

M-A (PERSONAL DETAILS)

APPLICANT CO - APPLICANT GUARANTOR

NIRANJAN ASHOKKUMAR KAHHEKAR Gender M F

Marital Status Mr Mrs Ms Dr. Other Date of Birth 03/03/1975

Marital Status Married Unmarried Other Name of Spouse NIKASHI KAHHEKAR

Number of Dependents 03 No. of Children 02 Name of Father ASHOKKUMAR KAHHEKAR

Wife's Maiden Name SUMAN Category SC ST OBC General

Nationality INDIAN Residential Status Resident NRI / PIO Religion HINDU

Date of Birth DEORI Photo Identification (ID) : Type PAN (CARD)

Photo Identification (ID) : Number AGAPK4171H Photo ID: Valid Upto

Driving Licence No. Driving Licence Valid Upto

Passport No. AGYPL4171H Passport No. Passport Valid Upto

Highest Qualification Attained MBA Qualifying Year 2001

Residential Address: Staying at the present address for the past _____ Years and _____ Months.

House / Flat / Apartment No. or Name 403 20-E MHADA POWAI PANCHARATNA CHSL
 Street Name & No. and Area/Location POWAI VIHAR POWAI
 Landmark OPPOSITE HEERA PANKA
 City MUMBAI District MUMBAI Pin Code 400076
 State MAHARASHTRA Country INDIA
 Telephone (Landline) Mobile (Primary) 9821134692 Mobile (Secondary)
 Email (Personal) niranjan.kahhekare@gmail.com

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

House / Flat / Apartment No. or Name
 Street Name & No. and Area/Location
 Landmark
 City District Pin Code
 State Country
 Telephone (Landline 1) Telephone (Landline 2)

Office / Business Address:

Name of Org/Employer, Dept. & Floor STATE BANK OF INDIA
 Street Name & No. and Area/Location SBILD AURANGABAD N-7 CIDCO
 Landmark JALGAON ROAD
 City AURANGABAD District AURANGABAD Pin Code 431003
 State MAHARASHTRA Country INDIA
 Telephone (Landline) 02602485915 Fax Mobile (Secondary)
 Email (Organizational) director.sbildaaurangabad@sbi.co.in

Mode of Payment Check-off ECS (Electronic Clearing System) PDCs (Post Dated Cheques) SI (Standing Instruction) Others
 Relationship with the Bank Less than 1 year 1 - 3 years More than 3 years

Names and addresses of two referees who are not related to you:

Name:		Name:	
Address:		Address:	
Email:		Email:	
Tel:		Tel:	
Mob:		Mob:	



391/9143

Friday, May 12, 2023

2:33 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 9855 दिनांक: 12/05/2023

गावाचे नाव: कांजुर

दस्तऐवजाचा अनुक्रमांक: करल4-9143-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: निरंजन अशोककुमार कान्हेकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3900.00

पृष्ठांची संख्या: 195

मुळ दस्त परत मिळाला

एकूण:

रु. 33900.00

सह दु.निबंधक कुर्ला - 4

सह दुय्यम निबंधक कुर्ला - 4
मुंबई उपनगर जिल्हा

बाजार मूल्य: रु.20927687.08 /-

मोबदला रु.18081294/-

भरलेले मुद्रांक शुल्क : रु. 1256000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1900/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1205202301452 दिनांक: 12/05/2023

वॅकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1205202301404 दिनांक: 12/05/2023

वॅकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH001929035202324E दिनांक: 12/05/2023

वॅकेचे नाव व पत्ता:

मुळ दस्त परत मिळाला



CHALLAN
MTR Form Number-6



GRN	MH001929035202324E	BARCODE		Date	11/05/2023-23:01:11	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
Office Name	KRL4_JT SUB REGISTRAR KURLA NO 4	PAN No.(If Applicable)	AGXPK4171H
Location	MUMBAI	Full Name	NIRANJAN ASHOKKUMAR KANHEKAR
Year	2023-2024 One Time	Flat/Block No.	FLAT NO 4001 40th FLOOR TOWER F
		Premises/Building	SUNFLOWER RUNWAL BLISS

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
030045501 Stamp Duty	1256000.00	KANJURMARG E	MUMBAI		4 0 0 0 4 2
030063301 Registration Fee	30000.00				

Remarks (If Any)	PAN2=AADCE7724P~SecondPartyName=EVIE . REAL ESTATE PVT करल ४ ९४३ २ ९९ २०२३
	LTD~CA=18081294

Amount In	Twelve Lakh Eighty Six Thousand Rupees Only
Words	12,86,000.00

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK
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Cheque-DD Details		Bank CIN	Ref. No.	Bank Date	RBI Date
Bank	IDBI BANK	69103332023051216700	2807833078	11/05/2023-23:01:11	11/05/2023-23:01:11
Bank-Branch	IDBI BANK	Not Verified with RBI			
Scroll No. , Date		Not Verified with RBI			



Department ID :
E:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.
चलान फॉकल दुययम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी खदर घेऊन लागू

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai this 12th day of Nov 2023

BETWEEN

EVIE REAL ESTATE PRIVATE LIMITED a company incorporated under the provisions of the Companies Act, 1956 having its Corporate office at Runwal & Omkar Esquare, 4th Floor, Opp. Sion Chunabhatti Signal, off Eastern Express Highway, Sion (E), Mumbai- 400 022 (through its duly Authorized Signatory Mr. ANAND PACHA authorized under Board Resolution/POA dated 28/12/2022), hereinafter referred to as the "the Promoter" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the ONE PART

AND

NIRANJAN ASHOKKUMAR KANHEKAR, having his/her/their address at 303, 20-B, कमल, 8 POWAI VIHAR, POWAI, MUMBAI - 400076, hereinafter referred to as "the Allottee" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company its successors and permitted assigns) of the OTHER PART

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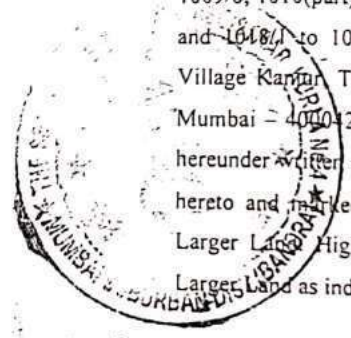


WHEREAS:

- A. Pursuant to (a) an Indenture of Conveyance and Assignment dated 17th October, 2014 registered with the office of the Sub-Registrar of Assurances under serial no. 9377 of 2014 as rectified by a Deed of Rectification dated 13th October, 2016, registered with the office of the Sub-Registrar of Assurances under serial no. 10449 of 2016, both executed between Crompton Greaves Limited ("CG") and the Promoter, (b) an Indenture of Conveyance and Assignment dated 27th October 2015, registered with the office of the Sub-Registrar of Assurances under Serial No. KRL-2- 9732 of 2015, as rectified by a Deed of Rectification dated 13th October, 2016, registered with the office of the Sub- Registrar of Assurances under Serial No. 10450 of 2016, both executed between CG and the Promoter, and (c) an Indenture of Lease dated 21st October 2015 ("the said Lease") executed between The Tata Power Company Limited and the Promoter, registered with the office of the sub-registrar of assurances under serial no. 9624 of 2015, and subject to the terms and conditions mentioned therein, (d) an Indenture of Conveyance and Assignment dated 29th December, 2021,

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registered with the office of the Sub-Registrar of Assurances under serial no. 23802 of 2021 executed between Crompton Greaves Limited ("CG") and the Promoter other part, the Promoter is seized and possessed of all those pieces or parcels of land bearing CTS Nos. 1004, 1005(part), 1005/1, 1006, 1007/3(part), 1007(part), 1007/4, 1009(part), 1009/5, 1009/6, 1010(part), 1013(part), 1014(part), 1014/1 to 1014/6, 1017, 1017/1 to 1017/6, 1018 and 1018/1 to 1018/9 admeasuring 1,47,596.30 square meters ("the Larger Land") of Village Kanjur Taluka Mulund, District Mumbai Suburban situated at Kanjur Marg (E), Mumbai - 400042. The Larger Land is more particularly described in the First Schedule hereunder written and is delineated with a Blue colour boundary line on the plan annexed hereto and marked as Annexure "A". The First Schedule also sets out the tenure of the Larger Land. High Tension electricity/ transmission lines pass through a portion of the Larger Land as indicated on the plan annexed hereto and marked as Annexure "A".

- B. There are no litigations pending with respect to the Larger Land and there are no encumbrances affecting the Larger Land.
- C. By virtue of the aforesaid, the Promoter is entitled to construct buildings on the Larger Land and is undertaking the development of the Larger Land in a phase-wise manner.
- D. The Promoter is now developing One (1) Tower, Wing- "F" of single building known as "Sunflower" on a portion of the Larger Land admeasuring 551.50 square meters (Plinth area) ("the said Land") (the said Land is more particularly described in the Second Schedule hereunder written and is washed in colour on the plan annexed hereto and marked as Annexure "A") as a phase of the Whole Project (as defined below) and proposed as a "Real Estate Project" by the Promoter and has been registered as a 'Real Estate Project' ("the Real Estate Project") 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"). The Authority has duly issued a Certificate of Registration bearing No. P51800032824 dated 2nd February 2022 ("the RERA Certificate") for the Real Estate Project and a copy of the RERA Certificate is annexed and marked as Annexure "B" hereto.
- E. 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 Planning and Architectural consultants. The Allottee has agreed and consented to the development of the Larger Land. The Allottee has also examined all documents and information uploaded by the Promoter on the website of the Authority as required by RERA and the RERA Rules and has understood the documents and information in all respects
- F. The principal and material aspects of the development of the Real Estate Project as sanctioned under the RERA Certificate, is briefly stated below:
 - (i) The name of the Real Estate Project shall at all times be 'Runwal Bliss' (in common along with such other phases of the Whole Project as the Promoter may deem fit). The Real Estate Project consists of single building/Wing known as "Sunflower" the same

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will be up to 52 no. of slabs of super structures 50 habitable floors).

- (ii) The Real Estate Project shall comprise units/premises consisting of apartments and flat/s and tenement/s as per the details provided in the **Third Schedule** hereunder written.
- (iii) Total FSI of 27,000.00 square meters has been proposed and the same shall get consumed/utilized as per the approvals/sanctions from time to time, in construction and development of the Real Estate Project.
- (iv) The common areas, facilities and amenities in the Real Estate Project that may be usable by the Allottee and are listed in the **Fourth Schedule** hereunder written ("**Real Estate Project Amenities**").
- (v) The common areas, facilities and amenities in the Whole Project that may be usable by the Allottee and listed in the **Fifth Schedule** hereunder written ("**Whole Project Amenities**") which may be used by the Allottee after the proposed development of the Larger Land is completed.
- (vi) The Promoter shall be entitled to put hoarding/boards of their Brand Name in the form of Neon Signs, MS Letters, Vinyl & Sun Boards on the Real Estate Project and on the façade, terrace, compound wall or other part of the Real Estate Project. The Promoter shall also be entitled to place, select, decide hoarding/board sites and be entitled to a full and free right of way and means and access to such place or places for the purpose of repair, painting or changing the logo/ signs.
- (vii) The Promoter shall be entitled to designate any spaces/areas in the Real Estate Project (including on the terrace and basement levels of the Real Estate Project) for third party service providers, for facilitating provision and maintenance of utility services (such as power, water, drainage and radio and electronic communication) to be availed by the Allottee and other allottees of apartments/flats in the Real Estate Project and/or other allottees in the Whole Project. Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method. For this purpose, the Promoter may lay and provide the necessary infrastructure such as cables, pipes, wires, meters, antennae, base sub-stations, towers etc.
- (viii) The details of formation of the Society, and conferment of title upon the Society with respect to the Real Estate Project, are more particularly specified in this agreement.
- (ix) A copy of the Intimation of Disapproval bearing No.CE/1392/BPES/AS dated 20th November 2015 and Commencement Certificate bearing No.CHE/ES/1699/337(NEW)/FCC/6/Amend dated 19th January 2022 issued by the Municipal Corporation of Greater Mumbai, are also attached at Annexure "C" hereto.

The above details along with the annexes to the RERA Certificate, are available for inspection on the website of the Authority at <https://maharera.mahonline.gov.in>.

- G. The principal and material aspects of the development of the Larger Land ("**Whole Project**") as disclosed by the Promoter are briefly stated below-

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

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for Sale at Mumbai (Maharashtra) in the presence of attesting witness signing as such on the day first above written.



THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the Larger Land)

All those pieces or parcels of land bearing CTS Nos. 1004, 1005(part), 1007/3(part), 1007(part), 1007/4, 1009(part), 1009/5, 1009/6, 1010(part), 1013(part), 1014/1 to 1014/6, 1017, 1017/1 to 1017/6, 1018 and 1018/1 to 1018/9 admeasuring 1,47,596.30 square meters of Village Kanjur, Taluka Mulund, District Mumbai Suburban situated at Kanjur Marg (E), Mumbai - 400042 (the Larger Land) and bounded by
 On or towards North: Dattar Colony/ Municipal Road
 On or towards South: Gomes Colony
 On or towards East: Dattar Colony/ Municipal Road
 On or towards West: Existing factory of Crompton Greaves Ltd.,

THE SECOND SCHEDULE ABOVE REFERRED TO:

(Description of the said Land)

All those pieces and parcels of land admeasuring 551.50 mtrs (Plinth area) forming part of the larger land as mentioned in the First Schedule hereinabove.

THE THIRD SCHEDULE ABOVE REFERRED TO:

(Details of the number of floors/units etc. in the Real Estate Project)

<u>Tower</u>	<u>Total No. of Flat/Units</u>	<u>No of floors</u>
"Sunflower" <u>Wing " F "</u>	277	52 Nos of slabs of super structures (50 Habitable floors)
Grand Total	277	

THE FOURTH SCHEDULE ABOVE REFERRED TO:

(Details of the common area facilities in the Real Estate Project)

- BUILDING AMENITIES
- DG back up in essential & common areas
- Sewage treatment plant
- Rainwater harvesting
- High speed lift in every tower Brand- OTIS/Schindler or Equivalent
- Multiple level Parking
- Intercom facility from: lobby to apartment

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SIGNED AND DELIVERED
By the within named PROMOTER
EVIE REAL ESTATE PRIVATE LIMITED

By hand of its Director/

Authorized Signatory
MR. ANAND PRAFUL CHHEDA

in the presence of

1. [Signature]
2. [Signature]

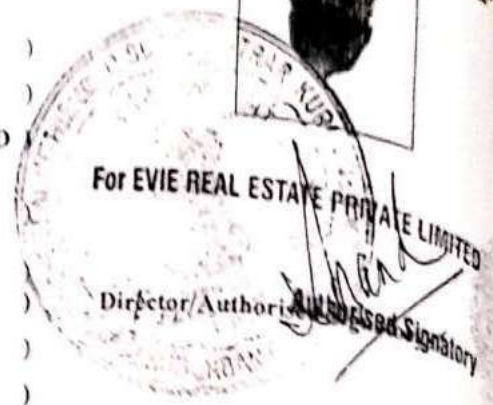
SIGNED AND DELIVERED
By the within named ALLOTTEE/S
NIRANJAN ASHOKKUMAR KANHEKAR

in the presence of

1. [Signature]
2. [Signature]

RECEIVED of and from the Flat/Unit
Allottee/s /s above named the sum of
Rs.1808129/-
(Rupees Eighteen Lakhs Eight Thousand
One Hundred Twenty Nine Only)
as advance payment or deposit paid by
The Allottee/s to the Promoter

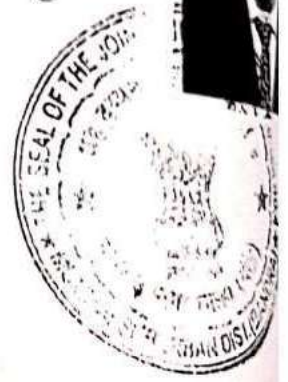
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For EVIE REAL ESTATE PRIVATE LIMITED
Director/Authorized Signatory



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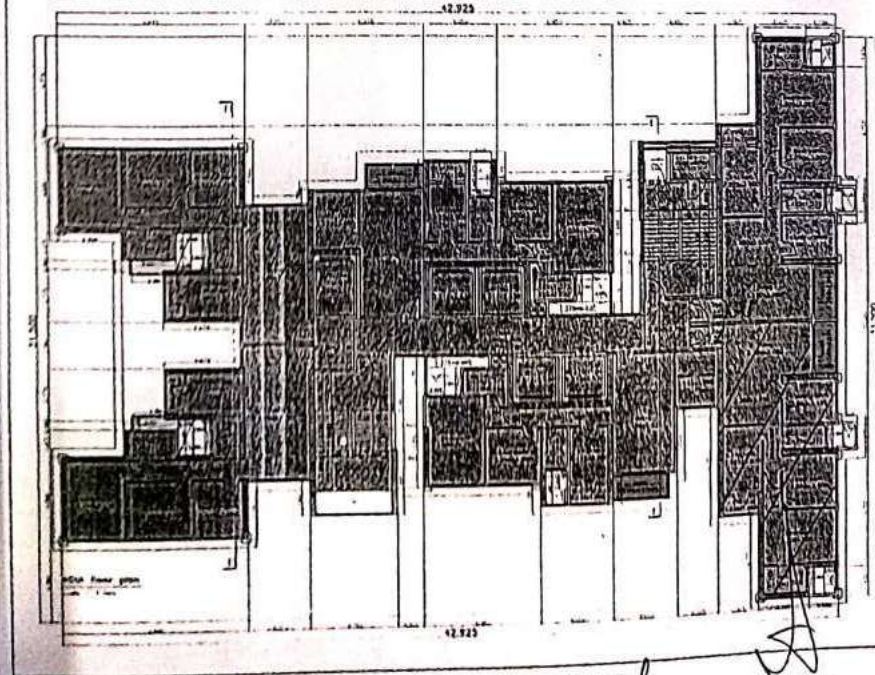
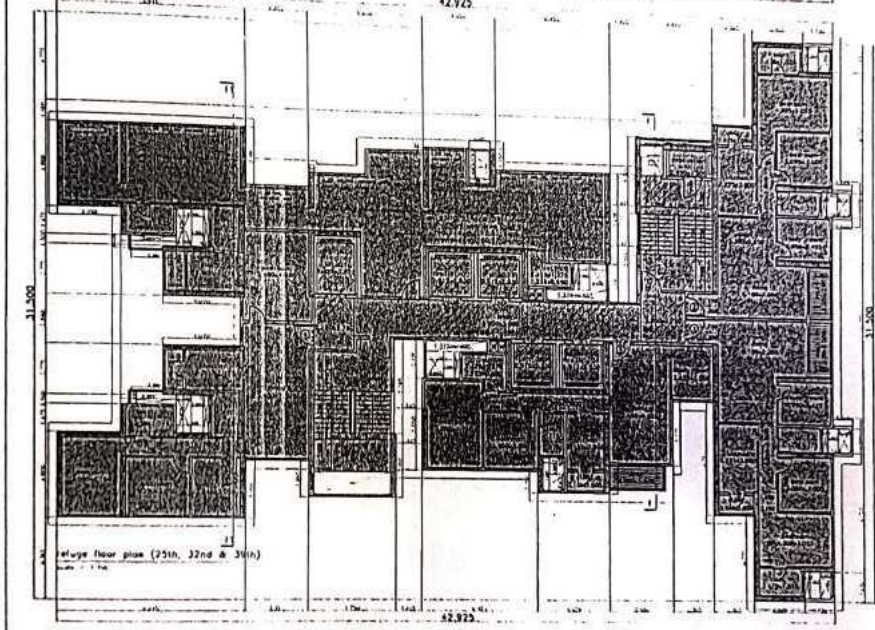
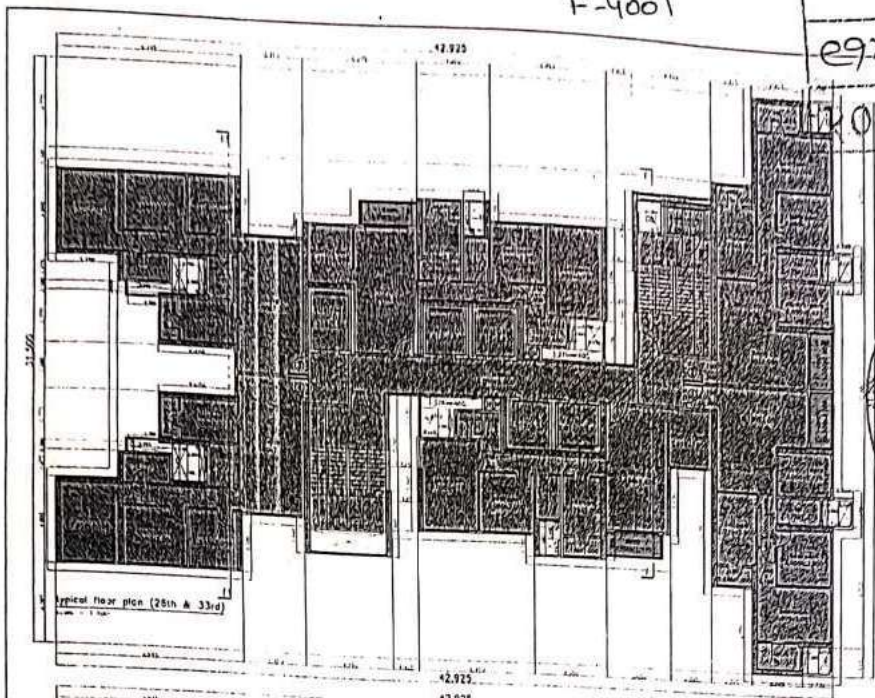
We say received
FOR EVIE REAL ESTATE PRIVATE
LIMITED

For EVIE REAL ESTATE PRIVATE LIMITED
[Signature]
Authorized Signatory

Director/Authorized Signatory

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wing - F
PROFORMA - B
CONTENTS OF SHEET
FLOOR PLANS
STAMP OF DATE OF RECEIPT OF PLANS
SUHAS VASANT NEMANE
NAME OF OWNER
SUNIL AMBARE & ASSOCIATES
303, MITAL AVENUE, 3RD FLOOR,
110, MIDLAND WATER ROAD, NEAR PSE,
ANDHERI WEST, MUMBAI - 400 053

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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 P51800032824
Project: *Runwal Bliss - Wing F* . Plot Bearing / CTS / Survey / Final Plot No.: 1004P, 1005P, 1007P, 1007/3, 1007/4, 1009P, 1009/5-6, 1010P, 1013P, 1014P, 1014/1-6, 1017/1-6, 1018, 1018/1-9 at Kurla, Kurla, Mumbai Suburban, 400042;

1. **Evie Real Estate 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 02/02/2022 and ending with 31/12/2026 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 Pramanand Prabhu
(Secretary, MahaRERA)
Date: 02-02-2022 11:22:16

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Dated: 02/02/2022

Place: Mumbai

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EVIE REAL ESTATE PRIVATE LIMITED

Date : 17.01.2022

To,

MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
3rd Floor, "A" Wing, Slum Rehabilitation Authority
Administrative Building
Anant Kanekar Marg,
Bandra (East), Mumbai – 400 051

Dear Sir / Madam,

We hereby confirm and declare that there are no encumbrances on the project land bearing Survey No. 1004(part), 1005(part), 1005/1, 1006, 1007/3(part), 1007(part), 1007/4, 1009(part), 1009/5, 1009/6, 1010(part), 1013(part), 1014(part), 1014/1 to 1014/6, 1017/1 to 1017/6, 1018 and 1018/1 to 1018/9 of our project named as "Runwal Bliss – Wing F" proposed to be registered with MAHARERA under the provisions, rules and regulations of Real Estate (Regulation and Development) Act, 2016 ("RERA ACT") and Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosure on Website) Rules, 2017 ("RERA Rules").

Evie Real Estate Private Limited

dhaychoudhury
Authorised Signatory





MUNICIPAL CORPORATION OF GREATER MUMBAI
Amended Plan Approval Letter

File No. CHE/ES/1699/S/337(NEW)/337/16/Amend dated 27.03.2023

To,
SUNIL GAJANAN AMBRE
303, MITTAL AVENUE, 110,
N.M.ROAD, FORT,

CC (Owner),
EVIE REAL ESTATE PRIVATE
LIMITED
Runwal & Omkar Esquare, 4th floor,
Opp.Slon-Chunabhatti Signal, Off
Eastern Exp. Highway, Slon(E),
Mumbai.

Subject : Proposed Residential Building on plot bearing CTS no. 1004, 1005 (pt), 1005/1, 1006, 1007/3 (pt) and 1009 (pt), of Village Kanjur Marg (E), Mumbai..

Reference : Online submission of plans dated 24.01.2023

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 requisite fees, deposits, development charges, Development cess as per the provision of Reg. 30 of DCPR2034 & MCGM policy circular C-3 under no. ChE/ DP/ 110/ Gen dated 2019-20 etc. shall be paid.
- 2) That the No Dues Certificate from A. A. & C. 'S' Ward shall be submitted
- 3) That the quarterly progress report of Architect shall be submitted.
- 4) That the additional extra water charges shall be paid and the No Dues pending certificate from A.E.W.W. 'S' Ward shall be submitted
- 5) That the work shall be carried out between 6.00 am to 10.00 pm only in accordance with Rule 5A(3) of the Noise Pollution (Regulation & Control) Rules, 2000 and the provision of notification issued by ministry of Environment & Forest Deptt. from time to time shall be duly observed.
- 6) That the C.C. shall be got endorsed as per the amended plan.
- 7) That the NOC from HRC shall be submitted before asking C.C. beyond 120m.
- 8) That the Clearance of MOEF for additional built-up area shall be submitted before granting CC for additional area.
- 9) That the conditions mentioned in IOD / Amended approved on 20/11/2015 and 17-04-2017, 07.12.2017, 23.4.2018, 12/11/2018, 18-03-2019, 19-10-2019, 08/09/2020, 20.10.2020 and 14.01.2022 shall be complied with.
- 10) That the safety precaution as per Reg. No. 12(5) of DCPR-2034 shall be taken.
- 11) That the revised CFO NOC shall be submitted
- 12) That the C.C. equivalent to 10 % of approved Built Up Area for which installment facility is obtained, shall be restricted.
- 13) That the payments shall be made on time schedule as per Installment schedule approved & Post Date Cheques shall be deposited.
- 14) That the Registered Under taking stating that, all the terms and conditions mentioned in the Installment circulars shall be binding on Developer/Project proponent and the same shall be followed scrupulously.
- 15) The project proponent shall also undertake that they shall make aware to the prospective buyers in the project and the RERA Authorities about the installment payment facility availed by them in the various payments made to BMC and the provisions in the circular about initiating action by BMC against the default in payments on schedule date, before endorsement of CC.
- 16) That the Amenity as per Regulation 14B of DCPR-2034 shall be handed over to BMC

करल ४		
९४३	४६	१९५
२०२३		



C - 3

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/ES/1699/S/337(NEW)/FCC/6/Amend

COMMENCEMENT CERTIFICATE



To,
Shri. S. S. Runwal Director of Evie Real Estate Pvt.
Ltd. CA to Owner
4th floor, Opp. Sion Chunabhathi Signal, Sion (E)

Sir,

With reference to your application No. CHE/ES/1699/S/337(NEW)/FCC/6/Amend Dated. 26 Dec 2018 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 26 Dec 2018 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. NA C.T.S. No. 1004, 1005 (pt), 1005/1, 1006, 1007/3 (pt) and 1009 \$#5676, 1004, 1005(pt), 1005/1, 1006, 1007(pt), 1007/3(pt), 1007/4, 1009(pt), 1009/5 & 1009/6, 1010(pt), 1013 (pt), 1014(pt), 1014/1 to 1014/6, 1017, 1017/1 to 1017/6, 1018, 1018/1 to 1018/9 Division / Village / Town Planning Scheme No. KANJUR-E situa ed at Kanjurmarg 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 widening line shall form part of 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 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 be in no case 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





12/05/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुली 4

दस्त क्रमांक : 9143/2023

नोदणी :

Regn:63m

गावाचे नाव : कांजूर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	18081294
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे).	20927687.08
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई म.पा इतर वर्णन :सदनिका नं: 4001, माळा नं: 40 वा नजला टॉवर एफ, इमारतीचे नाव: सनफ्लॉवर रुणवाल विस, ब्लॉक नं: कांजूरमार्ग पु मुं-400042, रोड : कॉम्प्टन गेअवेस कंपाऊंड, इतर माहिती: दोन कार पार्किंग सदनिकेचे क्षेत्रफळ 82.41 चौ मिटर कारपेट व युटिलिटी एरिया 2.03 चौ मिटर डकचे क्षेत्र 3.65 चौ मिटर (C.T.S. Number : 1004 1005part 1005/1 1006 1007/3part 1007 part 1007/41009 part 1009/5 1009 6 1010part 1013part 1014part 1014/1to 1014/6 1017 1017/1 to 1017/6 1018 1018/1 to 1018/9 ;) ।
(5) क्षेत्रफळ	1) 96.93 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:-एवी रियल इस्टेट प्रा लि चे ऑथोराईज सिग्नेटरी आनंद प्रफुल्ल छेडा तर्फे मुखत्यार गणेश आर शेटी वय:-62; पत्ता:-प्लॉट नं: -, माळा नं: ऑफिस 4 था मजला , इमारतीचे नाव: रुणवाल एन्ड ओमकार ईस्क्वेअर, ब्लॉक नं: ऑप सायन घुनाभट्टी सिग्नल सायन पु , रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AADCE7724P
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-निरंजन अशोककुमार कान्हेकर वय:-48; पत्ता:-प्लॉट नं: 303 20-बि, माळा नं: -, इमारतीचे नाव: म्हाडा पवई विहार, ब्लॉक नं: पवई, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400076 पॅन नं:-AGXPK4171H
(9) दस्तऐवज करून दिल्याचा दिनांक	12/05/2023
(10)दस्त नोंदणी केल्याचा दिनांक	12/05/2023
(11)अनुक्रमांक,खंड व पृष्ठ	9143/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1256000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशीत:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation of any Cantonment area annexed to it.

