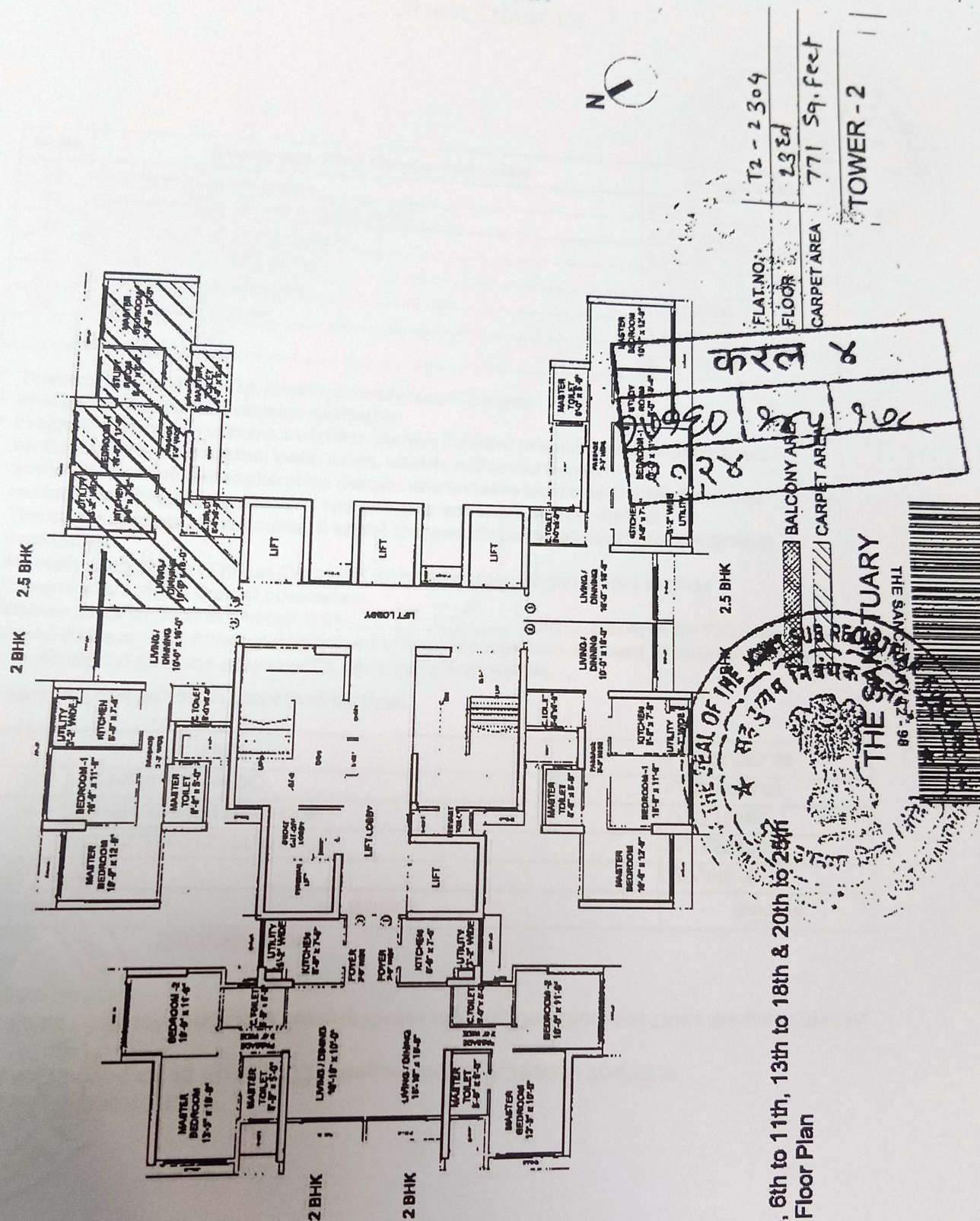


Sr.	Particulars	Details
1	Date of Execution of agreement for	MUMBAI
2	Name of the Authorized Signatory and date of	11.07.2023, MS. SUJATA RAO
3	Name of Allottee/s	Mr. RISHI PIYUSH JOSHI, Mrs. Usha Piyush Joshi
4	Address of Allottee/s	Room No. 1 Subhashri Building, Goshala Road, Mumbai 400080
5	Description of the said Flat/ Premises	2 ½ BHK
6	Project	THE SANCTUARY
7	Building Name	THE SANCTUARY - TOWER 2
8	Wing	T2
9	Floor	23
10	Flat No.	T2-2304
11	Carpet Area (sq.mtr. and sq. ft.) and an additional area of enclosed and/or open balcony and/or service area and/or open terrace appurtenant to the net usable area of the flat meant for exclusive use of the Allottee/s;	Carpet area of flat 771.000 Sq. feet equivalent to 71.63 Sq mtr.
12	No. of Car Parks included in the Agreement	1
13	Sale Consideration for said Flat/ Premises @ Carpet Area	Rs. 1,73,51,355.00/-
14	Other charges and Deposits	Rs. 2,71,175.00/-
15	PAN No. of Allottee/s	BJKJP6027J, AEZPJ7651M
16	Details of Mortgage/Charge as referred in the Agreement for Sale	As on date the said Property has been mortgaged to HDFC Bank Limited for the Project Finance availed by the Owners
17	Consent U/s 14 of the RERA Act 2016 (or any similar provision under prevailing law)	The Purchaser/s hereby give his/her/their specific consent for the following: Layout comprising of 5 towers with Tower 1 (B1) upto 24th floors, Tower 3 (B2) upto 24th floors, Tower 2 (C) upto 50th floors, Tower 4 (A2) upto 50th floors, Tower 5 (A1) upto 50th floors alongwith podlums and basements.
18	Payment of GST	The Consideration amount currently is arrived at after considering the benefit of input credit under GST Laws. In case of non-availability of input credit, the Developer shall be entitled to increase the total consideration payable under the Agreement for Sale to the extent of the total cost (including all taxes, duties, charges and agreement value) that purchaser has agreed to incur in the GST regime as on the date of booking of the flat.
19	Layout Approval of the Said Project	Layout comprising of 5 buildings as mentioned in Recital 'O' of the Agreement for Sale. The copy of Layout Approval dated 26/07/2017 is annexed hereto as Annexure "N"
20	Allottee Notified Email ID	r4rishij@gmail.com
21	Promoter Notified Email ID	sanctuarycustomercare@runwal.com

THE SANCTUARY T2 - 98

FLOOR PLAN



1st to 4th, 6th to 11th, 13th to 18th & 20th to 24th
(Typical) Floor Plan

RUNWAL CONSTRUCTION PRIVATE LIMITED

[Signature]
Authorised Signatory

[Handwritten signature] *[Handwritten signature]*

[Handwritten initials]

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AGREEMENT FOR SALE

ARTICLES OF AGREEMENT ("the said Agreement") made at Mumbai on this 24th day of July in the Christian year Two Thousand and Twenty Four.



BETWEEN

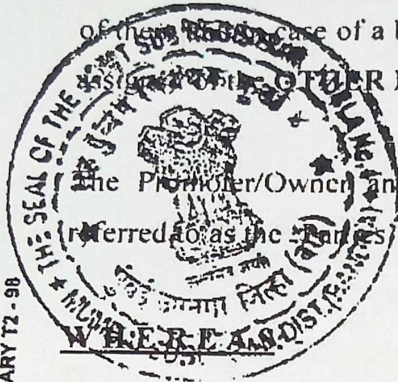
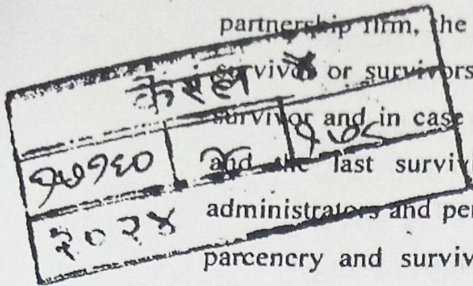
RUNWAL CONSTRUCTION PRIVATE LIMITED (PAN NO. AAMCR8126K) company incorporated under the provisions of the Companies Act 2013, having its registered office at 5th floor, Runwal & Omkar Esquare, Opp. Sion Chunabhatti Signal, Off Eastern Express Highway, Sion (East), Mumbai- 400 022 represented by its Director/Authorized Signatory as mentioned in the "**Annexure F**" hereinafter referred to as the "**PROMOTER / OWNER**" (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**;

AND

Handwritten mark/signature.

Handwritten initials/signature.

"THE PURCHASER/S" as mentioned in "Annexure F" annexed hereto 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 coparcenary 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 body corporate/company.




OF THE OTHER PART.

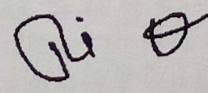
The Promoter/Owner and the Purchaser/s shall hereinafter collectively be referred to as the 'Parties' and individually as the 'Party'.



- a) By an Agreement dated 30th April 1958 executed between Mr. Ramchandra Vishwanath Acharya (in his individual capacity as well as capacity as Manager / Karta of the Hindu Undivided Family) & Anr. referred therein as Vendors of the one part and M/s Rallis India Ltd. referred therein as purchaser of the other part, the Vendors agreed to sell and transfer to the purchaser all piece and parcel of land aggregating to a total area admeasuring 11 acres or thereabouts being equivalent to 53240 (Fifty Three Thousand Two Hundred and Forty) sq. yds. or thereabout situate lying and being at Survey Nos. 91(part), 149(part), 156(part) on the terms and conditions as set out therein (hereinafter referred to as "the said Larger property").

- b) By a Deed of Conveyance dated 13th November 1958 registered under No. BND-2098 of 1958 on 9th December 1958 executed between Mr. Ramchandra Vishwanath Acharya (in his individual capacity as well as capacity as Manager / Karta of the Hindu Undivided Family consisting of himself, his adult brother Gajanan Vishwanath Acharya


Promoter/Owner


Purchaser/s

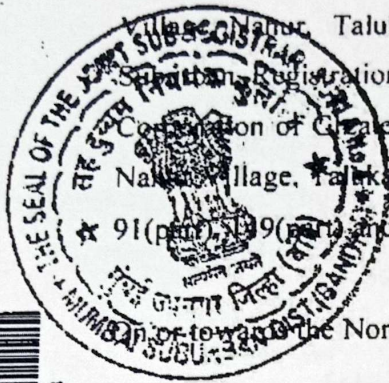
being fully satisfied has / have entered into this Agreement and further agree not to raise any dispute or objection in regard to the same.

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THE FIRST SCHEDULE ABOVE REFERRED TO:

(Description of the said Property)

All that piece or parcel of land admeasuring 6 (Six) acres or thereabouts equivalent to 29040 (Twenty Nine Thousand & Forty) sq. yds. or thereabouts or equivalent to 24406.02 sq. mtrs or thereabouts situate on and to the west of the Bombay-Agra Road and to the east of the New Tansa Pipe Lines in the



Taluka Kurla (in Greater Mumbai) District Mumbai - Registration and Sub-district Bandra and in T ward of the Municipal Corporation of Greater Mumbai comprised of City Survey No 544 and 544/1 Nalavi Village, Taluka Kurla, Bombay Suburban District and City Survey Nos 91(part), 149(part) and 156(part) and bounded as follows:



On or towards the North :

By land forming portions of Survey No. 156, 91 and 149 beyond that by the boundary of the village of Mulund.

On or towards the East :

Partly by Mumbai - Agra Road leading from Mumbai to Thane and partly by portion of the Survey Nos. 149 and 91 conveyed to Ralliwolf Private Limited.

On or towards the South :

Partly by the portion of Survey No. 149 conveyed to Ralliwolf Private Limited and partly by another portion of the Survey No. 91;

On or towards the West :

By Tansa Pipelines and beyond that another portion of the Survey No. 91 and 156 acquired by the Government of Mulund Refugee Colony.

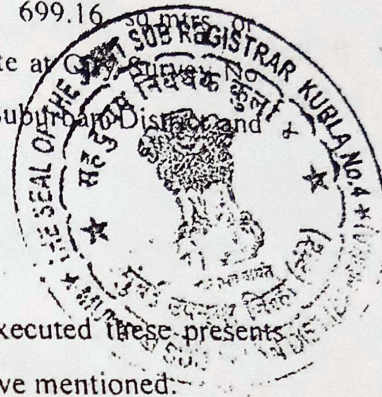
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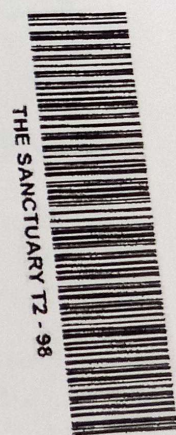
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THE SECOND SCHEDULE ABOVE REFERRED TO:
 (Description of the said Project Property)

All that piece or parcel of land admeasuring about 699.16
 thereabouts being the Portion of the said Property situate at
 544 and 544/1 Nahur Village, Taluka Kurla, Bombay Suburban District and
 City Survey Nos 91(part), 149(part) and 156(part).



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



ANNEXURE - "E"

Commencement Certificate (C.C.) under No.P-6112/2020/(C.T.S.NO.544 and Other)/T Ward/
NAHUR-T/CC/1/New dated 3rd November 2021



C-3

BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-6112/2020/(C.T.S. No. 544 And Other)/T Ward/NAHUR - T/FCC/1/Amend

COMMENCEMENT CERTIFICATE



To.
Ms. Pallavi Matkarl, Authorised Signatory of
M/s. Runwal Constructions
Runwal & Omkar Esquare, 5th floor, opp. Sion
Chunabhatti signal, Sion (E), Mumbai-400022.

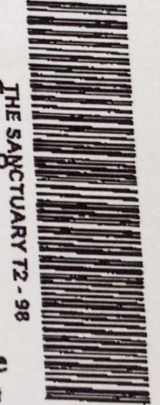
Sir,

With reference to your application No. P-6112/2020/(C.T.S. No. 544 And Other)/T Ward/NAHUR - T/FCC/1/Amend Dated. 09 Dec 2020 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 09 Dec 2020 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. C.T.S. No. 544, 544/1 Division / Village / Town Planning Scheme No. NAHUR - T situated at LBS Marg Road / Street in T 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. AE BP S&T ward Assistant Engineer to exercise the powers and functions of the Planning Authority under Section 45 of the said Act.



Issue On : 03 Nov 2021

Valid Upto : 02 Nov 2022

Application Number :

P-6112/2020/(C.T.S. No. 544 And Other)/T Ward/NAHUR - T/FCC/1/New

Remark :

The C.C. up to plinth i.e. basement top as per approved Zero FBI IOD dated 12-04-2021.

Approved By

Executive Engineer (BP) ES III
Executive Engineer

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Issue On : 27 Jan 2022

Valid Upto : 26 Jan 2023

Application Number :

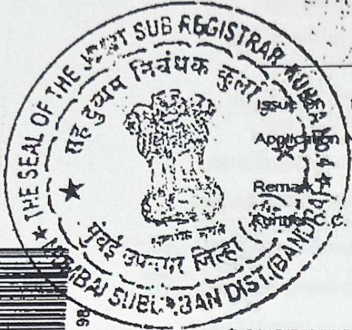
P-6112/2020/(C.T.S. No. 544 And Other)/T Ward/NAHUR - T/FCC/1/Amend

Remark :

C.C up to 1st slab as per approved plan dated 14/01/2022

Approved By

Executive Engineer (BP) ES III
Executive Engineer



Issue On : 13 Jun 2022

Valid Upto : 12 Jun 2023

Application Number :

P-6112/2020/(C.T.S. No. 544 And Other)/T Ward/NAHUR - T/FCC/1/New

Remark :

Full C.C. is granted up to 4th upper floors as per approved IOD plans dated 14.01.2022

Approved By

AE BP S&T ward

P-6112/2020/(C.T.S. No. 544 And Other)/T Ward/NAHUR - T/FCC/4/Amend

Page 2 of 4 On 05-Mar-2024

Assistant Engineer (BP)

Issue On : 07 Nov 2022

Valid Upto : 06 Nov 2023

Application Number :

P-6112/2020/(C.T.S. No. 544 And Other)/T Ward/NAHUR - T/FCC/1/Amend

Remark :

Full C.C. is granted as per approved plans dated 28/10/2022.

Approved By

AE BP S&T ward

Assistant Engineer (BP)

Issue On : 09 Oct 2023

Valid Upto : 08 Oct 2024

Application Number :

P-6112/2020/(C.T.S. No. 544 And Other)/T Ward/NAHUR - T/FCC/2/Amend

Remark :

Further C.C. is granted up to 26th upper floors as per approved amended plan dated 18.08.2023 subject to timely renewal of B.G, SWM NOC, Workmen's compensation policy and taking all sorts of precautions during construction and for air pollution.

Approved By

AE BP S&T ward

Assistant Engineer (BP)

Issue On : 08 Dec 2023

Valid Upto : 07 Dec 2024

Application Number :

P-6112/2020/(C.T.S. No. 544 And Other)/T Ward/NAHUR - T/FCC/3/Amend

Remark :

Further C.C. is granted upto 31st floor as per approved amended plan dated 21.11.2023 by restricting C.C. for handing over of setback area and amenity open space subject to timely renewal of B.G, SWM NOC, Workmen's compensation policy and taking all sorts of precautions during construction and for air pollution.

Approved By

AE BP S&T ward

Assistant Engineer (BP)

P-6112/2020/(C.T.S. No. 544 And Other)/T Ward/NAHUR - T/FCC/4/Amend

Page 3 of 4 On 05-Mar-2024

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Issue On : 05 Mar 2024

Valid Upto : 02 Nov 2024

Application Number :

P-6112/2020/(C.T.S. No. 544 And Other)T
Ward/NAHUR - T/FCC/4/Amend

Remark :

Further C.C. is granted up to 34th part upper floors as per approved amended plans dated 21.11.2023 by restricting C.C. for flat no.4 and 35 th to 44th part upper floors for handing over of setback area and built up amenity with amenity plot subject to timely renewal of B.G, SWM NOC, Workmen's compensation policy taking all sorts of precautions during construction and for air pollution.



Digitally signed by [Name], Version: 1.0
Date: 05 Mar 2024 10:54:28
Organization: Brihanmumbai Municipal Corporation
Digitally signed by [Name]

For and on behalf of Local Authority
Brihanmumbai Municipal Corporation
Assistant Engineer . Building Proposal
Eastern Suburb T Ward Ward

- Cc to :
1. Architect.
 2. Collector Mumbai Suburban /Mumbai District.



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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 8(a)]

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

RS1640032538

THE SANCTUARY - TOWER 2 . Plot Bearing / CTS / Survey / Final Plot No.:544 and 544/1 at Kurta, Kurta, Mumbai Suburban, 400080;

1. Kurta Constructions 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, 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 10/01/2022 and ending with 31/03/2027 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 Ramenand Prabhu
 (Secretary, Maharashtra Real Estate Regulatory Authority)
 Date:10-01-2022 11:51:28

Dated: 10/01/2022

Place: Mumbai

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

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GRN	MH005674638202425E	BARCODE	Date 24/07/2024-12:49:41		Form ID	25.2
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (if Any)			
Office Name	KRL4_JT SUB REGISTRAR KURLA NO 4		PAN No.(if Applicable)	BJKPJ6027J		
Location	MUMBAI		Full Name	Rishi Piyush Joshi		
Year	2024-2025 One Time		Flat/Block No.	Flat No 2304, Tower 2, The Sanctuary		
Account Head Details		Amount in Rs.	Premises/Building			
0030045501	Stamp Duty	1041100.00	Road/Street	Mulund West		
0030063301	Registration Fee	30000.00	Area/Locality	Mumbai		
			Town/City/District			
			PIN	4 0 0 0 8 0		
			Remarks (if Any)	PAN2=AAMCR826K-Second Reg Name=Munwar Construction Pvt Ltd-CA=17351355		
			Amount In	Ten Lakh Seventy One Thousand One Hundred Rupees 0		
Total		10,71,100.00	Words	nly		
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	6910333023072413372800513466		
Cheque/DD No.		Bank Date	RBI Date	24/07/2024 12:51:32 Not Verified with RBI		
Name of Bank		Bank-Branch	IDBI BANK			
Name of Branch		Scroll No. , Date	Not Verified with Scrip			

Handwritten stamp: 90950 2 900 2028



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

Handwritten signatures: Rishi Joshi, Usha Joshi