

EVIE REAL ESTATE PRIVATE LIMITED

Date: 06.03.2024

To,
The Branch Manager
STATE BANK OF INDIA,

Dear Sir,

Re: Permission to mortgage **Flat No. F-3204** in the Tower No. **F** of the building known **SUNFLOWER** in the project known as "**RUNWAL BLISS**".

We **EVIE REAL ESTATE PVT. LTD.** here by certify that:

1. This is to confirm that we have agreed to sale **Flat No. F-3204** admeasuring **1135.19** sq. ft (Carpet Area) on **32nd Floor** in the Tower No. **F** of the building known as **SUNFLOWER** in the project known as "**RUNWAL BLISS**" situated at plot bearing CTS No. 1004, 1005 (pt), 1005/1, 1006, 1007/5 (pt) & 1009 (pt) of Village – Kanjur marg, Mumbai to **MD MUZAFFAR HUSSAIN & HUSNEARA HUSSAIN** (hereinafter called as the 'Buyers') for a total consideration of **Rs. 22936710/- (Rupees Two Crores Twenty Nine Lakhs Thirty Six Thousand Seven Hundred Ten Only)** under an agreement dated **01.03.2024** be liable to pay stamp duty, registration fees, society & other deposits & maintenance charges deposit as may be demanded by us from time to time.
2. We have not borrowed from any financial institution for the purchase of the Property and have not created any encumbrances on the Property allotted to the said purchasers and the title of the Flat described above is clear, marketable and free from all encumbrances and doubts save & except the mortgages that have been created in favor of **HDFC Bank Ltd** being security trustee on behalf of the Lender. However, **HDFC Bank Ltd** has already given us their **NOC** for mortgaging the said flat
3. We confirm that we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said Flat to **STATE BANK OF INDIA** (herein after referred to as "the Bank") as security for the amount advanced/to be advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the agreement for sale by the said purchasers. But, the Purchasers will only be solely & fully liable & responsible to pay & clear the entire loan amount, interest, etc. and every part thereof.



Regd. Office : Runwal & Omkar Esquare, 4th Floor, Opp. Sion - Chunabhatti Signal, Sion (E), Mumbai - 400 022.

T : +91 22 6116 2000 • E : contact@runwalgroup.in • W : www.runwalgroup.in

CIN - U74999MH2014PTC251834

EVIE REAL ESTATE PRIVATE LIMITED

4. We will not create any encumbrances on the said flat allotted to the purchasers during the currency of the loan sanctioned/to be sanctioned by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document / agreement for sale by the said purchasers.
5. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are agreeable to accept the Bank as a nominee of the purchasers for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, provided that, once we accept the nomination in favour of the Bank, then the Bank unconditionally and irrevocably, agrees and accepts to pay all the dues of the purchasers to us in respect of the said Flat. We note not to change the same without the written NOC of the Bank.
6. After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favour of the Bank, from the above named purchaser, I/We undertake to inform the society about the Bank's charge on the said flat as and when the society is formed.
7. In case of termination/cancellation of the agreement for sale for any reason, We shall refund to the Bank, by a crossed cheque favouring "the Bank A/C the Purchasers", the sum or sums of money the Bank had advanced to the above Buyers and paid to us directly, but after adjusting/recovering there from all the dues payable by the purchasers to us, and forward the cheque directly to the Bank.
8. All Cheques/ Pay orders/Demand Drafts/ Bankers Cheque may please be issued in the name of "ERPL Tower F Collection Escrow Account 100"

Yours faithfully,
For **EVIE REAL ESTATE PVT LTD.**



AUTHORISED SIGNATORY

EVIE REAL ESTATE PRIVATE LIMITED

4TH FLOOR, RUNWAL AND OMKAR ESQUARE OFF. EASTERN EXP HIGHWAY OPP SION
 CHUNABHATTI SIGNAL, SION EAST, MAHARASHTRA (state code:27) India-400022
 GSTIN: 27AADCE7724P1Z3
 Ph: 022-61162000

Customer Copy



RECEIPT

Received with thanks from

First Allottee: **Mr. Muzaffar Hussain**
 27, Bhagirathi
 Afghan Church Colaba

Receipt No. : 0260000706

Date : 07-12-2023

Customer ID: 20025300

Mumbai MAHARASHTRA India-400005

Contact : 9969321290
 PAN No : AAJPH4114P
 GSTIN No. :
 Location : MAHARASHTRA
 State Code : 27

Co Allottee(s):

Payment in respect of Unit no:F-3204 on 32nd Floor at RUNWAL BLISS TOWER F , in RUNWAL BLISS TOWER F Crompton Greaves Compound

Kanjurmarg (East) MAHARASHTRA India

Vide Chq No./NEFT-RTGS/Challan No. 769510 dated:30-09-2023 Drawn on- NEFT Transfer

Description	Amount(Rs.)
Transfer to actual Customer	1,000,000.00
HSN CODE:995411 : CONSTRUCTION SERVICES OF SINGLE DWELLING OR MULTI Place of Supply:Mumbai	

Amount in word: TEN LAKH Rupees

1,000,000.00

* Acceptance of this payment won't guarantee
 transfer of ownership of unit till final payment is received

* Receipt is valid subject to realisation of cheque.

EVIE REAL ESTATE PRIVATE LIMITED



Authorised Signatory

(Prepared by)

This is system generated statement, No signature required

EVIE REAL ESTATE PRIVATE LIMITED

4TH FLOOR, RUNWAL AND OMKAR ESQUARE OFF. EASTERN EXP HIGHWAY OPP SION
 CHUNABHATTI SIGNAL, SION EAST, MAHARASHTRA (state code:27)India-400022
 GSTIN: 27AADCE7724P1Z3
 Ph: 022-61162000

Customer Copy

RECEIPT

Received with thanks from

First Allottee: **Mr. Muzaffar Hussain**
27, Bhagirathi
Afghan Church Colaba

Receipt No. : 0260000708

Date : 07-12-2023

Customer ID: 20025300

Mumbai MAHARASHTRA India-400005

Contact : 9969321290
 PAN No : AAJPH4114P
 GSTIN No. :
 Location : MAHARASHTRA
 State Code : 27

Co Allottee(s):

Payment in respect of Unit no:F-3204 on 32nd Floor at RUNWAL BLISS TOWER F , in RUNWAL BLISS TOWER F Crompton Greaves Compound

Kanjurmarg (East) MAHARASHTRA India

Vide Chq No./NEFT-RTGS/Challan No. 769511 dated:30-09-2023 Drawn on- NEFT Transfer

Description	Amount(Rs.)
Transfer to actual Customer	7,00,000
HSN CODE:995411 : CONSTRUCTION SERVICES OF SINGLE DWELLING OR MULTI Place of Supply:Mumbai	

Amount in word: SEVEN LAKH Rupees

7,00,000

* Acceptance of this payment won't guarantee
 transfer of ownership of unit till final payment is received

* Receipt is valid subject to realisation of cheque.

EVIE REAL ESTATE PRIVATE LIMITED

Authorised Signatory

(Prepared by)

This is system generated statement, No signature required

EVIE REAL ESTATE PRIVATE LIMITED

4TH FLOOR, RUNWAL AND OMKAR ESQUARE OFF. EASTERN EXP HIGHWAY OPP SION
 CHUNABHATTI SIGNAL, SION EAST, MAHARASHTRA (state code:27)India-400022
 GSTIN: 27AADCE7724P1Z3
 Ph: 022-61162000

Customer Copy

**RECEIPT**

Received with thanks from

First Allottee: **Mr. Muzaffar Hussain**
 27, Bhagirathi
 Afghan Church Colaba

Receipt No. : 0260000707

Date : 07-12-2023

Customer ID: 20025300

Mumbai MAHARASHTRA India-400005

Contact : 9969321290
 PAN No : AAJPH4114P
 GSTIN No :
 Location : MAHARASHTRA
 State Code : 27

Co Allottee(s):

Payment in respect of Unit no:F-3204 on 32nd Floor at RUNWAL BLISS TOWER F , in RUNWAL BLISS TOWER F Crompton Greaves Compound

Kanjurmarg (East) MAHARASHTRA India

Vide Chq No./NEFT-RTGS/Challan No. 769509 dated:30-09-2023 Drawn on- NEFT Transfer

Description	Amount(Rs.)
Transfer to actual Customer	1,000,000.00
HSN CODE:995411 : CONSTRUCTION SERVICES OF SINGLE DWELLING OR MULTI Place of Supply:Mumbai	

Amount in word: **TEN LAKH Rupees**

1,000,000.00

* Acceptance of this payment won't guarantee
 transfer of ownership of unit till final payment is received

* Receipt is valid subject to realisation of cheque.

EVIE REAL ESTATE PRIVATE LIMITED

Authorized Signatory

(Prepared by)

This is system generated statement, No signature required

EVIE REAL ESTATE PRIVATE LIMITED

4TH FLOOR, RUNWAL AND OMKAR ESQUARE OFF. EASTERN EXP HIGHWAY OPP SION
 CHUNABHATTI SIGNAL, SION EAST, MAHARASHTRA (state code:27)India-400022
 GSTIN: 27AADCE7724P1Z3
 Ph: 022-61162000

Customer Copy



RECEIPT

Received with thanks from

First Allottee: **Mr. Muzaffar Hussain**
 27, Bhagirathi
 Afghan Church Colaba

Receipt No : 0260000704

Date : 07-12-2023

Customer ID: 20025300

Mumbai MAHARASHTRA India-400005

Contact : 9969321290
 PAN No : AAJPH4114P
 GSTIN No :
 Location : MAHARASHTRA
 State Code : 27

Co Allottee(s):

Payment in respect of Unit no:F-3204 on 32nd Floor at RUNWAL BLISS TOWER F , in RUNWAL BLISS TOWER F Crompton Greaves Compound

Kanjurmarg (East) MAHARASHTRA India

Vide Chq No./NEFT-RTGS/Challan No. R76306 dated:04-09-2023 Drawn on- NEFT Transfer

Description	Amount(Rs.)
Transfer to actual Customer	1,00,000
HSN CODE:995411 : CONSTRUCTION SERVICES OF SINGLE DWELLING OR MULTI Place of Supply:Mumbai	

Amount in word: ONE LAKH Rupees

1,00,000

* Acceptance of this payment won't guarantee
 transfer of ownership of unit till final payment is received

* Receipt is valid subject to realisation of cheque.

EVIE REAL ESTATE PRIVATE LIMITED



Authorised Signatory

(Prepared by)

This is system generated statement, No signature required

EVIE REAL ESTATE PRIVATE LIMITED

4TH FLOOR, RUNWAL AND OMKAR ESQUARE OFF. EASTERN EXP HIGHWAY OPP SION
 CHUNABHATTI SIGNAL, SION EAST, MAHARASHTRA (state code:27)India-400022
 GSTIN: 27AADCE7724P1Z3
 Ph: 022-61162000

Customer Copy



RECEIPT

Received with thanks from

First Allottee: **Mr. Muzaffar Hussain**
27, Bhagirathi
Afghan Church Colaba

Receipt No. : 0260000703

Date : 07-12-2023

Customer ID: 20025300

Mumbai MAHARASHTRA India-400005

Contact : 9969321290
 PAN No : AAJPH4114P
 GSTIN No :
 Location : MAHARASHTRA
 State Code : 27

Co Allottee(s):

Payment in respect of Unit no:F-3204 on 32nd Floor at RUNWAL BLISS TOWER F , in RUNWAL BLISS TOWER F Crompton Greaves Compound

Kanjurmarg (East) MAHARASHTRA India

Vide Chq No./NEFT-RTGS/Challan No. 094891 dated:27-08-2023 Drawn on- NEFT Transfer

Description	Amount(Rs.)
Transfer to actual Customer	3,00,000
HSN CODE:995411 : CONSTRUCTION SERVICES OF SINGLE DWELLING OR MULTI Place of Supply:Mumbai	

Amount in word: THREE LAKH Rupees

3,00,000

* Acceptance of this payment won't guarantee
 transfer of ownership of unit till final payment is received

* Receipt is valid subject to realisation of cheque.

EVIE REAL ESTATE PRIVATE LIMITED



Authorised Signatory

(Prepared by)

This is system generated statement, No signature required

EVIE REAL ESTATE PRIVATE LIMITED

GSTIN:27AADCE7724P1Z3

PAN: AADCE7724P

Customer No: 20025300

TAX INVOICE



Serial No:RV23/10/50002356

DATE: 06-03-2024

TO,

Mr. Muzaffar Hussain

27, Bhagirathi Afghan Church

Colaba

MAHARASHTRA (27) India - 400005

Contact No. 9969321290

PAN: AAJPH4114P

Dear Sir/Madam,

REF:-Unit No. F-3204 RUNWAL BLISS TOWER F situated at RUNWAL BLISS , CROMPTON GREAVES COMPOUND KANJURMARG (EAST) MUMBAI - 400042 MAHARASHTRA INDIA.

HSN/SAC Code: 995411

This letter bears reference to your booking dated 26-08-2023 for the above mentioned unit at RUNWAL BLISS. As per the terms and conditions of booking, we would like to inform you that in line with the payment schedule, your amount against this unit booking is due and payable ON COMPLETION OF PLINTH as per below:

The statement of your Unit:

Total Agreement Value:	Rs.	2,29,36,710.00/-
(I) Past Outstanding:-		
Amount Demanded:	Rs.	72,25,079.00/-
Amount Received:	Rs.	32,00,000.00/-
Amount Payable	Rs.	40,25,079.00/-
Basic Payable (A)	Rs.	38,33,409.00/-
Tax Payable (B)	Rs.	1,91,670.00/-
(II) Current Demand		
ON COMPLETION OF PLINTH	Rs.	34,40,506.00/-
Total Value :	Rs.	34,40,506.00/-
Less:ITC value @ %	Rs.	0.00/-
Net Value: (C)	Rs.	34,40,506.00/-
Less:Deemed value of land(1/3rd of Net Value):	Rs.	11,46,721.00/-
Taxable Value:	Rs.	22,93,785.00/-
CGST @ 3.75% On Taxable Value	Rs.	86,017.00/-
SGST @ 3.75% On Taxable Value	Rs.	86,017.00/-
Total Tax On Current Demand(D)	Rs.	1,72,034.00/-
Total Current Outstanding towards Basic(A+C)	Rs.	72,73,915.00/-
- Less TDS Applicable (E)	Rs.	1,03,215.00/-
Final Amount to paid towards Basic Cost(A+C-E)	Rs.	7,170,700.00/-
Total Tax Payable(B+D)	Rs.	363,704.00/-

Kindly send us the Cheque/Pay order of Rs. 7,170,700.00/- in the name of " ERPL TOWER F COLLECTION ESCROW ACCOUNT 100 " OR through RTGS/NEFT- Bank name: HDFC BANK LTD; A/C No. 57500000762070; IFSC Code : HDFC0000163 payments on or before 21-03-2024 to avoid interest.Address of the Bank: RUPAM CENTRE CINE PLANET, SION CIRCLE SION (EAST) MUMBAI- 400022 MAHARASHTRA

Kindly send us the GST A/C Cheque/Pay order of Rs. 363,704.00/- in the name of " EVIE REAL ESTATE PRIVATE LIMITED " OR through RTGS/NEFT - Bank name: HDFC BANK LTD ; Account No: 01630350000363 , IFSC CODE :- HDFC0000163 payments on or before 21-03-2024 to avoid interest. Address of the Bank:RUPAM CENTRE CINE PLANET, SION CIRCLE SION (EAST) MUMBAI- 400022 MAHARASHTRA

Please pay TDS of Rs 103,215.00/- as per the provisions of Income Tax and furnish us the TDS certificate(Form 16B)immediately.

We also have a payment gateway by which you may honour this payment, the link for which will be sent to you separately via email and SMS. The link can also be accessed from the customer portal. Should you need any help with that, please feel free to contact your Relationship Manager.

Note:

1. Please ignore this Invoice if payment is already made.
2. Any Delay in payment beyond 15 days will attract interest at the applicable rate along with GST as applicable.
3. If Demand Letter is not received,kindly collect it from the Head Office.
4. Kindly confirm the details of RTGS/NEFT payments immediately on customer.care@runwalgroup.in with the Unit details & payment transaction reference number.
5. Payment made against any demand raised by us,will be adjusted against interest on delayed payment(if any),applicable statutory levies & remaining against apartment value,in the same order.
6. Any delay in payment & filing of statement of TDS/TDS returns(Form 26QB) shall invite late fees under the Income Tax Act 1961.

7. Declaration

"We hereby declare and confirm that we are not specified person u/s 206AB of the Income Tax Act, 1961".

If you need any further assistance please feel free to contact us on 022-69315203.

Yours Faithfully,
For EVIE REAL ESTATE PRIVATE LIMITED



(Authorised Signatory)

CIN No.U74999MH2014PTC25183

Site Office:RUNWAL BLISS , CROMPTON GREAVES COMPOUND KANJURMARG (EAST) MUMBAI - 400042 MAHARASHTRA INDIA , EMAIL ID: CUSTOMER.CARE@RUNWALGROUP.IN, Website: WWW.RUNWALGROUP.IN.

Place Of supply:MAHARASHTRA (27)

Head Office:EVIE REAL ESTATE PRIVATE LIMITED , 4TH FLOOR, RUNWAL AND OMKAR ESQUARE OFF. EASTERN EXP HIGHWAY OPP SION CHUNABHATTI SIGNAL,SION EAST, MUMBAI - 400022 MAHARASHTRA INDIA.

This is system generated invoice and does not require signature.

Date: 16-11-2023

TO WHOMSOEVER IT MAY CONCERN

This is to certify that the “work upto top of Plinth” is completed of the building or wing of areas appertain of the building or wing in which the apartment is located of RERA registered Wing-F Known as “SUNFLOWER” of Residential Building No. 01 known as ‘Runwal Bliss’ on plot bearing CTS Nos.676, 1004, 1005 (pt), 1007 (pt), 1007/3 (pt) & 1009 (pt), 1005 (pt), 1007 (pt), 1007/3 (pt), 1007/4, 1009 (pt), 1009/5, 1009/6, 1010 (pt), 1013 (pt), 1014 (pt), 1014/1 to 1014/6, 1017/1to 1017/6, 1018 and 1018/1 to 1018/9 of Village Kanjurmarg (E), at 90’-0”, road, Kanjur Marg (E), Mumbai; for Shri. Subodh S. Runwal Director of Evie Real Estate Pvt. Ltd. is completed as per approved amended plans bearing Online File No. CHE/ES/1699/S/337(New) dated 20-10-2020.

We further certify that the work is being carried out under supervision of Design Architect Shri. Hafeez Contractor, Site Supervisor (wing in charge) Shri. Sachin Kamble and also Structural Consultants Shri. Achyut Watve of JW Consultants LLP.

The details of the same as under:

Tower Name and no.	Work status	Completion date
Wing-F (Sunflower)	Completion of Plinth of areas appertain of the building or wing in which the apartment is located	16.11.2023

Thanking you,
Yours faithfully,



Ar. Prashant
Lic. No. CA/2009/45173



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 : **P51800032824**

Project: Runwal Bliss - Wing F , Plot Bearing / CTS / Survey / Final Plot No.: **1004P,1005P,1007P,1007/3,1007/4,1009P,1009/5-6,1010P,1013P,1014P,1014/1-6,1017/1-6,1018,1018/1-9** 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 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 **02/02/2022** and ending with **31/12/2026** 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 Premanand Prabhu
(Secretary, MahaRERA)
Date:02-02-2022 11:22:16

Dated: **02/02/2022**
Place: **Mumbai**

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