

391 19199

Monday, September 18, 2023

7:36 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 20692

दिनांक: 18/09/2023

गावाचे नाव: कांजुर

दस्तऐवजाचा अनुक्रमांक: करल4-19199-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: कमलेश संत प्रकाश गुरनानी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1900.00

पृष्ठांची संख्या: 95

मुळ दस्त परत मिळाला

एकूण:

रु. 31900.00

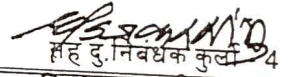
आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

7:56 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु. 13707702.14 /-

मोबदला रु. 15598130/-

भरलेले मुद्रांक शुल्क : रु. 936000/-

  
H. H. D. Nivdhan Kulkarni

सह दुय्यम निबंधक वग-२  
कुर्ता-४, मंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रकम: रु. 1900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0923185817779 दिनांक: 18/09/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008252142202324E दिनांक: 18/09/2023

बँकेचे नाव व पत्ता:

मुळ दस्त परत मिळाला

Valuation ID		762309189132			
म. प्र. क्र. (प. 1)	2073	म. प्र. क्र. (प. 2)	म. प्र. क्र. (प. 3)	म. प्र. क्र. (प. 4)	म. प्र. क्र. (प. 5)
म. प्र. क्र. (प. 6)	12 <sup>th</sup> फ्लोर - 4 <sup>th</sup>	म. प्र. क्र. (प. 7)	म. प्र. क्र. (प. 8)	म. प्र. क्र. (प. 9)	म. प्र. क्र. (प. 10)
म. प्र. क्र. (प. 11)	म. प्र. क्र. (प. 12)	म. प्र. क्र. (प. 13)	म. प्र. क्र. (प. 14)	म. प्र. क्र. (प. 15)	म. प्र. क्र. (प. 16)
वार्डिक घन्ट्याचा नकाशावमार् मूल्यदर रु.					
वार्डिक घन्ट्याचा नकाशावमार् मूल्यदर रु.	निवासी मर्यादित	बांधीय	रकमे	औद्योगिक	मात्रमापनाचे एकक
76230	161790	186060	202900	161790	चौरस मीटर
बांधीय क्षेत्राची परिणती					
क्षेत्राचे क्षेत्र (Sq.ft.)	70.23 चौरस मीटर	मिळकतीचा वापर -	निवासी मर्यादित	मिळकतीचा प्रकार -	बांधीय
मिळकतीचा प्रकार	1-आर गो. गो.	मिळकतीचे वापर -	0 TO 2 <sup>nd</sup>	बांधकामाचा दर -	Rs. 30250/-
मिळकतीचा प्रकार	आर	मर्यादा -	11th floor To 20th floor		
मिळकतीचा क्षेत्र	Above 2 hector	मर्यादा संकुच -			
Sale type - First Sale Sale Result of built up Property constructed after circular dt 02/01/2018					
(अ) मिळकतीचा मूल्यदर	= ( ( मिळकतीचा प्रति चौ. मीटर मूल्यदर ) * 105 % )				
	निवासी मर्यादित क्षेत्रा प्रती चौ. मीटर दर = Rs. 169879.5/-				
वार्डिक घन्ट्याचा नकाशावमार् मूल्यदर	= 110% apply to rate = Rs. 186868/-				
(ब) मिळकतीचा मूल्यदर	= ( (वार्डिक मूल्यदर - खुल्या जमिनीचा दर ) * घमा-घानुसार टक्केवारी ) + खुल्या जमिनीचा दर )				
	= ( ( 186868 - 70480 ) * ( 100 / 100 ) ) + 70480 )				
	= Rs. 186868/-				
(क) मिळकतीचा मूल्यदर	= क्षेत्र प्रमाण मूल्य दर * मिळकतीचे क्षेत्र				
	= 186868 * 70.23				
	= Rs. 13123739.64/-				
(द) मिळकतीचा मूल्यदर	13.75 चौरस मीटर				
	= 13.75 * ( 169879.5 * 25 / 100 )				
	= Rs. 583962.5/-				
Applicable Rates	= 5, 10, 4, 16				
मर्यादित प्रति मूल्य	मूळ मिळकतीचे मूल्य - बदललेले मूल्य - मंडळीय मर्यादा क्षेत्र मूल्य - खालच्या गल्लीचे मूल्य - वर्गले गल्लीचे मूल्य - बांधीय वास्तू तलाक मूल्य - खुल्या जमिनीवरील वास्तू तलाक मूल्य				
	A + B + C + D + E + F + G + H + I + J				
	13123739.64 + 0 + 0 + 0 + 583962.5 + 0 + 0 + 0 + 0 + 0				
	Rs. 13707702.14/-				

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सह दुय्यम निबंधक वर्ग - २  
 कुर्ता - ४, मुंबई उपनगर जिल्हा



Valuation ID	NA/2023/189133
प्लॉट नंबर	7023
प्लॉट क्षेत्र	महाराष्ट्र
प्लॉट क्षेत्र	150 मीटर x 70 मी
प्लॉट क्षेत्र	असाधारण प्लॉट माप पुराने इमारती बांधणी दिशानिर्देशानुसार प्लॉट नंबर 1018
प्लॉट क्षेत्र	प्लॉट नंबर 1018

विकास क्षेत्र व नकाशावरील प्लॉट नंबर	विकास क्षेत्र	प्लॉट नंबर	इकाई	श्रीधारीक	मात्रमापमान एकक
विकास क्षेत्र	विनायकी सर्वोदय	186060	202900	161790	चौरस मीटर
विकास क्षेत्र	161790	186060	202900	161790	चौरस मीटर

विकास क्षेत्र	70.23 चौरस मीटर	मिळकतीचा प्रकार -	विनायकी सर्वोदय	मिळकतीचा प्रकार -	बांधीय
विकास क्षेत्र	1-आय मी मी	मिळकतीचे धरण -	0.10 2वा	बांधकामाचा दर -	Rs 30250/-
विकास क्षेत्र	आय	प्लॉट नंबर -	11th floor To 20th floor		
विकास क्षेत्र	Above 2 hector	रचना संस्कृत -			

विकास क्षेत्र	Safe - 1px - First Sale	विकास क्षेत्र	Safe - Resale of Built up Property constructed after circular dt 02/01/2018
विकास क्षेत्र		विकास क्षेत्र	
विकास क्षेत्र		विकास क्षेत्र	

विकास क्षेत्र	विकास क्षेत्र	विकास क्षेत्र	विकास क्षेत्र
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सह तुयाम निविदेक वर्ग-२

वर्क-४, भंबड उपनगर जिल्हा



2023

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai this 10<sup>th</sup> day of September, 2023.



BETWEEN

**EVIE REAL ESTATE PRIVATE LIMITED** a company incorporated under the provisions of the Companies Act, 1956 having its registered office at Runwal & Omkar Esqueade 4<sup>th</sup> Floor, Opp Sion Chunabhathi Signal, off Eastern Express Highway, Sion (E), Mumbai- 400 022 (through its duly Authorized Signatory Mr/Ms Vikas Bobade authorized under Board Resolution/POA dated 23/12/2022 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

**KAMLESH SANT PRAKASH GURNANEY & PREETI SANT PRAKASH GURNANEY** having his/her/their address at **104, BEVERLY HILL, BLDG A/5, YOGI HILLS, OFF B R ROAD, MULUND (WEST)** 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 (i) in case of an individual his/her/their heirs, executors, administrators and permitted assigns and (ii) 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 (iii) in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-parcenership and (iv) in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company its successors and permitted assigns) of the **OTHER PART**

**WHEREAS:**

- A. Pursuant to (a) an Indenture of Conveyance and Assignment dated 17<sup>th</sup> October, 2014, registered with the office of the Sub-Registrar of Assurances under serial no. 9377 of 2014 as rectified by a Deed of Rectification dated 13<sup>th</sup> October, 2016, registered with the office of the Sub-Registrar of Assurances under serial no. 10449 of 2016, both executed between Crompton Greaves Limited ("CG") and the Promoter, (b) an Indenture of Conveyance and Assignment dated 27<sup>th</sup> October 2015, registered with the office of the Sub-Registrar of Assurances under Serial No. KRL-2- 9732 of 2015, as rectified by a Deed of Rectification dated 13<sup>th</sup> October, 2016, registered with the office of the Sub-Registrar of Assurances under Serial No. 10450 of 2016, both executed between CG and the Promoter, (c) an Indenture of Lease dated 21<sup>st</sup> October 2015 ("the said Lease") executed between The Tata Power Company Limited and the Promoter, registered with the office of the sub-registrar of assurances under serial no. 9624 of 2015, and (d) an Indenture of Conveyance and Assignment dated 29<sup>th</sup> December, 2021, registered with the office of the Sub-Registrar of Assurances under serial no. 23802 of 2021 executed between CG and the Promoter, subject to the terms and conditions mentioned therein, the Promoter became entitled to and is seized and possessed of all those pieces or parcels of land bearing CTS Nos. 676, 1004(part), 1005(part), 1005/1, 1006, 1007/3(part), 1007(part), 1007/1, 1007/2, 1007/4, 1008 (part), 1008/1, 1009(part), 1009/5, 1009/6, 1010(part), 1011 (part), 1013(part), 1014(part), 1014/1

*(Handwritten signatures)*

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the terms and conditions appearing hereinafter

W The Promoter has agreed to sell to the Allottee and the Allottee has agreed to purchase and acquire from the Promoter the said Premises, at or for the price of **Rs.15598130/- (Rupees One Crore Fifty Five Lakhs Ninety Eight Thousand Five Hundred Thirty Only)** and upon the terms and conditions mentioned in this Agreement ("Sale Consideration") Prior to the execution of these documents, the Allottee has paid to the Promoter a sum of **Rs.3520600/- (Rupees Thirty Five Lakhs Twenty Thousand Six Hundred Only)**, being part payment of the Sale Consideration of the Premises agreed to be sold by the Promoter to the Allottee as advance payment (the payment and receipt whereof the Promoter hereby admits and acknowledge)



X Under Section 13 of the RERA, the Promoter is required to execute a written agreement for sale of the said Premises with the Allottee i.e. this Agreement, and is also required to register this Agreement under the provisions of the Registration Act, 1908

Y In accordance with and subject to the terms and conditions set out in this Agreement the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase and acquire the Premises and the parking as set out herein below

Z The list of Annexures attached to this Agreement are stated hereinbelow, -

Annexure "A"	(Plan demarcating (i) the Larger Land in black colour boundary line, and (ii) the Wing-B of the Real Estate Project washed in yellow colour
Annexure "B"	NOT APPLICABLE (Details of Litigation in Larger Land)
Annexure "C"	List of Encumbrances in Larger Land
Annexure "D"	MAHARERA Certificate, OC
Annexure "E"	Proposed Layout
Annexure "F"	Title Certificate issued by Advocates
Annexure "G"	Certified true copy of Property Register Card
Annexure "H"	Plan of the said premises
Annexure "I"	Payment schedule

NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

The above Recitals shall form an integral part of the operative portion of this Agreement, as if the same have been set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience and are not intended in derogation of RERA.

The Promoter shall construct the Real Estate Project being **Wing-B** known as "**DAFFODILS**", consisting of such floors as set out in the Third Schedule hereunder written in accordance with the plans, designs and specifications as referred hereinabove, and as approved by the MCGM from time to time. The Real Estate Project shall have the common areas facilities and amenities that may be usable by the Allottee and are listed in the Fourth Schedule hereunder written

**PROVIDED THAT** the Promoter shall have to obtain prior consent in writing of the Allottee in respect of any variations or modifications which may adversely affect the said Premises of the Allottee, except, any alteration or addition required by any Government authorities, or, due to change in law, or, any change as

*(Handwritten signatures)*

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contemplated by any of the disclosures already made to the Allottee.

3 Purchase of the Premises and Sale Consideration:



(i) The Allottee hereby agrees to purchase and acquire from the Promoter, and the Promoter hereby agrees to sell to the Allottee, the said Premises bearing No. [B-0805] of the type admeasuring [61.69] square meters carpet area plus [2.14] square meters utility area and 0 square meters deck area, if any per RERA on the [8TH] floor in the Tower/Wing B (DAFFODILS) (the said Premises are more particularly described in the Sixth Schedule and are shown in the floor plan annexed and marked Annexure "H" hereto) at and for the consideration of Rs.15598130/- (Rupees One Crore Fifty Five Lakhs Ninety Eight Thousand One Hundred Thirty Only).

(ii) The Promoter shall provide to the Allottee absolutely free of any consideration, cost, charge and/or fee, permission to park [1] car/s in the car parking space in the basement/podium/stilt being constructed in the layout of the Larger Land. The location and number of the car parking space shall be identified at the time of handing over possession of the said Premises.

(iii) The total aggregate consideration amount for the said Premises including car parking space/s is Rs.15598130/- (Rupees One Crore Fifty Five Lakhs Ninety Eight Thousand One Hundred Thirty Only). ("the Sale Consideration"). It is expressly agreed between the Parties that for the purpose of this Agreement, 20% (twenty percent) of the Sale Consideration is earnest money and is referred to herein as the "Earnest Money".

(iv) The Allottee has paid before execution of this Agreement, a sum of Rs.3520600/- (Rupees Thirty Five Lakhs Twenty Thousand Six Hundred Only) as advance payment and hereby agrees to pay to the Promoter the balance amount of the Sale Consideration of Rs. 12077530/- (Rupees One Crore Twenty Lakhs Seventy Seven Thousand Five Hundred Thirty Only) in the manner and payment instalments more particularly set out in Annexure "I" hereto.

(v) It is clarified that the Sale Consideration shall be payable by the Allottee in the Bank Account No.57500000020380 maintained with HDFC Bank, Sion Branch with IFSC Code ("the said Account"). It is clarified that in accordance with RERA and the RERA Rules, 70% of the Sale Consideration shall be transferred in the Bank Account No. 57500000020647 maintained with HDFC Bank, Sion Branch with IFSC Code HDFC0000163 ("the RERA Account"). It is further clarified between the parties that, if more than Sale 6. Consideration has already been received by the Promoter, then as the case may be, the Balance Consideration shall be paid by the Allottee in the RERA account

(vi) It is agreed between the parties that in the event the Allottee/s has/have availed of the benefit of any subvention scheme or any other scheme as may have been made available to the Allottee, the terms and conditions of such scheme including the subvention scheme and any letters, NOCs, Indemnity Bonds, Deeds, Agreements/Tripartite Agreements, MOUs, etc. may have been executed between the Promoter and the concerned Banks/Financial Institutions shall apply and the Allottee/s shall comply with the same. The Promoter shall also be authorized to take such steps under the schemes and documents executed in that regard, as deemed fit by the Promoter.

(vii) The Allottee authorizes the Promoter to adjust all payments made by him/her

any, in his/ and the All adjust his/h

(viii) On a written respect to a amount payable amount to the demand, without

(ix) If the Allottee bank/financial in disburse/pay all Agreement, in the (which will not abs

(x) The Promoter shall amounts payable b in the manner perm banks/financial insti any persons the rig amounts payable by Upon receipt of suc required to make pa payable in accordance

4. The Promoter hereby agree conditions, stipulations and the MCGM or any other auth Estate Project or thereafter.

5. Time is of the essence of this The Promoter shall abide by areas, facilities and amenities the Allottee and are listed in the Allottee shall make timely paym and other dues payable by him/ its other obligations under this A

FSI, TDR and development pot the said Land:

The Allottee hereby agrees, accept develop the Real Estate Project ( potential) all the plans and specific agreed to purchase the said Premis of the Promoter in this regard.

FSI, TDR and development potent and Further Development of the Ori

The Allottee hereby agrees, accepts ar develop the Whole Project of the Ori development potential) and develop th undertake multiple real estate projects proformas and specifications at a Layout and the pro said P

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### 8 Possession Date, Delays and Termination:

The Promoter shall give possession of the Premises to the Allottee on or before 30th December 2023 ("Possession Date"), provided however, that the Promoter shall be entitled to extension of time for giving delivery of the Premises on the Possession Date, if the completion of the Real Estate Project is delayed on account of any or all of the following factors: -

(a) Any force majeure events;

Any notice, order, rule, notification of the Government and/or other public or competent authority/court;

(ii) If the Allottee fails to make any payment on the stipulated date/s and time/s as required under this Agreement, then, the Allottee shall pay to the Promoter interest at the Interest Rate, on all and any such delayed payments computed from the date such amount was due and payable till the date such amounts are fully and finally paid together with the interest thereon at the Interest Rate.

(iii) Without prejudice to the right of the Promoter to charge interest at the Interest Rate mentioned above, and any...





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Real Estate Project shall be transferred/utilized in another manner it deems fit and fails to execute and register buildings of the proposed Real Estate Project on the Original

**Possession Date, Delays and Termination**



The Promoter shall give possession of the Premises to the Allottee on or before 30th December 2023 ("Possession Date"), provided however, that the Promoter shall be entitled to extension of time for giving delivery of the Premises on the Possession Date, if the completion of the Real Estate Project is delayed on account of any or all of the following factors: -

(i) Force majeure events.  
 (ii) Any notice, order, rule, notification of the Government and/or other public authority or competent authority/court;

(iii) If the Allottee fails to make any payment on the stipulated date/s and time/s as required under this Agreement, then, the Allottee shall pay to the Promoter interest at the Interest Rate, on all and any such delayed payments computed from the date such amount was due and payable till the date such amounts are fully and finally paid together with the interest thereon at the Interest Rate

Without prejudice to the right of the Promoter to charge interest at the Interest Rate mentioned above, and any other rights and remedies available to the Promoter, either (a) on the Allottee committing default in payment of a due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her/its proportionate share of taxes levied by concerned local authority and other outgoings) and/or (b) the Allottee committing three defaults of payment of instalments of the Sale Consideration, the Promoter shall be entitled, at its own option and discretion, to terminate this Agreement, without any reference or recourse to the Allottee. Provided that, the Promoter shall give a notice of 15 (fifteen) days in writing to the Allottee ("**Default Notice**"), by Courier / E-mail Registered Post A.D. at the address provided by the Allottee, of its intention to terminate this Agreement with detail/s of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of the Default Notice, including making final payment of any outstanding dues together with interest thereon computed at the Interest Rate, then at the end of the period specified in the Default Notice, the Promoter shall be entitled to terminate this Agreement by issuance of a written notice to the Allottee ("**Promoter Termination Notice**") by Courier / E-mail / Registered Post A.D. at the address provided by the Allottee. On the receipt of the Promoter Termination Notice by the Allottee this Agreement shall stand terminated and cancelled. On termination and cancellation of this Agreement in the manner as stated in this sub-clause, the Promoter shall be entitled to forfeit the Earnest Money being 10% percentage of the Sale Consideration ("**Forfeiture Amount**") and by way of agreed genuine pre-estimate of liquidated damages. Within a period of 30 (thirty) days of execution and registration of deed of cancellation in respect of the said Premises, the Promoter shall be

manner it deems fit and fails to execute and register Premises as mentioned above, refund amount and the Allottee or interest over the said Premises shall be refunded, if any and that the Agreement shall be terminated and terminated even in case of Deed of Cancellation in respect of

(iv) It is further agreed between the Promoter and the Allottee that in the event of termination/cancellation of this Agreement, if the Promoter suffers any loss or damage, including taxes paid earlier on the sale of the Premises, then the said loss, costs and expenses shall be amount refundable/payable to the Allottee, to the extent of the balance amount, if any, on

9. The common areas, facilities and amenities to be usable by the Allottee are listed in the Schedule. The common areas, facilities and amenities to be usable by the Allottee are listed in the Schedule. The internal fitting and fixtures in the said Premises and the Promoter are listed in the Seventh Schedule.

**10. Procedure for taking possession**

- (i) Upon obtaining of the Occupancy Certificate and payment by the Allottee of the Sale Consideration and all other amounts due under this Agreement, the Promoter shall offer possession of the Premises to the Allottee in writing ("**Possession Notice**"). The Allottee shall be liable for maintenance charges as determined in the Agreement. In any case may be. The Promoter on its receipt of the Possession Notice shall issue a Certificate of the Real Estate Project to the Allottee in writing within 7 (seven) days of the receipt of the payment of the requisite instalments and payment of the requisite amounts due and payable in terms of this Agreement.
- (ii) The Allottee shall take possession of the Premises within 7 (seven) days of the Possession Notice.
- (iii) Upon receiving the Possession Notice from the Promoter, the Allottee shall take possession of the Premises above, the Allottee shall take possession of the Premises by executing necessary independent documentation as may be prescribed in the Agreement. The Promoter shall give possession of the said Premises to the Allottee whether the Allottee takes or fails to take possession of the Premises within the time provided above in this Clause, the Allottee shall be liable to pay maintenance charges and other expenses on the Premises, as applicable.

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The Allottee and/or Promoter shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act, 1908 and the Promoter will attend such office and admit execution thereof.

45. All notices 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 Posting at their respective addresses specified below:



**FOR ALLOTTEE:**

KAMLESH SANT PRAKASH GURNANEY  
PREETH SANT PRAKASH GURNANEY  
04, BEVERLY HILL, BLDG A/5, YOGI HILLS,  
OFF B ROAD, MULUND (WEST)

Notified Email ID: dr.gurnaney@hotmail.com

**FOR PROMOTER:**

**Evie Real Estate Private Limited**  
 Runwal & Omkar Esquare, 4th Floor,  
 Opp Sion Chunabhatti Signal,  
 off Eastern Express Highway,  
 Sion (E), Mumbai- 400 022  
 Notified Email ID: customer.care@runwalgroup.in

It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

46. **Joint Allottees:**

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

47. **Stamp Duty and Registration Charges:**

The charges towards stamp duty fees and registration charges of this Agreement and all out of pocket costs, charges and expenses on all documents for sale and transfer of the said Premises and the said Car Parking Space/s shall be borne by the Allottee alone.

48. **Dispute Resolution:**

Any dispute...

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50 In case the Allottee/s has accepted to book the apartment under payment scheme, the Allottee/s hereby accepts the Payment Schedule and the Allottee/s hereby agrees and accepts that no further discount of any nature shall be provided to the Allottee/s.

51 Permanent Account Numbers:

Details of the Permanent Account Numbers of the Promoter and Allottee are set out below:-

Party	PAN
Evie Real Estate Private Limited	AADCE7724P
KAMLESH SANT PRAKASH GURNANEY	AHHPG4556D
PREETI SANT PRAKASH GURNANEY	AFPPG6335J

52. Construction of this Agreement:

(i) Any reference to any statute or statutory provision shall include:-

- all subordinate legislation made from time to time under that provision (whether or not amended, modified, re-enacted or consolidated); and
- 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;

(vii) References to a person (or to a word, import  
so as to in



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organization, any government, or state or any agency of a government  
of 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



WHEREOF parties hereinabove named have set their respective hands  
and signed this Agreement for Sale at Mumbai (Maharashtra) in the presence of  
witness, signing as such on the day first above written

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
(Description of the Larger Land)

pieces or parcels of land bearing CTS Nos. 676, 1004 (part), 1005(part), 1005/1, 1006,  
1007/3(part), 1007(part), 1007/1, 1007/2, 1007/4, 1008 (part), 1008/1, 1009(part), 1009/5 and 6,  
1010(part), 1011 (part), 1013(part), 1014(part), 1014/1 to 6, 1017, 1017/1 to 6, 1018 and 1018/1  
to 9 admeasuring in aggregate 1,23,251.06 square meters of Village Kanjur, Taluka Mulund,  
District Mumbai Suburban situated at Kanjur Marg (E), Mumbai – 400042 and bounded by:  
On or towards North: Dattar Colony/ Municipal Road  
On or towards South: Land belonging to Susneh Infrapark Pvt. Ltd.  
On or towards East: Dattar Colony/ Municipal Road  
On or towards West: Land belonging to Railways and proposed DP Road

**THE SECOND SCHEDULE ABOVE REFERRED TO:**  
(Description of the said Land)

All those pieces and parcels of land admeasuring 631.93 mtrs (Plinth area) forming part  
of the larger land as mentioned in the First Schedule hereinabove.

**THE THIRD SCHEDULE ABOVE REFERRED TO:**  
(Details of the number of floors/units etc. in the Real Estate Project)

<u>Tower</u>	<u>Total No. of Flat/Units</u>	<u>No of floors</u>
"DAFFODILS" Wing "b"	293	53 Nos of slabs of super structures (50 Habitable floors)
<u>Grand Total</u>	293	

**THE FOURTH SCHEDULE ABOVE REFERRED TO:**  
(Details of the common area facilities in the Real Estate Project)

**BUILDING AMENITIES**

- DG back up in essential & common areas
- Sewage treatment plant
- Rainwater harvesting
- High speed lift in every tower Brand- OTIS/Schindler or Equivalent
- Multiple level Parking
- Intercom facility from lobby to apartment
- Video Door Phone
- CCTV surveillance
- 2 staircases per tower for emergency exit

**THE FIFTH SCHEDULE ABOVE REFERRED TO:**  
(Details of the common area facilities in the Whole Project)

Details of proposed facilities to be provided in the project



**EXTERNAL AMENITIES.**

- Entrance lobby in each tower at drop off level
- Arrival Plaza
- Landscape Garden
- Kids play area
- Floral garden
- Skating rink
- Jogging track
- Cycling track
- Senior citizen corner
- Amphitheatre
- Tennis court
- Club House
- Swimming pool with Kids pool
- Wi-fi enable clubhouse
- Mini theatre
- Indoor games - Pool & snooker, chess, carrom, table tennis
- Fully equipped gym
- Party Hall
- Art & Music room
- Library
- Yoga Pavilion
- Multipurpose Hall
- Squash court

THE SIXTH SCHEDULE ABOVE REFERRED TO  
(Description of the Flat/Units)

All that piece and parcel of the Flat/ Unit being No. **B-0805 in Tower B on 8TH floor** measuring **664 sq. ft. carpet area** (equivalent to **61.69 sq. mtrs.**) and plus **2.14 square meters utility area** and **0 square meters deck area**, if any and also **Car parking** constructed or to be constructed on the Larger property as described in the First Schedule hereunder

THE SEVENTH SCHEDULE ABOVE REFERRED TO:  
(Details of the internal fittings and fixtures in the said Premises)

**INTERNAL AMENITIES**

Applicable Only For 2 BHK

- Powder coated aluminium windows Brand; Jindal/Bhoruka/Sapa/ Global/ Gulf or equivalent
- Laminated flush door for all internal doors
- Solid Flush Door shutter front side veneer finish & laminated finish on backside for main door
- Acrylic /Plastic paint with gypsum finish walls
- Vitrified Flooring in living, dining and Bedrooms

Applicable Only For 3 & 4 BHK

- Powder coated aluminium windows Brand; Jindal/Bhoruka/Sapa/ Global/ Gulf or equivalent.
- Laminated flush door for all internal doors

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state or any agency or government authority or other governmental body case having separate legal and

and assigns or transferees permitted this Agreement

ed have set their respective hands (Maharashtra) in the presence of above written

VE REFERRED TO  
(arger Land)

676/1004 (part), 1005(part), 1005/1, 1006, 1008 (part), 1008/1, 1009(part), 1009/5 and 6, 1010 to 6, 1017, 1017/1 to 6, 1018 and 1018/1 meters of Village Kanjur, Taluka Mulund, E, Mumbai - 400042 and bounded by:

Road

Infrapark Pvt Ltd

Road

s and proposed DP Road

ABOVE REFERRED TO:  
the said Land,

ing 631.93 mtrs (Plinth area) forming part of the schedule hereinabove

ABOVE REFERRED TO:  
ts etc in the Real Estate Project)

No of floors
53 Nos of slabs of super structures
53 Habitable floors

ABOVE REFERRED TO:  
ilities in the Real Estate Project)

S/Schindler or Equivalent

ABOVE REFERRED TO:  
ilities in the Whole Project)



SIGNED AND DELIVERED )  
By the within named PROMOTER )  
EVIE REAL ESTATE PRIVATE LIMITED )

By hand of its Director )  
Authorized Signatory )  
Vikas Bobade )  
in the presence of )  
[Signature] )  
2 [Signature] )

[Signature]  
-Director/Authorized Signatory.



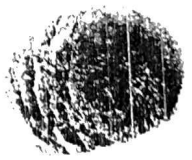
SIGNED AND DELIVERED )  
By the within named ALLOTTEE/S )  
KAMLESH SANT PRAKASH GURNANEY )

[Signature]

PREETI SANT PRAKASH GURNANEY )

[Signature]

in the presence of )  
[Signature] )  
2 [Signature] )  
RECEIVED of and from the Flat/Unit )  
Allotee/s /s above named the sum of )  
Rs.3520600/- (Rupees Thirty Five Lakhs )  
Twenty Thousand Six Hundred Only )  
as advance payment or deposit paid by )  
The Allotee/s to the Promoter )



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FOR EVIE REAL ESTATE PRIVATE LIMITED

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# EVIE REAL ESTATE PRIVATE LIMITED

TO WHOMSOEVER IT MAY CONCERN

Details of Encumbrance on Project- Runwal Bliss Wing -A



Sr. No.	Lender	Borrower/ Mortgagee	Date of Indenture of Mortgage/ Trust Deed	Registration Number and Date	Particulars																				
1	Housing Development Finance Corporation Limited	Evie Real Estate Private Limited	Housing Development Finance Corporation Limited	28-02-2022 & 31-03-2022	<p>Unilateral Indenture of Mortgage under serial no. KRL4-4128-2022 dated 28-02-2022 &amp; KRL4-7106-2022 dated 31-03-2022</p> <table border="1"> <thead> <tr> <th>CTS No.</th> <th>Phase I</th> </tr> </thead> <tbody> <tr><td>1004</td><td>1159.20</td></tr> <tr><td>1006</td><td>387.90</td></tr> <tr><td>1009</td><td>22929.25</td></tr> <tr><td>1005</td><td>2297.52</td></tr> <tr><td>1005/1</td><td>746.30</td></tr> <tr><td>1007/3</td><td>3205.62</td></tr> <tr><td>1007</td><td>NA</td></tr> <tr><td>1010</td><td>NA</td></tr> <tr><td></td><td>30725.79</td></tr> </tbody> </table> <p>Phase I Property = 28913.64 square meters 30725.79 – 1812.15 (area surrendered towards road set back as reflected in the latest advance possession receipt dated March 18, 2021 bearing no. Dy.Ch.E/BP/8181/ES)</p> <p>Andhra Valley Land Parcels. = Leasohold land parcels admeasuring in aggregate 4280 square meters comprised in CTS Nos.1005 (Part), 1007/3 (Part) and 1009 (Part) situated at Village Kanjur, Taluka Mulund, District Mumbai Suburban situated at Kanjurmarg (E), Mumbai-400042</p>	CTS No.	Phase I	1004	1159.20	1006	387.90	1009	22929.25	1005	2297.52	1005/1	746.30	1007/3	3205.62	1007	NA	1010	NA		30725.79
CTS No.	Phase I																								
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1005/1	746.30																								
1007/3	3205.62																								
1007	NA																								
1010	NA																								
	30725.79																								
KR India Finance Private Limited	Evie Real Estate Private Limited	IDBI Trusteeship Services Limited (Security Trustee)	26-08-2019	KRL3-11559-2019 dated 04-09-2019	<p>First charge over (1) 156 Identified residential Units. (2) 29 Additional residential Units. along with all the receivables</p> <p>Above encumbrance is created over identified units spread over Wing A, Wing C, Wing D and Wing E</p>																				

For Evie Real Estate Pvt. Ltd  
*(Signature)*  
 (Authorized Signatory)  
 Date: 13.04.2022



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# EVIE REAL ESTATE PRIVATE LIMITED

TO WHOMSOEVER IT MAY CONCERN

Details of Encumbrance on Project: Eshwar Bhan Wing - J



Lender	Borrower / Mortgagee	Date of Indenture of Mortgage Trust Deed	Registration Number and Date
Housing Development Finance Corporation Limited	Evie Real Estate Private Limited	28-02-2022 & 31-03-2022	Unilateral Indenture of Mortgage under serial no. KRL4-4128-2022 dated 28-02-2022 & KRL4-7106-2022 dated 31-03-2022

Exclusive mortgage / charge over all the right, title, interest, benefits, claims, demands and entitlements whatsoever of the Mortgagee/Borrower over the leasehold land or ground bearing CTS Nos. and area more particularly set out in the TABLE hereto; and

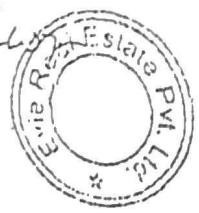
CTS No.	Phase I
1004	1159.20
1006	387.90
1009	22929.25
1005	2297.52
1005/1	746.30
1007/3	3205.62
1007	NA
1010	NA
	30725.79

Phase I Property = 28913.64 square meters  
30725.79 - 1812.15 (area surrendered towards road set back as reflected in the latest advance possession receipt dated March 18, 2021 bearing no. Dy.Ch.E/BP/8181/ES)

Andhra Valley Land Parcels = Leasehold land parcels admeasuring in aggregate 4280 square meters comprised in CTS Nos.1005 (Part), 1007/3 (Part) and 1009 (Part) situated at Village Kanjur, Taluka Mulund, District Mumbai Suburban situated at Kanjurmarg (E), Mumbai-400042

For Evie Real Estate Pvt. Ltd

*[Signature]*  
Authorized Signatory  
Date: 13.04.2022





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# EVIE REAL ESTATE PRIVATE LIMITED

TO WHOMSOEVER IT MAY CONCERN

Details of Encumbrance on Project Runwal Bliss Wing -D



Sr. No.	Lender	Borrower/ Mortgagee	Date of Indenture of Mortgage/ Trust Deed	Registration Number and Date																					
1	Housing Development Finance Corporation Limited	Evie Real Estate Private Limited			<p>Exclusive mortgage created for the right, title, interest, benefits, claims, demands and entitlements whatsoever of the Mortgagee/Borrower over the leasehold land or ground bearing CTS Nos. and area more particularly set out in the TABLE hereto; and</p> <table border="1"> <thead> <tr> <th>CTS No.</th> <th>Phase I</th> </tr> </thead> <tbody> <tr><td>1004</td><td>1159.20</td></tr> <tr><td>1006</td><td>387.90</td></tr> <tr><td>1009</td><td>22929.25</td></tr> <tr><td>1005</td><td>2297.52</td></tr> <tr><td>1005/1</td><td>746.30</td></tr> <tr><td>1007/3</td><td>3205.62</td></tr> <tr><td>1007</td><td>NA</td></tr> <tr><td>1010</td><td>NA</td></tr> <tr><td></td><td>30725.79</td></tr> </tbody> </table> <p>Phase I Property = 28913.64 square meters 30725.79 – 1812.15 (area surrendered towards road set back as reflected in the latest advance possession receipt dated March 18, 2021 bearing no. Dy.Ch.E/BP/8181/ES)</p> <p>Andhra Valley Land Parcels = Leasehold land parcels admeasuring in aggregate 4280 square meters comprised in CTS Nos.1005 (Part), 1007/3 (Part) and 1009 (Part) situated at Village Kanjur, Taluka Mulund, District Mumbai Suburban situated at Kanjurmarg (E), Mumbai-400042</p>	CTS No.	Phase I	1004	1159.20	1006	387.90	1009	22929.25	1005	2297.52	1005/1	746.30	1007/3	3205.62	1007	NA	1010	NA		30725.79
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	CKR India Asset Finance Private Limited	Evie Real Estate Private Limited			<p>First charge over (1) 156 Identified residential Units. (2) 29 Additional residential Units. along with all the receivables</p> <p>Above encumbrance is created over identified units spread over Wing A, Wing C, Wing D and Wing E</p>																				
		IDBI Trusteeship Services Limited (Security Trustee)	26-08-2019	KRL3-11559-2019 dated 04-09-2019																					

For Evie Real Estate Pvt. Ltd

*(Signature)*  
(Authorized Signatory)  
Date: 13.04.2022





## MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

## MAHARASHTRA REGIONAL AND TOWN PLANNING

No CHE/ES/1699/S/337(NEW)/FCC/6/Amend

## COMMENCEMENT CERTIFICATE



To,  
 Shri. S. S. Runwal Director of Evie Real Estate Pvt.  
 Ltd. CA to Owner  
 4th floor, Opp. Sion Chunabhathi Signal, Sion (E)

Sir,

With reference to your application No. CHE/ES/1699/S/337(NEW)/FCC/6/Amend Dated. 26 Dec 2018 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 37 (New) dated 26 Dec 2018 of the Mumbai Municipal Corporation Act, 1888 to erect a building in Building development work of on plot No. NA C.T.S. No. 1004, 1005 (pt), 1005/1, 1006, 1007/3 (pt) and 1009 & 1009/5&1009/6, 1010(pt), 1013 & 1014(pt), 1014/1to1014/6, 1017, 1017/1to 1017/6, 1018, 1018/1 to 1018/9 Division / Village / Town Planning Scheme No. KANJUR-E situated at Kanjurmarg Road / Street in S Ward Ward

The Commencement Certificate / Building Permit is granted on the following conditions:-

1. The land vacated on consequence of the endorsement of the setback line/ road-widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.

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 and 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 plans.
- 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 or 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.

Municipal Commissioner has appointed Shri. Executive Engineer (BP) ES II Executive Engineer to

346

Form 88

in replying please quote No.  
and date of this letter.



MUNICIPAL CORPORATION OF GREATER MUMBAI

**Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.**

No. P-10680/2022(1004 And Other)/S  
Ward/KANJUR-E/IOD/1/New

MEMORANDUM

Municipal Office,  
Mumbai

To,

Shri. S.S. Runwal Director of Evie Real Estate Pvt Ltd

Runwal & Omkar Esquare, 4th Floor, Opp. Sion Chunnabhatti Signal, Sion (East), Mumbai-400022

With reference to your Notice 337 (New), letter No. 3222 dated 6/6/2022 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed High Rise Commercial Building No. 01 on plot bearing CTS Nos. 1004, 1005, 1005/1, 1006, 1007 (pt), 1007/3 (pt), 1007/4, 1009 (pt), 1009/5 & 6, 1010 (pt), 1013 (pt), 1014 (pt), 1014/1 to 5, 1017, 1017/1 to 6, 1018, 1018/1 to 9 of Village Kanjur, Kanjurmarg (E), Mumbai, CTS/CS/FP No. 1004, 1009, 1006, 1007/3, 1010, 1011, 1007/2, 1009/1, 1008, 676, 1007, 1005 furnished to me under your letter, dated 6/6/2022. I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to-date, my disapproval by reasons thereof :-

**1: CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK.**

- 1 That the commencement certificate under Sec.45/69(1)(a) of the M.R. & T.P. Act shall not be obtained before starting the proposed work.
- 2 That structural Engineer shall be appointed and supervision memo of as per appendix-IX of D.C. Regulation- 5(3) (9) shall be submitted by him.
- 3 The structural Design and calculations for the proposed work accounting for system analysis as relevant IS code along with Plan shall be submitted before C.C.
- 4 Janata Insurance Policy shall be submitted
- 5 That the requisitions of clause 45 & 46 of DCR 91 shall not be complied with and records of quality of work, verification report, etc. shall not be maintained on site till completion of the entire work.
- 6 Bore well shall be constructed in consultation with H.E./MCGM
- 7 That the work shall be carried out between 6.00 a.m. to 10.00 p.m. as per circular u/no. CHE/DP/7749/GEN dt. 07.06.2016.

Page No. 99  
2023



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 number: P51800005684

Project: Runwal Bliss Wing -B , 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:-
  - 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 that 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 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 11/08/2017 and ending with 30/12/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - 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. Vagant Pramanand Prabhu  
(Secretary, MahaRERA)  
Date:09-09-2021 16:02:49

id: 09/09/2021  
e: Mumbai

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



20/09/2023

सूची क्र.2

दुय्यम निबंधक सह दु.नि. कुर्ली 4

दस्त क्रमांक 19199/2023

नोटणी :

Regn 63m

गावाचे नाव : कांजुर

(1) विलेखचा प्रकार	करारनामा
(2) मोबदला	15598130
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार तं नमुद करावे)	13707702.14
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: बि-0805, माळा नं: 8 वा मजला टॉवर बि, इमारतीचे नाव: डाफडौल्स रुणवाल ब्लिस, ब्लॉक नं: कांजुरमार्ग पु मुं-400042, रोड : क्रॉम्प्टन ग्रेअवेस कंपाऊड, इतर नाहितो: एक कार पार्किंग सदनिके चे क्षेत्रफळ 61.69 चौ मिटर कारपेट युटिलिटी एरिया 2.14 चौ मिटर ( C.T.S. Number : 1004 1005part 1005/1 1006 1007/3part 1007 part 1007/41009 part 1009/5 1009 6 1010part 1013part 1014part 1014/1to 1014/6 1017 1017/1 to 1017/6 1018 1018/1 to 1018/9 ; ) )
(5) क्षेत्रफळ	1) 70.23 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:- एबी रियल इस्टेट प्रा लि चे ऑथोराईज सिग्नेटरी विकास बोबडे तर्फे मुखत्यार गणेश आर शेटी वय:-63. पत्ता:- प्लॉट नं: -, माळा नं: ऑफिस 4 था मजला , इमारतीचे नाव: रुणवाल एन्ड ओमकार ईस्कटेअर, ब्लॉक नं: ऑप सायन चुनाभट्टी सिग्नल सायन पु, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-AADCE7724>
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- कमलेश संत प्रकाश गुरनानी वय:-39; पत्ता:- प्लॉट नं: 104, माळा नं: -, इमारतीचे नाव: बेवरली हिल बिल्डिंग ए/5 योगी हिल्स , ब्लॉक नं: मुलुंड प, रोड नं: ऑफ बि आर रोड , महाराष्ट्र, मुंबई. पिन कोड:-400080 पॅन नं:-AHHPG4556D 2): नाव:- प्रीती संत प्रकाश गुरनानी वय:-63; पत्ता:- प्लॉट नं: 104, माळा नं: -, इमारतीचे नाव: बेवरली हिल बिल्डिंग ए/5 योगी हिल्स, ब्लॉक नं: मुलुंड प , रोड नं: ऑफ बि आर रोड , महाराष्ट्र, मुंबई. पिन कोड:-400080 पॅन नं:-AFPPG6335J
(9) दस्तऐवज करून दिल्याचा दिनांक	18/09/2023
(10) दस्त नोटणी केल्याचा दिनांक	18/09/2023
(11) अनुक्रमांक, खड व पृष्ठ	19199/2023
(12) बाजारभावाप्रमाणे मुद्राक शुल्क	936000
(13) बाजारभावाप्रमाणे नोटणी शुल्क	30000
(14) शेर	

मुल्याकनासाठी विचारात घेतलेला तपशील:-

मुद्राक शुल्क आकारताना निवडलेला अनुच्छेद -

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

मुनभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोटणीनंतर मिळकत पत्रिका/ कर नोटवही अद्ययावत करणे गरजेचे आहे.  
या व्यवहाराचे विवरण पत्र ई-मेज द्वारे मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.  
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Pro...



करल ४  
 गेजेलग्य गेज  
 २०२३

**BRIHANMUMBAI MUNICIPAL CORPORATION**  
**ANNEXURE 20 & 22**  
**OCCUPATION CUM BUILDING COMPLETION CERTIFICATE UNDER REG. 11(6) OF DCPR 2034 AND PART**  
**OCCUPATION UNDER REG. 11(7) / 11(8) OF DCPR 2034**  
 [CHE/ES/1699/S/337(NEW)/OCC/3/New of 11 September 2023]

To,  
 Shri. S. S. Runwal Director of Evie Real Estate Pvt. Ltd. CA to Owner  
 4th floor, Opp. Sion Chunabhathi Signal, Sion (E).

Dear Applicant,



The Part 4 development work of Residential building comprising of part OC for Wing A, B & C in building no. 1 consisting of common 1 level Basement (pt) + Stilt floor (pt) + 3 Level podiums (pt) + podium top (ie within the building line only) 1st to 5th floor & 18th to 50th upper residential floors for wing A and 13th to 45th upper residential floors for wing B and 13th to 45th upper residential floors for wing C including OHT & Lift Machine room on plot bearing CTS No. 1004, 1005 (pt), 1005/1, 1006, 1007/3 (pt) and 1009, 676, 1004, 1005 (pt), 1005/1, 1006, 1007 (pt), 1007/3 (pt), 1007/4, 1009 (pt), 1009/5 & 1009/6, 1010 (pt), 1013 (pt), 1014 (pt), 1014/1 to 1014/6, 1017, 1017/1 to 1017/6, 1018, 1018/1 to 1018/9 of village KANJUR-E at crompton greaves is completed under the supervision of Shri. SUNIL GAJANAN AMBRE, Architect, Lic. No. CA/84/8478, Shri. Achuyt NARAYAN Watve, Structural Engineer, Lic. No. STR/W/10 and Shri. Shashikant M. Ahire Site supervisor, Lic.No. A/123/SS-I and as per development completion certificate submitted by Architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/ES/1699/S/337(NEW)-CFO/2/AMEND-2 dated 12 June 2023. The same may be occupied and completion certificates submitted as sighted above are hereby accepted.

The PART OC is approved subject to following conditions:

1. That all balance conditions as per IOD dated 20.11.2015 and last approved plan on dated 27.03.2023 shall be complied with before asking Full OCC.
2. That all safety precautionary measures shall be taken in accordance to relevant I.S code and in consultation with registered Structural Consultant/ Architect during progress of the balance work.
3. That internal works of unfinished floors shall be carried out as per approved plans, location of toilet shall not be modified at the time of internal finishing work.
4. That the building for which part occupation permission as marked on accompanied plans shall be protected against any mishap & no PSI violation within the said portion shall be permitted.
5. That the prospective occupants of the building shall be made aware of the balance works & BMC shall be kept indemnified for any litigation, mishap etc.
6. That all conditions of layout approved under No. P-3892/2019/(676 and other)/S ward/Kanjur-E dated 07.09.2022.

Copy To :

CHE/ES/1699/S/337  
 (NEW)/OCC/3/New

SS  
Surrender Kamshue

Please Tick

Saving A/C No : 30157851358		Branch FILE No.:	
CIF NO.		PAL/Take Over/NEW/Resale/Top up	
RLMS / LOS Reference No.		Tie Up No. <small>(if applicable)</small>	
Applicant Name : KAMLESH SANT PRAKASH GURNANEY			
Co-Applicant Name : PREETI SANT GURNANEY			
Contact (Resi.) : —		Mobile : 9819259561	
Loan Amount : 1.20 CR		Tenure : 30 YEAR	
Interest Rate :		EMI :	
Loan Type : HL - <del>RE</del> NEW		SBI LIFE : YES	
Hsg. Loan —		Maxgain —	
Realty —		Home Top up —	
Property Location : KANJURMARG			
Property Cost :			
Name of Developer / Vendor :			
RBO -		ZONE -	
Branch : GHANSOLI		(Code No) 13033	
Contact Person : 'Rushali'		Mobile No:	
Name of RACPC Co-ordinator along with Mob No.			
	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	
SEARCH - 2	Sw. S. Co. 25-9-23	OFFICE VERIFICATION	Samant 15/9/23
VALUATION - 1	Vastu ka 25/9/23	SITE INSPECTION	
VALUATION - 2			
HLST / MPST / BM / FS / along with Mob. No.			



HL TO BE PARKED AT

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

KAMLESH S GURNANEY

S T GURNANEY

28/06/1984

Permanent Account Number

AHHPG4556D

*Kamlesh S Gurnaney*  
Signature

*Kamlesh S Gurnaney*



आयकर विभाग

INCOME TAX DEPARTMENT

PREETI S GURNANEY

TIKAMDAS MAKHIJANI



भारत सरकार

GOVT. OF INDIA

02/01/1960

Permanent Account Number

AFPPG6335J

Signature

