

of Construction, Sale, Management and Transfer) Act, 1963 ("MOFA") (herein referred to as the "said Act") and the Rules made there under. The Owner shall provide to the Purchaser/s copies of all such documents of the title or any other document if and when necessary under any other law as may be applicable from time to time. The Purchaser/s has/ have entered into the said Agreement knowing fully well and understanding the contents and the implications thereof and has/ have satisfied himself/ herself/ themselves as regards the title of the Owner to the said Property. The Purchaser/s hereby accepts the title of the Owner to the same.

O. The Owner has entered and is entering and/ or will enter into separate agreements with several other prospective buyers/ persons/ purchaser/s and parties in respect of the sale of flats, units, offices and other usage in the building constructed/to be constructed by the Owner.

P. The Purchaser/s has/ have applied to the Owner for allotment to the Purchaser/s and Owner has agreed to allot to the Purchaser/s on ownership basis Flat No. 1704 approximately admeasuring 383.2 sq. ft. carpet area including the balconies on NA Floor in the Building No. T2 known as JASMINE, hereinafter referred to as the "Said Flat" in the project to be known as "RUNWAL GARDEN CITY - Phase 2" the details of which are more particularly described in Annexure "G" hereto and shown by red colour outline on the plan annexed hereto as Annexure "H".

Q. After satisfying himself/ herself/ themselves with regards to the title of the said Property and all orders, permissions and plans and the representations made herein by the Owner, the Purchaser/s hereby agree/s ~~to~~ ^{with} ~~the~~ ^{from} the Owner and the Owner hereby agree/s to sell and transfer to the Purchaser/s on ownership basis the said Flat along with the rights ~~in~~ ^{to} ~~common~~ ^{use} ~~the~~ ^{open} areas attached to the said Flat as well as the ~~provisional~~ ^{provisional} common areas, amenities and facilities in the said building/s and the Project ~~on~~ ⁱⁿ the terms and conditions hereinafter appearing.



R. The total consideration of the said Flat includes sale consideration for the said Flat which is calculated on the basis of the carpet area and other charges and deposits detailed in Annexure "I" (hereinafter referred to as "total

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Prop. - S. S. S. S. S.

Rich



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Certificate No. - 588

टनन - २

THANE

दस्तावेज क्रमांक १६२५७ / २०२२

६७ / ११२

THANE MUNICIPAL CORPORATION

(Regulation No. 37)
Occupancy Certificate

Occupancy Certificate

फ्लॉट बी - इमारत क्र. १, २, ३ व ४ - स्टिल्ट + पोंडीयम लेव्हल / स्टिल्ट (पार्ट) + १८ मजले
८८४३५ TMC/TDD 98 Date 16/11/2013

श्री. अशिकांत वि. देशमुख (वा. वि.)

श्री. सुब. सुलत मिल्ल प्रा. लि. (मालक)

Sub -

फ्लॉट बी - इमारत क्र. १, २, ३ व ४ - स्टिल्ट + पोंडीयम लेव्हल / स्टिल्ट (पार्ट) + १८ मजले

Ref. V. P. No.

८८४३५

Your Letter No.

३०१६३ दिनांक ०१-११-२०१३

The part/full development work/erection/re-erection alteration in // of building / part building no. 4

वरील प्रमाणे situated at

Road / Street

Ward No

Sector

बाळकुम

under the

S. No. / C.T.S. No. / F.P. No. मामील पत्तावर नागद सुसद्विज्ञान

Supervision of

एस. वि. देशमुख

Licensed Surveyor / Engineer / Structural Engineer / Supervisor /

Architect / Licence No.

सीए/७६/३२६२

may be occupied on the following conditions.

१. ठाणे महानगरपालिका कडून पिण्याच्या पाण्याचा पुरवठा उपलब्धतेनुसार करेल.
२. मलनिःसारण विभागाकडील नाहरकत दाखला क्र. ठामपा/का.अ/मनि/एनओसी/२१ दि. ३१.०५.२०१३ मधील अटी आपणांवर बंधनकारक राहतील.

As set certificated completion plan is returned herewith

Office No.:

Office Stamp

Date:



Copy to

- 1) Collector of Thane
- 2) Dy. Mum Commissioner
- 3) E. E. (Water Works) TMC

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/ ११२

SCHEDULE OF THE PROPERTY

All those piece or parcel of Land/Property admeasuring about 110600 sq. mtrs. land/property situated at being S. No. 208 (P) To 212(P), S.N. 214, S.N. 215(P), To, 221 and New S.N. 43, H. No.2, 3, 4A, 4B, 4C, 4D, S.N. 44, H. No.1, 2A, 2B, S.N. 45, H. No.1A, 1B & 2 To 8, S No. 46, H.S No. 1,2,3 A, 3B, 4 To, 17A, S. No. 47, H. No. 2 To 5 & 7, S. No. 49, H No. 3 ³ ~~To 6~~ ^{to 4} & 9, S. NO. 50, H. No. 1 & 2, S. No. 51, H. No.1 To 5, 6A & 6B, 7 to 15, S. No. 52, H. No.1 To 3, S. No. 53, H. NO. 1 To 3, S. No. 54, H. No. 1 To 4, 5A, To 6, 5B, 5C, 5G, 5D, & 8A S No. 55, H. No. 1A,1B, & 2, S. No. 56, H. No. 1 To, 6 at Village Dhokali in the Registration District and Sub-District Thane.

IN WITNESS WHEREOF the parties hereto have executed these presents and the duplicate hereof, the day and year first hereinabove mentioned.

SIGNED AND DELIVERED)

गावाचे नाव : ढोकाळी

- (1) विसंबाता पंचायत
- (2) माधवना
- (3) राजारामभव (प्राडेगट्टयाच्या वायव्यपट्ट्याकार आकारणी देणे की पट्टेकाराचे नमुने कराचे)
- (4) भुयान, गोट्टिहिंगा व पानकमोस (असल्यास)

करणनामा
5991500
5930154.86

1) पानिकेचे नाव: ठाणे म.न. 57. इतर वर्णन : इतर माहिती: मोजे ढोकाळी, सदनिका नं. 212-1704-17 वा मजला, डिझिंग आरिफिन, लणवाचे गार्डन मिडी, फेज-2, कला, कम. ममोर, पिलमल जेल्फेकरा अकर, ढोकाळी, ठाणे (प), सर्वेक्षिके अंश 383.2 नॉ. फुट कॉर्टे, (सॉल नं. 8:33/3) (Survey Number : सर्वे नं. 208 (P) To 212 (P), S.N. 214, S.N. 215(P), To, 221 and New S.N. 43, H. No.2, 3, 4A, 4B, 4C, 4D, S.N.44, H.No., 1,2A, 2B, S.N.45, H.No.1A, 1B & 2 To 8, S.No.46., H.No. 1,2,3 A, 3B, 4 To, 17A, S, No. 47, H. No.2 To 5 & 7, S. No. 49, H. No 3 To 6 & 9, S. No. 50, H.No.1 & 2, S. No. 51, H.No.1 To 5, 6A & 6B, 7 to 15, S. No. 52, H. No, 1 To 3, S, No. 53, H. No.1 To 3, S. No. 54, H. No.1 To 4, 5A, To 6, 5B, 5C, 5G, 5D, & 8A, S.No., 55, H. No.1A, 1B, & 2, S. No. 56, H. No.1 To 6 :)

1) 383.2 नॉ. फुट

(5) अकर

- (6) आकारणी किंवा जुडी लणवात असेल तेव्हा:
- (7) रत्नांबज कमेन देणा-या/सिंहल देवणा-या/पुण्यारच-सब किंवा दिवाणी न्यायालयाना इतुननास किंवा अदालत असल्यास, प्रतिवादिचे नाव व पत्ता

1) नाव: श्रव बुलन मिल्ल प्रा. लि. चे अधिकृत स्वाक्षणेकार/संचालक एक ग. विसंबंधरा राज्या तर्फे 10 मु धुव बुलन मिल्ल प्रा लि तर्फे अधिकृत स्वाक्षणीकार स्वतीता नाथरा राज्या तर्फे कु मु इतुन रमेश की सुकड-पथ-65 पत्ता: प्लॉट नं - भाऊराज-5 वा मजला, इमारतीचे नाव: रणवारा अँड ओपकार म्युअर, स्विकृत: गायन वृत्ताभट्टी सिंगल ममोर, इस्टर्न एक्सप्रेस हायवे, रोड नं: मायन पूर्व मुंबई, महागट्ट, मुम्बई. पिन कोड:-400022 पॅन नं:-AAACD3893P

- (8) इतरांचे वरून पत्ता-वा पध्यागाचे व किंवा दिवाणी न्यायालयानाचा इतुननासा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1) नाव: गुजा विवेक सिंग - बय: 33; पत्ता: प्लॉट नं: 72-701, माला नं: ., इमारतीचे नाव: सिध्दी सिध्दी अपार्टमेंट, ब्लॉक नं: 2एमए, रोड नं: भिवंडी, ठाणे, महागट्ट, ठाणे. पिन कोड:-421302 पॅन नं:- CDAPS03700

- (9) इतरांचे वरून दिवाणी किंवा
- (10) इतरांचे वरून किंवा किंवा
- (11) अकराचा, रोड व पथ
- (12) अकरा-अकराप्रमाणे मुद्राक शुल्क
- (13) जाहीर-आयुक्त्याचे नोंदणी शुल्क
- (14) पत्ता

2) नाव: विवेक दुमर जसदीण प्रसाद सिंग - बय: 53; पत्ता: प्लॉट नं: 72-701, माला नं: ., इमारतीचे नाव: सिध्दी सिध्दी अपार्टमेंट, ब्लॉक नं: 2एमए, रोड नं: भिवंडी, ठाणे, महागट्ट, ठाणे. पिन कोड:-421302 पॅन नं:- EALPS4599P

18/07/2022
18/07/2022
16257/2022
419500
30000

(Handwritten Signature)

सह दुय्यम निबंधक वर्ग - २
ठाणे क. २

मुद्रापोलीसाली विचारात घेतलेल्या तपशीलः-
राश्रीक एत आकारनास निबंधकाना अनुबंध

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



2018-19
2022
98250 / 2022
MRS. BOOJA VIVAKRISHNAN

AND
AND MR. VIVEK KUMAR JAGDISH PRASAD
RIDDHI SIDDHI APARTMENT,
INDIA, 421302, hereinafter
MAHARASHTRA,
Account No. CDAPS0370Q

TEMGHAR, BHIWANDI, THANE, (Permanent Account No. CDAPS0370Q referred to as "THE PURCHASER/S" (Permanent Account No. CDAPS0370Q AND EALPS4599P) which expression shall unless repugnant to the context or meaning thereof be deemed to include his/her/their respective heirs, executors, administrators and permitted assigns) of the OTHER PART.

WHEREAS:

A. By virtue of various Conveyance Deeds and other documents executed between the erstwhile owners and the Owners herein, the Owners have become the sole and absolute owners of the property admeasuring about 1,10,600 sq.mtrs. (About 27 Acres) situated at bearing S. No. 208 (P) To 212(P), S.N. 214, S.N. 215(P), To, 221 and New S.N. 43, H. No.2, 3, 4A, 4B, 4C, 4D, S.N. 44, H. No.1, 2A, 2B, S.N. 45, H. No.1A, 1B & 2 To 8, S No. 46, H.S No. 1,2,3 A, 3B, 4 To, 17A, S. No. 47, H.No. 2 To 5 & 7, S. No. 49, H No. 3 To 6 & 9, S. NO. 50, H. No. 1 & 2, S. No. 51, H. No.1 To 5,6A & 6B, 7 to 15, S. No. 52, H. No.1 To 3, S. No. 53, H. NO. 1 To 3, S. No. 54, H. No. 1 To 4, 5A, To 6, 5B, 5C, 5D, & 8A S No. 55, H. No. 1A, 1B, & 2, S. No. 56, H. No. 1 To, 6 at Village Balkum in the Registration District and Sub-District Thane and hereinafter referred to as the "Said Larger property" more particularly described in the Schedule hereunder written.

B. The Owner were running the factory on the said Larger property and were manufacturing woolen products and the said factory was closed down in the year 1982. The Owner has already obtained the change of user permission from the concerned authorities converting the said Larger Property from Industrial to Residential.

C. The Owner has commenced the constructions of residential projects consisting of various buildings in phase wise on the said Larger Property more particularly described in the schedule written hereunder as per the plans, approvals and sanctions granted and/or may be granted by the Thane Municipal Corporation and other concerned authorities from time to time in respect of the Residential Buildings.



एन न - २
दस्ता क्रमांक १६२५७ / २०२२
३ / ११२



AGREEMENT FOR SALE

ARTICLES OF AGREEMENT is made at Thane this 18th day of July, in the Christian year Two Thousand Twenty Two

BETWEEN

M/s **DHRUVA WOOLLEN MILLS PVT. LTD.**, (Permanent Account No. **AAACD3893P**) a company incorporated and registered under the Companies Act, 1956 and having its registered office at Runwal and Omkar Esquare, 5th Floor, Sion East, Mumbai- 400 022 hereinafter to as the "OWNER" (which express shall unless be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **ONE PART**

[Signature]
Registrar

[Signature]

[Signature]
Dion