



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

11/05/2021

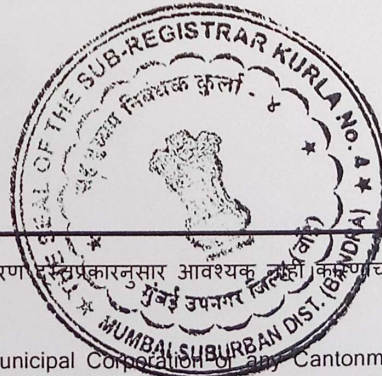
दस्त क्रमांक : 8835/2021

नोंदणी :

Regn:63m

गावाचे नाव : कांजूर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	7438805
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7761153
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: फ्लॅट नं जे- 3502, माळा नं: 35 वा मजला, इमारतीचे नाव: टॉवर जे मॅडीसन,रुणवाल ऍव्हेन्यू, ब्लॉक नं: क्रॉम्प्टन ग्रेव्हस कंपाऊंड मुंबई - 400042, रोड : कांजूरमार्ग पूर्व, इतर माहिती: एक स्टॅक कार पार्किंग स्पेस सहित((C.T.S. Number : 1004(pt), 1005(pt),1005/1, 1006, 1007(pt), 1007/3pt, 1007/4, 1009pt, 1009/5, 1009/6, 1010pt, 1013 (pt), 1014 (pt), 1014/1 to 1014/6S, 1017/1 to 1017/6, 1018, 1018/1 to 1018/9 ;))
(5) क्षेत्रफळ	1) 36.12 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सुस्नेह इन्फ्रापार्क प्रायव्हेट लिमिटेड चे प्राधिकृत व्यक्ति - सोहित बाजपई तर्फे मुखत्यार -गणेश आर शेट्टी वय:-60; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आर्यभट्ट बिल्डिंग, ब्लॉक नं: क्रॉम्पटन ग्रेव्हस कंपाऊंड, रोड नं: कांजूरमार्ग पूर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400042 पॅन नं:-ABCCS6245F
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-दिपाली सतीश गावडे वय:-39; पत्ता:-प्लॉट नं: 1/12, माळा नं: -, इमारतीचे नाव: परिमल को- ऑप हौसिंग सोसायटी , ब्लॉक नं: राजे शिवाजी नगर कांजूर व्हिलेज, भांडुप पूर्व , रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400042 पॅन नं:-ARGPG8303H 2): नाव:-सतीश रमेश गावडे वय:-44; पत्ता:-प्लॉट नं: 1/12, माळा नं: -, इमारतीचे नाव: परिमल को- ऑप. हौसिंग सोसायटी, ब्लॉक नं: राजे शिवाजी नगर, कांजूर व्हिलेज , भांडुप पूर्व , रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400042 पॅन नं:-AIBPG9845Q
(9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2021
(10)दस्त नोंदणी केल्याचा दिनांक	07/05/2021
(11)अनुक्रमांक,खंड व पृष्ठ	8835/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	235700
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही किंवा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.



CHALLAN
MTR Form Number-6

करल ४		
८८३५	३	९५५
२०२९		



SRN	MH014547918202021E	BARCODE					Date	31/03/2021-21:42:36	Form ID	25.2
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)						
Office Name	KRL4_JT SUB REGISTRAR KURLA NO 4			Full Name	DEEPALI SATISH GAWADE					
Location	MUMBAI			Flat/Block No.	FLAT NO.J-3502, 35TH FLOOR, TOWER-J-					
Year	2020-2021 One Time			Premises/Building	MADISON, RUNWAL AVENUE					
Account Head Details	Amount In Rs.			Road/Street	CROMPTON GREAVES COMPOUND, KANJURMARG EAST					
30045501 Sale of NonJudicial Stamp	235700.00			Area/Locality	MUMBAI					
				Town/City/District						
				PIN	4 0 0 0 4 2					
				Remarks (If Any)	SecondPartyName=SUSNEH INFRAPARK PRIVATE LIM-					
				Amount In	Two Lakh Thirty Five Thousand Seven Hundred Rupees					
Total	2,35,700.00			Words	Only					
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK						
Cheque/DD Details				Bank CIN	Ref. No.	69103332021333114022		2672249072		
Cheque/DD No.				Bank Date	RBI Date	31/03/2021-21:46:36		Not Verified with RBI		
Name of Bank				Bank-Branch		IDBI BANK				
Name of Branch				Scroll No. , Date		Not Verified with Scroll				



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
दर चलन केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

(Signature)

(Signature)

Mobile No. : 9594896282

करल ४
2024 ६ १६५
२०२१

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai this 31st day of March, 2024

[Signature]

BETWEEN

SUSNEH INFRAPARK PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 2013, having its Corporate office at Aryabhatt Building, C G Compound, Kanjurmarg (E), Mumbai – 400 042 (through its duly Authorized Signatory Mr. Sohit Bajpai authorized under Board Resolution/POA dated 29/10/2024), hereinafter referred to as the "the Promoter", (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **ONE PART**.

[Signature]

AND

DEEPALI SATISH GAWADE & SATISH RAMESH GAWADE having his/her/their address at 1/12, PARIMAL CO-OP HSG SOC, RAJE SHIVAJI NAGAR, KANJUR VILLAGE, BHANDUP (EAST), MUMBAI - 400042, hereinafter referred to as "the Allottee", (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include in case of an individual his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-parceners and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company its successors and permitted assigns) of the **OTHER PART**.

WHEREAS:-

A. Pursuant to (a) an Indenture of Conveyance and Assignment dated 17th October 2014, registered with the office of the Sub-Registrar of Assurances under serial no. 9373 of 2014, as rectified by a Deed of Rectification dated 13th October, 2016, registered with the office of the Sub-Registrar of Assurances under serial no. 10449 of 2016, both executed between Crompton Greaves Limited ("CG") and Evie Real Estate Private Limited ("Evie"), (b) an Indenture of Conveyance and Assignment dated 27th October 2015, registered with the office of the Sub-Registrar of Assurances under Serial No. KRL-2- 9732 of 2015, as rectified by a Deed of Rectification dated 13th October, 2016, registered with the office of the Sub-Registrar of Assurances under serial No. 10450 of 2016, both executed between CG and Evie, and (c) an Indenture of Lease dated 21st October 2015 ("the said Lease") executed between The Tata Power Company Limited and Evie, registered with the office of the sub-registrar of assurances under serial no. 9624 of 2015, and subject to the terms and conditions mentioned therein, the Promoter is seized and possessed of all those pieces or parcels of land bearing CTS Nos. 1004(part), 1005(part), 1005/1, 1006, 1007 (part), 1007/3(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 admeasuring 89,866.04 square meters ("the Larger Land") of Village Kanjur, Taluka Mulund, District Mumbai Suburban situated at Kanjur Marg (E), Mumbai – 400042. The Larger Land is more particularly described in the **First Schedule** hereunder written and is delineated with a **Blue colour** boundary line on the plan annexed hereto and marked as **Annexure "A"**. The **First Schedule** also sets out the tenure of the Larger Land. High Tension electricity/ transmission lines pass through a portion of the Larger Land as indicated on the plan annexed hereto and marked as **Annexure "A"**.



B. Thereafter, by and under a Deed of Conveyance cum Assignment dated 6th February 2021 and registered with the office of the Sub-Registrar of Assurances at Serial No. 2535 of 2021 executed between Evie and the Promoter, Evie sold, conveyed, assigned and transferred to the Promoter Evie's right, title and interest in a portion of the Larger Land admeasuring 22,079 square meters and bearing CTS Nos. 1009/6, 1013(Part), 1014(Part), 1014/1 to

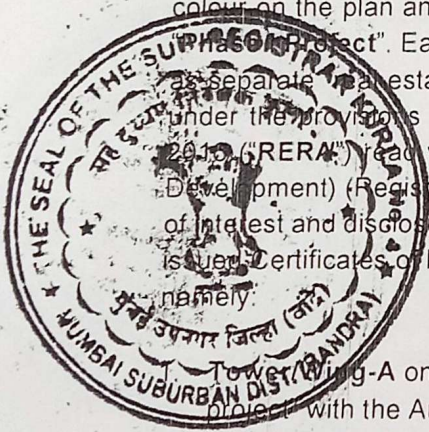
A *[Signature]* *[Signature]*

करल	४
८८३५	७
२०२९	

1014/6, 1017, 1017/1 to 1017/6, 1018 and 1018/1 to 1018/9, situated at Kanjur Village, Kanjur Marg (East), Mumbai 400042 ("said Phase 2 Land") together with such FSI as agreed between the Parties and the structures constructed and to be constructed thereon for the consideration and on the terms and conditions as stated therein. The said Phase 2 Land is more particularly described in the **Second Schedule** hereunder written and is delineated with a Blue colour boundary line on the plan annexed hereto and marked as **Annexure "A"**. This Deed of Conveyance cum Assignment was executed pursuant to a Business Transfer Agreement dated 6th February 2021 executed between Evie and the Promoter (BTA), whereby Evie transferred its business undertaking including the said Phase 2 Land, the FSI of 99,740 square meters arising in the manner set out in the BTA and the business of construction and development (and all activities related thereto) of the said Phase 2 Land by utilising the FSI of 99,740 square meters in the manner as stated therein.

- C. The details with respect to the litigations pending with respect to the said Phase 2 Land are annexed hereto and marked as **Annexure "B"** and the encumbrances affecting the said Phase 2 Land are annexed hereto and marked as **Annexure "C"**.
- D. By virtue of the aforesaid, the Promoter is entitled to construct buildings on the said Phase 2 Land and is undertaking the development of the said Phase 2 Land in a phase-wise manner.
- E. Evie is already developing the following towers on the portion/part of the Larger Land in accordance with the sanctions and approvals obtained/to be obtained from Municipal Corporation Greater Mumbai ("MCGM"):-

5 residential buildings known as Tower/Wing-A (IVY), Tower/Wing-B (DAFFODILS), Tower/Wing-C (IRIS), Tower/Wing-D (MARIGOLD), and Tower/Wing-E (JASMINE). Tower/Wing-A and Tower/Wing-B each comprising 53 Nos. of slabs of super structure viz. 2 basement plus 4 podium plus 50 habitable floors; Tower/Wing-C and Tower/Wing-D each comprising 53 Nos. of slabs of super structure viz. 3 basement plus 4 podium plus 50 habitable floors and Tower/Wing-E comprising 46 Nos. of Slabs of super structure, viz 3 basement plus 4 podium plus 43 habitable floors (hereinafter collectively referred to as "**Phase I Residential Buildings**"). Phase I Residential Buildings are shown hatched in red colour on the plan annexed hereto and marked as **Annexure "A"**) and to be identified as "**Phase I Residential Buildings**". Each of the Phase I Project is independently registered by the Promoter as separate real estate projects" 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**"). The Authority has duly issued Certificates of Registration for each of the 5 Phase I Project in the following manner namely:



1. Tower/Wing-A on the said Tower/Wing- A Land is registered by Evie as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51800001670;
2. Tower/Wing-B on the said Tower/Wing- B Land is registered by Evie as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51800005684;
3. Tower/Wing-C on the said Tower/Wing- C Land is registered by Evie as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51800001903;
4. Tower/Wing-D on the said Tower/Wing- D Land is registered by Evie as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51800001296; and,
5. Tower/Wing-E on the said Tower/Wing- E Land is registered by Evie as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51800001477.

करल ४		
२८३५	९२	९६५

clear and marketable; (ii) the approvals and permissions (including IOD and CC) obtained till date and (iii) the Promoter's entitlement to develop the Real Estate Project and the Whole Project and to construct the Real Estate Project thereon as mentioned in this Agreement and applicable laws and sell the premises therein. The Allottee undertake(s) that he/she/it/they has/have verified with his/her/its/their financial advisor and confirm(s) that the Allottee has/have the financial capability to consummate the transaction.

- U. The carpet area of the said Premises as defined under the provisions of RERA, is **32.82** square metres plus **0** square meters utility area, if any.
- V. The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter this Agreement on the terms and conditions appearing hereinafter.
- W. The Promoter has agreed to sell to the Allottee and the Allottee has agreed to purchase and acquire from the Promoter, the said Premises, at or for the price of **Rs. 7438805/- (Rupees Seventy Four Lakhs Thirty Eight Thousand Eight Hundred Five Only)** and upon the terms and conditions mentioned in this Agreement ("**Sale Consideration**"). Prior to the execution of these presents, the Allottee has paid to the Promoter a sum of **Rs. 357439/- (Rupees Three Lakhs Fifty Seven Thousand Four Hundred Thirty Nine Only)**, being part payment of the Sale Consideration of the Premises agreed to be sold by the Promoter to the Allottee as advance payment (the payment and receipt whereof the Promoter does hereby admit and acknowledge).
- X. Under Section 13 of the RERA, the Promoter is required to execute a written agreement for sale of the said Premises with the Allottee i.e. this Agreement, and is also required to register this Agreement under the provisions of the Registration Act, 1908.
- Y. In accordance with and subject to the terms and conditions set out in this Agreement, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase and acquire, the Premises and the parking space on the specific terms and conditions as set out herein below.
- Z. The list of **Annexures** attached to this Agreement are stated hereinbelow:-



Annexure "A"	(Plan demarcating (i) the Larger Land is delineated with a Blue colour boundary line, (ii) the Phase I Land is delineated with a Blue colour boundary line, (iii) Phase I Residential Buildings hatched in Red colour, and (iv) (" Phase 2 ")- " Runwal Avenue " comprising of 6 (six) residential buildings i.e. Tower/Wing -I, Tower/Wing-J, Tower/Wing-K, Tower/Wing-L, and Tower/Wing-M and Tower/Wing-N and retail/commercial shops shown delineated in Blue colour boundary lines.
Annexure-A-1	Tower/Wing-K shown washed in Blue colour boundary line on the plan.
Annexure-A-2	The Proposed Location is shown on the plan.
Annexure-A-3	The Proposed Location is washed in Grey colour boundary line on the plan.
Annexure "B"	Details of Litigation
Annexure "C"	List of Encumbrances
Annexure "D"	MAHARERA Certificate
Annexure "E"	CC & IOD
Annexure "F"	Title Certificate issued by Advocate
Annexure "G"	Certified true copy of Property Register Card
Annexure "H"	Plan of the said premises
Annexure "I"	Payment schedule

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for Sale at Mumbai (Maharashtra) in the presence of attesting witness, signing as such on the day first above written.

करली ४
 २२ ३३ १६५
 २९

THE FIRST SCHEDULE ABOVE REFERRED TO
 (Description of the Larger Land)

All those pieces or parcels of land bearing CTS Nos. 1004(part), 1005(part), 1005/1, 1006, 1007(part), 1007/3(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 admeasuring 89,866.04 square meters of Village Kanjur, Taluka Mulund, District Mumbai Suburban situated at Kanjur Marg (E), Mumbai – 400042 (**the Larger Land**) and bounded by;

On or towards North: Dattar Colony/ Municipal Road;

On or towards South: Gomes Colony;

On or towards East: Dattar Colony/ Municipal Road; and,

On or towards West: Existing factory of Crompton Greaves Ltd.,

THE SECOND SCHEDULE ABOVE REFERRED TO:
 (Description of the said Phase 2 Land)

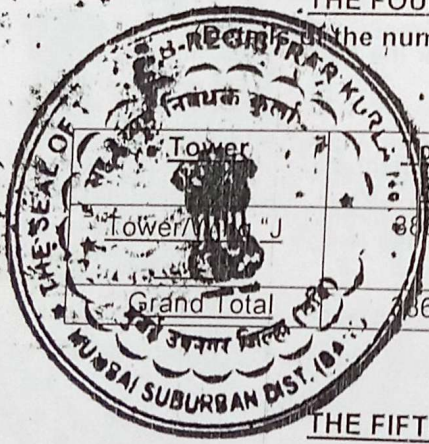
All those pieces and parcels of land admeasuring 22,079 square meters bearing CTS Nos. 1009/6, 1013(part), 1014(part), 1014/1 to 1014/6, 1017, 1017/1 to 1017/6, 1018 and 1018/1 to 1018/9 forming part of the Larger Land as mentioned in the **First Schedule** hereinabove.

THE THIRD SCHEDULE ABOVE REFERRED TO:
 (Description of the said Land)

All those pieces and parcels of land admeasuring 1234.64 square meters (Plinth area) forming part of the Phase 2 Land as mentioned in the **Second Schedule** hereinabove.

THE FOURTH SCHEDULE ABOVE REFERRED TO:
 (Description of the number of floors/units etc. in the Real Estate Project)

	Total No. of Flat/Units	No of floors
Tower		
Tower/Wing "J"	886	54 Nos. of slabs of super structures (50 Habitable floors)
Grand Total	886	



THE FIFTH SCHEDULE ABOVE REFERRED TO:

(Details of the common area, facilities and amenities to be used by the Allottee in common with allottees of Tower/Wing -I, Tower/Wing-K, Tower/Wing-L, and Tower/Wing-M and Tower/Wing-N in the Real Estate Project)

BUILDING AMENITIES:

- DG back up in essential & common areas
- Sewage treatment plant
- Rainwater harvesting
- Reputed in every tower
- Multiple level Parking
- Video Door Phone (VDP) with Intercom facility from lobby to apartment (only provision). The VDP can be installed at an additional cost upon customer request on a case-to-case basis.
- CCTV surveillance
- 2 staircases per tower for emergency exit

करल ४		
८८३५	३०	१६५
२०२१		

EXTERNAL AMENITIES:

- Entrance lobby in each tower at drop off level
- Arrival Plaza
- Landscape Garden
- Kids play area
- Senior citizen corner
- Jogging Track

Other Amenities

- Swimming pool with Kids pool
- Changing room
- Outdoor sitting
- Creche
- Indoor games - Pool & snooker, chess, carrom, table tennis, game zone
- Fully equipped Gymnasium
- Badminton / Multipurpose court
- Library
- Yoga Pavilion
- Business Center

THE SIXTH SCHEDULE ABOVE REFERRED TO:

(Details of the common area, facilities and amenities in the Whole Project)

Details of proposed facilities to be provided in the Whole Project Amenities

NIL

THE SEVENTH SCHEDULE ABOVE REFERRED TO

(Description of the Flat/Premises)

All that piece and parcel of the Flat/ Unit being No 3502 in Tower J Name MADISON 35th floor admeasuring 353.28 sq. ft. carpet area (equivalent to 32.82 square meters) plus 0.00 square metres utility area, if any and also 1 Car park in the stack car parking space admeasuring 110 sq. ft or thereabouts constructed or to be constructed on the Larger property as described in the Schedule hereunder.



THE EIGHTH SCHEDULE ABOVE REFERRED TO:

(Details of the internal fittings and fixtures in the said Premises)

1.5 & 2 BHK

- Anodized aluminum windows
- Laminated flush door for all internal doors
- Solid Flush Door shutter both side laminate finish for main door
- Vitrified tile flooring in living, dining & all bedroom (size to be determined)
- Acrylic /Plastic paint with gypsum finish walls

BATHROOM

- Bathroom dado up to door Height
- Anti-skid tiles in Bathrooms
- Branded CP fittings and sanitary ware

KITCHEN

- Exhaust fan
- Provision for water purifier
- Vitrified flooring
- Polished granite kitchen platforms with stainless steel sink - single bowl
- Branded CP fittings
- Kitchen dado tiles 2 feet above kitchen platform

A

Special

[Signature]

करल ४		
८८५	४२	१६५
२०२१		



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 :
P51800026860

Project: Runwal Avenue Wing-J , Plot Bearing / CTS / Survey / Final Plot No.: CTS Nos 1004P, 1005P, 1005/1, 1006, 1007P, 1007/3P, 1007/4, 1009P, 1009/5, 1009/6, 1010P, 1013P, 1014P, 1014/1 to 1014/6, 1017/1 to 1017/6, 1018 and 1018/1 to 1018/9 of Village Kanjur, Taluka Kurla/ Mulund, Dist. Mumbai 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 schedule 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 31/10/2020 and ending with 31/10/2026 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 thereunder.
- ♦ 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 Pramanand Prabhu
(Secretary, MahaRERA)
Date: 30-03-2021 20:34:52

Dated: 30/03/2021
Place: Mumbai

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

करल ४		
CC ३५	४३	१६५
२०२१		

C - 3



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/ES/3092/S/337(NEW)/CC/1/New

COMMENCEMENT CERTIFICATE

To,
Shri S.S. Runwal Director of M/s Evie Real Estate
Pvt Ltd C.A. to Owner
4th floor, Runwal & Omkar Esquare, Opp. Sion
Chunnabhatti Signal, Sion (East) Mumbai 400 022

Sir,

With reference to your application No. CHE/ES/3092/S/337(NEW)/CC/1/New Dated. 17 Jan 2018 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 17 Jan 2018 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. 1004, 1005, 1005/1, 1006, 1007 (pt), 1007/3 (pt), 1007/4, 1009 (pt), 1009/5 & 6, 1010 (pt), 1013 (pt), 1014 (pt), 1014/1 to 6, 1017, 1017/1 to 6, 1018, 1018/1 to 9 Division / Village / Town Planning Scheme No. KANJUR-E situated at Kanjur Village Road Road / Street in S Ward Ward .

The Commencement Certificate / Building Permit is granted on the following conditions:--

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall 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 commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai 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 conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai 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 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.



The Municipal Commissioner has appointed Shri. **Executive Engineer (BP) ES II** Executive Engineer to

करल ४		
२२३५	४४	१६५
२०२१		

exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 27/8/2021

Issue On : 28 Aug 2020

Valid Upto : 27 Aug 2021

Application Number :

CHE/ES/3092/S/337(NEW)/CC/1/New

Remark :

plinth CC i.e up to up to basement top level as per I.O.D. plans approved on dated.11.08.2020 for Wing J & Wing K only

Name : LOTAN SUKADEO
AHIRE
Designation : Executive
Engineer
Organization : Personal
Date : 28-Aug-2020 14: 29:45



For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai

Executive Engineer . Building Proposa

Eastern Suburb S Ward Ward

करल ४		
८८३५	४५	३६५
२०२१		



MUNICIPAL CORPORATION OF GREATER MUMBAI

Amended Plan Approval Letter

File No. CHE/ES/3092/S/337(NEW)/337/4/Amend dated 18.03.2021

To,
SUNIL GAJANAN AMBRES\$
Aban House,Ground Floor,25/31,
Shri Sai Baba Marg,Behind Rythem
House,Kalaghoda,Fort

CC (Owner),
EVIE REAL ESTATE PRIVATE
LIMITED
Runwal & Omkar Esquare, 4th floor,
Opp.Sion-Chunabhatti Signal, Off
Eastern Exp. Highway, Sion(E),
Mumbai.

Subject : Proposed Development of Residential building no 2 (i.e.wing I ,J & K, on plot bearing C.T.S. No. 1004, 1005, 1005/1, 1006, 1007 (pt), 1007/3 (pt), 1007/4, 1009 (pt), 1009/5 & 6, 1010 (pt), 1013 (pt), 1014 (pt), 1014/1 to 6, 1017, 1017/1 to 6, 1018, 1018/1 to 9 of village Kanjur, Kanjurmarg (East), Mumbai.

Reference : Online submission of plans dated 06.01.2021

Dear Applicant/ Owner/ Developer,
There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction, subject to the following conditions.

- 1) That all requisite fees, deposits, development charges etc. shall be paid.
- 2) That the C.C. shall be endorsed before starting further work.
- 3) That the No Dues pending from A. A. & C. 'S' Ward shall be submitted.
- 4) That the revised Drainage approval shall be submitted.
- 5) That the payments are shall made on time schedule as per Installment schedule approved & Post Date Cheques shall be deposited.
- 6) The dry and wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by residents/occupants of the building in the jurisdiction of M.C.G.M . The necessary condition in Sale Agreement to that effect shall be incorporated by the Developer/Owner.
- 7) That the C.C. equivalent to 10 % of approved Built Up Area for which installment facility is obtained, shall be restricted.
- 8) That the quarterly progress report of Architect shall be submitted.
- 9) That the additional extra water charges shall be paid and the No Dues pending from A.E.W.W. 'S' Ward shall be submitted.
- 10) That the Registered Under taking stating that, all the terms and conditions mentioned in the Installment circulars shall be binding on them and the same will be followed scrupulously. The project proponent shall also undertake that they shall make aware to the prospective buyers in the project and the RERA Authorities about the installment payment facility availed by them in the various payments made to MCGM/ Government and the provisions in the circular about initiating action by MCGM against the default in payments on schedule date, before endorsement of CC.
- 11) That the work shall be carried out between 6.00 am to 10.00 pm only in accordance with Rule 5A(3) of the Noise Pollution (Regulation & Control) Rules, 2000 and the provision of notification issued by ministry of Environment & Forest Deptt. from time to time shall be duly observed.
- 12) That the project proponent shall also submit Indemnity bond indemnifying MCGM / MCGM staff against the any claims, litigation, disputes, RERA compliances etc. regarding the installment payment facility availed by them , before endorsement of CC.
- 13) That the CC equivalent to Inclusive Housing in the layout to be restricted till compliance of Regulation 15, note 2 of DCPR2034.
- 14) That the Structural Stability Certificate along with structural completion drawings shall be submitted
- 15) That the 2 times road set back area will not be utilized, till it's final possession handover remarks received from EEDP(ES) office



M-A (PERSONAL DETAILS)

APPLICANT

CO-APPLICANT

GUARANTOR

Customer Yes No

CIF No/ Account No. 32334511464



(Signature)

DEEPA LI SATISH GAWADE

Mrs Ms Dr. Other

Gender M F Transgender

Single Married Other

Date of Birth 14/12/1979

SATISH RAMESH GAWADE

with Primary Applicant (Applicable for Co-applicant/ Guarantor)

Father

UID No. 826692536316

PAN No. ARGP68303H

Driving License No.

MGNREGA Job Card No.

Citizenship

Residential Status Resident NRI / CIO

Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnosticist Others

SC ST OBC General

Residential Address

Address: Years at current address Months at current address Residence Type Owned Rented Company Lease

Room No. 1/12, Parimal Co-op. Housing Society, Kanjur Village, Bhandup (E)

400042

Village City

State Country

9594896282 Email ID sama.20gawade@gmail.com

Permanent Address Same as Present Address? Yes No

Permanent Address: (If no, fill below)

Same as above

Village City

State Country

Email ID

Co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank? Yes No

Chairman Managing Director Other Director

Home loan

Please Tick

CIF No.	PAL	
Existing SBI A/C No.	Tie up	
LOS Reference No.:	Take Over	

Applicant Name: Deepali S. Gawade

Co - Applicant Name:

Contact (Resi.) Mobile:

Loan Amount: <u>20.00 Lacs</u>	Tenure: <u>180 months</u>
Intrest Rate:	EMI:
Loan Type:	SBI LIFE : YES / No
Hsg. Loan _____ Maxgain _____	
Realty _____ Home Equity _____	

Property Location: SBI Kanjurmarg

Property Cost: RAASHL 202407009035682

Name of Developer / Vendor: 501240722019134 (RLMS)

Branch :- S.B.I. Kanjurmarg Branch (06249)

Name of Branch Manager / HLST Anil K. Sharma - 9771186410

Name of Dealing Officer at: J.P. Gupta - 7977984685

Phone No.of Dealing officer:

	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1	<u>24/07/24</u>	SITE VERIFICATION	
VALUATION - 2	<u>Valtukata</u>		

