



VK & ASSOCIATES

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203, Sonam Akash, Chsl, Phase-VIII, New Golden Nest, Bhayander (E), Dist. Thane-401105. Karthikeyan760@gmail.com

To,

Branch Head,
Punjab National Bank
Branch - Mulund

VALUATION CERTIFICATE

Report Ref No	:	VK / 284/ PNB / 2017 - 2018
Client Name	:	Mr. Shivkumar Madaya Gowda Mrs. Nagarani Shivkumar Gowda
Location of the property	:	Flat No. 2001, 20th floor, B-wing, Tower - 2, "Maple" Runwal Greens, Mulund-Goregaon Link Road, Bhandup (West), Mumbai- 400078.
Fair Market Value as on date	:	Rs.1,53,72,000/- (Rs. One Crore Fifty Three Lakhs Seventy Two Thousand Only)

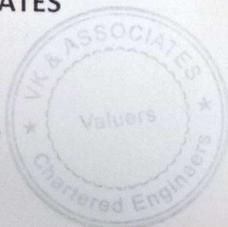
Declaration: We hereby declare that,

- The information furnished in the report is correct and true to the best of our knowledge and belief.
- We have no direct or indirect interest in the property valued.
- We confirmed that we have inspected right property for valuation.
- We have not checked the legal title of the property.
- This report is to be referred to only for the purpose mentioned herein above.
- Finding might be altered if conditions are varied.
- Land area/Built up area have been taken from copy of agreements/plans provided to us.

FOR VK & ASSOCIATES

PANEL VALUER

Date: 01/09/2017



MR. SHIVKUMAR MADAYA GOWDA
MRS. NAGARANI SHIVKUMAR GOWDA

PUNJAB NATIONAL BANK

BRANCH – MULUND

PROFORMA FOR VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

Name of Registered Valuer:	VK & ASSOCIATES A1-203, Sonam Akash Chsl., Phase-VIII, New Golden Nest, Bhayander(E), Mumbai- 401 105 Tel – (022) 28182819 E-mail = vkvaluers@gmail.com
Registration No.: (With State Commissioner of Income Tax)	CAT-I/7/2004-05 CAT-VII/21/2013-14

(Appendix – I)

Format of valuation Report (for all properties of value upto Rs. 5 crores)

Report Ref No	VK / 284/ PNB / 2017 - 2018				
Date of Visit	31.08.2017				
1. Customer Details					
Name : Mr. Shivkumar Madaya Gowda Mrs. Nagarani Shivkumar Gowda	Apl. No.	--			
Case Type	Fresh Valuation for VK & Associates				
2. Asset Details					
Address	Flat No. 2001, 20 th floor, B-wing, Tower -2, "Maple" Runwal Greens, Mulund-Goregaon Link Road, Bhandup (West), Mumbai- 400078.				
Nearby Landmark	Near Fortis Hospital				
3. Document Details					
Layout Plan	Not Provided	Name of Approving	---	Approval No.	---
Building Plan	Not Provided	---	---	Approval No.	---
Commencement Certificate	Provided	Municipal Corporation of Grater Mumbai	---	Approval No.	CE/469/BPES/AS dated 14/09/2010



Part Occupancy certificate	Provided	Municipal Corporation of Grater Mumbai	---	Approval No.	CE/469/BPES/AS Dated 28-07-2016
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Legal Documents	Yes	List of Documents	We referred to the Xerox copy of the following documents: <ol style="list-style-type: none"> 1. Agreement for sale dated 10/08/2017 executed between Mr. Kamlesh Kishandas Raghuvanshi AND Mr. Shivkumar Mandaya Gowda & Mrs. Nagarani Shivkumar Gowda. 2. Occupancy Certificate No. CE/469/BPES/AS dated 28/07/2016 3. Our engineer visited the property on 31.08.2017 and taken few major photographs as available to us at the time of visit and are enclosed herewith for your perusal, verification and records . 		
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4. **Physical Details/Brief Description:**
 The property under the valuation report is Flat No. 2001, 20th floor, B-wing, "Maple" Runwal Greens, Mulund-Goregaon Link Road, Bhandup (West), Mumbai- 400078. The Site is 500 mtrs distance from Bhandup railway station. All civic amenities available nearby & within easy reach.

The building comprises of 2 Basement + 4 Podium + 36 upper floors , RCC framed structure having RCC slabs, beams, columns, RCC staircase, 3 lifts for access upper floors.

Amenities provided at the premises:
 Flooring is Vitrified tiles, concealed wiring, Simple wooden door, aluminum sliding windows, Granite platform in kitchen etc.

Accommodation comes: -
 1 living room + 1 Kitchen + 2 Bed rooms + 2 WC /Bath (2 BHK)

Adjoining Properties	East	West	North	South
	Rosewood	Oakwood	Mulund-Goregaon Link Road	Society Playground
Matching of Boundaries	Plot Demarcated	Approved land use	Type of property	
	Yes	Residential	Residential (2BHK)	
No. of rooms	living room	Kitchen	Toilet	Bath
	As per Brief Description			
Total no. of Floors	Floor on which the property is located	Approx. age of the property	Residual age of the property	Type of structure – RCC framed/ stone/BB masonry
2 Basement + 4 Podium + 36 upper floors	20 th Floor	1 year	59 yrs (Subject to proper and regular maintenance of the building)	RCC structure



5.	Tenure/Occupancy Details			
	Status of Tenure	Owned/Rented	No. of years of Occupancy	Relationship of tenants to owner
		Vacant	NA	NA
6.	Stage of Construction			
	Status of Tenure	Under construction / Completed	If under construction, extent of completion	% completed
		Completed	100%	100%
7.	Violation if any observed			
	Nature and extent of violations		None	
8.	Area Details of the property			
	Site area	Plinth area	Carpet area	Saleable area
	Remarks –			
	As per our physical measurement carpet area comes 631 sqft. & balcony - 69sqft. As per agreement Carpet area is 732 sq.ft. i.e. 68 sq.mtrs., with 50 % loading Super Built up area comes 1098 sqft which is consider for valuation.			
9.	Valuation			
	Value of the Property at which it can be sold in open market at a particular time free from forced value or sentimental Value. The market value need NOT be the same as the Present value . Market Value may be less than the Present Value. Market Value of any Property gets affected at least by the TEN factors : Economy, Physical, Legal, Social, Utility, Marketability, Transferability, Scarcity, Location and the MOST Important factor "DEMAND ".			
	Super Built Up Area		1098 Sqft	
	Rate adopted for valuation		14,000/- per sqft	
	Value		Rs.1,53,72,000/-	
	Value		Rs.1,53,72,000/- (Rs. One Crore Fifty Three Lakhs Seventy Two Thousand Only)	
	Rate adopted for valuation		Prevalent market rate: Rs.13,500/- to Rs. 14,500/- per sqft Rate adopted for valuation: Rs. 14,000/- per sq.ft.	
			Factors considered for valuation Location & locality, facilities & amenities, quality of construction, residual life of building, potential, supply of demand, local nearby enquiry, market feedback of investigation and current market scenario	
	Valuation as per Government Approved Rates:- As per Ready Reckoner 2017-18			
	Page No- 205 Village/Zone No- Mulund(West), Zone no-123/567 Residential Building- Rs.1,17,000 /- per sq.mtr i-e Rs. 10,869/- per sq.ft.			
	Realizable Value		Rs. 1,38,35,000/- (Rs. One Crore Thirty Eight Lakhs Thirty Five Thousand Only)	
	Distress Value		Rs. 1,23,00,000/- (Rupees One Crore Twenty Three Lakhs Only)	
	Insurance Value(Structure)		Rs. 20,00,000/- (Rs. Twenty Lakhs Only)	
10.	Assumptions/ Remarks/		A) Notes & Limitations:	
			1. Mr. Shivkumar Mandaya Gowda was accompanied with us at the time of our visit.	



2. Flat no-2001 displayed at main door.

B) Assumptions and Limiting Conditions:

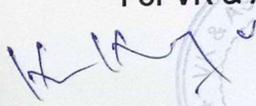
1. This report is valid only, subject to a legal due diligence report furnished by the Bank's lawyer or legal advisor, ascertaining the ownership & genuineness of the document and clear & marketable title in the name of the present owner/owners
2. No responsibility is to be assumed for matters legal in nature, nor is any Opinion of title rendered by this report Good title is assumed.
3. Our valuation is only for the use of the party to whom it is addressed and no responsibility is accepted to any third party for the whole or any part of its contents
4. Encumbrances of Loan, Government and other dues, stamp duty, registration charges, transfer charges etc, if any are not considered in the valuation. We have assumed that the assets are free from encumbrances.

11. Declaration

- 1) The property was inspected by the Mr. Rahul K.Jha on 31-08-2017
- 2) We does not have any direct/ indirect interest in the above property.
- 3) The information furnished herein is true and correct to the best of our knowledge.

For VK & ASSOCIATES

PLACE: MUMBAI
DATED: 01-09-2017


AUTH. SIGN.
(Approved valuer of Punjab National Bank)

12.	List of Documents enclosed	---
13.	List of photo enclosed	6 photos

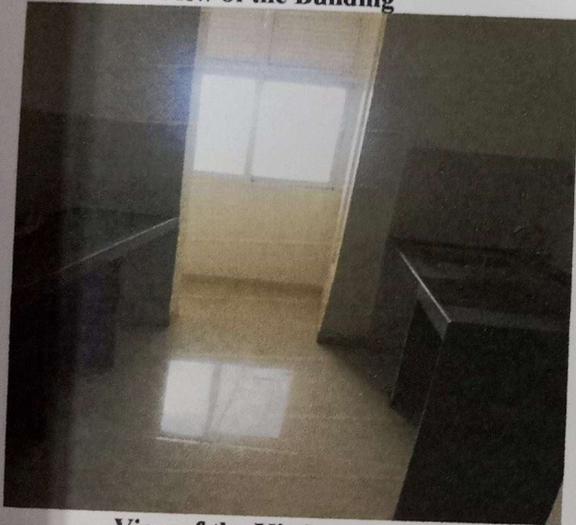
Name Of the Client: Mr. Shivkumar Mandaya Gowda & Mrs. Nagarani Shivkumar Gowda



View of the Building



View of the Living Room



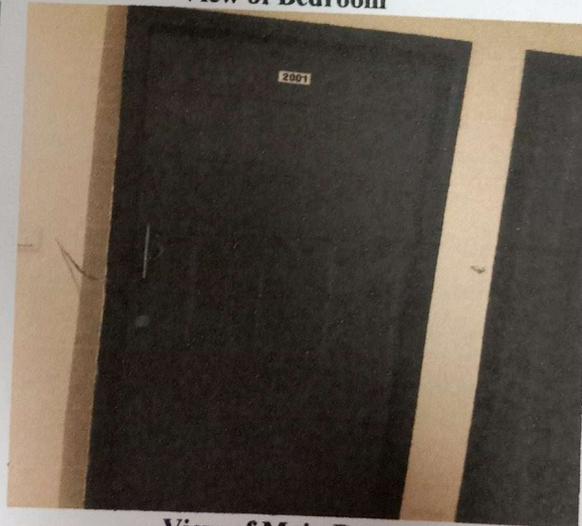
View of the Kitchen



View of Bedroom



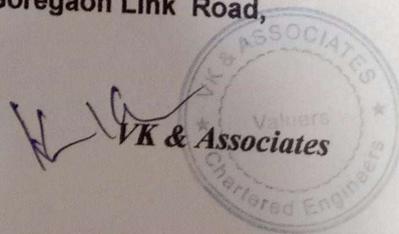
View of the Bedroom



View of Main Door

Flat No. 2001, 20th floor, B-wing, "Maple" Runwal Greens, Mulund-Goregaon Link Road, Bhandup (West), Mumbai- 400078.

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AGREEMENT FOR SALE

THIS ARTICLES OF AGREEMENT made at Mumbai, on this 10th Day of August 2017, made between **MR. KAMLESH KISHANDAS RAGHUWANSHI**, PAN: AAAPR9675A age 53 years, an Indian Inhabitant, residing at Plot No. 7-B, Jashoda Nandan, Thatta Nagar, Soc, Pestom, Sagar Road No.3, Opp. Shoppers Stop, Chembur, Mumbai - 400 089, hereinafter called "THE TRANSFEROR/VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors and administrators) of the ONE PART

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AND

(1) MR. SHIVKUMAR MADAYA GOWDA, PAN: APQPG4806D, age 45 years, (2) MRS. NAGARANI SHIVKUMAR GOWDA, PAN: AVCPG0542J, age 33 years, both Indian inhabitants, residing at Room No. 707, 1-C, Heritage Apartment, Ganesh Gawde Road, Mulund (West), Mumbai – 400 080, hereinafter called "THE TRANSFEREES/PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and assigns) of the

OTHER PART:



WHEREAS by an Agreement for Sale dated 29th December 2014, registered in the office of the Sub-Registrar of Assurances at Kurla, under Sr. No. KRL-2/391/2015, for the consideration and on the terms and conditions contained therein, MR. KAMLESH KISHANDAS RAGHUWANSHI, the TRANSFEROR/VENDOR herein, purchased from the OWNER, M/S. RUNWAL HOMES PRIVATE LIMITED the Residential Premises bearing Flat No. 2001, admeasuring 732 Sq. Ft. carpet area or thereabouts, located on 20th Floor, Tower No.2, in the B-Wing, of the building known as "Maple", in the Project known as "Runwal Greens", situated at Mulund Goregaon Link Road, Bhandup (West), Mumbai-400 078 and more particularly described in the Schedule here under written (hereinafter for the sake of brevity referred to as "the said Flat"). along with right to use One Car Parking Space admeasuring 125 Sq. Ft.

AND WHEREAS the TRANSFEROR/VENDOR herein paid full consideration for the said Flat to the said OWNER, M/S. RUNWAL HOMES PRIVATE LIMITED, in conformity with the said Agreement for Sale dated 29th December 2014.

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AND WHEREAS

TRANSFEROR/VENDOR
Proposed Society,
Maharashtra Co-operative
sake of brevity referred

AND WHEREAS

approached the TRANSFEROR/VENDOR
and transfer of the said Flat
negotiations, the
representations in respect

a. There are no
proceedings pending
Flat.

b. There are no
said Flat. The
encumbrances
and the same
and/or not subject
either before or

c. The TRANSFEROR/VENDOR
either from Incumbrances
other statutory
requisition of the

d. There are no
or persons or bodies
or any other person
Flat and the title
Flat is clear, marketable

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AND WHEREAS incidental to the holding of the said Flat, the **TRANSFEROR/VENDOR** is entitled for membership rights of the Proposed Society, to be formed and registered under the Maharashtra Co-operative Societies Act, 1960 (hereinafter for the sake of brevity referred to as "the said proposed Society").

AND WHEREAS the **TRANSFEREES/PURCHASERS** approached the **TRANSFEROR/VENDOR** and negotiated for sale and transfer of the said Flat in their favour and during the course of negotiations, the **TRANSFEROR/VENDOR** made following representations in respect of the said Flat i.e.



- a. There are no suits, litigation, civil or criminal or any other proceedings pending as against him in respect of the said Flat.
- b. There are no attachments or prohibitory orders against the said Flat. The **TRANSFEROR/VENDOR** has not created any encumbrances or third party interest in against the said Flat and the same is free from all other encumbrances or charges and/or not subject matter of any lispendance or attachments either before or after judgments.
- c. The **TRANSFEROR/VENDOR** has not received any notice either from Income Tax, wealth Tax, ULC authorities or any other statutory body or authorities regarding the acquisition or requisition of the said Flat.
- d. There are no claims of any nature whatsoever by any person or persons or by Government, Mumbai Municipal Corporation or any other person or authority in or upon or against the said Flat and the title of the **TRANSFEROR/VENDOR** to the said Flat is clear, marketable and free from all encumbrances.

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e. There are no arrears against him regarding municipal taxes, maintenance, outgoings, electricity charges and other charges in respect of the said Flat.

f. The **TRANSFEROR/VENDOR** undertakes to obtain N.O.C. or consent of the said Owner/Proposed Society for transfer of the said Flat.

Relying upon the aforesaid representations made by the **TRANSFEROR/VENDOR**, the **TRANSFEREES/PURCHASERS** agreed to purchase the said Flat on ownership basis free from all encumbrances, for the consideration of ₹.1,43,00,000/- (Rupees **One Crore Forty Three Lakh Only**) and on the terms and conditions appearing hereinafter:



NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO As follows-

1. The recitals contained herein shall form the integral part of this Agreement as if the same are set out and incorporated herein.
2. The **TRANSFEROR/VENDOR** hereby agrees to sell, transfer and convey to **TRANSFEREES/PURCHASERS** his right, title and interest in the said Residential Premises bearing **Flat No. 2001**, admeasuring **732 sq. ft. carpet area or thereabouts**, located on **20th Floor, Tower No.2**, in the **B-Wing**, of the building known as **"Maple"**, in the Project known as **"Runwal Greens"**, situated at **Mulund Goregaon Link Road, Bhandup (West), Mumbai-400 078**, along with right to use **One Car Parking Space admeasuring 125 Sq. Ft.** and more particularly described in the Schedule hereunder written together with all profits, advantages, rights and appurtenances whatsoever attached with the said Flat for the

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consideration of ₹.1,43,00,000/- (Rupees One ~~Crore~~ **Core Forty Three Lakhs Only**). The said amount of the consideration shall be paid by the **TRANSFEREES/PURCHASERS** to the **TRANSFEROR/VENDOR**, in the following manner that is to say,

(a) ₹.25,00,000/- (Rupees Twenty Five Lakh Only) by way of Part Consideration amount paid on or before execution hereof (the payment and receipt whereof the **TRANSFEROR/VENDOR** hereby admit and acknowledge).

(b) ₹. 1,43,000/- (Rupees One Lakh Forty Three Thousand only) being the amount to be deducted by the **TRANSFEREES/PURCHASERS** towards TDS as applicable by law @ 1% of the total consideration amount. The **TRANSFEREES/PURCHASERS** shall deposit the same in the competent Bank and produce TDS certificate to the **TRANSFEROR/VENDOR**.



AND

(c) ₹.1,16,57,000/- (Rupees One Crore Sixteen Lakh Fifty Seven Thousand Only) being a balance consideration to be paid within a period of 45 days from the date of this Agreement, at the time of taking over possession of the Said Flat.

In the event of delay the Transferor/Vendor shall give a grace period of 30 days to the Transferees/purchasers. Provided however, the Transferor/Vendor shall be entitled and the Transferees/purchasers shall be liable to pay interest @1.5% per month on the unpaid consideration amount. If there is any further delay after the grace period of 30 days, the Transferor / vendor shall be entitled to terminate this agreement and forfeit a sum of Rs.5,00,000/- from the considerate amount and refund the balance consideration amount received by Transferor/Vendor and thereafter the transferor/Vendor

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shall be free to sale and dispose of the said flat at the terms and conditions the transferor / Vendor deems interest and proper

(The time being the essence of this Contract)

Nothing contained in these presents shall be considered as a transfer, assignment, demise, sale or conveyance of the right, title and interest in the said Flat in favour of the **TRANSFEREES/PURCHASERS**, till the balance consideration is paid by the **TRANSFEREES/PURCHASERS** to the **TRANSFEROR/VENDOR** in full and final satisfaction as agreed herein.



3. The **TRANSFEROR/VENDOR** declares that he is the absolute Owner of the said Flat as well as entitled for membership rights of the said Proposed Society and holding the said Flat quietly without any claim or obstruction from any other persons. The **TRANSFEROR/VENDOR** further declares that he has full power and absolute authority to transfer his right, title and interest in the said Flat to the **TRANSFEREES/PURCHASERS** in the manner agreed herein.

4. If any person claims any right, title or interest in the said Flat through the **TRANSFEROR/VENDOR** and thereby the **TRANSFEREES/PURCHASERS** are put to any losses, expenses, then in such event the **TRANSFEROR/VENDOR** agrees and undertakes to indemnify and keep indemnified the **TRANSFEREES/PURCHASERS** against all such claims, actions, demands and proceedings arising in respect of the said Flat.

5. The **TRANSFEROR/VENDOR** shall hand over to the **TRANSFEREES/PURCHASERS** the title documents in his custody against receiving full consideration amount from the Transferees / purchasers.

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6. The **TRANSFEROR/VENDOR** shall be free from all encumbrances in any manner charged for in favour of Financial Institutions. That he has not entered into any leave and licence or lease with any person or persons.

7. At present the **TRANSFEROR/VENDOR** is in possession of the said Flat. On receiving the full consideration from the **TRANSFEREES/PURCHASERS** hereinafter peacefully and quietly possess, enjoy the said Flat and receive the rents, interest and use and benefit without any interference and demand whatsoever from any person or persons from under or in trust from

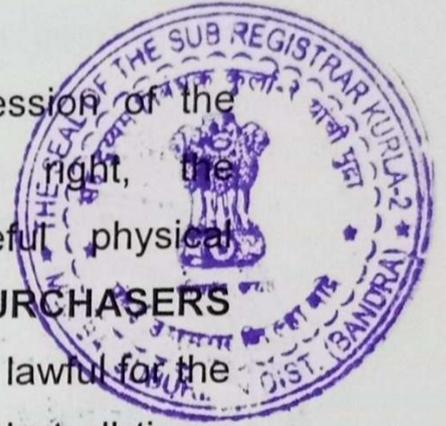
8. All the taxes, electricity charges and other outgoings in respect of the **TRANSFEROR/VENDOR** in possession of the said Flat shall be handed over to the **TRANSFEREES/PURCHASERS** who shall pay all the taxes, electricity charges and other outgoings to the respective authorities.

9. The **TRANSFEROR/VENDOR** shall execute this Agreement in favour of the **TRANSFEREES/PURCHASERS**.

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6. The **TRANSFEROR/VENDOR** declares that the said Flat is free from all encumbrances and the same is not mortgaged or in any manner charged for payment of any money to any person or Financial Institutions. The **TRANSFEROR/VENDOR** further declares that he has not entered into any agreement for transfer, sale or leave and licence or let out in respect of the said Flat with any other person or persons.

7. At present the said Flat are in lawful possession of the **TRANSFEROR/VENDOR**. Without reserving any right, the **TRANSFEROR/VENDOR** shall hand over peaceful physical possession of the said Flat to the **TRANSFEREES/PURCHASERS** on receiving the full consideration as agreed. It shall be lawful for the **TRANSFEREES/PURCHASERS** from time to time and at all times hereinafter peacefully and quietly to hold, enter upon, have occupy possess, enjoy the said Flat hereby granted with its appurtenances and receive the rents, issues and profits thereof to and for their own use and benefit without any suit, lawful, eviction, interruption, claim and demand whatsoever from or by the **TRANSFEROR/VENDOR** or any person or persons lawfully or equitably claiming or to claim by, from under or in trust from the **TRANSFEROR/VENDOR**.



8. All the taxes, electricity charges, maintenance charges and other outgoings in respect of the said Flat shall be paid by the **TRANSFEREES/PURCHASERS** from the date of taking over possession of the said Flat from the **TRANSFEROR/VENDOR**. Till handing over possession of the said Flat to the **TRANSFEREES/PURCHASERS**, the **TRANSFEROR/VENDOR** shall pay all the taxes, electricity charges, maintenance charges and other outgoings to the respective Authorities.

9. The **TRANSFEREES/PURCHASERS** confirms that before execution of this Agreement, they have personally inspected the

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said Flat and satisfied themselves regarding area, quality of construction and condition thereof. In future, the **TRANSFEREES/PURCHASERS** shall not raise any objection or dispute regarding the said issues. Any further cost towards repairs, improvement etc. of the said Flat shall be borne by the **TRANSFEREES/PURCHASERS**.

10. The **TRANSFEREES/PURCHASERS** shall abide themselves by the rules and regulations of the Proposed Society, when formed and registered and pay the taxes and all other outgoing in respect of the said Flat with effect from the date they take over possession of the said Flat as and when the same become due for payment.



11. The **TRANSFEROR/VENDOR** and the **TRANSFEREES/PURCHASERS** agree to execute necessary documents at the costs and expenses of the Transferee purchasers as and when required for giving proper effect to what is agreed herein and to transfer the said Flat and said the Membership rights to the **TRANSFEREES/PURCHASERS** from that of the **TRANSFEROR/VENDOR**.

12. The **TRANSFEREES/PURCHASERS** shall at their own cost and responsibility obtain the consent or no objection from the said Owner/Proposed Society for transferring the said Flat and the said membership rights in favour of the **TRANSFEREES/PURCHASERS**. The Transferor / Vendor shall sign the papers and applications required for the same.

13. Electricity/ Water meters/Mahanagar Gas deposits/ Society Registration charges and all the amount standing to the credit of the **TRANSFEROR/VENDOR** in the books of the said Owner/Proposed Society in respect of the said Flat shall be transferred in the name of the **TRANSFEREES/PURCHASERS** on payment of full consideration as agreed.

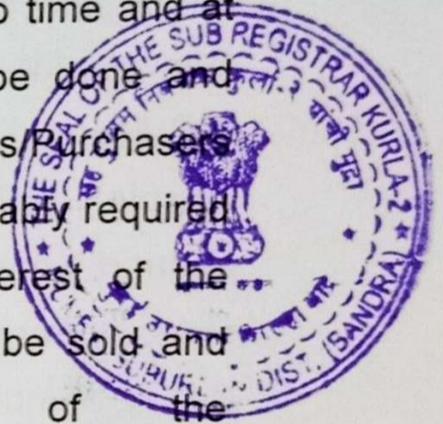
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14. The Stamp Duty and Registration charges of this Agreement shall be borne and paid by the **TRANSFEREES/PURCHASERS** alone. The **TRANSFEREES/PURCHASERS** undertake to comply with all the formalities required for completing the registration of this Agreement in respect of the Said Flat in the record of the Sub-Registrar of Assurances.

15. The **TRANSFEROR/VENDOR** shall from time to time and at all reasonable times do and execute or cause to be done and executed at the costs and expenses of the Transferees/Purchasers only all such acts, deeds and things as shall be reasonably required for more perfectly securing the right, title and interest of the **TRANSFEROR/VENDOR** in the said Flat agreed to be sold and transferred unto and to the use of the **TRANSFEREES/PURCHASERS**.



16. The **TRANSFEREES/PURCHASERS** hereby agree to acquire the said Flat with the clear understanding that all the terms and conditions mentioned in the **Agreement for Sale dated 29th December 2014**, shall be binding on the **TRANSFEREES/PURCHASERS**.

17. The **TRANSFEROR/VENDOR** shall clear all dues under the said **Agreement for Sale dated 29th December 2014**, including VAT, service tax or any other Government levies as may be applicable as on date in respect of the said Flat and the **TRANSFEREES/PURCHASERS** shall not be responsible in any manner to clear said dues in respect of the said Flat.

18. In the event of any dispute pertaining to any matter relating to the transaction or any matter arising out of the interpretation of this Agreement, same shall be referred to Sole Arbitrator to be mutually appointed by both the parties hereto and thus, disputes and

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differences shall be resolved in accordance with the provisions of Arbitration & Conciliation Act, 1996.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective signatures on the day and year first hereinabove written.

-THE SCHEDULE ABOVE REFERRED TO-

THE RESIDENTIAL PREMISES bearing Flat No. 2001, admeasuring 732 Sq. Ft. carpet area or thereabouts, located on 20th Floor, Tower No.2, in the B-Wing, of the building known as "Maple", in the Project known as "Runwal Greens", situated at Mulund Goregaon Link Road, Bhandup (West), Mumbai-400 078, along with right to use One Car Parking Space admeasuring 125 Sq. Ft. standing on Plot of land bearing [Old C.T.S. No. 681 A part 681 A3-A8, 681 B] New C.T.S. No. 681A/7, 681A/8 and 681A/9, of Village Nahur, Taluka Kurla, within the limits of "S" ward of Mumbai Municipal Corporation. The building was constructed in the year 2016 and it is consisting of Ground + Intermediate Floor + 3 Podium + Upper stilt + 1st to 36th Upper floors with lift Facility.

SIGNED SEALED AND DELIVERED

by the withinnamed TRANSFEROR/VENDOR
MR. KAMLESH KISHANDAS RAGHUWANSHI,
 PAN: AAAPR9675A



In the presence of

1. *Pranav. P. Poojari*
2. *D. P. Shetty*

Kamlesh K Raghunwanshi
 X



SIGNED SEALE

by the withinnam

PURCHASERS

(1) MR. SHIVKUL

PAN: APQPG480



(2) MRS. NAGAR

PAN: AVCPG054



In the presence of

1. Name: *Pranav*
 Address: *D-314 MULUND*

Signature: *[Signature]*

2. Name: *BHARAT*

Address: *804 C OSCAR C-1*

Signature: *[Signature]*



MUNICIPAL CORPORATION OF GREATER MUMBAI

करल-२		
३२९	८९	१८८
२०१५		

FORM 'A'

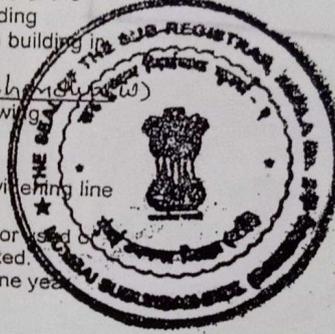
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. CE/ 469 /BPES/AS BY SEP 2010
COMMENCEMENT CERTIFICATE

करल - २		
८५२३	३९	५५
२०१७		

To,
Runwal Homes Pvt Ltd
Runwal Chambers, 1st road, Chembur

Sir,
With reference to your application No. 7286 Dated. 25/6/10 for Development Permission and grant of Commencement Certificate under Section 45 & 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 Building No. _____ on plot No. _____ C.T.S. No. 681 A7 to 681 A9 Divn/Village/Town Planning Scheme No. Mahad situated at Road / Street. Bhamburda Ward S&T Ward the Commencement Certificate/Building Permit is granted on the following conditions:-



- The land vacated on consequence of the endorsement of the setback line/road widening line shall form part of the public street.
- That no new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
- This permission does not entitle you to develop land which does not vest in you.
- 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 & Town Planning Act, 1966.
- This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - 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 plan.
 - 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.
 - 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 of 45 of the Maharashtra Regional and Town Planning Act, 1966.
- 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. P. Raut Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto: 31 AUG 2011
up to the podium level (Plinth level) for wings A, B, C, D, E, F, G, H including basement for wings B & wings C as per approved plans dt 16/9/10
AAKAR Architects & Consultants For and on behalf of Local Authority

Copy forwarded for information and necessary action please.
The Municipal Corporation of Greater Mumbai
Executive Engineer, Building Proposal

Issued on	Valid upto	CC Extension	Remarks	Signature
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Issued on	Valid upto	C C Extension	Remarks	Signature
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करल-२		
३२९	२०	१२
CE/469/BPESIAS		
२०१५		

2 FEB 2011

Full c.c. for wing 'B' & 'C' as per approved Plans dt. 16/07/10

करल-२		
५१३	३२	५५
२०१७		

[Signature]
Executive Engineer Building Proposal
(Eastern Suburbs.)



CE/469/BPESIAS

For wing B & C as per approved plan dt. 20/10/10

05 MAY 2011

Executive Engineer Building Proposal
(Eastern Suburbs.)

Full c.c. for wing 'B' & 'C' and c.c. upto 14th floor for wing 'A' as per approved plan dt. 2.5.2011.



CE/469/BPESIAS 27 JUL 2011

Executive Engineer Building Proposal
(Eastern Suburbs.)

Full c.c. upto 14th floor for wing A, B & C and c.c. for podium top for wings D, E, F, G, H, including basement as per approved plan dt. 13/12/11

23 DEC 2011

Executive Engineer Building Proposal
(Eastern Suburbs.)

c.c. up to 17th floor for wings A, B, C, D and c.c. up to Podium top for wings E, F, G, H, as per approved plan dt. 14/11/11

[Signature]
23/12/2011

Executive Engineer Building Proposal
(Eastern Suburbs.)

CE/469/BPESIAS 29 AUG 2012

c.c. up to 17th upper floor for wing A, B & C, c.c. up to 1st floor for wing D, c.c. up to 1st floor for wing E & H

CE/469/BPESIAS
c.c. up to 17th floor for wing A, B & C and c.c. up to podium top as per approved plan dt. 16/07/10

CE/469/BPESIAS

c.c. upto 17th floor for wing A, B & C and c.c. upto podium top as per approved plan dt. 16/07/10

CE/469/BPESIAS

Full c.c. for wing A, B & C as per approved plan dt. 20/10/10

CE/469/BPESIAS

Full c.c. for wing A, B & C and c.c. upto 14th floor for wing D as per approved plan dt. 05/02/11

CE/469/BPESIAS

Full c.c. for wing A, B & C and c.c. upto 14th floor for wing D as per approved plan dt. 05/02/2013

CE/469/BPESIAS

Full c.c. for wing A, B & C as per approved plan dt. 16/07/10

CEI 469 BPES/AS 29 AUG 2012
 C.C. up to 17th upper floor for wing A, B & C, CC up to 15th floor for wing D, CC up to 1st floor for wing E & H and c.c. up to podium slab for wing F & G including basement as per approved amended plans dt. 19/12/2011

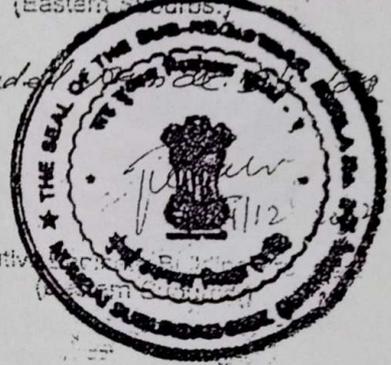
करल-२	
329	29.08.2012
2014	-II

CEI 469 BPES/AS 17 SEP 2012

C.C. up to 17th upper floor for wing A, B, C, D, E & H up to podium slab for wing F & G and for shops at ground & basement as per approved amended plans dt. 19/12/2011

करल - २	
33	44
17.09.12	

Executive Engineer Building Proposals (Eastern Suburbs.)



CEI 469 BPES/AS 04 DEC 2012

Full c.c. for shops as per approved amended plans dt. 19/12/2011

Executive Engineer Building Proposals (Eastern Suburbs.)

CEI 469 BPES/AS 11 MAR 2013

Full c.c. for wing A, B, C, D, E & H & up to podium slab for wing F & G as per approved amended plan dt. 05/02/2013.



Executive Engineer Building Proposals (Eastern Suburbs.)

CEI 469 BPES/AS 06 APR 2013

C.C. for wing A, B, C, D, E, F, G & H as per approved plans dt. 05/02/2013

Executive Engineer Building Proposals (Eastern Suburbs.) - II

CEI 469 BPES/AS 31 MAY 2013

Full c.c. for wing A, B, C, D, E, F, G & H as per approved amended plans dt. 21/05/2013.

Signature

करल-२		
३२९	१३	१२६
२०१५		

करल - २		
५२३	३५	५५
२०१७		



467 IBPES/AS 19 JUL 2014
 C.C. as per approved amended Plan dtd.

Mmm
 19/07/14

Executive Engineer Building Proposal
 (Eastern Suburbs.) - II

469 IBPES/AS 24 SEP 2014
 C.C. as per approved amended Plan dtd. 10/09/2014

Mmm
 24/09/14

Executive Engineer Building Proposal
 (Eastern Suburbs.) - II



469 IBPES/AS 13 NOV 2014
 C.C. for wing A, B, C, D and C.C. upto 22nd floor for wing E, F,
 per approved amended Plan dtd:- 29/10/2014

Mmm
 13/11/14

Executive Engineer Building Proposal
 (Eastern Suburbs.) - II

करल - २
८५२३ ३६ ५५
२०१७

MUNICIPAL CORPORATION OF GREATER MUMBAI
CE/469/BPES/AS, 128 JUL 2016
PART OCCUPATION UNDER REGULATION 6(7)

To,
Shri S.S. Runwal of
M/s Runwal Homes Pvt. Ltd.,
Runwal & Omkar esquire, 4th floor,
Opp. Sion chunabhatti signal,
Sion (East), Mumbai - 400 022.

Sub:- Amended plans cum Part Occupation for Wing A & B comprising of Ground (Pt) + Intermediate floor + 3rd podium (Pt) below wing A & B + Upper stilt (Pt) for entrance portion of Wing A & B + 1st to 34th floors of Wing A & B (excluding floor 35 & 36 and lift no. 3), including OHT & Lift Machine Room and Shops at ground floor (45 No. to 77 No.) & Offices at 1st podium level (45 No. to 77 No.) on plot bearing CTS No. 681/A/7, 681/A/8 & 681/A/9 of village Nahur at Mulund Goregaon Link Road, Bhandup (W) Mumbai.

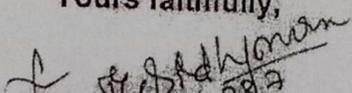
Gentleman,

The part development work of building on plot bearing C.T.S. No. 681/A/7, 681/A/8 & 681/A/9 of village Nahur at Mulund Goregaon Link Road, Bhandup (W) Mumbai. i.e. work of Wing A & B comprising of Ground (Pt) + Intermediate floor + 3rd podium (Pt) below wing A & B + Upper stilt (Pt) for entrance portion of Wing A & B + 1st to 34th floors of Wing A & B (excluding floor 35 & 36 and lift No. 3), including OHT & Lift Machine Room and Shops at Gr. floor (45 No. to 77 No.) & Offices at 1st podium level (45 No. to 77 No.) is completed under the supervision of Architect Shri Amit G. Pawar of M/s. Aaakar Architects & Consultants., (License No. CA/2004/34543), Shri Baba Inamdar, Licensed Site Supervisor, License No. I/23/SS-I and Shri Jayant Kulkarni, RCC Consultant (License No. STR/K/57) and as per Development Completion Certificate submitted by Architect and as per completion certificate issued by Chief Fire Officer u/no. FB/HRC/R VII/12 dated 12/07/2016, the same may be occupied and completion certificate submitted by you is hereby accepted on following conditions :

1. That the stack parking along with proper access shall be provided in Upper stilt before complete development.
2. That the balance IOD condition will be complied with before last wing's OC.
3. That the revised E.E(T&C) shall be submitted before O.C. of last wings.
4. That the certificate under Section 270-A of B.M.C. Act shall be submitted within 3 months or B.C.C. whichever is earlier.
5. That the NOC from PWD for Lift No.3 shall be submitted before asking OC for remaining floor no. 35 & 36

A set of certified completion plan is attached herewith.

Yours faithfully,


Executive Engineer
(Building Proposal) E.S.-II





10/08/2017

मुची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

दस्त क्रमांक : 8593/2017

नोंदणी :

Regn.63m

गावाचे नाव : 1) नाहूर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	14300000
(3) बाजारभावं(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	14271872.36
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 2001, माळा नं: 20 वा मजला, इमारतीचे नाव: टॉवर नं 2, वी विंग, मेपल, रूणवाल ग्रीन्स, ब्लॉक नं: मुलुंड गोरगांव लिंक रोड, रोड नं: भांडुप पश्चिम, मुंबई 400078, इतर माहिती: एक कारपार्किंग सहित क्षेत्र 125 चौ फुट, सदनिकेचे क्षेत्र 732 चौ फुट कारपेट म्हणजेच 878.4 चौ फुट बांधीव, सदर मिळकतीचे मौजे नाहूर, सि टी एस नं ओल्ड सि टी एस नं 681 /ए पार्ट, 681/ए 3-ए 8, 681 /वी, न्यु सिटी एस नं 681ए/7, 681ए/8 व 681ए/9 (C.T.S. Number : ओल्ड सि टी एस नं 681 /ए पार्ट, 681/ए 3-ए 8; 681-बी , न्यु सिटी एस नं 681ए/7, 681ए/8 व 681ए/9 ;)
(5) क्षेत्रफळ	1) 81.64 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:-कमलेश किशनदास रघुवंशी वय:-53; पत्ता:-प्लॉट नं. 7-बी, -, जसोदा नंदन, थट्टा नगर सोसायटी, पेस्टम, सागर रोड नं 3,, शाॅपरस स्टॉपच्या समोर, चेंबूर, मुंबई, चेंबूर त्स, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400089 पॅन नं:- AAAPR9675A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-शिवकुमार मादया गौडा वय:-45; पत्ता:-रूम नं. 707, -, 1-सी, हेरीटेज अपार्टमेंट, गणेश गावडे रोड, मुलुंड पश्चिम, मुंबई, मुलुंड डू रोड, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400080 पॅन नं:-APQPG4806D 2): नाव:-नागरानी शिवकुमार गौडा वय:-34; पत्ता:-रूम नं. 707, -, 1-सी, हेरीटेज अपार्टमेंट, गणेश गावडे रोड, मुलुंड पश्चिम, मुंबई, मुलुंड डू रोड, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400080 पॅन नं:-AVCPG0542J
(9) दस्तऐवज करून दिल्याचा दिनांक	10/08/2017
(10) दस्त नोंदणी केल्याचा दिनांक	10/08/2017
(11) अनुक्रमांक, खंड व पृष्ठ	8593/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	715000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

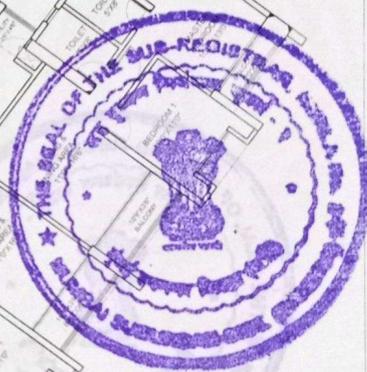
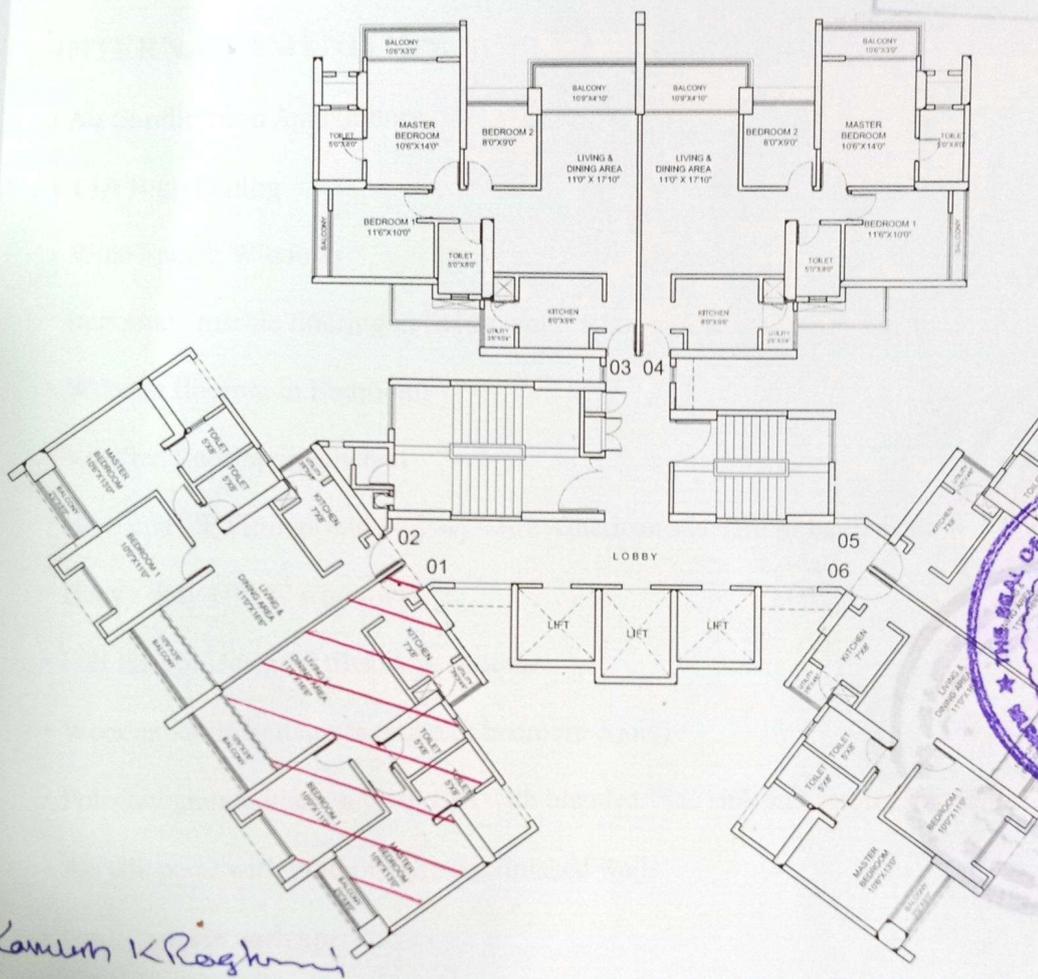
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

iSarita v1.4.0

सह दुय्यम निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा

करल-२
 ३२९ ६५ १२६
 २०१५



Kamlesh K Roghani

TOWER-02- MAPLE
 TYPICAL FLOOR PLAN

For RUNWAL HOMES PVT. LTD.
[Signature]
 Authorised Signatory

RUNWAL GREENS, MULUND

TOWER: 02 MAPLE
FLOOR: 20th FLOOR
FLAT NO.: T2-2001
AREA: 732 sqft CARPET AREA