



बकाई - 4	
24/06/2021	C/902
2029	

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT ("the said Agreement") made at Mumbai on this 31st day of MARCH in the Christian Year 2021.

185/

BETWEEN

RUNWAL DEVELOPERS PRIVATE LIMITED (PAN NO. AAACR0395J) a company incorporated under the Companies Act, 1956 and having its registered office at 5th Floor, Runwal & Omkar Esquare, Opp. Sion-Chunabhatti Signal, Sion (East), Mumbai - 400 022 represented by its Authorized Signatory Mr. Sanjay Daga, authorized vide Board Resolution dated 24/06/2021, hereinafter referred to as the "PROMOTER" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors in title and assigns) of the **ONE PART;**

185/

AND

Sanjay Daga
U.S. Pawar

anything done or omitted to be done pursuant to this Agreement, the Parties shall attempt in the first instance to resolve the same by negotiation. If the disputes, differences or claims are not resolved by negotiation within 90 (ninety) days after commencement of discussions or such longer period as the parties may agree to in writing, then either party may refer the disputes, differences or claims, to the Authority as per the provisions of the RERA and the Rules and Regulations, thereunder.

4. **Governing Law:**

This Agreement and the rights, entitlements and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India and the Courts of Law in Mumbai will have exclusive jurisdiction with respect to all matters pertaining to this Agreement.

5. In case the Allottee/s has accepted to book the apartment under ^{Construction} ~~Linked~~ Linked payment scheme, the Allottee/s hereby accepts the Payment Schedule and the Allottee/s hereby agrees and accepts that no further discount of any nature shall be provided to the Allottee/s.

6. **Permanent Account Numbers:**

Details of the Permanent Account Numbers of the Promoter and Allottee are set out below:-

Party	PAN No.
UNWAL DEVELOPERS PRIVATE LIMITED	AAACR0395J
MS. SANCHITA SANJAY PAWAR	BYPPP6796J
MRS. UJWALA SANJAY PAWAR	AUSPP7927R.

MR. SANJAY RAGHUNATH PAWAR AAOPP0190C

7. **Construction of this Agreement:**

- (i) Any reference to any statute or statutory provision shall include:
 - (a) all subordinate legislation made from time to time under that provision (whether or not amended, modified, re-enacted or consolidated); and
 - (b) any amendment, modification, re-enactment, substitution or consolidation thereof (whether before, on or after the date of



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Ujwala Pawar
Sanjay Pawar
 Allottee

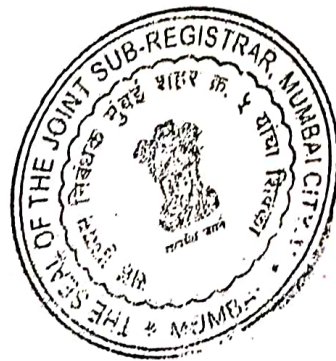
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IN WITNESS WHEREOF the parties hereto have executed these presents and the duplicate hereof, the day and year first hereinabove mentioned.

FIRST SCHEDULE REFERRED TO HEREINABOVE
(Description of the Property)

All that piece and parcel of land admeasuring 11,730.11 square meters along with non-shum plot admeasuring 390 aggregating to 12,120.11 square metres, bearing C.S Nos. 4 (Part), 5 (Part), 6 (Part) and 7 (Part) of the Salt Pan Division, Sion situated at Pratiksha Nagar, Shastri Nagar, "C" Division, F/N Ward, Mumbai and bounded as follows:-

On or towards East	by Pratiksha Nagar Depot Road;
On or towards West	by Shastri Nagar B. Division;
On or towards North	by MHADA Buildings; and
On or towards South	by Monorail.



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Signature
U.S. Rawal
Signature
A. Intec

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दुय्यम निबंधक : सह दु.नि.मुंबई शहर 5

दस्त क्रमांक : 7541/2021

नोंदणी :

Regn:83m

गावाचे नाव : सॉल्टपॅन

- (1) विलेखाचा प्रकार करारनामा 14608712
- (2) नोंददला 7241825.01
- (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की रट्टेदार ते नमुद करावे)
- (4) भू-मापन, पोटहिस्सा व घरक्रमांक असल्यास
- (5) क्षेत्रफळ
- (6) आकारणी किंवा जुडी देण्यात असेल नव्हा.
- (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पता.
- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पता
- (9) दस्तऐवज करून दिल्याचा दिनांक
- (10) दस्त नोंदणी केल्याचा दिनांक
- (11) अनुक्रमांक, खंड व पृष्ठ
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क
- (14) शेर

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 505, माळा नं: 5 वा मजला, टावर सी, इमारतीचे नाव: रुणवाल टाइमलॅस, ब्लॉक नं: सायन ईस्ट, मुंबई 400022, रोड : प्रतीक्षा नगर, शास्त्री नगर, इतर माहिती: 1 कार पार्किंग, सदनिका क्षेत्रफळ 623 चौ. फूट कारपेट व बाल्कनी क्षेत्रफळ 46 चौ. फूट कारपेट (C.T.S. Number : 4 (Part), 5 (Part), 6 (Part) and 7 (Part) ;)

1) 68.39 चौ.मीटर

1): नाव:-रुणवाल डेव्हलपर्स प्राईवेट लिमिटेड तर्फे संचालक संजय डागा तर्फे ऑयोरार्डिज्ड सिग्नेटरी शोभा मालकर तर्फे मुखत्यार त्रिपाठी कें वय:-46; पता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस, 5 वा मजला, रुणवाल एन्ड ओमकार एसकवेअर, सायन-घुनामट्टी सिगनलच्या समोर, सायन (ईस्ट), मुंबई, ब्लॉक नं: -, रोड नं: - महाराष्ट्र, MUMBAI. पिन कोड:-400022 पॅन नं:-AAACR0395J

2): नाव:-संचिता संजय पवार वय:-23; पता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट क्रमांक 501,5 मजला, इमारत न एच -23, इंद्रप्रस्थ सी एच एस, प्रतीक्षा नगर, सायन, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400022 पॅन नं:-BYPPP6796J

3): नाव:-संजय रघुनाथ पवार वय:-56; पता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट क्रमांक 501,5 मजला, इमारत न एच -23, इंद्रप्रस्थ सी एच एस, प्रतीक्षा नगर, सायन, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400022 पॅन नं:-AUSPP7927R

4): नाव:-संजय रघुनाथ पवार वय:-56; पता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट क्रमांक 501,5 मजला, इमारत न एच -23, इंद्रप्रस्थ सी एच एस, प्रतीक्षा नगर, सायन, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400022 पॅन नं:-AOPPO190Q

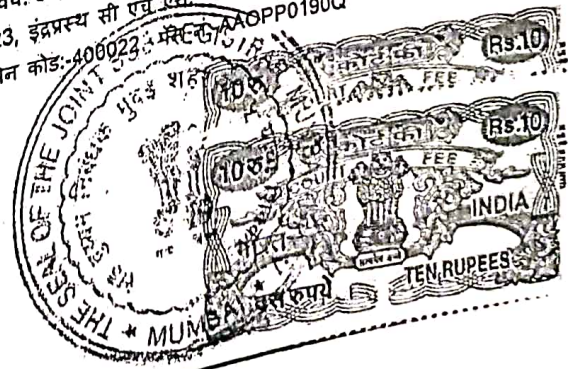
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(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

खरी प्रत
सह दुय्यम निबंधक मुंबई ५

गुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अंगुष्ठ :- :

ANNEXURE "F"



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'G'

[See rule 8(a)]

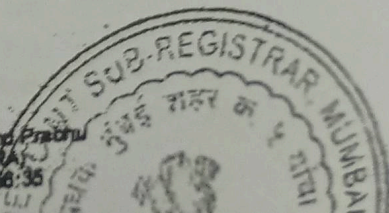
This registration is granted under section 5 of the Act to the following project under project registration number :
PS1900005485

Project: Runwal Timeless, Plot Bearing / CTS / Survey / Final Plat No.: 4PT, 5PT, 6PT, AND 7PT of FNorth-400022,
Ward FNorth, Mumbai City, 400022.

1. Runwal Developers Private Limited having its registered office / principal place of business at Tehsil: Ward
FNorth, District: Mumbai City, 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, Rules 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 (i) 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
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 Hemant Prabhakar
(Secretary, MahaRERA)
Date: 30-03-2021 20:58:35



ANNEXURE "F"



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:
PRT00005485

Project: **Runwal Timeless Plot Bearing / OTS / Survey / Final Plot No.: 4PT, 5PT, 6PT, AND 7PT at FNorth-40022, Ward FNorth, Mumbai City, 400022.**

1. Runwal Developers Private Limited having its registered office / principal place of business at **Tahsil: Ward FNorth, District: Mumbai City, 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 (f) 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 11/08/2017 and ending with 31/03/2028 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 8.
- 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. Vasanti Prakash Prabhakar
(Secretary, Maharashtra RERA)
Date: 30-03-2021 20:56:35



ANNEXURE "D"

SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Karmakar Marg, Bandra (East), Mumbai - 400 051
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1956 (FORM 'A')

No. SR/EM/2861/EM/44/AD 25 APR 2017
COMMENCEMENT CERTIFICATE SALE SLIDE

TO
M/s. Easy Home Solutions Pvt. Ltd.
325, The Summit Business Bay,
Andheri (E), Mumbai - 400 073.

With reference to your application No. 1038 dated 16/14/2012 for Development Permission and grant of Commencement Certificate under section 44 & 45 of the Maharashtra Regional and Town Planning Act, 1956 to carry out development and build up, permission under section 45 of Maharashtra Regional and Town Planning Act, 1956 to erect a building on plot No. _____ CTS No. 4(part), 5(part), 6(part) & 7(part)

Wardage Saltan Division TPS No. _____
 Situated at _____ City No. _____
 and E/W _____

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI
 U/R No. SR/EM/2861/EM/44/AD 25 APR 2017 dt. 17/04/2017
 and on following conditions

1. The land vacated in consequence of encroachment of the setback line and wherewith the said 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 from the date of its issue. However the construction work should be commenced within three months from the date of its issue. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal zone management plan.
 4. If construction is not commenced within Commencement Certificate is renewable every year but such extension period shall in no case exceed three years provided further that such fees shall not be any subsequent application for fresh permission under section 43 of the Maharashtra Regional and Town Planning Act, 1956. This Certificate is liable to be revoked by the C.E.O. (SRA) 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 condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) 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 and 45 of the Maharashtra Regional and Town Planning Act, 1956.
- The conditions of this certificate shall be binding not only on the applicant but on his heirs, successors, assignees, administrators and assigns and every person deriving title through or under him.

The C.E.O. (SRA) has appointed Shri. P.P. Jadhav
 Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the
 The C.C. is granted by order of Top Class of Still F Level

For and on behalf of Local Authority
 The Slum Rehabilitation Authority
 Executive Engineer (SRA)



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MRA/RM/2841/PN/MHL/AP

17 DEC 2020

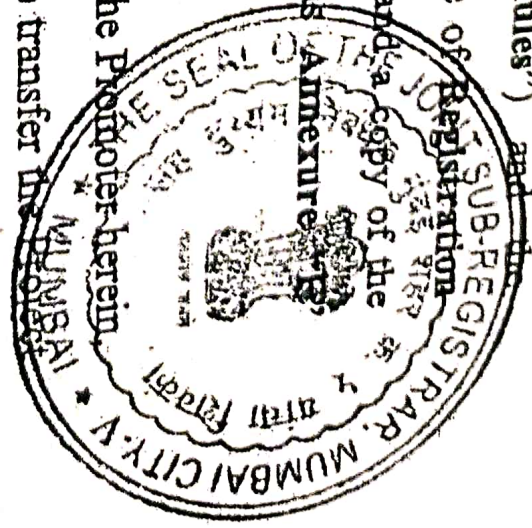
This D.O. is recommended upon plan as per amended
sanction plan dtd. 16/10/2020.


Executive Engineer
Slum Rehabilitation Authority



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... (Amendment) Act, 2016, ("RERA") read with the provisions of the real estate projects, Registration and Development) (Registration of disclosures on website) Rules, 2017 ("RERA Rules") and the No. P51900005685 dated 11/08/2017 for the Project, and a copy of the revised RERA Certificate is annexed and marked as Annexure-1 hereto.



U. As per the mutually agreed between the EHSPL and the Promoter herein. EHSPL applied to RERA Authority for its proposal to transfer the No. P51900005685 in favour of Runwal Developers Private Limited, the Promoter herein. By its Order dated 6th January 2021, RERA Authority

For Page 5 of 120

For Promoter
Allottee

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Promoter

BY

accommodation.

P. Under the LOI, certain built-up area has been sanctioned for the Property which *inter alia* comprises of the right of the EHSPL (a) to construct and develop rehabilitation component ("Rehab Component") and (b) to construct and develop free sale component ("Free Sale Component").

Q. As per the plans and designs contemplated by EHSPL, EHSPL intends to develop the Rehab Component by constructing 2 (two) buildings ("Rehab Building") on a portion of the Property ("Rehab Plot"). The units/flats in the Rehab Building shall be used for rehabilitating the eligible members of the Societies and project affected persons (as per the LOI).

R. EHSPL proposes to develop the Free Sale Component by constructing 1 (one) or more buildings ("Sale Building") on the portion of the Property ("Free Sale Plot"). The units/flats in the Sale Building/s shall be available for sale in the open market. The Copy of Proposed Layout Plan and Sale Building Proposed Plan is annexed hereto and marked as Annexure "E".

S. Pursuant to the necessary approvals, so obtained, EHSPL has commenced construction of the Rehab Building on the Rehab Plot.

T. The development of the said Project/Building as defined hereinbelow proposed by EHSPL, has been registered as a 'real estate project' earlier known as "FREEWAY37" (now known as "Runwal Timeless" as defined below, 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") and the Regulations. The Authority has duly issued Certificate of Registration No. P51900005685 dated 11/08/2017 for the Project, and a copy of the revised RERA Certificate is annexed and marked as Annexure "B" hereto.

U. As per the mutually agreed between the EHSPL and the Promoter herein, EHSPL applied to RERA Authority for its proposal to transfer the Project No. P51900005685 in favour of Runwal Developers Private Limited, the Promoter herein. By its Order dated 6th January 2021, RERA Authority



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For
U.S. Rawal
Allottee

Promoter