



13/12/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 1

दस्त क्रमांक : 12301/2017

नोंदणी :

Regn:63m

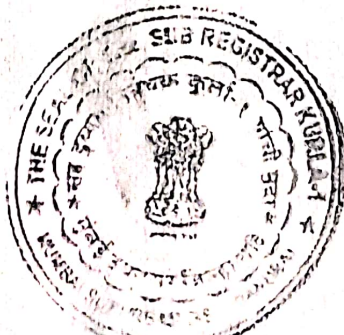
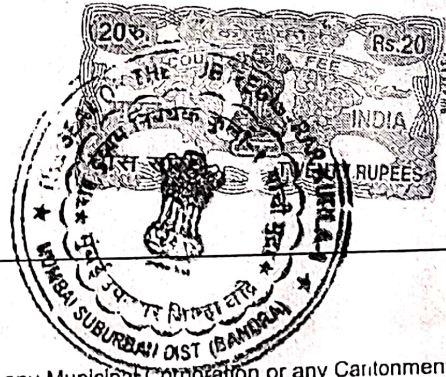
गावाचे नाव : 1) कांजुर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	31456881
(3) बाजारभाव(भाडेपट्ट्याच्या बावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	23397260.04
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई म.न.पा. इतर वर्णन :सदनिका नं: 1504, माळा नं: 15 वा मजला मि चिंग, इमारतीचे नाव: आयरीम रुणवाल ब्लिम, ब्लॉक नं: कांजुरमार्ग पु मु-400042, इतर माहिती: दोन कार पार्किंग स्पेस( ( C.T.S. Number : 1004 1005pt 1007pt 1007/3pt 1007/4 1009pt 1009/5 1009/6 1010pt 1013pt 1014 pt 1014/1 to 1014/6 1017 1017/1 to 1017/6 1018 1018/1018/9 ; ) )
(5) क्षेत्रफळ	1) 131.40 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-एवी रियल इस्टेट प्रा लि चे.ऑयोरॉईज सिग्रेटरी मनीष बहाल तर्फे मुखत्यार रितेश प्रताप सावंत वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: 4 था मजला , इमारतीचे नाव: रुणवाल एन्ड ओमकार ईस्टोअर, ब्लॉक नं: ऑप चुनाभट्टी सिग्नल सायन पु, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AADCE7724P
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रवीकिरत लक्ष्मण चव्हाण वय:-40; पत्ता:-डी-13 1/4, -, सागर को-ऑप हौ सोसा सेक्टर-29 , वाशी नवी मुंबई, -, क.ऊ.वाळार, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400703 पॅन नं:-ADNPC8042L
(9) दस्तऐवज करून दिल्याचा दिनांक	08/12/2017
(10)दस्त नोंदणी केल्याचा दिनांक	08/12/2017
(11)अनुक्रमांक,खंड व पृष्ठ	12301/2017
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1573000
(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.



खरो प्रत



04/09/2023 SBI Panel  
SBI Mortgage (3yr)

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai this 8 day of December, 2017.

*Adhwan*

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 Chunabhathi Signal, off Eastern Express Highway, Sion (E), Mumbai- 400 022 (through its duly Authorized Signatory Mr. Manish Vyghal Resolution/POA dated 31/2/16), hereinafter referred to as "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**

*Adhwan*

AND

**MR. RAVIKIRAN LAXMAN CHAVAN**, having his/her/their address at D-13, 1:4, SAGAR CO OP HOUSING SOCIETY, SECTOR-29, VASHI, NAVI MUMBAI-400703, 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, heirs, executors and administrators of the said firm, the survivor or survivors and the members of the HUF from time to time and the last surviving member of the HUF, the heirs, executors, administrators and permitted assigns of such last surviving member of the co-parcenary and survivor/s of them and the heirs, executors, administrators and permitted assigns of the last survivor/s of them and in case of a trust the trustees 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**

*Adhwan*

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 10449 of 2016, both executed between Crompton Greaves Limited under serial no 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 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



*Adhwan*

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 1005/1, 1006, 1007/2(part), 1007/3(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 Karyur, Taluka Mulund, District Mumbai Suburban situated at Kanjur Marg (E), Mumbai - 400042. The Larger Land is more particularly described in the First Schedule hereunder written and is delineated with a Blue colour boundary line on the plan annexed hereto and marked as **Annexure "A"**. The First Schedule also sets out the tenure of the Larger Land. High Tension electricity/ transmission lines pass through a portion of the Larger Land as indicated on the plan annexed hereto and marked as **Annexure "A"**.

- B. 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"**
- C. By virtue of the aforesaid the Promoter is entitled to construct buildings on the Larger Land and is undertaking the development of the Larger Land in a phase-wise manner.
- D. The Promoter is now developing One (1) Tower Wing- "C" of single building known as "IRIS" on a portion of the Larger Land admeasuring 633.09 square metres (Plinth area) ("the said land") (the said Land is more particularly described in the Second Schedule hereunder written and is washed in colour on the plan annexed hereto and marked as **Annexure "A"**) as a phase of the Whole Project (as defined below) and proposed as a Real Estate Project by the Promoter and has been registered as a Real Estate Project ("the Real Estate Project") with the Real Estate Regulatory Authority ("Authority"), under the provisions of Section 5 of the Real Estate Regulation and Development Act, 2016 ("RERA") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures or website) Rules, 2017 ("RERA Rules"). The Authority has duly issued a Certificate of Registration bearing No. **P51800001903** dated **29-July-2017** ("the RERA Certificate") for the Real Estate Project and a copy of the RERA Certificate is annexed and marked as **Annexure "D"** hereto.

E. The Allottee has, prior to the date hereof, examined a copy of the RERA Certificate and has caused the RERA Certificate to be examined in detail by his/hers/its Advocates and Planning and Architectural consultants. The Allottee has agreed and consented to the development of the Larger Land. The Allottee has also examined all documents and information uploaded by the Promoter on the website of the Authority as required by RERA and the RERA Rules and has understood the documents and information in all respects

F. The principal and material aspects of the development of the Real Estate Project as sanctioned under the RERA Certificate, is briefly stated below:

- (i) The Real Estate Project consists of single building/Wing known as "IRIS," the same will be up to 53 no. of slabs of super structures (50 habitable floors). copy of the sanctioned habitable floor as on date, is attached herewith.
- (ii) The Real Estate Project shall comprise units/premises consisting of apartments and flat/s and tenement/s as per the details provided in the **Third**



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**Schedule hereunder written:**

(iii) Total FSI of 23,508.64 square metres has been proposed and the same shall get consumed/utilized as per the approvals/sanctions from time to time, in construction and development of the Real Estate Project.

(iv) The common areas, facilities and amenities in the Whole Project that may be used by the Allottee and are listed in the **Fourth Schedule** hereunder written ("Real Estate Project Amenities").

(v) The common areas, facilities and amenities in the Whole Project that may be usable by the Allottee and are listed in the **Fifth Schedule** hereunder written ("**Whole Project Amenities**") which may be used by the Allottee after the proposed development of the Larger Land is completed.

(vi) The Promoter shall be entitled to put hoarding/boards of their Brand Name in the form of Neon Signs, MS Letters, Vinyl & Sun Boards on the Real Estate Project and on the façade, terrace, compound wall or other part of the Real Estate Project. The Promoter shall also be entitled to place, sever, change hoarding/board sites and be entitled to a full and free right of way and access to such place or places for the purpose of repair and changing the logo/ signs.

(vii) The Promoter shall be entitled to designate any spaces/area of the Real Estate Project (including on the terrace and basement levels of the Real Estate Project) for third party service providers, for facilitating provision and maintenance of utility services (such as power, water, drainage and electronic communication) to be availed by the Allottee and other allottees of apartments/flats in the Real Estate Project and/or other allottees in the Whole Project. Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method. For this purpose, the Promoter may lay and provide the necessary infrastructure such as cables, pipes, wires, meters, antennae, base sub-stations, towers etc.

(viii) The details of formation of the Society, and, conferment of title upon the Society with respect to the Real Estate Project, are more particularly specified in is agreement

(ix) A copy of the Intimation of Disapproval bearing No. dated and Commencement Certificate bearing No. CHEIES(1699)S1337(NEW) dated 02/05/2017 issued by the Municipal Corporation of Greater Mumbai are also attached along with the RERA Certificate at **Annexure "D"** hereto.

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

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

(i) The area of the Larger Land to be developed in a phase-wise manner is 89,666.04 square metres

(ii) The area of the Proposed Real Estate Project is total FSI of 3,29,399.95 square metres (including sanctioned/ consumed and proposed FSI)

(iii) Subject to the receipt of approvals/ sanctions from the Municipal Corporation of Greater Mumbai and / or other competent authority(ies), the Promoter further proposes to construct new Wings in addition to the Real Estate Project



- Modular Kitchen
- Acrylic /Plastic paint with gypsum finish walls

**BATHROOM**

- Geyser in Bathrooms & exhaust fan
- Bathroom dado up to door Height Brand: Kajaria/ Nitco/RAK/Simpolo or equivalent
- Anti-skid tiles in Bathrooms
- Branded CP fittings and sanitary ware Brand: American STD/Kohler/GROHE or equivalent
- Half shower partition in master bathroom for 3 BHK

**KITCHEN**

- Exhaust fan in toilet and kitchen Brand: Indo/GMC or equivalent.
- Provision for water purifier
- Vitrified flooring Brand: Kajaria/ Nitco/RAK/Simpolo or equivalent.
- Polished granite kitchen platforms with stainless steel sink - single bowl
- Branded CP fittings and sanitary ware
- Kitchen dado tiles 2 feet above kitchen platform Brand: Kajaria/ Nitco/RAK/Simpolo or equivalent

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**SIGNED AND DELIVERED**

By the within named PROMOTER  
EVIE REAL ESTATE PRIVATE LIMITED

By hand of its Director/  
Authorized Signatory  
MR. Manish Wahal

- in the presence of
1. [Signature]
  2. [Signature]



[Signature]

Director/Authorised Signatory.

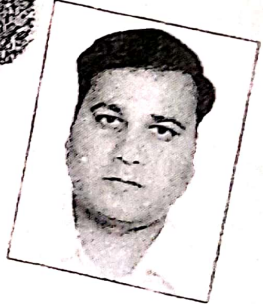
**SIGNED AND DELIVERED**

By the within named ALLOTTEE/S  
MR. RAVIKIRAN LAXMAN CHAVAN

- in the presence of
1. [Signature]
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RECEIVED of and from the Flat/Unit  
Allottee/s /s above named the sum of  
Rs.9523829/-  
(Rupees Ninety Five Lakhs Twenty  
Three Thousand Eight Hundred  
Twenty Nine Only)  
as advance payment or deposit paid by  
The Allottee/s to the Promoter

[Signature]  
[Fingerprint]



We say received  
FOR EVIE REAL ESTATE  
PRIVATE LIMITED

Director/Authorized Signatory

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Authorized Signatory



# Maharashtra Real Estate Regulatory Authority

## REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

(See rule 6(a))

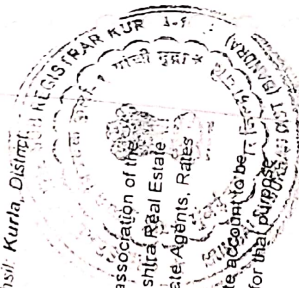
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This registration is granted under section 5 of the Act to the following project under project registration number P5:800001903

Project: *Runwal Bliss Wing - C Plot Bearing / CTS / Survey / Final Plot No. pt1004,1005P1005/1,1006,1007P1007/3P1007/4,1009P1009/5-6,1010P1013P,1014P,1014/1-6,1017/1-6,1018/1-9* at *Kurla, Kurla, Mumbai Suburban, 400022.*

1. Evie Real Estate Private Limited having its registered office / principal place of business at *Tehsil: Kurla, District: Mumbai Suburban, Pin: 400022.*
2. This registration is granted subject to the following conditions, namely:-
  - 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 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.
  - 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 the purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR



That entire of the amounts to be realised hereafter, after 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 31/12/2022 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.

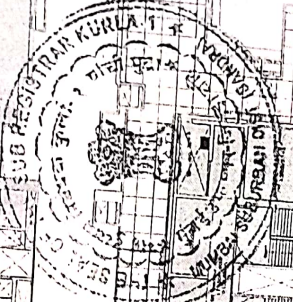
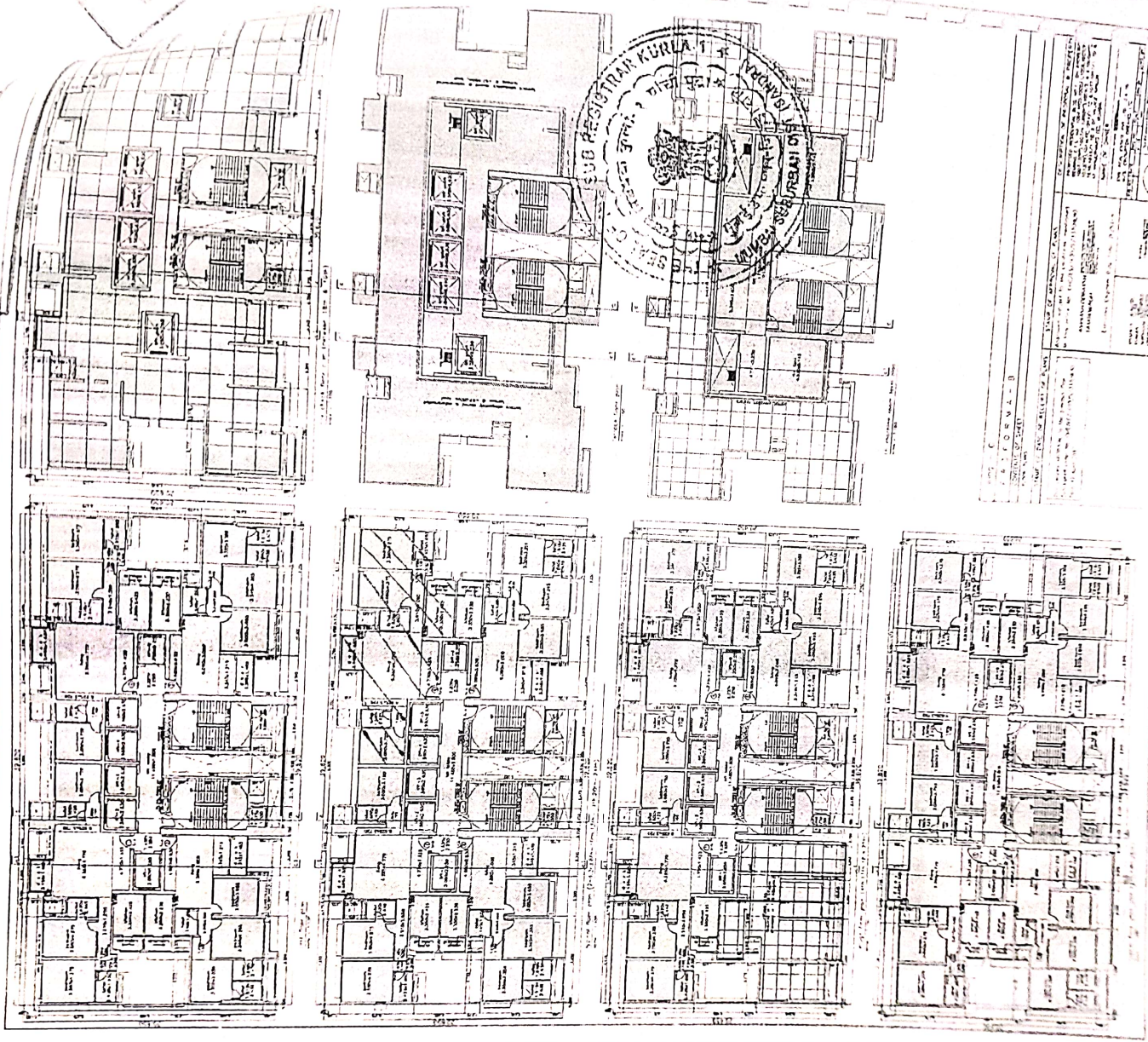
Dated: 29/07/2017  
Place: Mumbai

Signature valid  
Digitally Signed by  
Dr. Venkatesh Manand Prabhu  
(Secretary, Maharashtra)  
Date: 7/29/2017 6:32:58 PM

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

*(Handwritten Signature)*

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FORWARD

NO. SURAT	1000/1000/1000
TANGGAL	10/10/10
DIKIRIM KE	DIREKTORAT JENDERAL PERENCANAAN KAWASAN, KOTA DAN BANGUNAN
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MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/ES/1699/S/337 (NEW)

COMMENCEMENT CERTIFICATE

To,  
Shri. S. S. Runwal Director of Evis 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) Dated, 28/12/2016 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 28/12/2016 of the Mumbai Municipal Corporation Act 1882 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 Division / Village of Development 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 shall not be used for the public street
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or 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, assigns, administrators and successors and every person deriving title through or under him

