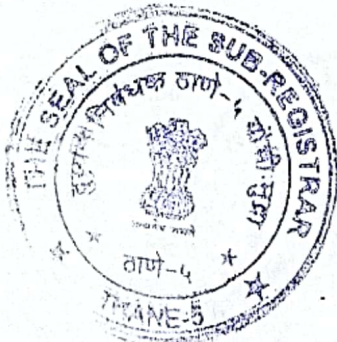




गावाचे नाव : चितळसर मानपाडा

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा
व बाजारभाव (भाडेपट्ट्याच्या
वावतीत पट्टाकार आकारणी देतो
की पट्टेदार ते नमूद करावे) मोबदला रु. 10,218,500.00
बा.भा. रु. 6,710,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) गट क्र.: 21/1.2 पार्ट 3/-/-/-वर्णन: झोन १/31 3ई3, गट नंबर 21/1,2 पार्ट 3, 22पार्ट 24/बी-पार्ट - सदनिका नंबर 1102, 11वा मजला, बिल्डींग बी, रुणवाल पर्ल, गोदरेज लॉकीम समोर, चितळसर मानपाडा, ठाणे
- (3) क्षेत्रफळ (1) 104.27 चौ मी बांधीव
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) रुणवाल कन्स्ट्रक्शनचे भागीदार संदीप एस रुणवाल तर्फे अधि स्वाक्षरीकार चारु पत्की तर्फे कु मु रमेश लुंकड AAAFR1211Q - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: रुणवाल अँड ओमकार स्केअर सायन मुंबई; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) कौस्तुभ मोरेश्वर मुंज - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: सुजाता सोसायटी मुलुंड मुंबई; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AMJPM6076B.
- (7) दिनांक करून दिल्याचा 24/05/2012
- (8) नोंदणीचा 28/05/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 4716 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 510925.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा



सह दुय्यम निबंधक ठाणे क्र. ५

व्यांकनाचे वर्ष 2012
 लक्षा ठाणे
 मुख्य मूल्य विभाग 7-गावाचे नाव : चितळसर मानपाडा (ठाणे महानगरपालिका)
 मूल्य विभाग 7/31-3ई-3) चितळसर मानपाडा गावातील उपविभाग "ब" व "क" वगळता इतर सर्व सर्वे नंबर/मिटीएस नंबर/गावठाणे
 पत्रे नांव Pune/Pimpri/Chichwad
 हें नंबर इतर -

ट न न - ५
मिटीएस नंबर/मिटीएस नंबर/गावठाणे क्रमांक २०१६
१ / १९५

वर्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर

सुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
24700.00	58500.00	72800.00	87100.00	72800.00

ळकतीचे क्षेत्र	104.27	बांधकामाचे वर्गीकरण	1-आर सी सी
ळकतीचा वापर	निवासी सदनिका	उद्दवाहन सुविधा	आहे
ळकतीचा प्रकार	बांधीव	बांधकामाचा दर	
ळकतीचे दय	0 TO 2 वर्षे	मजला	11th to 20th Floor

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार नविन दर) * मजला निहाय घट/वाढ

= (58500.00 * 100 /100) * (110.00 /100)

= 64350.00

मुख्य मिळकतीचे मूल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * मिळकतीचे क्षेत्र

= 64350.00 * 104.27

= 6709774.50

त्रित अंतिम मूल्य = अंतिम मूल्य दर +तळघराचे मूल्य + पोटमाळ्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य +वंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य

= A + B + C + D + E + F + G + H

= 6,709,774.50 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00

= 6,709,774.50 /-

लिपिक



सह दुय्यम निबंधक ठाणे क्र. ५

THE COSMOS CO-OP. BANK LTD.
FRANKING DEPOSIT SLIP

Customer Code **9860361**

Branch NPD No. 112

Date: 22/05/2012

Pay to THE COSMOS CO-OPERATIVE BANK LTD.

Franking Value	Rs.	5110901-
Service Charges	Rs.	10L-
Total	Rs.	5111001-

PAN No.

Name & Address of Stamp duty paying party

Raustubh M. Muni

Syeda HS. Melund CEJ

Tel.No. / Mobile No.

Purpose of Transaction Aggr. for sale

In cash for Franking Documents

Rs. 5110901-

Rupees (in words) Five Lacs Eleven

Thousand Ninety only

(For Bank's Use only)

Tran ID 348859

Franking S.No. 844222

For The Cosmos Co-op. Bank Ltd.



उमट मुद्रांक फ्रँकिंग आल्ट्रा क्वायलेट लेम्प खाली तपासले व एस.एम.एस./संबंधित प्राधिकृत अधिकाऱ्याशी दुरध्वनी वरून संपर्क साधुन मेळ बरोबर आढळुन आला
सह/दुय्यम निबंधक, ठाणे क्र.५
जिल्हा-ठाणे

FOR THE COSMOS CO-OP BANK LTD.

- १ मरणा युक्ति मंत्र
- २ मरणा युक्ति मंत्र
- ३ मरणा युक्ति मंत्र
- ४ मरणा युक्ति मंत्र
- ५ मरणा युक्ति मंत्र
- ६ मरणा युक्ति मंत्र
- ७ मरणा युक्ति मंत्र
- ८ मरणा युक्ति मंत्र
- ९ मरणा युक्ति मंत्र
- १० प्राधिकृत अधिकाऱ्याची स्वाक्षरी व बँकेचा /

48359
Agreement
Fleet
10218600/-
Runwal Const.
Raustubh Muni
11
5,11,090/-
7.5

Authorised Signatory

FOR THE COSMOS CO-OP BANK LTD.



Authorised Signatory

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT was made at Thane on this 24th day of May in the Christian year Two* Thousand Twelve Between **RUNWAL CONSTRUCTIONS** having (PAN/NO. AAAPR 1211 Q) a registered Partnership firm having office at Runwal and Omkar Esquare, 5th Floor, Sion East, Mumbai-400 022 hereinafter referred to as the "DEVELOPER" (which expression shall always be repugnant to the context or meaning hereof be deemed to mean and include the Partners for the time being constituting the said Firm and their respective heirs, executors, legal representative, administrators and assigns) of the ONE PART;

दस्तावेज
दस्तावेज
21904

The Cosmos Co-operative Bank Ltd., Thane
Branch, Thane
D-5/STR(V)/C.R.1004/05/2004/1765-67

श्री 48359
107807
Special Adhesive
MAY 22 2012
10901-PB5157
MAHARASHTRA

Runwal

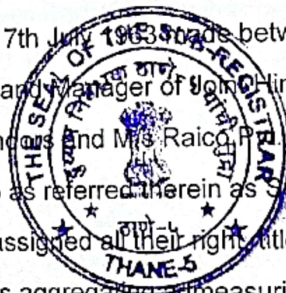
AND
MR. KAUSTUBH MORESHWAR MUNJ. having/his/her/their address at A/8
SUJATA CHS, VIDYALAYA MARG, MULUND EAST, MUMBAI
400081 hereinafter referred to as "THE PURCHASER/S" having (PERMANENT
ACCOUNT NO. AMJPM6076B) (which expression shall unless repugnant to the
context or meaning thereof be deemed to include his/her/their respective heirs,
executors, administrators and permitted assigns) of the OTHER PART.

WHEREAS

1. By an Agreement dated 19th September 1961, executed between Jayantilal Nagindas Thanawala & Ors. of the One Part and M/s RAICO PRIVATED LIMITED of the Other Part. The said Jayantilal Nagindas Thanawala & Ors. have agreed to sale and M/s RAICO PRIVATED LIMITED have agreed to Purchase the property more particularly described in the Firstly and secondly schedule as mentioned under the said Agreement dated 19th September 1961.

2. By an Agreement dated 20th November 1961 executed between M/s RAICO PRIVATED LIMITED of the one Part and M/s TURNER MORRISON & COMPANY LIMITED of the Other Part, the said M/s Raico Pvt. Ltd., have agreed to sale, transfer and assign all their right, title interest, claim and benefits etc. permanently in favour of M/s TURNER MORRISON & COMPANY LIMITED on the terms and conditions as contained therein in respect of land and property more particularly described under the schedule as mentioned therein.

3. By Deed of Conveyance dated 17th July 1963 made between Mr. Jayantilal Nagindas Thanawala as a Karta and Manager of Joint Hindu Family & Ors. referred therein as the First Vendors and M/s Raico Pvt. Ltd., (Formerly Known as Rai Brothers Pvt. Ltd.) as referred therein as Second Vendors have sold, transferred, conveyed and assigned all their right, title interest, claim and benefit in respect of the properties aggregating and measuring about 26,331,25 sq. yds. as mentioned in the schedule "first and second there under permanently in favour of M/s Turner Morrison Ltd as referred therein as Purchasers for the price/ consideration and upon the terms and conditions as mentioned therein. The said Deed of Conveyance dated 17th



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Agreement and also he July 1963 has been registered in the office of sub-Registrar at Thane on 11th November 1963.

4. The said Raico Pvt. Ltd., i.e. the second Vendor has also executed a Deed of Grant of right of way in favour of said Turner Morrison & Co., Ltd., on 17.7.1963 on the terms and conditions as mentioned in the said writing. The said writing has been registered in the office of sub- Registrar at Thane vide Sr. No.814 of volume No. 729 at page No. 31 on 12th November 1963.

5. Thereafter vide Development Agreement dated 15th December 2003 executed between M/s Turner Morrison Ltd. (previously known as Turner Morrison & Co., Ltd.) referred therein as the Owner on the One Part and M/s Runwal Constructions referred therein as the Developer of the other Part. The said owner granted sole, exclusive and absolute right, power and authority to develop the land/ property admeasuring about 22,018.78 sq. mtrs. (Hereinafter referred to as the "Said Land/Property") more particularly described in Schedule Part A and Part B of the Development reunder on the terms and conditions as mentioned therein. The said Development Agreement dated 15th December 2003 has been duly registered with the office of Sub- Registrar at Thane vide Sr. No. TNN/5/1152 on 16th February 2004.

6. Pursuant to the registered Development Agreement dated 15th December 2003, the said M/s Turner Morrison Ltd. have also executed an Irrevocable General Power of Attorney dated 15th December 2003 and 27th May 2004 in favour Runwal Constructions through its Partners namely (1) Mr. Subhash S. Runwal (2) Mr. Sandeep S. Runwal and (3) Mr. Subodh S. Runwal as their Constituted Attorney for developing / redeveloping the said property. The said General Power of Attorney dated 27th May 2004 has been duly registered with the office of Sub- Registrar at Thane.



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क्रमांक	२७१६
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7. By virtue of the aforesaid registered Development Agreement dated 15th December 2003 and registered/unregistered Irrevocable General Power of Attorney dated 27th May 2004/ 15th December 2003 granted/ executed by M/s Turner Morrison Ltd., as the Owner in favour of Runwal Constructions as the "DEVELOPER" thereby the said RUNWAL CONSTRUCTIONS (Developer) is fully and absolutely authorized, permitted and empowered to develop/redevelop and also to sell, transfer, license lease or deal with the said property or any part thereof including

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the construction thereon in any manner as Developer deem fit and proper at its own discretions.

8. The Developer hereby represent and declare that the Owner has already obtained the Factory Closure permission and Change of User permission from Agricultural to Non Agricultural use in respect of the said land and the Developer is allowed and permitted to develop the said land for the residential/ commercial purposes.
9. The Developer proposes to construct and sell or dispose off the Flat/ units/galas in residential building/s on the said land as per the plans sanction and/or may be sanctioned by the Thane Municipal Corporation and other concerned authorities from time to time.
10. The copy of Certificate of Title dated 18th February 2008 issued by MR. SUNIL R. MORE (Advocate High Court, Bombay), the Advocate of the Developer and also the copies of extracts of Property Card/ 7/12 Extract showing the nature of title of the on the said Property on which the buildings are being constructed are annexed hereto and marked as ANNEXURE "A" & "B" respectively.
11. The Additional Collector and Competent Authority, (ULC) Thane has issued an order-bearing No. ULC/TA/Sec. 22/S.R.-359 dated 03/06/2004 and Corrigendum No. ULC/TA/ATP/Sec. 20/S.R.1618 dated 02/12/2005 in respect of said property a copy thereof hereto annexed and marked as ANNEXURE "C"
12. The Thane Municipal Corporation has sanctioned building plans vide Sanctioned of Development permission bearing No. V.P. 2004/130/TMC/TDD/ 591 dated 6th December 2006 and Commencement Certificate (C.C.) under No. No. V.P. 2004/130/TMC/TDD/ 163 dated 14th June 2007 in respect of the proposed construction on the said land/ property the copies thereof hereto annexed and marked ANNEXURE "D" & "E" respectively.
13. The Developer has accordingly proposed to construct/develop the multistoried residential building/s phase wise on the said land as per plans approved by Thane Municipal Corporation and/or may be approved by the Thane Municipal Corporation and other authorities. While sanctioning the said plans concerned local authority and / or government have laid down



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certain terms, conditions, stipulations and restrictions, which are to be observed and performed by the Developer while developing the said Land/Property and upon due observance and performance of which only the completion and occupation certificates in respect of the said buildings shall be granted by the concerned local authority. The Developer has accordingly commenced the construction of buildings in accordance with the said plans.

14. The Purchaser/s applied to the Developer for allotment on ownership basis to the Purchaser/s and the Developer agreed to allot and sell the Flat No. 1102 on 11TH floor area admeasuring 935 sq. ft carpet area (carpet area inclusive of balconies) in the Building No. B in Phase No.- (hereinafter referred to as the said Flat) as shown in the floor plan thereof hereto annexed and marked ANNEXURE "F" in the proposed building to be constructed on the said land in the project proposed to be known as "RUNWAL PEARL".

15. The Purchaser/s has/have demanded from the Developer and the Developer has given full, free and complete inspection to the complete satisfaction of Purchaser/s all the documents of title relating to the said property, the plans, designs and specifications prepared by the Developer Architect, Engineers, and such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (herein referred to as the said Act) and the Rules made there under.

a) The Developer is entering in to separate agreements with several other prospective buyers/persons and parties for sale of Flat, units, car parking spaces, garages and other Flat in the said building. The Purchaser has been allotted one free car Park and the car parking allotment letter will be issued at the time of possession.



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क्रमांक २०१६
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16. The Developer has agreed to sale and transfer the Flat to the Purchaser/s and Purchaser has/ have agreed to purchase and acquire the same for total consideration of Rs.1,02,18,500/- (RUPEES ONE CRORE TWO LAKH EIGHTEEN THOUSAND FIVE HUNDRED ONLY.) on the terms and conditions as appearing hereunder. Prior to the execution of these presents the purchaser/s has/have paid to the Developer sum of Rs.31,18,500/- (RUPEES THIRTY ONE LAKH EIGHTEEN THOUSAND FIVE HUNDRED ONLY.) being ___% of the total cost as part consideration (the payment and receipt whereof the Developer do hereby admit and acknowledge) and the purchaser/s has/have agreed to

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