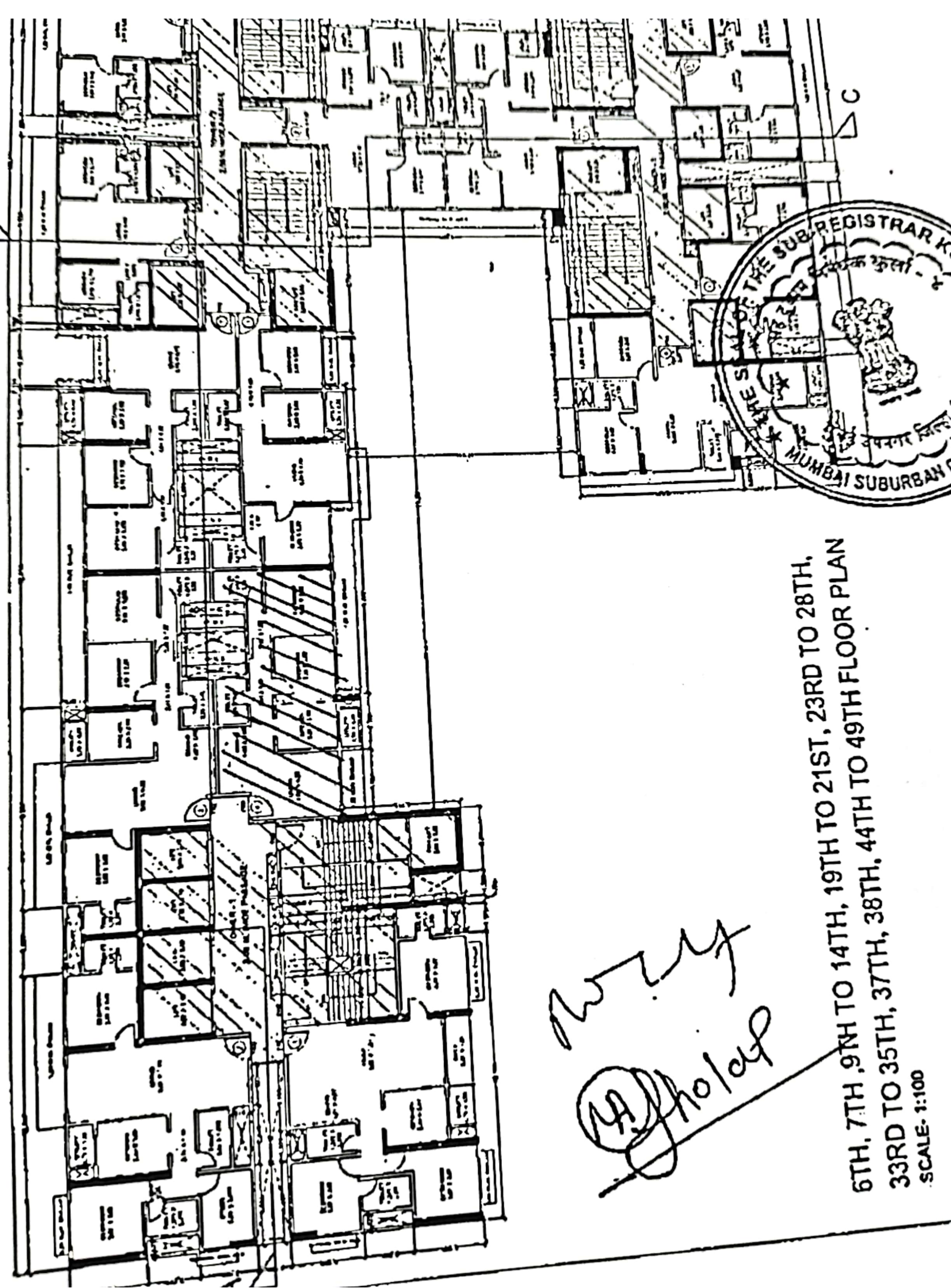
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W. Y.  
 Cholep

6TH, 7TH, 9TH TO 14TH, 19TH TO 21ST, 23RD TO 28TH,  
 33RD TO 35TH, 37TH, 38TH, 44TH TO 49TH FLOOR PLAN  
 SCALE: 1:100

(M)

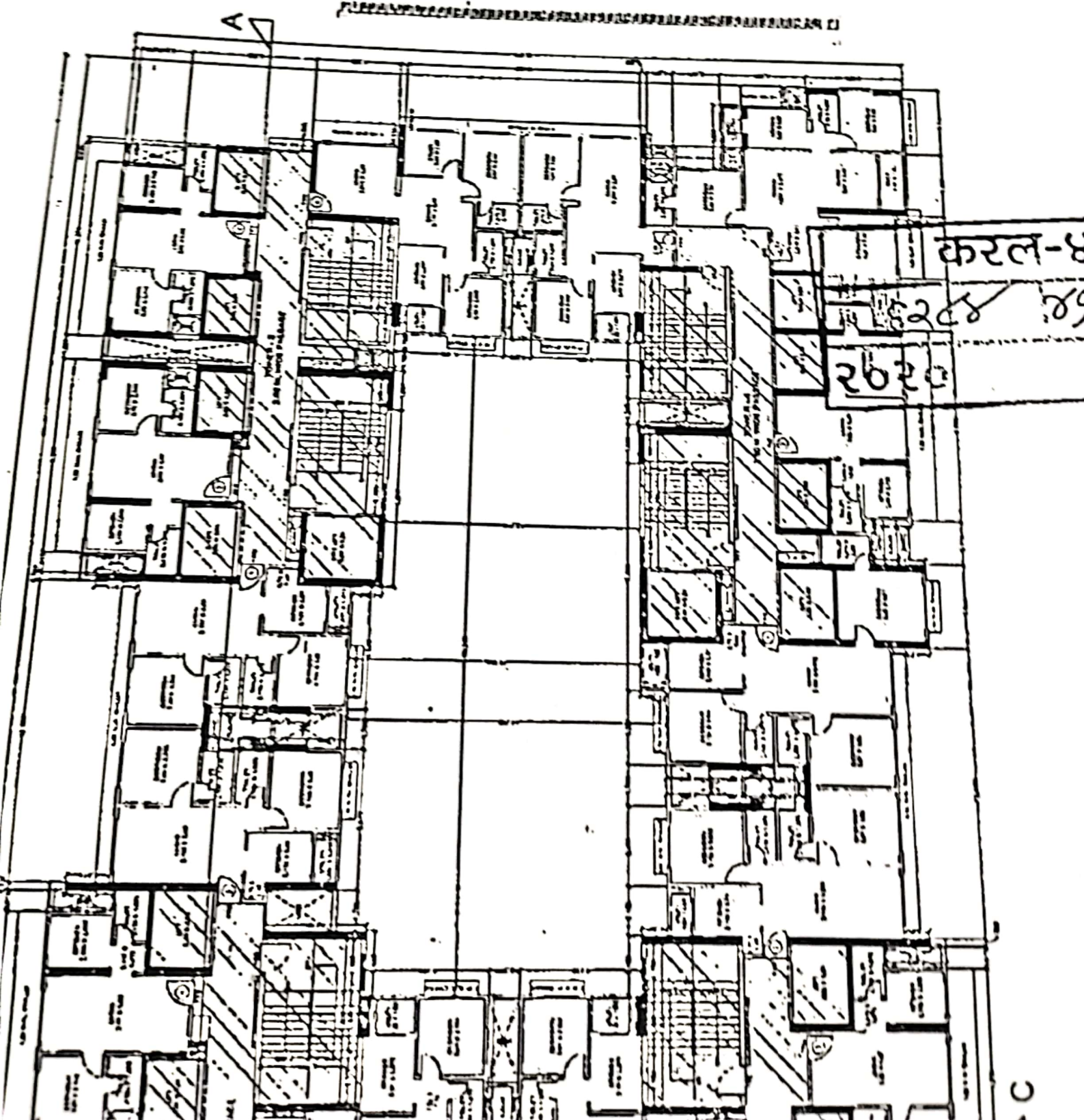


Handwritten signature and date: *W. Z. Y.*  
*14/10/44*

6TH, 7TH, 9TH TO 14TH, 19TH TO 21ST, 23RD TO 28TH,  
33RD TO 35TH, 37TH, 38TH, 44TH TO 49TH FLOOR PLAN  
SCALE: 1:100



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- Table Tennis
- Vapour room
- Water supply
- Sewerage (Chamber, lines, STP)
- Storm Water Drains
- Landscaping
- 2 level Common Outfitouse above podium
- Treatment and disposal of sewage and sullage water
- Solid Waste management & Disposal

THE SIXTH SCHEDULE ABOVE REFERRED TO:  
(Description of the said Premises)

That the Flat/Unit being No. 604 admeasuring 60.27 sq. mtrs. carpet area (equivalent to 66.46 sq. ft.) plus 2.65 sq. mtrs deck area on 5th floor in Tower 2 in the project known as "TRINAKAL PINNACLE", constructed and/or to be constructed on the land bearing CTS No. 624/83(P2) admeasuring 4525.56 sq. mtrs situated at Village Nahur, Taluka Kurla, Midland Goregaon Link Road, Bandrup (West), Mumbai-400075, within the Registration District and Sub-District of Mumbai City and Mumbai Suburban, being a portion of the land more particularly described in the First Schedule hereinabove.

THE SEVENTH SCHEDULE ABOVE REFERRED TO:  
(Details of the internal fittings and fixtures in the said Premises)

Internal Specifications

- Vitrified tiles in kitchen, toilet and all bedrooms - Brand Kajaria or equivalent
- Good Quality Marble flooring in living, dining and passage
- Powder coated aluminium windows - Brand Jindal or equivalent
- Laminated flush doors for all internal doors
- Solid flush door shutter both side veneer finish for main door
- Acrylic/plastic paint with gypsum finish walls
- Home automation system

Bedrooms

- Provision for geyser and exhaust fans
- Dado up to door height - Brand Kajaria or equivalent
- Anti-skid tiles
- Branded CP fittings and sanitary ware - Brand Kohler or equivalent

Kitchen

- Polished granite kitchen platform with single bowl stainless kitchen sink
- Provision for exhaust fans
- Provision for water purifier

