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**AGREEMENT FOR SALE**

Jayshri B.B.  
H. Langhri.

ARTICLES OF AGREEMENT ("the said Agreement") made at Mumbai on this 27<sup>th</sup> day of December in the Christian year Two Thousand and Seventeen

**BETWEEN**

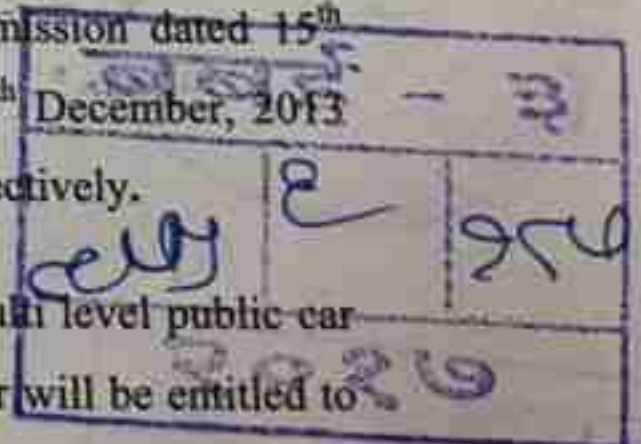
**RUNWAL REALTY PRIVATE LIMITED** having (PAN . NO. AADCR2141M) a company incorporated under the Companies Act. 1956 having its registered office at 5<sup>th</sup> Floor, Runwal & Omkar square, Opp. Sion-Chunabhatti Signal, Sion (E), Mumbai - 400 022, represented by its authorized signatory Vidya Sagar Vishwanathan (Aadhar no. 633339934164) authorized vide board resolution dated 22-04-2017 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 permitted assigns) of the **ONE PART;**

**AND**

Jayshri B.B.  
H. Langhri.

and conditions therein contained. The said Deed of Conveyance has been registered with office of Sub Registrar of Assurance at Worli bearing Registration No. BBE 05/913/2013 dated 26.02.2013.

- D. As on date the said Property has been mortgaged to ICICI Bank Ltd and subsequently to ICICI Home Finance Company Ltd. The Purchaser consents that Owner reserves right to create mortgages/encumbrances as required from time to time, save and except the right of the Purchaser on the said Flat. The details of such mortgages shall be disclosed in accordance with the provisions of law
- E. Save and except as provided herein, the title of the said Property is clear, marketable and free from all encumbrances and Certificate of title dated 18<sup>th</sup> April, 2013 has been issued by M/s. Kanga & Co., Advocates & Solicitors of the Owner. The copy of the said Certificate of Title dated 18<sup>th</sup> April, 2013 is annexed hereto as **Annexure "A"**.
- F. A copy of the Property card issued by the office of City Survey office in respect of the said Property is annexed hereto as **Annexure "B"**.
- G. The Bombay Municipal Corporation has issued a Commencement Certificate (CC) vide No. EEBPC/5476/GS/A dated 29<sup>th</sup> November, 2010 and the same has been lastly amended on 18.07.2016; a copy whereof are hereto annexed as **Annexure "C"**. The Owner has thereafter obtained the permission from Municipal Corporation of Greater Mumbai dated 15<sup>th</sup> March 2013 for allowing Residential User, on the said Property. Pursuant to the change of user, the Owner has also obtained the approval to amended plans from Municipal Corporation of Greater Mumbai dated 4<sup>th</sup> December, 2013. A copy of permission dated 15<sup>th</sup> March 2013 and approval to amended plans dated 4<sup>th</sup> December, 2013 are hereto annexed as **Annexure "D"** and **"D-1"**, respectively.
- H. The Owner is constructing or likely to construct a multi level public car parking in the said Property against which, the Owner will be entitled to use and avail additional FSI and this FSI shall be used for the construction purposes on the said Property. The said parking floors will be handed over to MCGM/ Authority for public car parking.
- I. The Owner has appointed renowned Architect and Structural Engineer for the preparation of the structural designs and drawings of the building, other amenities and facilities including car parking spaces, who will



*[Signature]*  
Owner

*[Signature]*

*[Signature]*  
Purchaser/s

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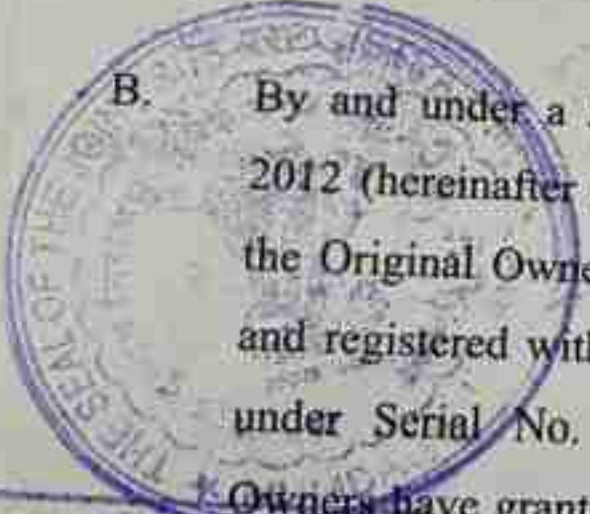
relation to the... judgement or award obtained by you a... served on the princi... Officer of the... I/we

**THE PURCHASER/S** as mentioned in Annexure "E" annexed hereto (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his/ her heirs, executors, administrators, successors and assigns) 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'.

**WHEREAS**

A. By and under the diverse deeds and documents, M/s ABG Resources Pvt. Ltd., (erstwhile Second Land Developers Pvt. Ltd.) herein referred to as "the Original Owners" became the Owners of and was absolutely seized, possessed and or well and sufficiently entitled to all that piece or parcel of land containing by admeasurements an area of 8,843 square yards equivalent to 7394.06 square meters, bearing Collector's New Nos.12200 and 12182, Laughton's Survey Nos1/3139, 2/3139 and 1-2/3139 and Cadastral Survey No.2/136 of the Lower Parel Division, at Haines Road, in the City and Registration Sub-District of Bombay and more particularly described in the **First Schedule** hereunder mentioned (hereinafter referred to as "**the said Property**").



B. By and under a Joint Development Agreement dated 31<sup>st</sup> December, 2012 (hereinafter referred to as "**the said JDA**") entered into between the Original Owners of the One Part and Runwal Developers Pvt. Ltd. and registered with the Sub-Registrar of Assurances at Mumbai/ Worli under Serial No. BBE 5/879/2013 dated 25.02.2013, the Original Owners have granted to the Confirming Party the development rights in respect of the said Property for a consideration and on the terms and conditions therein contained.

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C. By and under a Deed of Conveyance dated 26.02.2013 executed between the Original Owners (therein referred as the "Vendors") of the One Part, Runwal Developers Pvt. Ltd. (therein referred to as the "Confirming Party") and Runwal Realty Pvt. Ltd. (therein referred as the "Purchasers" and herein as the Owners of the Other Part, the said Vendors have with the consent of the Confirming Party, sold, transferred and conveyed all their right, title, claim, interest and benefit in respect of the said Property in favour of the Owners herein, for the consideration and upon the terms

*Dayal J.D.*

*H. Laughton*

*Owner*  
Owner

Purchaser/s

*Owner*  
Owner