

lot Payment Successful. Your Payment Confirmation Number is 143040802



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CHALLAN		MTR Form Number - 6	
GRN NUMBER	MH003252345201819R	BARCODE	Form ID : Date: 27-06-2018
Department	IGR		Payee Details
Receipt Type	RE		Dept. ID (If Any)
Office Name	IGR200-KRL4_JT SUB REGISTRAR KURLA NO 4	Location	PAN No. (If Applicable) PAN-ANRPS0329L
Year	Period: From : 27/06/2018 To : 31/03/2099		Full Name SHAILA SHANKAR SHELKE
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	FLAT NO B 2606 26th FLOOR
0030045501-75	725500.00	Road/Street, Area /Locality	DAFFODILS RUNWAL BLISS
0030063301-70	30000.00	Town/ City/ District	KANJURMARG E MUMBAI Maharashtra
	0.00	PIN	4 0 0 0 4 2
	0.00	Remarks (If Any) :	
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
Total	755500.00	Amount in words	Rupees Five Lakhs Fifty Five Thousand Only
Payment Details: IDBI NetBanking Payment ID : 171927165		FOR USE IN RECEIPT	
Cheque- DD Details:		Bank CIN No : 69103332018062850024	
Cheque- DD No.		Date	27-06-2018
Name of Bank	IDBI BANK	Bank-Branch	
Name of Branch		Scroll No.	


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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai this 28<sup>th</sup> day of June, 2018

*CG*  
  
*CG*

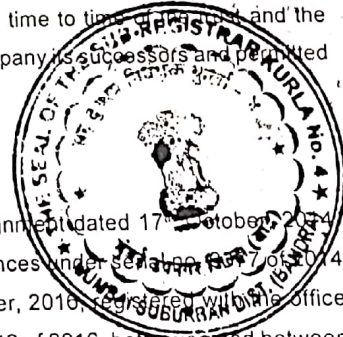
BETWEEN

**EVIE REAL ESTATE PRIVATE LIMITED** a company incorporated under the provisions of the Companies Act, 1956 having its Corporate office at Runwal & Omkar Esquare, 4<sup>th</sup> Floor, Opp. Sion Chunabhathi Signal, off Eastern Express Highway, Sion (E), Mumbai- 400 022 (through its duly Authorized Signatory Mr. Manish Wakhari authorized under Board Resolution/POA dated 3/12/2016 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**

  
*CG*


AND

**SHAILA SHANKAR SHELKE & SHANKAR HARIBHAU SHELKE** having his/her/their address at **203, B BUILDING, PARIWAR CO OP HSG. SOC, GÖDBOLE MARG, NEHRU NAGAR, KANJUR MARG EAST, MUMBAI** 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 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. 10449 of 2016 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, and (c) an Indenture of Lease dated 21<sup>st</sup> October 2015 ("the said Lease") executed between The Tata Power Company Limited and the Promoter, registered with the 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 Larger Land is more particularly described in the **First Schedule** hereunder written and is delineated with a Blue colour boundary line on the

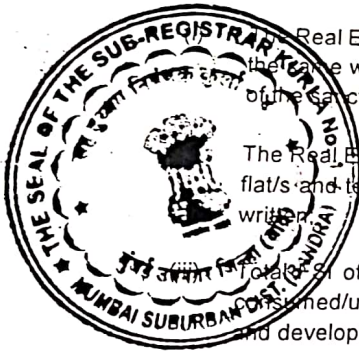
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*CG*



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plan annexed hereto and marked as Annexure "A". The First Schedule also sets out the tenure of the Larger Land. High Tension electricity/ transmission lines pass through a portion of the Larger Land as indicated on the plan annexed hereto and marked as Annexure "A"

- B. The details with respect to the litigations pending with respect to the Larger Land are annexed hereto and marked as Annexure "B" and the encumbrances affecting the Larger Land are annexed hereto and marked as Annexure "C"
- C. By virtue of the aforesaid, the Promoter is entitled to construct buildings on the Larger Land and is undertaking the development of the Larger Land in a phase-wise manner.
- D. The Promoter is now developing One (1) Tower, Wing- "B" of single building known as "DAFFODILS" on a portion of the Larer Land admeasuring 631.93 square metres (plinth area) ("the said Land") (the said Land is more particularly described in the **Second Schedule** hereunder written and is washed in Red colour on the plan annexed hereto and marked as Annexure "A") as a phase of the Whole Project (as defined below) and proposed as a "Real Estate Project" by the Promoter and has been registered as a 'Real Estate Project' ("the Real Estate Project") with the Real Estate Regulatory Authority ("Authority"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("RERA") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 ("RERA Rules"). The Authority has duly issued a Certificate of Registration bearing No. P51800005684 dated 11.08.2017 ("the RERA Certificate") for the Real Estate Project and a copy of the RERA Certificate is annexed and marked as Annexure "D" hereto.
- E. The Allottee has, prior to the date hereof, examined a copy of the RERA Certificate and has caused the RERA Certificate to be examined in detail by his/her/its Advocates and Planning and Architectural consultants. The Allottee has agreed and consented to the development of the Larger Land. The Allottee has also examined all documents and information uploaded by the Promoter on the website of the Authority as required by RERA and the RERA Rules and has understood the documents and information in all respects
- F. The principal and material aspects of the development of the Real Estate Project as sanctioned under the RERA Certificate, is briefly stated below:



The Real Estate Project consists of single building/ B-Wing known as "DAFFODILS\_" the same will be up to 53 no. of slabs of super structures (50 habitable floors), copy of the sanctioned habitable floor as on date, is attached herewith

The Real Estate Project shall comprise units/premises consisting of apartments and flat/s and tenement/s as per the details provided in the **Third Schedule** hereunder written

Total SI of 22,703.39 square metres has been proposed and the same shall get sanctioned/utilized as per the approvals/sanctions from time to time, in construction and development of the Real Estate Project.

- (iv) The common areas, facilities and amenities in the Real Estate Project that may be usable by the Allottee and are listed in the **Fourth Schedule** hereunder written ("Real Estate Project Amenities").
- (v) The common areas, facilities and amenities in the Whole Project that may be usable by the Allottee and are listed in the **Fifth Schedule** hereunder written ("Whole Project Amenities") which may be used by the Allottee after the proposed development of the Larger Land is completed.
- (vi) The Promoter shall be entitled to put hoarding/boards of their Brand Name in the form of Neon Signs, MS Letters, Vinyl & Sun Boards on the Real Estate Project and on the façade, terrace, compound wall or other part of the Real Estate Project. The Promoter shall also be entitled to place, 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.

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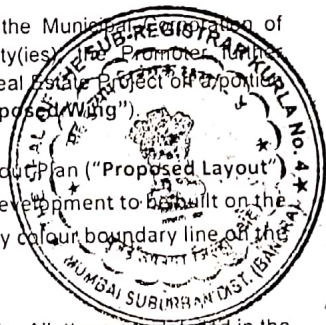
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- (vii) The Promoter shall be entitled to designate any spaces/areas in the Real Estate Project (including on the terrace and basement levels of the Real Estate Project) for third party service providers, for facilitating provision and maintenance 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 this agreement
- (ix) A copy of the Intimation of Disapproval bearing No. CE/1392/BPES/AS dated 20.11.2015 and updated Commencement Certificate bearing No CHE/ES/1699/S/337(NEW) dated 07/06/2018 issued by the Municipal Corporation of Greater Mumbai, are also attached along with the RERA Certificate at Annexure "D" colly 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 89,866.04 square metres.
- (ii) The area of the Proposed Real Estate Project is total FSI of 3,29,399.95 square metres (including sanctioned/ consumed and proposed FSI).
- (iii) Subject to the receipt of approvals/ sanctions from the Municipal Corporation of Greater Mumbai and / or other competent authority(ies), the Promoter proposes to construct new Wings in addition to the Real Estate Project of 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 the location of the future proposed development to be built on the Larger Land. The Proposed Location is washed in Grey colour boundary line of 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.
- (vii) The scheme and scale of development proposed to be carried out by the Promoter on the Larger Land will be as set out in the Proposed Layout, as amended from time to time;
- (viii) 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 Land and on the façade, terrace, compound wall or other part of the buildings/towers/wings as may be developed from time to time. 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



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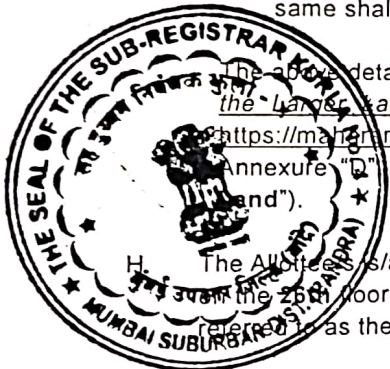


W/2096	The Promoter's
2096	Society

be entitled to confer title of a particular tower/wing to such Other

- (x) The details of formation of the Apex Body, and, conferment of title upon the Apex Body with respect to the Larger Land and all common areas, facilities and amenities, basements, podiums and other spaces and areas on the Larger Land are more particularly specified in Clauses below.
- (xi) The statutory approvals mandatorily require the Promoter to hand over certain stipulated percentage of the Larger Land to the concerned authorities or develop the same as public amenities. The Promoter shall determine and identify the portion and location of the Larger Land to be handed over for complying with the terms and conditions of statutory approvals. The portion of the Larger Land remaining after handing over the stipulated percentage if any, to the MCGM or any other statutory authority and/or after developing public amenities, only would be available for transferring to the Apex Body. A list of the amenities and reservations affecting the Larger Land is set out in the Proposed Layout.
- (xii) The nature of development of the Larger Land will be phase wise and would constitute a mixture of users as may be permissible under applicable law from time to time.
- (xiii) The Promoter would be entitled to aggregate any contiguous land parcel with the development of the Larger Land, as provided under the Proviso to Rule 4(4) of the RERA Rules.
- (xiv) The Promoter is entitled to amend, modify and/or substitute the Proposed Future and Further Development of the Larger Land (defined below), in full or in part, as may be required by the applicable law from time to time.
- (xv) The Promoter will be entitled to develop the Larger Land itself or in joint venture with any other person and will also be entitled to mortgage and charge the Larger Land and the structures to be constructed thereon from time to time.
- (xvi) The Promoter would be entitled to give rights of way/ access/ easementary rights on the Larger Land for the development of adjoining lands of the Promoter and the same shall not be interrupted or interfered in any manner whatsoever.

The above details and further aspects of the proposed future and further development of the Larger Land, are available for inspection on the website of the Authority at <https://maharera.mahaonline.gov.in> and are annexed with the RERA Certificate at Annexure "D" hereto ("**Proposed Future and Further Development of the Larger Land**").



- H. The Allottee/s are desirous of purchasing a residential premises / flat bearing No. 2606 on the 26th floor of Tower/Wing B ( DAFFODILS) of the Real Estate Project (hereinafter referred to as the "said Premises").
- I. The Promoter has entered into standard Agreement/s with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects.
- J. The Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Real Estate Project shall be under the professional supervision of the Architect and the structural Engineer (or any suitable replacements / substitutes thereof) till the completion of the Real Estate Project.
- K. The Promoter has the right to sell the said Premises in the Real Estate Project to be constructed by the Promoter, and, to enter into this Agreement with the Allottee of the Premises and to receive the sale consideration in respect thereof.
- L. On demand from the Allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the Larger Land, and the plans, designs and specifications

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prepared by the Promoter's Architects, Sunil Ambre & Associates and of such other documents as are specified under the RERA and the Rules and Regulations made thereunder, including *inter-alia* the following: -

- (i) All approvals and sanctions issued by the Competent Authorities for the development of the Real Estate Project and the Whole Project including layout plans, building plans, floor plans, change of user permissions, IOD, C.C., Parking Plans, Traffic NOC, MOEF EC, MCZMA NOC etc. and such other documents as required under Section 11 of RERA;
  - (ii) All title documents by which the Promoter has acquired the right and entitlement to develop the Larger Land.
  - (iii) All the documents mentioned in the Recitals hereinabove;
  - (iv) Title Certificate of Wadia Ghandy & Co. Advocates & Solicitors ("Title Certificate"), certifying the right/entitlement of the Promoter, a copy whereof are annexed hereto and collectively marked as Annexure "F"; and
  - (v) The certified true copies of the Property Register Card for the Larger Land, which are annexed hereto and marked as Annexure "G".
- M. An authenticated copy of the plan of the Premises, is annexed and marked as Annexure "H" hereto.
- N. While sanctioning the plans, approvals and permissions as referred hereinabove, the competent authorities have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Real Estate Project and upon due observance and performance of which only, the Occupation Certificate and Building Completion Certificate in respect of the Real Estate Project shall be granted by the competent authority.
- O. Further, (i) the requisite approvals and sanctions, for the development of the Real Estate Project from the competent authorities are obtained and are being obtained and (ii) the approvals and sanctions from other relevant statutory authorities as may be required for the development of the Real Estate Project are applied for and/or in process of being obtained and/or obtained by the Promoter.
- P. The Promoter has accordingly commenced construction of the Real Estate Project in accordance with the sanctioned plans, proposed plans and approvals and permissions referred hereinabove.
- Q. Presently, the sanctioned plans shows that a tower for the Economically Weaker Section (EWS) shall be constructed on the Larger Land, however, in accordance with the Proposed Layout (being Annexure E hereto), the said tower is proposed to be moved out of the current location and is accordingly proposed to be constructed on any other portion of the said Larger Land subject to the prevailing rules and regulations.
- R. Prior to execution of this Agreement, the Allottee has/have obtained independent legal advice with respect to this Agreement and the transaction contemplated herein with respect to the said Premises, made enquiries thereon and is satisfied with respect to, (i) the title of the Promoter to develop the Real Estate Project and the Whole Project, and 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/its/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 61.77 square metres plus 2.17 square meters of utility 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



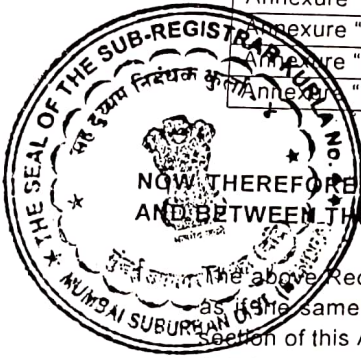


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The Promoter has agreed to sell to the Allottee and the Allottee has agreed to purchase and acquire from the Promoter, the said Premises, at or for the price of Rs 14504602/- (Rupees One Crore Forty Five Lakhs Four Thousand Six Hundred Two Only) and upon the terms and conditions mentioned in this Agreement ("Sale Consideration") and to the execution of these presents, the Allottee has paid to the Promoter a sum of Rs 287500/- (Rupees Two Lakhs Eighty Seven Thousand Five Hundred Only), being part 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.
- X. The list of Annexures attached to this Agreement are stated hereinbelow,-

Annexure "A"	(Plan demarcating (i) the Larger Land in Blue colour boundary line, (ii) the said Land in Red colour boundary line and (iii) the Wing-B of the Real Estate Project washed in Red colour.
Annexure "B"	NOT APPLICABLE (Details of Litigation in Larger Land)
Annexure "C"	List of Encumbrances in Larger Land
Annexure "D COLLY"	MAHARERA Certificate, CC & IOD
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 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.

- 2. The Promoter shall construct the Real Estate Project being **Wing-B** known as "**DAFFODILS**", 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 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. 2606 of the **2 BHK** type admeasuring **61.77** square metres carpet area plus **2.17** square

*Handwritten signatures and initials, including 'Fulker' and 'S. S.'*

- Library
- Yoga Pavilion
- Multipurpose Hall
- Squash court

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

All that piece and parcel of the Flat/ Unit being No. 2606 in Tower B Name DAFFODILS on 26th floor admeasuring 665 sq. ft. carpet area (equivalent to 61.77 sq. mtrs.) and plus 2.17 square metres utility area, if any and also 1 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)

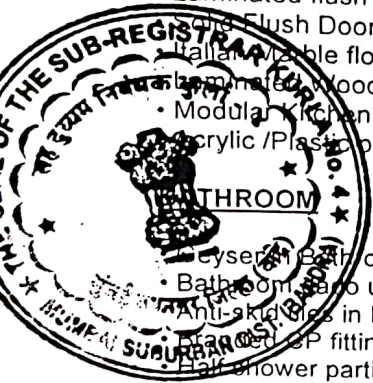
**INTERNAL AMENITIES**

**2 BHK**

- Air-conditioner in Living and Bedrooms Brand: Videocon/Voltas/ Onida/ or equivalent
- Powder coated aluminum 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
- Italian Marble flooring living & dining
- Laminated Wooden flooring in all bedroom
- Acrylic /Plastic paint with gypsum finish walls

**3 & 4 BHK**

- Air-conditioner in Living and Bedrooms Brand: Videocon/Voltas/ Onida/ or equivalent
- Powder coated aluminum windows Brand; Jindal/Bhoruka/Sapa/ Global/ Gulf or equivalent.
- Home automation system
- Laminated flush door for all internal doors
- Solid Flush Door shutter veneer finish for main doors
- Italian Marble flooring living & dining
- Laminated Wooden flooring in all bedroom
- Modular Kitchen
- Acrylic /Plastic paint with gypsum finish walls



- Modular Kitchen
- Acrylic /Plastic paint with gypsum finish walls
- Designer Bathrooms & exhaust fan
- Bathroom upto up to door Height Brand: Kajaria/ Nitco/RAK/Simpolo or equivalent.
- Anti-skid tiles in Bathrooms
- Branded CP fittings and sanitary ware Brand: American STD/Kohler/GROHE or equivalent.
- Half shower partition in master bathroom for 3 BHK

**KITCHEN**

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

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Fuller  
[Signature]



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SIGNED AND DELIVERED

By the within named PROMOTER  
 EVIE REAL ESTATE PRIVATE LIMITED

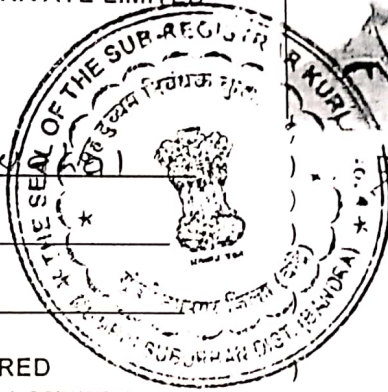


By hand of its Director/  
 Authorized Signatory

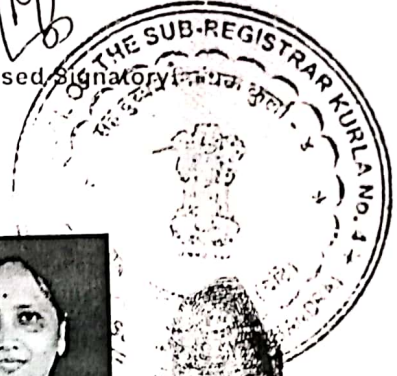
MR. Manish

in the presence of

- 1.
- 2.



Director/Authorised Signatory



SIGNED AND DELIVERED

By the within named ALLOTTEE/S  
 SHAILA SHANKAR SHELKE



SHANKAR HARIBHAU SHELKE

in the presence of

- 1.
- 2.

RECEIVED of and from the Flat/Unit  
 Allottee/s /s above named the sum of  
 Rs.287500/- (Rupees Two Lakhs Eighty  
 Seven Thousand Five Hundred Only

as advance payment or deposit paid by  
 The Allottee/s to the Promoter.



We say received  
 FOR EVIE REAL ESTATE PRIVATE  
 LIMITED

For Evie Real Estate Private Limited

Authorized Signatory

Director/Authorized Signatory





## 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 :  
**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 5 of the 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 schedule 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 31/12/2022 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. Vasant Premchand Prabh  
(Secretary, MahaRERA)  
Date: 8/11/2017 11:34:31 PM

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

Dated: 11/08/2017  
Place: Mumbai



करल-8		
649	30	2018
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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)

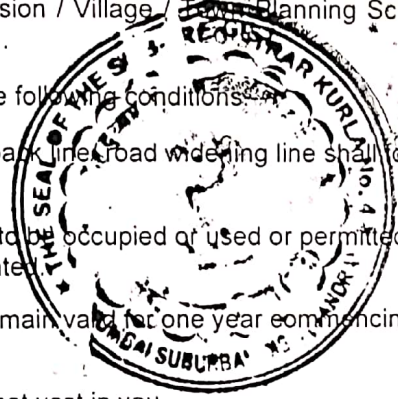
**COMMENCEMENT CERTIFICATE**

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) Dated. 9/5/2018 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 9/5/2018 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 1009/5, 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 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.
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

*(Signature)*

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exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 8/2/2017

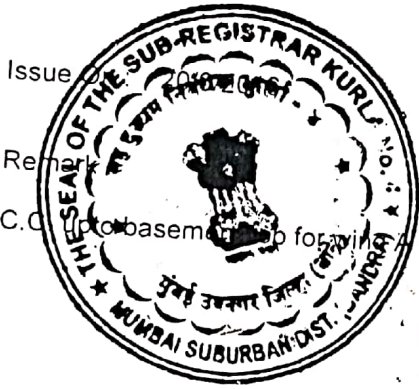
Issue On : 9/2/2016

Valid Upto : 8/2/2017

Remark :

C.C. upto basement top for wing A(pt) & wing F(pt) only, as per phase program and as per IOD dated 20/11/2015

Approved By  
A.G.Tambewagh  
Executive Engineer



Issue

Valid Upto : 8/2/2017

Remark

C.C. upto basement top for wing A to F, as per phase program and as per IOD dated 20/11/2015

Approved By  
A.G.Tambewagh  
Executive Engineer

Issue On : 2/5/2017

Valid Upto : 8/2/2018

Remark :

Further C.C. i.e. upto still slab of wing A, B, C, D & E as per approved plan dt. 17-04-2017

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

CHE/ES/1699/S/337(NEW)

Page 2 of 4 On 07-Jun-2018

*[Handwritten signature]*  
*[Handwritten signature]*  
*[Handwritten signature]*





02/07/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 7891/2018

नोंदणी :

Regn:63m

गावाचे नाव : कांजुर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	14504602
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	13054171.41
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 2606, माळा नं: 26 वा मजला टॉवर बि, इमारतीचे नाव: डाफोडील्स रुणवाल ब्लिस, ब्लॉक नं:-कांजुरमार्ग पु मुं-400042, रोड नं: क्रॉम्टन ग्रेअवेस कंपाऊंड, इतर माहिती: एक कार पार्किंग स्पेस ( ( C.T.S. Number : 1004 1005pt 1005/1 1006 1007/3pt 1007pt 1007/4 1009pt 1009/5 1009/6 1010pt 1013pt 1014pt 1014/1 to 1014/6 1017 1017/1to 1017/6 1018 1018/1to 1018/9 ; ) )
(5) क्षेत्रफळ	1) 70.36 चौ.मीटर
(6) आंकीरणी 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:-एवी रियल इस्टेट प्रा लि चे ऑथोराईज सिग्रेटरी मनीष वहाल तर्फे मुखत्यार रुपेश - बने वय:-35; पत्ता:-प्लॉट नं: -, माळा नं: 4 था मजला, इमारतीचे नाव: रुणवाल एन्ड ओमकार ईस्केअर, ब्लॉक नं: ऑप चुनाभट्टी सिग्नल सायन पु, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AADCE7724P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-शैला शंकर शेळके वय:-46; पत्ता:-203 बि बिल्डिंग, -, परिवार को-ऑप हौ सोसा, कांजुरमार्ग पु, गोडबोले मार्ग नेहरू नगर, भाडूप पूर्व, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400042 पॅन नं:-ANRPS0329L 2): नाव:-शंकर हरीभाऊ शेळके वय:-51; पत्ता:-प्लॉट नं: 203, माळा नं: -, इमारतीचे नाव: परीवार को-ऑप हौ सोसा, ब्लॉक नं: कांजुरमार्ग पु, रोड नं: गोडबोले मार्ग नेहरू नगर, महाराष्ट्र, मुम्बई. पिन कोड:-400042 पॅन नं:-ANRPS0330B
(9) दस्तऐवज करून दिल्याचा दिनांक	28/06/2018
(10) दस्त नोंदणी केल्याचा दिनांक	28/06/2018
(11) अनुक्रमांक, खंड व पृष्ठ	7891/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	725500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:



CIF No.: 85732062394 - Mrs. SHAILA

Please Tick

CIF No. 85732064324 - Mr. SHANKAR

PAL

Existing SBI A/C No.

Tie up

LOS Reference No.:

Take Over

Applicant Name: Mrs. SHAILA SHANKAR SHELKE

Co - Applicant Name: Mr. SHANKAR SHELKE.

Contact (Resi.) Mobile: 9987420515 / 9757173428

Loan Amount: Rs.1 cr.

Tenure:

Intrest Rate:

EMI:

Loan Type: HOME LOAN

SBI LIFE: YES / NO

Hsg. Loan TERM LOAN Maxgain

Realty Home Equity

Property Location: KANJURMARG (EAST).

Property Cost:

Name of Developer / Vendor: RUNMAL BLISS.

Branch :- S.B.I. Kanjurmarg Branch (062249)

Name of Branch Manager /HLSF: SH. S. S. MISHRA. 8104518029

Name of Dealing Officer at: MITHUN MITHAVKAR

Phone No.of Dealing officer : 98 33502299

	DATE
SEARCH - 1	Kaisingkaria
SEARCH - 2	
VALUATION -1	
VALUATION - 2	

	DATE
RESIDENCE VERIFICATION	
OFFICE VERIFICATION	
SITE VERIFICATION	

AMT 07109119

PROCESSING OFFICER

RESI/OFF 07109 CRUX

TIR 07109 Vasudeva

VALUATION 07109119 Vasudeva

SITE 07109 CRT

LOAN A/C

T.D.



ANK OF INDIA

MARG BRANCH



FORM-A (PERSONAL DETAILS)

cit: -85732062399

APPLICANT  CO-APPLICANT  GUARANTOR

Name: SHAILA SHANKAR SHELKE Gender:  M  F  
Marital Status:  Married  Unmarried  Other Date of Birth: 26-06-1973  
No. of Dependents:  No. of Children: 02 Name of Spouse: SHANKAR  
Other's Maiden Name: SULOCHANA Category:  SC  ST  OBC  General  
Nationality: INDIAN Residential Status:  Resident  NRI/PIO Religion:



Signature of the applicant: Shelke

Photo Identification (ID): Type:  Photo ID: Valid Upto:   
Driving Licence No.:  Driving Licence Valid Upto:   
Passport No.: ANRPS0329L Passport Valid Upto:   
Highest Qualification Attained: B-SC, B.ED. Qualifying Year:

Present Address: Staying at the present address for the past \_\_\_ Years and \_\_\_ Months. Residential Address  
Flat / Apartment No. or Name: B-303 PARIWAR CHS NEHRU NAGAR  
Street Name & No. and Area/Location: KANJURMARG EAST  
Landmark: NEAR ANKUR HOSPITAL  
MUMBAI District Pin Code: 400042  
MAHARASHTRA Country: INDIA  
Phone (Landline):  Mobile (Primary): 998742051 Mobile (Secondary):   
Email (Personal): shankarsshelke4385@gmail.com

Permanent Address: Is permanent address same as present address?  Yes  No (To be filled if permanent address is different from present address)  
Flat / Apartment No. or Name:   
Street Name & No. and Area/Location:   
Landmark:   
District:  Pin Code:   
Country:   
Phone (Landline 1):  Telephone (Landline 2):

Office / Business Address: Office / Business Address  
Name of Org/Employer, Dept, & Floor: NAVJEEVAN VIDYA MANDIR  
Street Name & No. and Area/Location: GANESH NAGAR GANESH PATH  
Landmark: BHANDUP WEST  
MUMBAI District Pin Code: 400078  
MAHARASHTRA Country: INDIA  
Phone (Landline): 022-25952601 Fax:  Mobile (Secondary):   
Phone (Organizational):

Payment Mode:  Check-off  ECS (Electronic Clearing System)  PDCs (Post Dated Cheques)  SI (Standing Instruction)  Others  
Relationship with the Bank:  Less than 1 year  1-3 years  More than 3 years

References (Names and addresses of two referees who are not related to you):  
Referee 1: Name: NEMADE SWATI SHRIPAD Address: VIKHROLI (EAST), MUMBAI  
Referee 2: Name: SWAPNIL MAHADIK Address: KANJURMARG EAST MUMBAI



85732061321

A (PERSONAL DETAILS)

APPLICANT

CO-APPLICANT

SHANKAR HARIBHAU SHEELKE

Gender  M  F



Married  Mrs  Ms  Dr.  Other  Date of Birth 10-04-1967

Name of Spouse SHAILA

No. of Children 02 Name of Father HARIBHAU

Wife's Maiden Name YASHODHABAI Category  SC  ST  OBC  General

Residential Status  Resident  NRI/PIO Religion

Photo Identification (ID) : Type

Identification (ID) : Number Photo ID: Valid Upto

Driving Licence Valid Upto

Passport No. ANRPS0330B

Qualification Attained M.Sc. B.Ed. Qualifying Year

Residential Address: Staying at the present address for the past \_\_\_ Years and \_\_\_ Months.

Flat / Apartment No. or Name B-303 PARIWAR CHS NEHRU NAGAR

Name & No. and Area/Location KANJURMARG EAST MUMBAI

NEAR ANKUR HOSPITAL

MUMBAI District Pin Code 400042

MAHARASHTRA Country INDIA

Mobile (Primary) 9757173428 Mobile (Secondary)

Permanent Address: Is permanent address same as present address?  Yes  No

Flat / Apartment No. or Name

Name & No. and Area/Location

District Pin Code

Country

Telephone (Landline 2)

Office / Business Address

Org/Employer, Dept, & Floor NAVJEEVAN VIDYAMANDIR

Name & No. and Area/Location GANESH NAGAR BHANDUP WEST

GANESH PATH

MUMBAI District Pin Code 400078

MAHARASHTRA Country INDIA

Mobile (Secondary)

Payment Mode  Check-off  ECS (Electronic Clearing System)  PDCs (Post Dated Cheques)  SI (Standing Instruction)  Others

Duration with the Bank  Less than 1 year  1 - 3 years  More than 3 years