

391/13054

पावती

Original/Duplicate

Friday, October 11, 2019

नोंदणी क्र. :39म

3:59 PM

Regn.:39M

पावती क्र.: 14356 दिनांक: 11/10/2019

गावाचे नाव: नाहूर

दस्तऐवजाचा अनुक्रमांक: करल4-13054-2019

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अनघा आनंद उकडे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 6160.00

पृष्ठांची संख्या: 308

DELIVERED

एकूण:

रु. 36160.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

4:12 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु.18234694.17 /-

मोबदला रु.18400000/-

भरलेले मुद्रांक शुल्क : रु. 1104200/-

Bhaskar

सह दु.निबंधक कुर्ला - 4

सह. दुय्यम निबंधक कुर्ला - ४
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु.160/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1110201904018 दिनांक: 11/10/2019

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1110201903959 दिनांक: 11/10/2019

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1110201903899 दिनांक: 11/10/2019

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007205763201920M दिनांक: 11/10/2019

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1110201903825 दिनांक: 11/10/2019

बँकेचे नाव व पत्ता:

DELIVERED





CHALLAN
MTR Form Number-6

करल-४
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२०१९

MH007205763201920M	BARCODE	Date: 10/10/2019-11:41:46		Form ID: 25.2
Department: Inspector General Of Registration	Payer Details			
Stamp Duty	TAX ID (If Any)			
Registration Fee	PAN No.(If Applicable)	AARPU2945H		
Name: KRL2_JT SUB REGISTRAR KURLA NO 2	Full Name	ANAGHA ANAND UKARDE		
Location: MUMBAI	Flat/Block No.	FLAT NO 804 TOWER 6 EBONY		
2019-2020 One Time	Premises/Building	BHANDUP WEST		
Account Head Details	Amount In Rs.	Road/Street	MUMBAI	
045501 Stamp Duty	1104200.00	Area/Locality	MUMBAI	
063301 Registration Fee	30000.00	Town/City/District	MUMBAI	
		PIN	4 0 0 0 7 8	
		Remarks (If Any)	PAN2=AAICP4839P~SecondPartyName=PROPEL DEVELOPERS PRIVATE LIMITED~	
		Amount In Words	Eleven Lakhs Only	
	11,34,200.00		Rupee	
Payment Details: PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details	Bank CIN	Ref. No.	03006172019101000219	101019M792111
Cheque/DD No.	Bank Date	RBI Date	10/10/2019-14:53:07	Not Verified with RBI
Name of Bank	Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch	Scroll No. , Date		Not Verified with Scroll	



Department ID: [Blank] Mobile No.: 9702225946
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोट:- चालन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालन लागू होई.

AAubach
10/10/2019

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai this 11th day of October, 2019

Handwritten signatures and initials in the top right corner.

BETWEEN

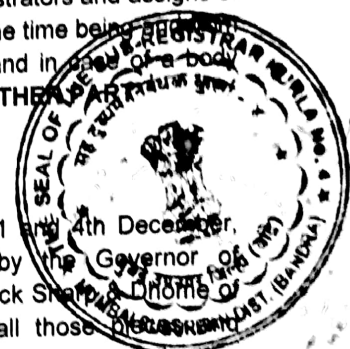
PROPEL DEVELOPERS PRIVATE LIMITED a company incorporated under the provisions of the Companies Act, 2013 having its Corporate office at Runwal & Omkar Esquare, 4th Floor, Opp. Sion Chunabhatti Signal, off Eastern Express Highway, Sion (E), Mumbai- 400 022 (through its duly Authorized Signatory Mr. Sahid Bajpai, authorized under Board Resolution/POA dated 28/10/2018, 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

ANAGHA ANAND UKARDE AND ANAND PRABHAKAR UKARDE having his/her/their address at **A-102, MULUND SIDDHI CHS., MHADA COLONY, EASTERN EXPRESS HIGHWAY, MULUND (E), MUMBAI - 81.** 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 coparcenary 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 in time to time of the trust and the survivor or survivors of them and in corporate/company its successors and permitted assigns) of the **OTHER PART**

WHEREAS:

- A. By virtue of Sanad dated the 14th day of February, 1961 and 4th December, 1972 (hereinafter referred to as "Sanad") executed by the Governor of Maharashtra in favour of Merind Ltd., (then known as Merck Sharp & Dohme of India Private Limited) ("Merind"), Merind was allotted all those parcels of land admeasuring in the aggregate 1,25,029.90 square metres or thereabouts situated at Village Nahur, Taluka Kurla within the Registration District and Sub-District of Mumbai City and Mumbai Suburban (hereinafter referred to as "the Whole Land") inter alia, for construction of factory, office and other ancillary buildings thereon and on the terms and conditions therein contained.
- B. By and under an Order bearing No. ULC/M-34/SC/IC/GAD/665 dated 14th August, 1983 (hereinafter referred to as "the Exemption Order") issued by the Joint Director of Industries under the provisions of Section 20 of the Urban Land (Ceiling and Regulation) Act, 1976 (hereinafter referred to as "the ULC Act"), Merind was granted exemption under the ULC Act for use of the Whole Land for the purpose of industry;
- C. Thereafter, pursuant to an Order dated 11th December, 2009 bearing No. C/karya/2-A/Jamin/Kavi/Merind/2009 passed by the Collector of Mumbai, by and under two Deeds of Conveyance dated 31st December, 2009 and 5th March, 2010, both executed between Merind (therein referred to as the Vendor) of the One Part and the erstwhile Runwal Homes Private Limited (formerly known as



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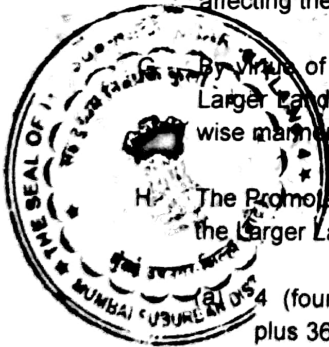
करल-४		
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Propel Mall Developers Bangalore Pvt. Ltd., and/or Runwal Homes & Malls Pvt. Ltd.) (therein referred to as the Purchaser) of the Other Part and registered with the office of the Sub Registrar of Assurances under Serial No. BDR3-01584-2010 and BDR3-2613-2010 respectively, Merind sold, transferred and conveyed unto the Promoter all its right, title, interest, claim, benefit in respect of the land admeasuring approximately 82,054.20 square metres in the aggregate bearing old CTS Nos. 681/A (Part), 681/A3-A8, 681/B and new CTS Nos. 681A/7, 681A/8 and 681A/9 situated at Village Nahur, Taluka Kurla within the Registration District and Sub-District of Mumbai City and Mumbai Suburban ("**the Larger Land**") for the consideration and on the terms and conditions mentioned therein and more particularly described in the **First Schedule** hereunder written and delineated in Blue colour boundary line on the plan annexed hereto and marked as **Annexure "A"**. In addition to the above Deeds of Conveyance, Merind also executed two Powers of Attorney dated 9th February, 2010 and 6th March, 2010 registered with the office of the Sub Registrar of Assurances under Serial No. BDR3-1585-2010 and BDR3-02614-2010 in favour of erstwhile Runwal Homes Private Limited and its Directors for undertaking the various acts, deeds, matters and things in respect of the Larger Land. The said Larger Land has been permitted to be transferred in terms of the Order dated 22nd 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 4th February, 2010.
- E. By and under an Order No. RD,WR/Legal/233/CA 03/2018/8923 dated 9th February 2018 passed by the Office of Regional Director, Western Region, Ministry of Corporate Affairs, in respect of the Scheme of Amalgamation, Runwal Homes Private Limited was merged with the Propel Developers Private Limited (Promoter) w.e.f. 06.02.2018. (Copy of the order dated 09.02.2018 passed by the Office of Regional Director, Western Region, Ministry of Corporate Affairs, is annexed herewith as Annexure "A1"
- F. The details with respect to the litigations pending with respect to the Larger Land are annexed hereto and marked as **Annexure "B"** and the encumbrances affecting the Larger Land are annexed hereto and marked as **Annexure "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.

The Promoter has already completed construction of the following on a portion of the Larger Land:-



(a) 4 (four) towers/wings comprising common basement/ground/stilt/podium plus 36 upper habitable floors for three towers and 38 habitable floor for the 4th tower on a portion of the Larger Land admeasuring approximate 3140.87 square metres (plinth area) by utilisation of FSI of 93579.79 square metres

(b) A retail commercial building on a portion of the Larger Land admeasuring 4992.46 square metres (plinth area) by utilization of FSI of 9421.70 square metres.

Details of the 4 (four) towers/wings and the retail commercial building together with the FSI utilized for the same are set out in the **Second Schedule** and delineated in pink colour boundary line on the plan annexed hereto and marked as **Annexure "A"**.

9236 Method of valuation of proportionate share
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Wherever in this Agreement it is stipulated that the Allottee has to make any payment in common with other Allottee(s) in the Real Estate Project or the Whole Project, so 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 Real Estate Project or the Whole Project, as the case may be

40 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 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.

41 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.

42. 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, in Mumbai City. After the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be deemed to have been executed at Mumbai.



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 Promoter will attend such office and admit execution hereof.

Copies 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 specified below:

FOR ALLOTTEE:

ANAGHA ANAND UKARDE
ANAND PRABHAKAR UKARDE
A-102, MULUND SIDDHI CHS., MHADA COLONY,
EASTERN EXPRESS HIGHWAY, MULUND (E), MUMBAI - 81.
Notified Email ID: anaghaukarde1122@gmail.com

Mukesh

कार्या-४
१३४५-Construction of 3 Pits Agreement.
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(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 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;

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

(a) An individual, firm, partnership, trust, joint venture, company, corporation, body corporate, unincorporated body, association, organization, any government, or state or any agency 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.

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 and parcels of land at Village Nahur, Mulund Goregaon Link Road, Bhandup (West), Mumbai-400 078, bearing (old CTS Nos. 681/A (Part), 681/A3-A8, 681/B) and new CTS Nos. 681A/7, 681A/8 and 681A/9 admeasuring 81,551.36 sq. mtrs.

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and 502.84 sq. mtrs. aggregating to 82054.20 sq. mtrs. 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, together with structures standing there on being a portion of the Larger Property and bounded as follows:

- On or towards North: 45.7 mtrs DP Road/Mulund Goregaon Link Road
- On or towards South: Part of land bearing CTS No. 765,766,768,770 & 772
- On or towards East: 18.30 mtrs Village Road
- On or towards West: Part of Forties Hospital

THE SECOND SCHEDULE ABOVE REFERRED TO:

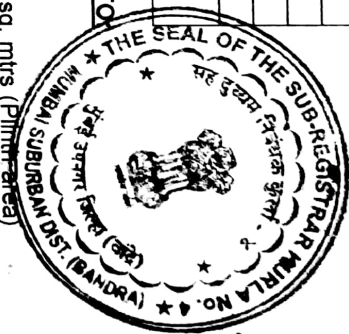
(Details of the 4 Towers/Wings and Commercial Building already constructed together with details of the FSI utilized)

Sr. No.	Wing/s	FSI consumed Area in Sq. Mtrs.
1	A	19520.70
2	B	19520.70
3	C	23055.59
4	D	31366.33
5	Retail/commercial Building	9421.70

THE THIRD SCHEDULE ABOVE REFERRED TO:

(Description of the said Land)

All those pieces and parcels of land admeasuring 3107.35 sq. mtrs (Pillar area) forming part of the larger land as mentioned in the Schedule "A" hereinabove



THE FOURTH SCHEDULE ABOVE REFERRED TO:

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

Wings	Total No. of Flay/Units	Nos of floors
E	177	44 Nos of slabs of super structures (41 Habitable floors)
F	171	38Nos of slabs of super structures (36 Habitable floors)
G	174	38 Nos of slabs of super structures (36 Habitable floors)
H	248	43 Nos of slabs of super structures (40 Habitable floors)
Grand Total	770	

THE FIFTH SCHEDULE ABOVE REFERRED TO:

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

- Entrance lobby in each tower at landscape podium level
- DG backup for emergency services only
- High speed elevators in each tower. Brand: Schindler or City lift
- Two staircases per tower for emergency exit
- Multiple level podium parking
- Common Servants toilets provided at every mid-landing of habitable floors

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THE SIXTH SCHEDULE ABOVE REFERRED TO:

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(Details of the common area facilities in the Whole Project)

- Triple height entrance lobby with Wi-fi lounge and front desk
- Landscape designed by International consultant
- Jogging Track
- Club House
- Three Swimming Pools
- Tennis Court
- Squash Court
- Card room
- Games Room (Table tennis, Pool table, Carrom, Chess and Football)
- Party Hall
- Crèche facilities in club house
- Gymnasium
- Steam and Massage room
- Mini theatre
- Golf Simulator
- Central garden with cricket pitch
- Multipurpose court for basketball and badminton
- Skating rink and Amphitheatre
- Kids play area
- Rock climbing

THE SEVENTH SCHEDULE ABOVE REFERRED TO:

(Description of the said Premises):

All flat piece and parcel of the Flat/ Unit being No. 804 on 8th floor admeasuring 98.78 sq. metres. carpet area and (equivalent to 1063.26792 sq. ft.) plus 3.88 square metres deck area and also 0 (ZERO) Car parking in the project known as "RUNWAL GREENS", in Wing F, constructed or to be constructed on the said Property in the project known as "RUNWAL GREENS" situated on the land bearing (old CTS Nos. 681A (Part), 681A/3-A8, 681B) and new CTS Nos. 681A/7, 681A/8 and 681A/9 situated at Village Nahur, Taluka Kurla, Mulund Goregaon Link Road, Bhandup (West), Mumbai-Suburban

THE EIGHTH SCHEDULE ABOVE REFERRED TO:

(Details of the internal fittings and fixtures in the said Premises)

- Air Conditioner in living room & bedrooms; Brand: Videocon or Voltas or Onida or equivalent
- Height of 11ft slab top to slab top (unfinished)
- Agglomerate Marble flooring in living room; Brand: Johnson or Kalinga or equivalent
- Laminated Wooden flooring in Bedrooms; Brand: Egger or Eco or equivalent
- CP Fittings and sanitary ware of Brand: American standard or equivalent
- Dado tiles in bathrooms upto door height; Brand: Nitcoq or RAK or Kajaria or equivalent
- Vitrified flooring in Kitchen; Brand: Nitco or RAK or Kajaria or equivalent
- UPVC window in Living room and Bedrooms
- Solid flush doors shutter (Veneer finish for main door & laminate finish for bedroom doors)
- Polished granite kitchen platform with branded 'SS' sink and service platform
- Video door phone
- Acrylic paint with Gypsum finished walls



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SIGNED AND DELIVERED
By the within named **PROMOTER**
PROPEL DEVELOPERS PVT. LTD.

By hand of its Director/
Authorized Signatory

MR. Sachin Bajpai

In the presence of

1. Anand

2. Anagha

SIGNED AND DELIVERED

By the within named **ALLOTTEE/S**

ANAGHA ANAND UKARDE

ANAND PRABHAKAR UKARDE

in the presence of

1. Anand

2. Sachin

RECEIVED of and from the Flat/Unit
Allottee/s /s above named the sum of

Rs. 1821600/-

(Rupees Eighteen Lakhs

Twenty One Thousand

Six Hundred Only)

as advance payment paid by
the Allottee/s to the Promoter

We say received

FOR PROPEL DEVELOPERS PVT. LTD.,

Director/Authorized Signatory

Sachin



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98012	9	30
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Maharashtra Real Estate Regulatory Authority

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

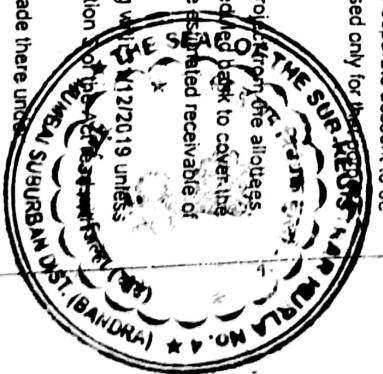
This registration is granted under section 5 of the Act to the following project under project registration number :
 451800000271
 Project: **Rumal Greens Wings 5 - 2 Pipl Begg / CTS / Survey / Final Plot No. Part of CTS NO.3: 681/A7, 681/A8 and 681/A9 at Kurta, Kurta, Mumbai Suburban, 400022.**

- Propel Developers Private Limited** having its registered office / principal place of business at Tehsil: Kurta, District: **Mumbai Suburban, Pin: 400022.**
- 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 the project as per sub-clause (D) of clause (1) 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 10/07/2017 and ending with 10/07/2019 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 4 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. Vasantrao Premchand Prabh
 (Secretary, Maharashtra)
 Date 21/25/2017 11:11:37 AM

Ref: 10/07/2017
 e: Mumbai
 Signature and seal of the Authorized Officer
 Maharashtra Real Estate Regulatory Authority

