

27/10/2023

सूची क्र.2

दुयम निबंधक : सह दुनि कुलो 4

दस्त क्रमांक : 21714/2023

नोदणी :

Regn 63m

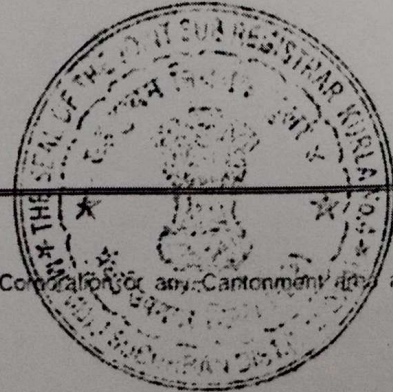
गावाचे नाव : कांजुर

(1) विनेखाचा प्रकार	करारनामा
(2) मीटर	18500000
(3) बाजारभाव (भूदपट्ट्याच्या बाबतितपट्टाकार आकारणी देता की पट्टेदार ते तमुद करावे)	13929106.725
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव मुंबई न्याया इतर वर्णन सदतिका न ही-0203, माळा न 2 वा मजला टॉवर 3, इमारतीचे नाव मरीगोल्ड स्पावाल विल्स, ब्लाक न काजुरमार्गे पु मु-400042, रोड कास्टन रोड कपाऊड, इतर माहिती एक कार पालिक स्पेस सदतिके चे क्षेत्रफळ 65.60 चौ मिटर कारपेट एज पर रेस सुटीलिटी एरिया 1.54 चौ मिटर (Plot Number : - C T S Number : 1004 1005part 1005/1 10061007/3part 1007 part 1007/4 1009 part 1009 5 1009 6 1010part 1013part 1014 part 1014/1to 1014/6 1017 1017/1 to 1017/6 1018 1018/1 to 1018/9 :)
(5) क्षेत्रफळ	1) 78.72 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/निवून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालययाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव-अनंत कुमार - वय-37, पत्ता-प्लॉट न 504, माळा न 5 वा मजला टॉवर न 4, इमारतीचे नाव सेडर स्पावाल सेडर कॉ ऑप हॉसिंग सोसा लि स्पावाल गीन, ब्लाक न आदुप प, रोड न: मुंबुड गोरगाव तिक रोड, महाराष्ट्र, मुंबई पिन कोड-400078 फोन न-APGPK7833J 2) नाव-मीनाक्षी - सिंह वय-38, पत्ता-प्लॉट न 504, माळा न 5 वा मजला टॉवर न 4, इमारतीचे नाव सेडर स्पावाल सेडर कॉ ऑप हॉसिंग सोसा लि स्पावाल गीन, ब्लाक न आदुप प, रोड न: मुंबुड गोरगाव तिक रोड, महाराष्ट्र, मुंबई पिन कोड-400078 फोन न-CRPPS9745E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालययाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव-स्वीमा दशरथ सिंह वय-37, पत्ता-प्लॉट न 1804, माळा न 18 वा मजला वि विंग, इमारतीचे नाव वेगोनिया अन्वरे मिराशी नगर परिवार सोसायटी, ब्लाक न काजुरमार्गे पु, रोड न: महाराष्ट्र, मुंबई पिन कोड-400042 फोन न-BKMP55380J 2) नाव-पियुष कुमार - वय-38, पत्ता-प्लॉट न 1804, माळा न 18 वा मजला वि विंग, इमारतीचे नाव वेगोनिया अन्वरे मिराशी नगर परिवार सोसायटी, ब्लाक न काजुरमार्गे पु, रोड न: महाराष्ट्र, मुंबई पिन कोड-400042 फोन न-AGMPV3355K
(9) दस्तऐवज करून दिल्याचा दिनांक	27/10/2023
(10) दस्त नोदणी केल्याचा दिनांक	27/10/2023
(11) अनुक्रमांक, खंड व पृष्ठ	21714/2023
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	1110000
(13) बाजारभावप्रमाणे नोदणी शुल्क	30000
(14) शेष	

मुन्याकनासाठी विचारात घेतलेला तपशील -

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -

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



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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at
Mumbai, on this 27th day of October, 2023
BETWEEN



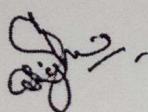
- (1) MR. ANANT KUMAR AND
- (2) MS. MEENAKSHI SINGH

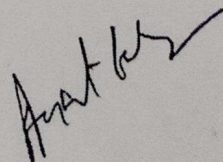
aged 38 & 38 years respectively, Indian Inhabitants of Mumbai, having address at Flat No. 504 on Fifth Floor of Tower No. 4 (CEDAR) in "RUNWAL CEDAR" Co-operative Housing Society Limited situated at Runwal Green, Mulund Goregaon Link Road, Bhandup (West), Mumbai - 400078., and the Owners of Flat No. 0203 on Second Floor of Tower D (MARIGOLD) in "RUNWAL BLISS" situated at Crompton Greaves Compound, Kanjur Marg (East), Mumbai - 400042., hereinafter called and referred to as "TRANSFERORS" (which expression shall unless it be repugnant to the context and thereof mean and include their heirs, executors, administrators and assigns) of the **FIRST PART**:

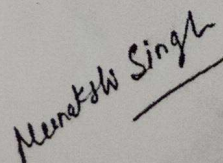
AND;

- (1) MS. SEEMA DASHRATH SINGH AND
- (2) MR. PIYUSH KUMAR VERMA

aged 37 & 38 years respectively, Indian Inhabitant of Mumbai, presently residing at Flat No. 1804 on 18th Floor of 'B' Wing in "BEGONIA" situated at Allure, Mirashi Nagar, Parivar Society, Kanjur Marg (East), Mumbai - 400042., hereinafter called and referred to as "TRANSFEREES" (which expression shall unless it be repugnant to the context or contrary to mean and include their heirs, executors, administrators and assigns) of the **SECOND PART**:

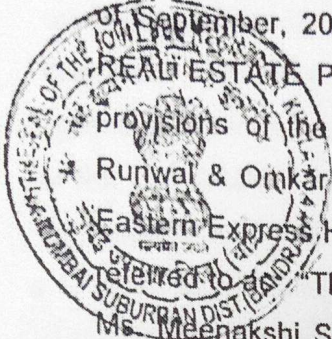
 Piyush Kumar




Meenakshi Singh

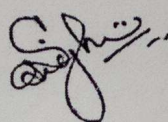
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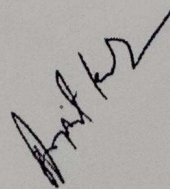
By virtue of an Agreement for Sale dated 29th day of September, 2017, duly registered with the sub-registrar of Assurance No. 1 at Kurla, MSD, under Document Registration No. KRL-1/9618/2017 Dated 29th day



of September, 2017, made and entered into at Mumbai 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- 400 022., therein called and referred to as "The Promoter" of the One Part; and Mr. Anant Kumar and Ms. Meenakshi Singh (The TRANSFERORS herein), therein called and referred to as a "The Allottee" of the Other part; The TRANSFERORS herein have purchased and acquired residential flat on ownership basis i.e. Flat No. 0203, -admeasuring about 65.60 sq. mtrs. RERA Carpet area plus 1.54 sq. mtrs. Utility area on Second Floor of Tower D (MARIGOLD) in "RUNWAL BLISS" situated at Crompton Greaves Compound, Kanjur Marg (East), Mumbai - 400042 along with 1 Car Parking Space (hereinafter to as the 'Said Flat'), and whereas upon the terms and conditions therein contained paid the full consideration thereof and became owners of the said flat;

AND Whereas the TRANSFEREES upon being satisfied about free and marketable title of the said Flat have agreed to purchase from the TRANSFERORS and have approached the TRANSFERORS and offered to purchase and acquire the said Flat for agreed consideration and the TRANSFERORS have agreed to sell, transfer and assign to the TRANSFEREES the said Flat and all rights, title benefits and interest in & to the said Flat for the total consideration of Rs. 1,85,00,000/- (Rupees One Crore Eighty Five Lakhs Only) upon the terms and conditions mentioned hereinafter.

 Anant Kumar



Meenakshi Singh

NOW IT IS HEREBY, BY AND BETWEEN THE PARTIES
HERETO AGREED AS UNDER:

1. That the TRANSFERORS are the absolute owners of the Flat No. 0203 on Second Floor of Tower D (MARIGOLD) in "RUNWAL BLISS" and they have agreed to sell and transfer and the TRANSFEREES have agreed to purchase and acquire the said Flat for the total consideration of Rs. 1,85,00,000/- (Rupees One Crore Eighty Five Lakhs Only) and the mode of payment will be in the following manners:

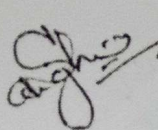
a. Rs. 57,00,000/- (Rupees Fifty Seven Lacs Only) as a part consideration amount paid before execution of this sale agreement in below mentioned manner and both the parties entered into sale agreement:

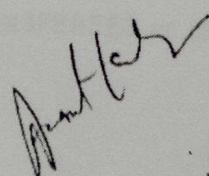
i) Rs. 1,00,000/- (Rupees One Lac only) paid by cheque No. 000041 dated 15.10.2023 as a Part Payment of the total consideration amount in the name of Mr. Anant Kumar,

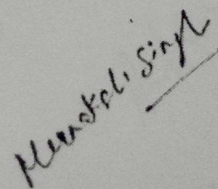
ii) Rs. 6,00,000/- (Rupees Six Lacs only) paid through RTGS by SBI with UTR No. SBINR52023101978789723 dated 19.10.2023 as a Part Payment of the total consideration amount to Mr. Anant Kumar.

iii) Rs. 21,50,000/- (Rupees Twenty One Lacs Fifty Thousand only) paid through RTGS by SBI with UTR No. SBINR52023102379546910 dated 23.10.2023 as a Part Payment of the total consideration amount to Mr. Anant Kumar.

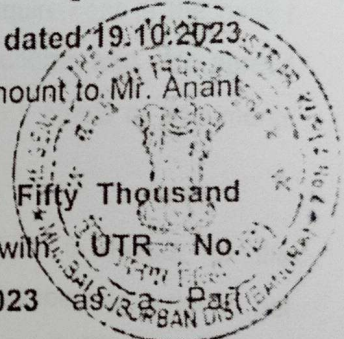
iv) Rs. 28,50,000/- (Rupees Twenty Eight Lacs Fifty Thousand only) paid through RTGS by SBI with UTR No. SBINR52023102379547379 dated 23.10.2023 as a Part Payment of the total consideration amount to Ms. Meenakshi Singh.

 Anant Kumar



 Meenakshi Singh

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d- The said Flat is not surrendered to or forfeited by the Builder of the said Builder/Society for any reason whatsoever.

e- The TRANSFERORS have duly observed and performed all the rules, regulations and bye - laws of the said Society upto the date hereof.

This agreement will always be subject to Maharashtra Ownership Flat Act, 1963.



THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT residential flat bearing Flat No. 0203, admeasuring about 65.60 sq. mtrs. RERA Carpet area plus 1.54 sq. mtrs. Utility area on Second Floor of Tower D (MARIGOLD) in "RUNWAL BLISS" situated at Crompton Greaves Compound, Kanjur Marg (East), Mumbai - 400042 along with 1 Car Parking Space situated on the land bearing Plot 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 of Village Kanjur, Taluka Kurla in the Registration District and Sub - District of Mumbai City and Mumbai suburban District and falling within the jurisdiction of Municipal Corporation of Greater Mumbai.

[Signature]
Ajay Kumar

[Signature]
Manoj Singh

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(B) OF DCPR 2034
 [CHE/ES/1699/S/337(NEW)/OCC/1/New of 13 January 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 1 development work of Residential building comprising of Wing D & E in building no. 1 consisting of 1 level Basement (Pt) + Stilt floor (i.e. within the building line) + 3 Level podiums (i.e. within the building line) + podium top (i.e. within the building line) + 1st to 25th upper floors 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. 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/1/New-0 dated 16 December 2022. 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. Balance all conditions shall be insisted before applying for Full OCC for building under reference.
2. Owner shall abide to the conditions mentioned Registered U/T cum indemnity bond, submitted to BMC.

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Copy To :

1. Asstt. Commissioner, S Ward
 2. A.A. & C., S Ward
 3. EE (V), Eastern Suburb
 4. M.I., S Ward
 5. A.E.W.W., S Ward
 6. Architect, SUNIL GAJANAN AMBRE, 303, MITTAL AVENUE, 110, N.M.ROAD, FORT,
- For information please



Signature: [Signature]
 Date: 13 Jan 2023 10:16:28
 Organization: Brihanmumbai Municipal Corporation
 Designation: Executive Engineer

POSSESSION LETTER

To,

Mr. Anant Kumar

Ms. Meenakshi Singh

Dated: 09.06.2023

1602, A/ Wing Bhoomi Paradise, Sector 11
Sector 11 New Mumbai 400705

Ref: Occupation Certificate ("OC") dated 13.01.2023 granted by Municipal Corporation of Greater Mumbai ("MCGM") in respect of residential building known as "Tower D" in the project known as "Runwal Bliss" being constructed on the plot 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 situate at Runwal Bliss, Crompton Greaves Compound Kanjurmarg (East) Mumbai - 400042 ("the said Land")

Sub: Handing over possession of the Flat bearing no. D-0203, ("Said Flat") situated on 2nd Floor of Tower known as "TOWER D" ("Said Building")

Dear Sir / Madam,

We once again record that we have received OC from MCGM as referred hereinabove (copy whereof has already been provided to you) and in pursuance thereof, we are handing over physical possession of the Said Flat to you on the conditions as mentioned hereunder:

1. You have personally visited and inspected the Said Flat, said Building/Tower and the amenities and facilities in the Real Estate Project as defined in the said Agreement dated: 28.09.2017 and have accorded your complete satisfaction for the same and you have no grievances or claims of any nature whatsoever.
2. You will use the Said Flat for residential purpose only.
3. You accept the terms of the Fit-Out Guidelines as under and you have agreed to observe and comply with the same. You shall ensure that your labourers/contractors shall also strictly follow the same.
 - (i) Any internal work in the Said Flat including making of furniture and fixtures and/ or interior decorations shall be at your own costs, charges and expenses and strictly in accordance with the terms and conditions of the said Agreement and also subject to the compliance of all statutory laws, rules and regulations;
 - (ii) To quietly and peacefully carry out the furniture/interior work in the Said Flat and not at any time cause any nuisance or disturbance or hindrance or obstruction to the neighboring occupants and/or any other occupants of the building or otherwise;
 - (iii) Not to make any addition or any alteration to the architectural elevation, structure, projection of the building or to change the outside colour scheme or coating of the same;

Regd. Office : Runwal & Omkar Esquare, 4th Floor, Opp. Sion - Chunabhathi Signal, Sion (E), Mumbai - 400 022.
T : +91 22 6116 2000 • F : +91 22 2403 3702 • E : corporate@runwal.com • W : www.runwal.com
CIN - U74999MH2014PTC251834

254
30/12/2023

Please Tick

PMAY Yes/No	Annual Gross Income
CIF No. 72200570965	PAL
Existing SBI A/C No.	Tie up (if applicable)
LOS Reference No.:	Take Over <input checked="" type="checkbox"/>
Applicant Name: SEEMA SINGH	
Co-Applciant Name: PIYUSH K. VERMA	
Contract (Resi.) Mobile: 9773465226	
Loan Amount: 70,15,000/-	Tenure: 30 yrs
Interest Rate: 58000/-	EMI:
Loan Type: TL. Takeover from HDFC	SBI LIFE: YES/NO
Hsg. Loan _____ Maxgain _____	
Realty _____	Home Equity _____

Property Location: KANJURMARG
Property Cost:
Name of Developer / Vendor: RUNWAL
RBO- 510N S.M Zone- S.M Branch- BPCU Code No. 50715
Name S.S.L. Co ordinator along with Mob No.:
Name RACPC Co ordinator along with Mob No.:
Name of HLST / MPS / BM / ES alongwith Mob No.: 7700988864

	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	Branch
SEARCH - 2		OFFICE VERIFICATION	Branch
VALUATION - 1	12/01/24 <i>Vce & Heka</i>	SITE INSPECTION	Sonawane 12/01/2024
VALUATION - 2			

Gross Amount: **72983**

30/12/2023

SI
STATE BANK OF INDIA
RACPC SOUTH MUMBAI