



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 Chunabhatti 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 (i.e. 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),1014/1to1014/6,1017,1017/1to 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 FSI 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

Page 1 of 2 On 11-Sep-2023

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यंकन अहवाल सन २०२०-२१



१. दस्ताचा प्रकार :- करावनामा अनुच्छेद क्रमांक २५(६)
 २. सादरकर्त्याचे नाव :- पृथिवी इमारत वाकरी
 ३. तालूका :- मुंबई / अंधेरी / बोरीवली / कुर्ला
 ४. गावाचे नाव :- वांडूर
 ५. नगरभूमापन क्रमांक/सर्व्हे क्र./अंतिम भूखंड क्रमांक १००४ १००५

करल ४		
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६. मुल्य दरविभाग (घोन) :- १२० उपविभाग ५५१०
 ७. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औदयोगिक प्रति चौ मी. दर १६१०४०

८. दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ :- कारपेट/बिल्ट अप
 ९. कारपार्किंग :- २ गच्ची :- पोटाळा :-
 १०. मजला क्रमांक :- ३७ वा उदवाहन सुविधा (आहे) ना
 ११. बांधकाम वर्ष :- १९८९ घसारा :-
 १२. बांधकामाचा प्रकार :- आरसीसी/ इतर पक्को/अर्ध पक्को/कच्चे
 १३. बाजारमुल्यदर तक्त्यातील मार्गदर्शक सुचना क्र :- १९ ज्यान्वये दिलेला घट (वाढ)



- १४ भाडेकरू व्याप्त मिळकत असल्यास : १ त्याच्या ताब्यातील क्षेत्र (जून क्षेत्र) :-
 २ नवीन इमारतीत दिलेले क्षेत्र :-
 ३ भाड्याची रक्कम :-
 १५ लिट अॅन्ड लायसन्सचा दस्त :- १. प्रतिमाह भाडे रक्कम :-
 निवासी/अनिवासी २ अनामत रक्कम/अगावू भाडे :-
 ३ कालावधी :-

- १६ निर्धारित केलेले बाजारमूल्य :- २,७०,७२,१३५/-
 १७ दस्तामध्ये दर्शाविलेली मोबदला :- २,७०,७२,५००/-
 १८ देय मुद्रांक शुल्क :- ८,१२,१६५/- भरलेले मुद्रांक शुल्क ८,१२,५००/-
 १९ देय नोंदणी फी ३०,०००/-

सह सहाय्यक निबंधक कुर्ला - ४
 मुंबई उपनगर जिल्हा

$$127.69 \times 161040 + 59.0 + 209.0 = 2,59,09,628/-$$

$$27.5 \times 161040 + 59.0 \times 259.0 = 1,16,2,507/-$$

$$2,70,72,135/-$$

करल ४		
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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai this 31st day of MARCH 2021

BETWEEN

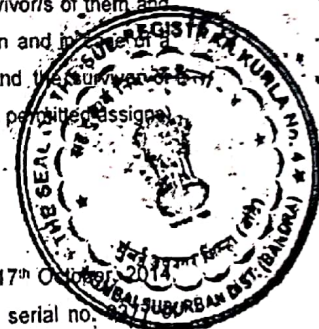
EVIE REAL ESTATE PRIVATE LIMITED a company incorporated under the provisions of the Companies Act, 1956 having its Corporate office at Runwal & Omkar Esquare, 4th Floor, Opp. Sion Chunabhatti Signal, off Eastern Express Highway, Sion (E), Mumbai-400022 (through its duly Authorized Signatory Mr. SOHIT BAJPAI authorized under Board Resolution/POA dated 18/12/2020), 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

PRAVIN PRABHAKAR CHALKE & SHRADDHA PRAVIN CHALKE, having his/her/their address at A-1/103, SHIV SAGAR CHS, P. P. MARG, VIRAT NAGAR, VIRAR (WEST), TAL-VASAI, DIST - PALGHAR, STATE -MAHARASHTRA, PINCODE - 401 305, hereinafter referred to as "the Allottee", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-parcenary and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor/s and survivors of them and in case of a body corporate/company its successors and permitted assigns) of the OTHER PART

WHEREAS:

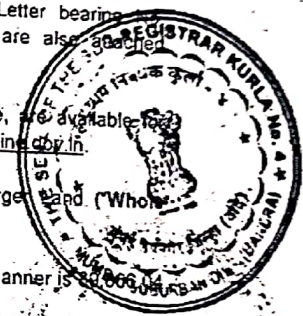
- A. Pursuant to (a) an Indenture of Conveyance and Assignment dated 17th October 2014 registered with the office of the Sub-Registrar of Assurances under serial no. 10449 of 2014 as rectified by a Deed of Rectification dated 13th October, 2016, registered with the office of the Sub-Registrar of Assurances under serial no. 10449 of 2016, both executed between Crompton Greaves Limited ("CG") and the Promoter, (b) an Indenture of Conveyance and Assignment dated 27th 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 13th 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 21st 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 subject to the terms and conditions mentioned therein, the Promoter is seized and possessed of all those pieces or parcels of land bearing CTS Nos. 1004, 1005(part), 1005/1, 1006, 1007/3(part), 1007(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 Kanjur, Taluka Mulund, District Mumbai Suburban situated at Kanjur Marg (E), Mumbai - 400042. The



करल ४		
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- (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, select, decide hoarding/board sites and be entitled to a full and free right of way and means and access to such place or places for the purpose of repair, painting or changing the logo/ signs.
- (vii) The Promoter shall be entitled to designate any spaces/areas in 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 radio 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. CE/1392/BPES/IAS dated 20.11.2015 and Commencement Certificate bearing No. CHE/ES/1699/S/337(NEW) dated 24.10.2019 issued by the Municipal Corporation of Greater Mumbai and MCGM Amended Plan Approval Letter bearing CHE/ES/1699/S/337(NEW)/337/13/Amend dated 20.10.2020 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 <https://maharera.mahaonline.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 24,000 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 on a portion of the Larger Land by consuming additional FSI. ("Proposed Wing").
 - (iv) The Allottee has perused a copy of the Proposed Layout Plan ("Proposed Layout") which specifies, inter alia, the location of the new/future/further buildings/towers/wings to be built on the Larger Land, together with a draft proforma specifying the proposed total FSI proposed to be utilized on the Larger Land ("Proposed Potential"). The Proposed Wings are washed in colour boundary line on the plan annexed hereto and marked as Annexure "A".
 - (v) The Whole Project Amenities that may be usable by the Allottees are detailed in the Fifth Schedule hereunder written.
 - (vi) The Promoter shall be entitled to designate any spaces/areas in the Proposed Wing of the Whole Project (including on the terrace and basement levels of such towers comprised in the Whole Project) for third party service providers, for facilitating provision and maintenance of utility services (such as power, water, drainage and radio and electronic communication) to be availed by the 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.

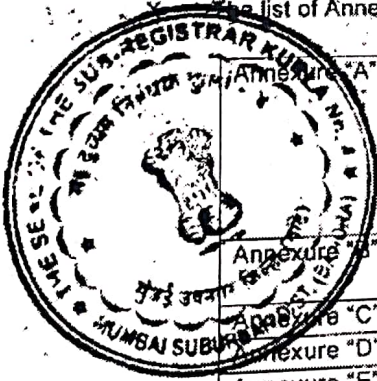
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करल ४
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such title being clear and marketable; (ii) the approvals and permissions (including IOD and CC) obtained till date and (iii) the Promoter's entitlement to develop the Real Estate Project and the Whole Project and to construct the Real Estate Project thereon as mentioned in this Agreement and applicable laws and sell the premises therein. The Allottee undertake(s) that he/she/it/they has/have verified with his/her/his/their financial advisor and confirm that the Allottee has/have the financial capability to consummate the transaction.

- S. The carpet area of the said Premises as defined under the provisions of RERA, is 108.80 square metres plus 2.91 square meters of utility area, 4.36 square meters of Deck area if any.
- T. The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter this Agreement on the terms and conditions appearing hereinafter.
- U. 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. 24036948/- (Rupees Two Crores Forty Lakhs Thirty Six Thousand Nine Hundred Forty Eight Only) and upon the terms and conditions mentioned in this Agreement ("Sale Consideration"). Prior to the execution of these presents, the Allottee has paid to the Promoter a sum of Rs. 2403695/- (Rupees Twenty Four Lakhs Three Thousand Six Hundred Ninety Five 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 does hereby admit and acknowledge).
- V. 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.
- W. 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.

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



Annexure "A"	(Plan demarcating (i) the Larger Land in colour boundary line, (ii) the said Land in colour boundary line and (iii) the Wing-C of the Real Estate Project washed in Green colour.
Annexure "B"	NOT APPLICABLE (Details of Litigation in Larger Land
Annexure "C"	List of Encumbrances in Larger Land
Annexure "D"	RERA Certificate & Copy of IOD & CC
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-C known as "IRIS", each Tower/Wing consisting of such floors as set out in the Third Schedule hereunder written in accordance with the plans, designs and specifications as referred

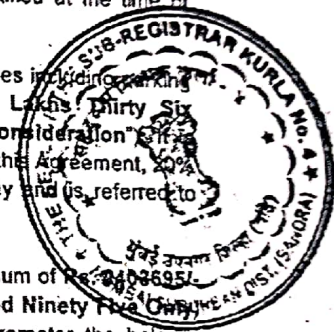
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hereinabove, and as approved by the MCGM from time to time. The Real Estate Project shall have the common areas, facilities and amenities that may be usable by the Allottee and are listed in the Fourth Schedule hereunder written.

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 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.3701 of the 3 BHK type admeasuring 108.80 square metres carpet area plus 2.91 square metres utility area, 4.36 square meters of Deck area if any as per RERA on the 37th floor in the Tower/Wing IRIS (C) (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. 24036948/- (Rupees Two Crores Forty Lakhs Thirty Six Thousand Nine Hundred Forty Eight Only).
- (ii) The Promoter shall provide to the Allottee absolutely free of any consideration, cost, charge and/or fee, permission to park 2 (TWO) 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 parking space/s is Rs. 24036948/- (Rupees Two Crores Forty Lakhs Thirty Six Thousand Nine Hundred Forty Eight Only) ("the Sale Consideration") which 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. 2403695/- (Rupees Twenty Four Lakhs Three Thousand Six Hundred Ninety Five Only) as advance payment and hereby agrees to pay to the Promoter the balance amount of the Sale Consideration of Rs. 21633253/- (Rupees Two Crores Sixteen Lakhs Thirty Three Thousand Two Hundred Fifty Three 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.57500000020545 maintained with HDFC Bank, Sion Branch with IFSC Code HDFC0000163 ("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. 57500000020393 maintained with HDFC Bank, Sion Branch with IFSC Code HDFC0000163 ("the RERA Account"). It is further clarified between the parties that, if more than 10% Sale 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 said account.
- (vi) The Sale Consideration excludes taxes (consisting of tax paid or payable by way of Value Added Tax, Service Tax, GST and all levies, duties and cesses or any other indirect taxes which may be levied, in connection with the construction of and carrying out the Project and/or with respect to the said Premises and/or this Agreement). It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now or which may become applicable/payable in future) including service tax, VAT, GST and all other indirect and direct taxes, duties and impositions applicable levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies on any amount payable under this Agreement and/or on the transaction contemplated herein and/or in relation to the said Premises, shall be borne and paid by the Allottee alone and the Promoter shall not be liable to bear or pay the same or any part



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46. **Dispute Resolution:**

Any dispute or difference between the Parties in relation to this Agreement and/or the terms hereof shall be settled amicably. In case of failure to settle such dispute amicably, such dispute or difference shall be referred to the Authority as per the provisions of the RERA and the Rules and Regulations, thereunder.

47. **Governing Law:**

This Agreement and the rights, entitlements and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India as applicable in Mumbai City, and the Courts of Law in Mumbai will have exclusive jurisdiction with respect to all matters pertaining to this Agreement.

48. In case the Allottee/s has accepted to book the apartment under CLP 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

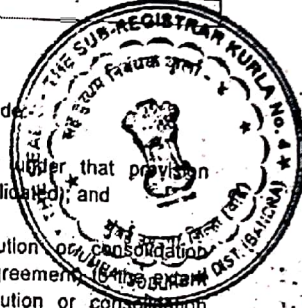
49. **Permanent Account Numbers:**

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

Party	PAN
Evie Real Estate Private Limited	AADCE7724P
PRAVIN PRABHAKAR CHALKE	ALBPC6730B
SHRADDHA PRAVIN CHALKE	AUXPG4209N

50. **Construction of this Agreement:**

- (i) Any reference to any statute or statutory provision shall include:
 - (a) all subordinate legislation made from time to time under that provision (whether or not amended, modified, re-enacted or consolidated); and
 - (b) any amendment, modification, re-enactment, substitution or consolidation thereof (whether before, on or after the date of this Agreement), 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 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 importing a person) shall be construed so as to include:



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- (a) An individual, firm, partnership, trust, joint venture, company, corporation, body corporate, unincorporated body, association, organization, any government, or state or any agency of a government or state, or any local or municipal authority or other governmental body (whether or not in each case having separate legal Personality/separate legal entity); and
- (b) That person's successors in title and assigns or transferees permitted in accordance with the terms of this Agreement.

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

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

All those pieces or parcels of land bearing CTS Nos. 1004, 1005(part), 1005/1, 1006, 1007/3(part), 1007(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 of Village Kanjur, Taluka Mulund, District Mumbai Suburban situated at Kanjur Marg (E), Mumbai - 400042 (the Larger Land) and bounded by

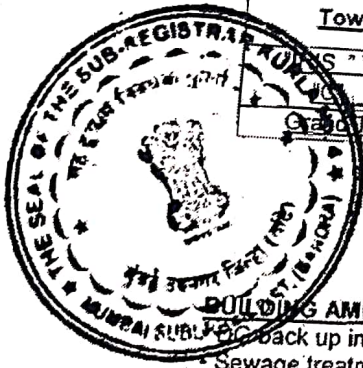
On or towards North: Dattar Colony/ Municipal Road
On or towards South: Gomes Colony
On or towards East: Dattar Colony/ Municipal Road
On or towards West: Existing factory of Crompton Greaves Ltd.,

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

All those pieces and parcels of land admeasuring 633.09 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)

Tower	Total No. of Flat/Units	No of floors
Wing	193	53 Nos of slabs of super structures (50 Habitable floors)
Grand Total	193	



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

- BUILDING AMENITIES**
- Backup 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

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- 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/Premises)

All that piece and parcel of the Flat/ Unit being No.3701 in Tower C Name IRIS on 37th floor admeasuring 1171 sq. ft. carpet area (equivalent to 108.80 sq. mtrs.) plus 2.91 square metres utility area, 4.36 square meters of Deck area if any and also 2 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, dinning 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
- Solid Flush Door shutter veneer finish for main doors
- Acrylic/Plastic paint with gypsum finish walls
- Vitrified Flooring in living, dinning and Bedrooms

Bathroom

- Exhaust fan in Bathrooms
- 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.

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.

Mall

Amag

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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'
[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P5180001903

Project: Runwal Bliss Wing - G 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, 400042;

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 banking 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 29/07/2017 and ending with 29/07/2023. It shall be 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. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date:11-06-2020 11:54:29

Dated: 18/05/2020
Place: Mumbai

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

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C - 3



MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
 No CHE/ES/1699/S/337(NEW)/FCC/4/Amend

COMMENCEMENT CERTIFICATE

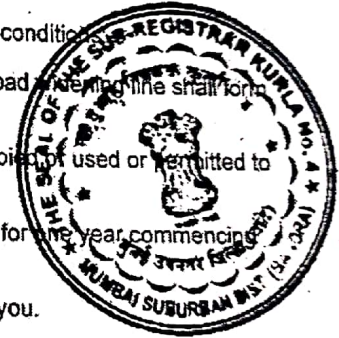
To,
 Shri. S. S. Runwal Director of Evie Real Estate Pvt.
 Ltd. CA to Owner
 Sourabh co. Op.Hou.Society ,on plot bearing CTS
 No.553 of villageMalad at Malad(West)
 Mumbai,40064
 Sir,

With reference to your application No. CHE/ES/1699/S/337(NEW)/FCC/4/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 337 (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 \$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),1014/1to1014/6,1017,1017/1to 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 five 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, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. Assistant Engineer S&T ward Assistant Engineer to



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Remark :

Re-endorsement of C.C. for wing A & E, further C.C. up to 22nd floors for wing B & wing C and up to 23rd floors for wing D as per approved amended plans dtd. 23.04.2018.

Approved By
J.C. Siddhpura
Assistant Engineer (BP)

Issue On : 04 Dec 2018

Valid Upto : 08 Feb 2019

Application Number :

CHE/ES/1699/S/337(NEW)FCC/1/Old

Remark :

further C.C. is approved for Wing 'A' & 'B' up to 25th floor, Full C.C. i.e. up to 31st floors for wing 'D' & Full C.C. i.e. up to 30th floor for wing 'E' and re-endorsement C.C. up to 22nd floors for wing 'C' as per approved amended plans dtd. 12/11/2018.

Approved By
Jayesh Dusane
Assistant Engineer (BP)



Issue On : 26 Mar 2019

Valid Upto : 19 Mar 2020

Application Number :

CHE/ES/1699/S/337(NEW)FCC/1/Amend

Remark :

Further C.C. for wing 'A' & 'B' up to 30th floor, for wing C up to 23rd floor, for wing D up to 35th floor, for wing E up to 33rd floor as per approved amended plans dtd. 18-03-2019.

Approved By
Assistant Engineer S&T ward
Assistant Engineer (BP)

Issue On : 24 Oct 2019

Valid Upto : 23 Oct 2020

Application Number :

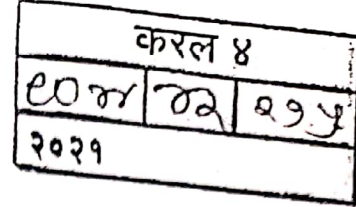
CHE/ES/1699/S/337(NEW)FCC/2/Amend

Remark :

Further C.C. granted for wing 'A' & 'B' up to 35th floor, for wing C up to 30th floor, for wing D up to 40th floor,

CHE/ES/1699/S/337(NEW)FCC/4/Amend

Page 4 of 6 On 11-Nov-2020



MUNICIPAL CORPORATION OF GREATER MUMBAI
Amended Plan Approval Letter

File No. CHE/ES/1699/S/337(NEW)/337/13/Amend dated 20.10.2020

To,
SUNIL GAJANAN AMBRE
Aban House, Ground Floor, 25/31,
Shri Sai Baba Marg, Behind Rythem
House, Kalaghoda, Fort

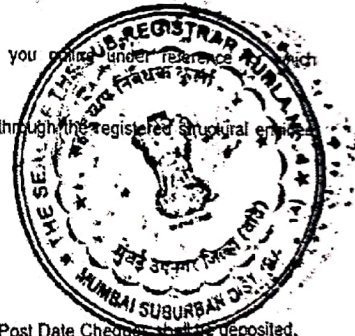
CC (Owner),
**EVIE REAL ESTATE PRIVATE
LIMITED**
Runwal & Omkar Esquare, 4th floor,
Opp. Sion-Chunabhatti Signal, Off
Eastern Exp. Highway, Sion(E),
Mumbai.

Subject : Proposed Residential Building on plot bearing CTS no. 1004, 1005 (pt), 1005/1, 1006, 1007/3 (pt) and 1009 (pt), of Village Kanjur Marg (E), Mumbai..

Reference : Online submission of plans dated 29.09.2020.

Dear Applicant/ Owner/ Developer,

There is no objection to your carrying out the work as per amended plans submitted by you under reference which competent authority has accorded sanction, subject to the following conditions.



- 1) That the R.C.C. design and calculations as per the amended plans should be submitted through the registered structural engineer before starting the work
- 2) That all requisite fees, deposits, development charges etc. shall be paid.
- 3) That the C.C. shall be endorsed before starting further work.
- 4) That the No Dues pending from A. A. & C. 'S' Ward shall be submitted.
- 5) That the revised Drainage approval shall be submitted.
- 6) That the payments are shall made on time schedule as per Installment schedule approved & Post Date Cheques shall be deposited.
- 7) The dry and wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by residents/occupants of the building in the jurisdiction of M.C.G.M. The necessary condition in Sale Agreement to that effect shall be incorporated by the Developer/Owner.
- 8) That the C.C. equivalent to 10 % of approved Built Up Area for which installment facility is obtained, shall be restricted.
- 9) That the quarterly progress report of Architect shall be submitted.
- 10) That the additional extra water charges shall be paid and the No Dues pending from A.E.W.W. 'S' Ward shall be submitted.
- 11) That the Registered Under taking stating that, all the terms and conditions mentioned in the Installment circulars shall be binding on them and the same will be followed scrupulously. The project proponent shall also undertake that they shall make aware to the prospective buyers in the project and the RERA Authorities about the installment payment facility availed by them in the various payments made to MCGM/ Government and the provisions in the circular about initiating action by MCGM against the default in payments on schedule date, before endorsement of CC.
- 12) That the work shall be carried out between 6.00 am to 10.00 pm only in accordance with Rule 5A(3) of the Noise Pollution (Regulation & Control) Rules, 2000 and the provision of notification issued by ministry of Environment & Forest Deptt. from time to time shall be duly observed.
- 13) That the project proponent shall also submit Indemnity bond indemnifying MCGM / MCGM staff against the any claims, litigation, disputes, RERA complinaces etc. regarding the installment payemnt facility availed by them, before endorsement of CC.
- 14) That the CC equivalent to Inclusive Housing in the layout to be restricted till compliance of Regulation 15, note 2 of DCPR2034 till receipt of approval of competent authority for relaxation.
- 15) That the balance 50 % payment of I to R premium not made on or before 31.01.2021, all permisson's issued on plot w/r will stand for revoke

(1) वित्तेखाचा प्रकार

गावाचे नाव : कांजूर

(2) मोबदला

करारनामा

(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार अकारणी देतो की पट्टेदार ते नमुद करावे)

24036948

(4) भू-म्यापन, पोटहिस्सा व घरकमांक (असल्यास)

27072135

L-150

R.V=290

(5) क्षेत्रफळ

1) पालिकेचे नाव: मुंबई ग्रामपंचायत इतर गाव : सदरिका नं: 3701, माळा नं: 37 ना मजला टॉवर मि, इमारतीचे नाव: अपरिस रुग्णालय विरास, ब्लॉक नं: कांजूरमार्ग पु. 400042, रोड : क्रॉसिंग प्रेअवेस कंपाऊंड, इतर माहिती: टोन कार पार्किंग सदनिकेचे क्षेत्रफळ 108.80 चौ मीटर कारपेट 2.91 चौ मीटर फुटिती परिघा डक एरिया 4.36 चौ मीटर ((C.T.S. Number : 1004 1005part 1005/1 1006 1007/3part 1007 part 1007/4 1009 part 1009/5 1009/6 1010part 1013part 1014part 1014/1to 1014/6 1017 1017/1 to 1017/6 1018 1018/1 to 1018/9 ;))

1) 127.69 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

1): नाव:- एवी रिगल इस्टेट प्रा लि ये ऑगोराईज सिप्रेटरी सौहित बाजपई सर्वे मुखत्यार गजेश आर शेटी वय:-60; पत्ता:- प्लॉट नं: -, माळा नं: ऑफिस 4 पा मजला , इमारतीचे नाव: रुग्णालय प्लॅट ओम्कार ईस्केअर, ब्लॉक नं: ऑफ सायन चुनाभट्टी सिगल सायन पु, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई, पिन कोड:-400022 पॅन नं:-AADCE7724P

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- प्रविण - चाळके वय:-32; पत्ता:- प्लॉट नं: प1/103, माळा नं: -, इमारतीचे नाव: शिवसागर सिव्हागर, ब्लॉक नं: विराट नगर विरार प तालुका वसाई जिल्हा पाताघर , रोड नं: पी पी मार्ग नियर मयेंकरवाडी , महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-ALBPC6730B

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

2): नाव:- ब्रह्मा प्रविण चाळके वय:-31; पत्ता:- प्लॉट नं: प 1/103, माळा नं: -, इमारतीचे नाव: शिवसागर सिव्हागर, ब्लॉक नं: विराट नगर विरार प तालुका वसाई जिल्हा पाताघर , रोड नं: पी पी मार्ग नियर मयेंकरवाडी , महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-AUXPG4209N

(9) दस्तऐवज करून दिल्याचा दिनांक

31/03/2021

(10) दस्त नोंदणी केल्याचा दिनांक

14/05/2021

(11) अनुक्रमीक, खंड व पृष्ठ

9044/2021

(12) बाजारभावप्रमाणे मुद्रांक शुल्क

812500

(13) बाजारभावप्रमाणे नोंदणी शुल्क

30000

(14) शेर

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्ताप्रकारानुसार आवश्यक नाही कारणचा तपशील दस्ताप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
अत्रा 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 Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 14/05/2021) toMunicipal Corporation of Greater Mumbai.

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

Please Tick

Saving A/C No : 42397660665 Branch FILE No.: 40524 (Belapur Bhavnur)

CIF NO. → PAL/Take Over/NEW/Resale/Top up

RLMS / LOS Reference No. Tie Up No. (if applicable)

Applicant Name : PRAVIN PRABHAKAR CHALKE

Co-Applicant Name : SHRADDHA PRAVIN CHALKE

Contact (Resi.) : Mobile : 9970109938

Loan Amount : 6400000 + 86 Topup Tenure : 30 Years

Interest Rate : 8.40 EMI :

Loan Type : B.T. SBI LIFE :

Hsg. Loan _____ Maxgain _____

Realty _____ Home Top up _____

Property Location : KANJUR MARG

Property Cost : 24,00,000

Name of Developer / Vendor : RUNWAL BLISS

RBO - ZONE - Branch : BELAPUR BHAVNUR (Code No) 40524

Contact Person : Mobile No:

Name of RACPC Co-ordinator along with Mob No.

	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1	S.D. Thakare 2.11.23	SITE INSPECTION	
VALUATION - 2			

HLST / MPST / BM / FS / along with Mob. No.



HL TO BE PARKED AT _____ BRANCH