

13/09/2022

सूची क्र.2

दुय्यम निबंधक : सह दुर्गा. पु. वी. 4

दस्त क्रमांक : 18/39/2022

नोंदणी :

Regn:83rn

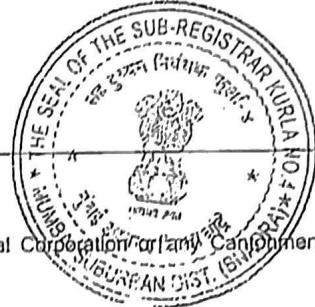
गावाचे नाव : कांजूर

(1)विलेखाचा प्रकार	करारनामा
(2)मोवदला	28875194
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	23940933.58
(4) भू-मापन,फोटोहिस्सा व घरक्रमांक(असल्यास)	1) पात्रिकेचे नाव:मुंबई मजला इतर वर्णन सदनिका नं: 204, माळा नं: 2 रा मजला टॉवर पि. इमारतीचे नाव: आयरिस रुग्णाल ब्लिस, ब्लॉक नं: कांजूरमार्ग पु भू-400042, रोड : क्रॉम्प्टन येअवेस कंपाऊंड, इतर माहिती: दोन कार पात्रिका सदनिकेचे क्षेत्रफळ108.79 चौ मिटर कारपेट गुटिलिटी परिया 2.88 चौ मिटर ड्रेक परिया 4.37 चौ मिटर( ( C.T.S. Number : 1004 1005part 1005/1 10081007/3part 1007 part 1007/4 1009 part 1009 5 1009 8 1010part 1013part 1014 part 1014/1to 1014/8 1017 1017/1 to 1017/8 1018 1018/1 to 1018/9 ; ) )
(5) क्षेत्रफळ	1) 127.67 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 पता.	1): नाव:-एवी रियल इस्टेट प्रा लि चे ऑगोराईज सिग्नेटरी आनंद प्रफुल छेडा तर्फे मुखत्यार गणेश आर शेदटी वय:-61; पत्ता:-प्लॉट नं: -, माळा नं: ऑफिस 4था मजला , इमारतीचे नाव: रुग्णाल एन्ड ओमकार ईस्क्वेअर, ब्लॉक नं: ऑप सायन चुनामट्टी सिग्नेल सायन पु, रोड नं: ऑफ इस्टर्न एक्स्प्रेस 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 पता	1): नाव:-दयानंद - - वय:-43; पत्ता:-प्लॉट नं: ए-302, माळा नं: -, इमारतीचे नाव: मातोश्री पार्क सिपचएस, ब्लॉक नं: भांडूप व्हीलेज नियर शंकर मंदिर , रोड नं: उदयश्री रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400042 पॅन नं:-ALRPD2986Q 2): नाव:-परिणीता दयानंद - - वय:-37; पत्ता:-प्लॉट नं: ए-302, माळा नं: -, इमारतीचे नाव: मातोश्री पार्क सिपचएस, ब्लॉक नं: भांडूप व्हीलेज नियर शंकर मंदिर , रोड नं: उदयश्री रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400042 पॅन नं:-AIBPA0562C
(9) दस्तऐवज करून दिल्याचा दिनांक	08/09/2022
(10)दस्त नोंदणी केल्याचा दिनांक	13/09/2022
(11)अनुक्रमांक,खंड व पृष्ठ	18739/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1600600
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निघडलेला अनुच्छेद :- :

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



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai this 08<sup>th</sup> day of SEP, 2022

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, 4<sup>th</sup> Floor, Opp. Sion Chunabhatti Signal, off Eastern Express Highway, Sion (E), Mumbai-400022 (through its duly Authorized Signatory Mr. ANAND PRAFUL UMHEDA authorized under Board Resolution/POA dated 31/12/2021), 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

DAYANAND & PARINEETA DAYANAND having his/her/their address at A-302 MATOSHREE PARK CHS, UDAYSHREE ROAD, BHANDUP VILLAGE, NEAR SANKAR MANDIR, MUMBAI

400042, hereinafter referred to as "the Allottee", (which expression shall unless it be apparent 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 co-parcenership and survivor/s of them and the heirs, executors, administrators and 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

WHEREAS:

- A. Pursuant to (a) an Indenture of Conveyance and Assignment dated 17<sup>th</sup> 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 13<sup>th</sup> 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 27<sup>th</sup> 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 13<sup>th</sup> 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 21<sup>st</sup> 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, 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 89,866.04 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".



*Dayanand*

*PA*

*A*

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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 Chunabhatti 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 \$#\$676,1004,1005(pt),1005/1,1006,1007(pt),1007/3(pt),1007/4,1009(pt),1009/5&1009/6,1010(pt),1013 (pt),1014(pt),1014/1to1014/6,1017,1017/1to 1017/6, 1018,1018/1 to 1018/9 Division / Village / Town Planning Scheme No. KANJUR-E situated 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

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exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 8/2/2017

Issue On : 09-Feb 2016

Valid Upto : 08 Feb 2017

Application Number :

CHE/ES/1699/S/337(NEW)CC/1/Old

Remark :

C.C. upto basement top for wing A(pt) & wing F(pt) only, as per phase program and as per IOD dated 20/11/2015.

Approved By

A. G. Tambewagh  
Executive Engineer

Issue On : 20 Jun 2016

Valid Upto : 08 Feb 2017

Application Number :

CHE/ES/1699/S/337(NEW)FCC/1/Old

Remark :

C.C. up to basement top for wing A to F, as per phase program and as per IOD dated 20/11/2015.

Approved By

A. G. Tambewagh  
Executive Engineer

Issue On : 02 May 2017

Valid Upto : 08 Feb 2018

Application Number :

CHE/ES/1699/S/337(NEW)FCC/1/Old

Remark :

Further C.C. i.e. up to stilt slab of wing A, B, C, D & E as per approved plan dt. 17-04-2017.

Approved By

J.C. Siddhpura  
Assistant Engineer (BP)

CHE/ES/1699/S/337(NEW)/FCC/6/Amend

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Issue On : 22 Dec 2017

Valid Upto : 08 Feb 2018

Application Number :

CHE/ES/1699/S/337(NEW)FCC/1/Old

Remark :

The C.C. upto stilt slab for wing A, B, C, D & E re-endorsed as per last approved amended



Issue On : 20 Jan 2018

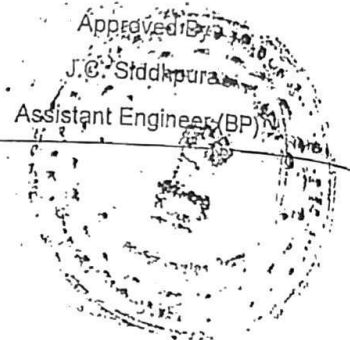
Valid Upto : 08 Feb 2018

Application Number :

CHE/ES/1699/S/337(NEW)FCC/1/Old

Remark :

Full C.C. for wing A & B, C.C. upto 14th floors for wing C & D and C.C. upto 13th floors for wing E as per approved amended plans dt 07.12.2017.



Issue On : 26 Apr 2018

Valid Upto : 08 Feb 2019

Application Number :

CHE/ES/1699/S/337(NEW)FCC/1/Old

Remark :

The re-endorsement of C.C. for wing A, C.C. upto 13th floors for wing B, upto 7th floors for wing C, upto 15th floors for wing D and full C.C. for wing E, as per approved amended plans dtd: 23.4.2018.

Approved By  
J.C. Siddhpura  
Assistant Engineer (BP)

Issue On : 07 Jun 2018

Valid Upto : 08 Feb 2019

Application Number :

CHE/ES/1699/S/337(NEW)FCC/1/Old

CHE/ES/1699/S/337(NEW)FCC/6/Amend

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Remark :

Re-endorsement of C.C. for wing A & E, further C.C. up to 22nd floors for wing B & wing C and up to 23rd floors for wing D as per approved amended plans dtd. 23.04.2018.

Approved By

J.C. Siddhpura

Assistant Engineer (BP)

Issue On : 04 Dec 2018

Valid Upto : 08 Feb 2019

Application Number

CHE/ES/1699/S/337(NEW)FCC/1/Old

Remark :

further C.C. is approved for Wing 'A' & 'B' up to 25th floor, Full C.C. i.e. up to 31st floors for wing 'D' & Full C.C. i.e. up to 30th floor for wing 'E' and re-endorsement C.C. up to 22nd floors for wing 'C' as per approved amended plans dtd: 12/11/2018.

Approved By

Jayesh Dusane

Assistant Engineer (BP)

Issue On : 20 Feb 2019

Valid Upto : 19 Mar 2020

Application Number

CHE/ES/1699/S/337(NEW)/FCC/1/Amend

Remark :

Further C.C. for wing 'A' & 'B' up to 35th floor, for wing C up to 23rd floor, for wing D up to 35th floor, for wing E up to 33rd floor as per approved amended plans dtd: 18-03-2019.

Approved By

Assistant Engineer S&T ward

Assistant Engineer (BP)

Issue On : 24 Oct 2019

Valid Upto : 23 Oct 2020

Application Number :

CHE/ES/1699/S/337(NEW)/FCC/2/Amend

Remark :

Further C.C. granted for wing 'A' & 'B' up to 35th floor, for wing C up to 30th floor, for wing D up to 40th floor,

CHE/ES/1699/S/337(NEW)/FCC/6/Amend

2020/09/24  
2020/09/24  
2020/09/24

full CC for wing E i.e. up to 43rd floor as per approved amended plans dtd: 19.10.2020

Approved By  
Assistant Engineer S&T ward  
Assistant Engineer (BP)

Issue On : 24 Sep 2020 Valid Upto : 23 Sep 2021

Application Number : CHE/ES/1699/S/337(NEW)/FCC/3/Amend

Remark :

Further C.C. granted for wing 'A' & 'B' upto 40th floor, for Wing 'C' upto 38th floor & Wing 'D' upto 44th floor & Full C.C. is re-endorsed for wing 'E' upto 43rd floor, as per approved amended plans dated 20.10.2020.



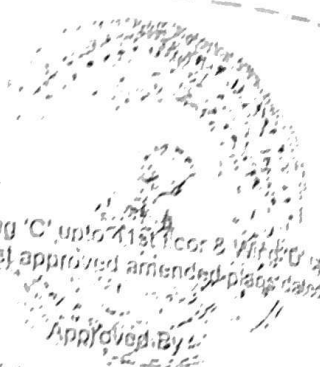
Approved By  
Assistant Engineer S&T ward  
Assistant Engineer (BP)

Issue On : 11 Nov 2020 Valid Upto : 10 Nov 2021

Application Number : CHE/ES/1699/S/337(NEW)/FCC/4/Amend

Remark :

Further C.C. granted for wing 'A' upto 45th floor, Wing 'B' upto 45th floor, Wing 'C' upto 41st floor & Wing 'D' upto 44th floor & Full C.C. is re-endorsed for wing 'E' i.e. upto 43rd floor, as per last approved amended plans dated 20.10.2020.



Approved By  
Assistant Engineer S&T ward  
Assistant Engineer (BP)

Issue On : 15 Jul 2021 Valid Upto : 14 Jul 2022

Application Number : CHE/ES/1699/S/337(NEW)/FCC/5/Amend

Remark :

Further CC is extended for wing 'A' upto 50th floor, 'B' upto 50th floor, 'C' upto 50th floor, Wing 'D' upto 50th floor i.e. full CC for Wings 'A', 'B', 'C' & 'D' & full CC is re-endorsed for wing E i.e. upto 43rd floor as per approved amended plans dated 20.10.2020, with strict observance for all directives issued by Central/ State Govt/ MCGM time to time towards current situation of Covid-19 Corona epidemic, as proposed.

CHE/ES/1699/S/337(NEW)/FCC/6/Amend

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full CC for wing E i.e. up to 43rd floor as per approved amended plans dtd: 19-10-2019.

Approved By  
 Assistant Engineer S&T ward  
 Assistant Engineer (BP)

Issue On : 24 Sep 2020 Valid Upto : 23 Sep 2021

Application Number : CHE/ES/1699/S/337(NEW)/FCC/3/Amend

Remark :

Further C.C. granted for wing 'A' & 'B' upto 40th floor, for Wing 'C' upto 38th floor & Wing 'D' upto 42nd floor & re-endorsement of Full C.C. for wing 'E' upto 43rd floor, as per approved amended plans dated 08/09/2020 & proposed.



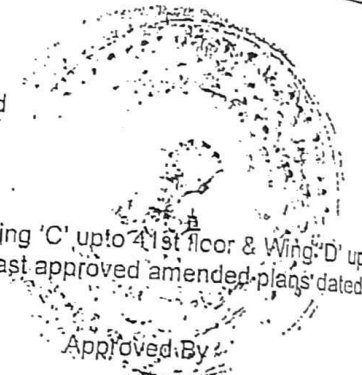
Approved By  
 Assistant Engineer S&T ward  
 Assistant Engineer (BP)

Issue On : 11 Nov 2020 Valid Upto : 10 Nov 2021

Application Number : CHE/ES/1699/S/337(NEW)/FCC/4/Amend

Remark :

Further C.C. granted for wing 'A' upto 45th floor, Wing 'B' upto 45th floor, Wing 'C' upto 41st floor & Wing 'D' upto 44th floor & Full C.C. is re-endorsed for wing 'E' i.e. upto 43rd floor, as per last approved amended plans dated 20.10.2020.



Approved By  
 Assistant Engineer S&T ward  
 Assistant Engineer (BP)

Issue On : 15 Jul 2021 Valid Upto : 14 Jul 2022

Application Number : CHE/ES/1699/S/337(NEW)/FCC/5/Amend

Remark :

Further CC is extended for wing 'A' upto 50th floor, 'B' upto 50th floor, 'C' upto 50th floor, Wing 'D' upto 50th floor i.e. full CC for Wings 'A', 'B', 'C' & 'D' & full CC is re-endorsed for wing E i.e. upto 43rd floor as per approved amended plans dated 20.10.2020, with strict observance for all directives issued by Central/ State Govt/ MCGM time to time towards current situation of Covid-19 Corona epidemic, as proposed.

CHE/ES/1699/S/337(NEW)/FCC/6/Amend



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Approved By  
Assistant Engineer S&T ward  
Assistant Engineer (BP)

Issue On : 19 Jan 2022 Valid Upto : 18 Jan 2023

Application Number : CHE/ES/1699/S/337(NEW)/FCC/6/Amend

Remark :

C.C. upto stilt level for newly added wing 'F' for portion excluding area affected by trees as per approved plan u/no CHE/ES/ 1699/ S/ 337 (NEW) /337/15/Amend dated 14.01.2022



Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.

Name : Lolar Sukadeo Ahir  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 19-Jan-2022 20: 52:03



For and on behalf of Local Authority  
Municipal Corporation of Greater Mumbai

Executive Engineer . Building Proposal  
Eastern Suburb S Ward Ward

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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: P51800001903

Project: Runwal Bliss Wing - C , Plot Bearing / CTS / Survey / Final Plot No.: pt1004,1005P1005/1,1006,1007P1007/3P1007/4,1009P1009/5-6,1010P1013P,1014P,1014/1-6,1017/1-6  
Kurla, Kurla, Mumbai Suburban, 400042;

1. Evle Real Estate Private Limited having its registered office / principal place of business at, *Kurla, Kurla, District, Mumbai Suburban, Pin: 400022.*

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

- o The promoter shall enter into an agreement for sale with the allottees;
- o The promoter shall execute and register a conveyance deed in favour of the allottees or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Brokers and Agents of Interest and Disclosures on Website) Rules, 2017;
- o 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 (I) 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.

- o The Registration shall be valid for a period commencing from 29/07/2017 and ending with 30/12/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- o 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)  
Date:09-09-2021 21:00:07

Dated: 09/09/2021  
Place: Mumbai

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

<b>SSL</b>	Code No.	MUM99999
	File Ref No.	nm06/1318
HLSE	VIVEK SINGH	
HLSM		
HLCM		
HLQM		

5012306 | 2031319

RLMS NO	86236512944 / 85183643881
BRANCH NAME	SION - MATUNGA ROAD
BRANCH CODE	20313
SOURCING	CONNECTOR

Applicant Name	50 <sup>o</sup> ① DAYANAND ② PARINEETA DAYANAND
Date of Birth	① 24-01-1979 ② 20-05-1985
Pan Card Number	① ALRPD2986Q ② AIBPA0562C
Bank Account Number	
E-mail ID	Jointayamand@REDIFFmail.com
Mobile No.	9167757650
Loan Amount & Interest Rate	2.53 CR 8.40
Tenure	360
Connector Name & Code	
Proposal Type	HOME LOAN (TAKE OVER) UC
Property Final : Yes / No	YES
RACPC / RBO	SION



Reference Staff Name