

करल - २		
१२८४३	३	१००
२०२३		

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT ("the said Agreement") made at Mumbai on this 6th day of JULY in the Christian Year 2023

BETWEEN

RUNWAL CONSTRUCTIONS (PAN NO.AAAFR1211Q) a company incorporated under the Partnership Act, 1932 and having its registered office at 5th Floor, Runwal & Omkar Esquare, Opp. Sion-Chunabhatti Signal, Sion (East), Mumbai- 400 022 represented by its Authorized Signatory Mrs. Nirmala Murali hereinafter referred to as the "PROMOTER/DEVELOPER" (which expression shall always be repugnant to the context or meaning hereof be deemed to mean and include the Partners for the time being constituting the said Firm and their respective heirs, executors, legal representative, administrators and assigns) of the ONE PART;

Developer

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Purchaser/s

8

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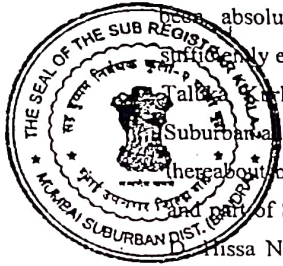
AND

"THE PURCHASER/S" as mentioned in Annexure D annexed hereto (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his/ her heirs, executors administrators, successors and assigns) of the OTHER PART;

The Developer and the Purchaser/s shall hereinafter collectively be referred to as the 'Parties' and individually as the 'Party'.

WHEREAS

A. The Hindu Undivided Family of late Mr. Madan Karson Kharwa had absolutely seized and possessed of or otherwise well and lawfully entitled to all that pieces or parcels of land at village Deonar Taluka in the Registered Sub-District and City of Bombay Suburban measuring 1320.00 sq.yds equivalent to 1103.70 sq. mtrs or thereabout bearing City Survey No. 272(pt), 273, 274 and 274/1 to 5 and part of Survey No. 26, Hissa No.4 part and part of Survey No. 27 Hissa No.3 part together more particularly described in the First Schedule hereunder written hereinafter called "the said Land".



B. In the year 1974, the said Hindu Undivided Family consisted of (1) the said Madan Karson Kharwa, being its Karta and Manager, his four sons namely, (2) Anant Madan Kharwa, (3) Purshottam Madan Kharwa, (4) Vitthal Madan Kharwa (5) (Saroj) Madan Kharwa, (6) his unmarried daughter Miss Pushpa Madan Kharwa and his twelve minor grand children namely (7) Haridas Anant Kharwa, (8) Miss Manjula Anant Kharwa, (9) Ramesh Keshav Kharwa, (10) Deepak Keshav Kharwa, (11) Miss Chanchala Keshav Kharwa, (12) Miss Madhumati Vithal Kharwa, (13) Miss Jyoti Vithal Kharwa, (14) Miss Sharmila Vithal Kharwa, (15) Master Nilesh Vithal Kharwa, (16) Miss Damyanti Purshottam Kharwa, (17) Dinesh Purshottam Kharwa, (18) Pratibha Purshottam Kharwa, (19) Miss Hirabai Purshottam Kharwa, (20) Mahendra Purshottam Kharwa. (hereinafter referred to as "the then Owners").

45/
Developer

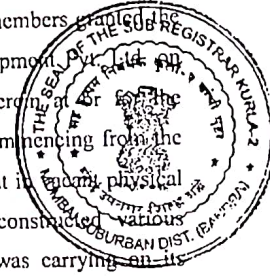
Page 2 of 73

@ 2
Purchaser/s

- C. By Indenture of Lease dated the 12th day of February 1974 made between the said Madan Karson Kharwa and 19 others, being the Karta and members respectively of the said Hindu Undivided Family as

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Lessors of the First Part, Dhiraj Govind Kharwa as Confirming Party of the Second Part, and M/S Chemical Process Equipment Pvt Ltd as the Lessee of the Third Part, and duly registered at the office of Sub Registrar of Assurances at Bombay under serial No. S/531 and S/532 of 1974, the said Hindu Undivided Family of Madan Karson Kharwa consisting of the said Karta and the said nineteen members, granted by said Land to the said M/S Chemical Process Equipment Pvt Ltd on lease on the terms and conditions mentioned therein at the monthly rent of Rs 500/- for a term of 98 years commencing from the 12th day of February, 1974. The said lessee was put in physical possession of the said Land. The said lessee constructed various structures on the said Land wherein the lessee was carrying on its business.



- D. Vide five registered Indentures, four dated 24th September 1993 and one registered Indenture dated 27th February 1998 executed between legal heirs of Madan Karson Kharwa and (1) Jagdish Rajpurohit, (2) Ashwin Rajpurohit and (3) Vijay Rajpurohit, (hereinafter referred to as "the Owners"), the Owner acquired rights in respect of said Land subject to lease dated 12th February 1974.
- E. M/S Chemical Process Equipment Pvt Ltd surrendered and quit claim to said Land in favour of the Owners by Deed of surrender dated 6th November 2003. The deed of surrender is duly registered under no. BDR3-08382-2003 on 7-11-2003.
- F. Thereafter by a registered Development Agreement dated 7th November 2003, the Owners granted the development rights in favour of the Developers in respect of an area admeasuring 1103 sq. mtrs more particularly described in the First Schedule hereunder (hereinafter referred to as the "said Property") for the consideration and upon such other terms and conditions as set out in the said Development Agreement. The said Development Agreement has been registered in the office of Sub Registrar at Kurla vide Sr. No. BDR 3-08383 of 2003 dated 7th November 2003.

Developer

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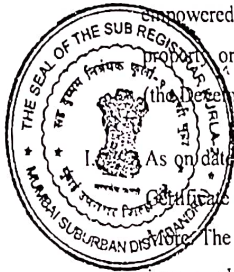
Purchaser/s

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Pursuant to the said Development Agreement dated 7th November 2003, the Owner have also executed/ granted an irrevocable General Power of Attorney in favour of the Developer and its Partners for doing the various acts, things and matter in respect of an area admeasuring about 1103 sq. mtrs more particularly described in therein. The said Power of Attorney has been registered in the office of Sub Registrar at Kurla vide Sr. No. BDR 3-08384 of 2003 dated 7th November 2003.

- H. By virtue of the aforesaid registered Development Agreement and registered Irrevocable General Power of Attorney dated 7th November 2003 granted/ executed by the Owners in favour of the Developer, the said Developer is fully and absolutely authorized, permitted and empowered to develop/ redevelop and also to deal with the said Property or any part thereof in any manner as Runwal Constructions (the Developer) deem fit and proper at its own discretions.



- I. As on date the said Property is clear and free from encumbrances and Certificate of title dated 22nd October 2013 has been issued by Sunil R. The copy of the said Certificate of Title dated 22nd October 2013 is annexed hereto and marked as Annexure "A".

- J. The Property cards issued by the office of City Survey office shows the nature of title to the said Property which area annexed hereto and collectively marked as Annexure "B".
- K. By their letter bearing no. CHE/6663/DPES dated 13th April 2011, the Municipal Corporation of Greater Mumbai has granted permission to allow the users permissible in residential zone on the said Land as per the terms and conditions mentioned therein.
- L. The Municipal Corporation of Greater Mumbai has issued a Commencement Certificate (CC) vide No. CE/6354/BPES/AM dated 28th May, 2009 and the same has been lastly amended on 12.07.2016. By their letter bearing no. CE/6354/BPES/AM dated 31st March, 2016, the Municipal Corporation of Greater Mumbai has approved the amended plans in furtherance to the Intimation of Disapproval dated 10th November 2008. Copy of the Commencement Certificate and the letter approving the amended plans dated 31st March, 2016 is hereto

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Developer

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Purchaser/s

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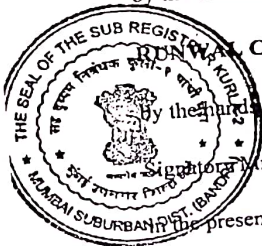
THE SCHEDULE ABOVE REFERRED TO
(Description of the "said Property")

All that pieces or parcels of land bearing City Survey No. 272/C/1, 272/C/2 and 272/C/3 admeasuring 1320.00 sq.mtrs equivalent to 1103.70 sq. mtrs or thereabout as per the city survey record and property card in Village Deonar, Taluka Kurla, Greater Mumbai within the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

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

SIGNED AND DELIVERED

by the withinnamed DEVELOPER



Runwal Constructions.,

By the hands of its Authorized

Signatory Mrs. BHORHA MALKAR

in the presence of

- [Signature]
- [Signature]



For Runwal Constructions
[Signature]
Authorized Signatory

SIGNED AND DELIVERED

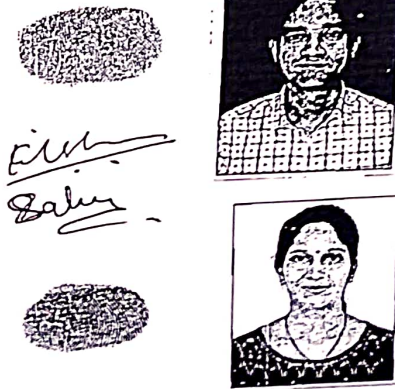
by the withinnamed PURCHASER/S

Mr. KRISHNA CHANDRA SAHU

Mrs. SAPNA SAHU

in the presence of

- [Signature]
- [Signature]



Developer

[Signature]
Purchaser/s

करल-२		
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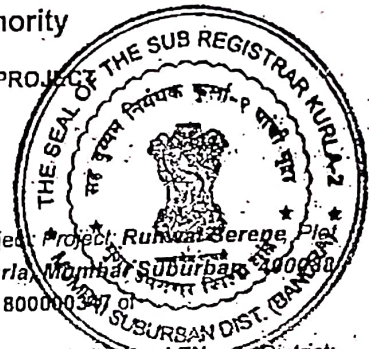


Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

FORM 'F'

[See rule 7(2)]



This extension of registration is granted under section 7 of the Act, to the following project: **Project: Runwal Serene Plot**
Bearing / CTS / Survey / Final Plot No.: 272/C/1 272/C/2 272/C/3 at Kurla, Kurla, Mumbai Suburban District, Maharashtra
 registered with the regulatory authority vide project registration certificate bearing No P5180000347 of

1. Runwal Constructions having its registered office / principal place of business at Tehsil: **Ward No. 1, District: Mumbai City, Pin: 400022.**
2. This renewal of registration is granted subject to the following conditions, namely:-

- o 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 (2) 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;
- 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

- o That entire of the amounts to be realised hereinafter by me/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 up to **31/05/2019** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6 of the Act read with rule 7 the Act
- 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
- o 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.

Dated: 05/06/2018
 Place: Mumbai

Signature valid
 Digitally Signed by
 Dr. Vasant Premanand Prabhu
 (Secretary, Maharashtra Real Estate Regulatory Authority)
 Date: 6/5/2018 8:37:18 AM
 Maharashtra Real Estate Regulatory Authority

सूची क्र.2

दुपय निबंधक: गड दु.नि. फुलां 2

दस क्रमांक: 12843/2023

नोंकी:

Regn:63m

10/07/2023

गानाचे नाव: देवदार

- (1) विन्याना प्रकार वगनामा
 (2) मॉडलना 188S0000
 (3) वाजारभाव(भाडेपट्ट्याच्या वाचनितपट्टाकार आवागणी देना की पट्टेदार ने नमुद कराचे) 18959617.05

(4) भू-मापन, पोटहिस्सा व घरक्रमांक(अमल्याम)

1) पालिकेचे नाव: मुंबई मनगा इतर वर्णन: इतर माहिती: मदनिका नं. 1201.12 या मजला, मणवान मिगीन, अर्जुन सेटर जवळ, अमरनाथ पाटील क्रिडा मंडळच्या मार्ग, लॅकम रोड, गोवडी, देवदार, मुंबई 400088. मॉडल एक कार पार्किंग महिन. मदनिकेचे धंख 804.93 चौ फुट कागद, 74.78 चौ मी कागद. ((C.T.S. Number : 272/C/1, 272/C/2 AND 272/C/3 ;))

(5) क्षेत्रफल

1) 82.29 चौ.मीटर

(6) आवागणी किंवा जुडी देण्यात असेल वेळा.

(7) दस्तऐवज करून देणा-या/निवृत्त ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पना.

1): नाव:- रुणवाल कंसुवशम चें धामीदार निर्मला मुग्नी नॉफे मुखत्यार शोभा मालकर नॉफे व मु म्हणून गुधीर पालव --AAAFR1211Q वय:-65; पना:-प्लॉट नं:-, माला नं:-, इमारतीचे नाव: 5 वा मजला रुणवाल अंड ऑकनर ईश्वर मायन जुनाभट्टी मिग्रल समोरा मायन पूर्व मुंबई, ऑक नं:-, रोड नं:-, महागाट, मुंबई. पिन कोड:-400022 पॅन नं:-

(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पना

1): नाव:- कृष्ण चंद्र साहू --AOAPS0017H - वय:-44; पना:-प्लॉट नं:-, माला नं:-, इमारतीचे नाव: ए/103 नेजन्विनी एनक्लेव टक्का रोड पनवेल, ऑक नं:-, रोड नं:-, महागाट, राईगाट: (ं):. पिन कोड:-410206 पॅन नं:-
 2): नाव:- सपना साहू --CMCPS6660L - वय:-41; पना:-प्लॉट नं:-, माला नं:-, इमारतीचे नाव: ए/103 नेजन्विनी एनक्लेव टक्का रोड पनवेल, ऑक नं:-, रोड नं:-, महागाट, राईगाट: (ं):. पिन कोड:-410206 पॅन नं:-

(9) दस्तऐवज करून दिव्याना दिनांक

06/07/2023

(10) दस्त नोंदणी केल्याचा दिनांक

07/07/2023

(11) अनुक्रमांक, खंड व पृष्ठ

12843/2023

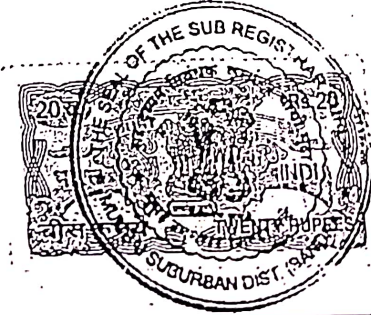
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क

1141400

(13) वाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) शंग



मुल्यांनामागी विकागत घेतलेला दपशील:-

मुद्रांक शुल्क आकारनामा नियतलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनेतर मिळकत पत्रिका/ वर नोंदवही अद्ययावत करणे गरजेचे आहे.
 या व्यवहाराचे विवरण पत्र ई-मेल द्वारे मुंबई महानगरपालिकेस पाठविणेन आलेला आहे.
 आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयान म्वन: 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 document.

Details of this transaction have been forwarded by Email (dated 07/07/2023) to Municipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.

सह दुपय निबंधक फुलां-2
 मुंबई उपनगर पालिका



MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)*
[CHE/ES/1750/M/E/337(NEW)/OCC/3/New of 30 October 2019]

To,
Shri. S.S Runwal and others C.A to Owner
Runwal Chambers, 1st road, S.S III, Chembur, Mumbai-400071.

Name : DEELIP
PARASHARAM PATIL
Designation : Executive
Engineer
Organization : Personal
Date : 30-Oct-2019 13: 43:48

Dear Applicant/Owners,

The full development work of Residential building comprising of Occupation Permission to the 15th, 16th floors in continuation to the earlier Part Occupation Permission granted on 06.2.2018 for still + 1st to 14th upper floors of the building comprising of Stilt + 1st to 16th floor on plot bearing C.S.No./CTS No. 272-C/1, 272-C/2, 272-C/3 of village DEONAR-E at Near USV Pvt Ltd. is completed under the supervision of Shri. BANSI HASSANAND WADHWA , Architect , Lic. No. CA/82/7288 , Shri. Umesh M. Joshi , RCC Consultant, Lic. No. STR/J/26 and Shri. Prashant Mewada , Site supervisor, Lic.No. M/120/SS-III and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/ES/1750/M/E/337(NEW) dated 25 February 2019 . The same may be occupied and completion certificate submitted by you is hereby accepted.

It can be occupied with the following condition/s.

That the developer has separately applied to D.P. department of MCGM for claiming TDR/DRC in lieu of setback area affected by 13.40 m wide DP road and the separate PRC in the name of MCGM for the setback area shall be submitted by the developer to MCGM.

Copy To :

1. Asstt. Commissioner, M/E Ward
 2. A.A. & C. , M/E Ward
 3. EE (V), Eastern Suburb
 4. M.I. , M/E Ward
 5. A.E.W.W. , M/E Ward
 6. Architect, BANSI HASSANAND WADHWA, A1 SHUBASHA, OFF 10th road Chembur
- For information please

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
M/E Ward

VALID UPTO 27 MAY 2009

Gen-229 - STPD (A)

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

No. CE/ 6357, /BPESA M 28 MAY 2009

COMMENCEMENT CERTIFICATE

To,
 Shri. S.S. Ramesh
 C.A. & Chemical
 Processors Pvt Ltd.

VERIFIED WITH ORIGINAL
 For BRANCH MANAGER
 SRI VIKAR LAKE BRANCH

Sir,

With reference to your application No. 10071 dt. 25/9/08
 for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the
 Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission
 under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No.
 _____ on plot No. _____ C.T.S.No. 272/1 Divn/ Village / Town
 Planning Scheme No. Debrah situated at Road / Street Umbur Ward

M/E. the Commencement Certificate / Building permit is granted on the following conditions :-

- 1) The land vacated on consequence of the endorsement of the set back 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 occupation 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 be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & 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 for 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 even 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.

Gen- 229

-2-

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 P. M. Gujjar Executive Engineer to exercise his powers and functions of the planning Authority under section 45 of the said Act.

The C.C. is valid upto 27 MAY 2010

C.C. upto plinth as per approved plan dated 10.11.08

28 MAY 2009

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

Arch: M/s B.H. Wadhwa
& Co.

-sd-

Executive Engineer (Building Proposal)
Eastern Suburbs
EOR

Copy forwarded for information and necessary action please.

[Signature] 28.5.2009

CEI E.E.B.P.(E.S.) 6354 IBPES/AM 10 JAN 2014

C.C. upto plinth as per approved amended plans dt. 24/09/2013.

[Signature] 10/1/14
Executive Engineer Building Proposal
(Eastern Suburbs.) -I

CEI 6354 IBPES/AM 01 JUL 2014

C.C. for stilt + 2 upper floors as per approved amended Plans dt. 24/9/2013

[Signature] 01/7/14
Executive Engineer Building Proposal
(Eastern Suburbs.) -I

CEI 6354 IBPES/AM 05 NOV 2014

C.C. for stilt + 4th upper floors as per approved amended plans dt 24/09/2014.

102
39



MUNICIPAL CORPORATION OF GREATER MUMBAI

CEI 6354 IBPESIA/17/10 JAN 2016

Full C.C. i.e. upto 7th floor as per amended plan dt. 08/01/2016

R. Bulsara
13/1/16

Assistant Engineer Building Proposal
Eastern Suburbs 'M/E' & 'M/W' Ward

CEI 6354 IBPESIA/26 APR 2016

C.C. upto 12th floor as per amended plans dtd. 31/03/2016.

R. Bulsara
26/4/16

Assistant Engineer Building Proposal
Eastern Suburbs 'M/E' & 'M/W' Ward

CEI 6354 IBPESIA/12 JUL 2016

Full C.C. as per amended plan dt. 31/03/2016.

R. Bulsara
12/7/16

Assistant Engineer Building Proposal
Eastern Suburbs 'M/E' & 'M/W' Ward

Page 1 of 1

370 12843
Friday, July 07, 2023
10:14 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 13784 दिनांक: 07/07/2023

गावाचे नाव: देवनार

दस्तावेजजाचा अनुक्रमांक: करत2-12843-2023

दस्तावेजजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: कृष्ण चंद्र साहू --AOAPS0017H -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकूण:

रु. 32000.00

आपणास मूळ दस्त ,पॉबनेल प्रिंट,सूची-२ अंदाजे
10:33 AM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक कुर्ला 2

वाजार मुल्य: रु.18959617.05 /-

मोबदला रु.18860000/-

भरलेले मुद्रांक शुल्क : रु. 1141400

सह दुय्यम निबंधक कुर्ला-२

मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0707202300155 दिनांक: 07/07/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH004818562202324E दिनांक: 07/07/2023

बँकेचे नाव व पत्ता:

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7 7 2023