



मुची क्र.2

दुध्यम निबंधक : सह. दु.नि. कुर्वा 3

दम्न क्रमांक : 4952/2015

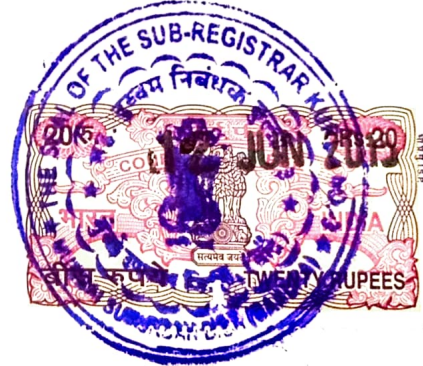
नोंदणी :

Regn.63m

26/06/2015

गावाचे नाव : 1) नाहूर

- (1) विलेखाचा प्रकार करारनामा
- (2) मोबदला 16777000
- (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 13785000
- (4) भू-माणन,पोटहिस्सा व घरक्रमांक (अमल्यास) 1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :, इतर माहिती: सदनिका नं: 3305, माळा नं: 33 वा मजला, इमारतीचे नाव: टॉवर नं 2 विंग वी मेपल विल्डींग रुणवाल ग्रीन्स, ब्लॉक नं: मुवुंड गोरगांव लिंक रोड, रोड नं: भांडुप पश्चिम मुंबई 400078, इतर माहिती: सदर मिळकतीचे मौजे नाहूर,सि टी एम नं ओल्ड सि टी एम नं 681 /ए पार्ट,681/ए 3-ए 8,681 /बी,न्यु मिटी एम नं681ए/7,681ए/8 व 681ए/9सदनिकेचे क्षेत्र 732 चौ फुट कारपेट म्हणजेच 878.4 चौ फुट बांधीव,एक कारपार्किंग सहित क्षेत्र 125 चौ फुट((C.T.S. Number : 681/A PART ;)) इतर हक्क :
- (5) क्षेत्रफळ 1) 81.64 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 अमल्यास,प्रतिवादिचे नाव व पत्ता. 1): नाव:-रुणवाल होम्म प्रा लि चे संचालक सुबोध एम रुणवाल तर्फे प्राधिकृत व्यक्ती राजेंद्र शाह तर्फे मुखत्यार रुपेश बने वय:-32; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: 5 वा मजला, इमारतीचे नाव: रुणवाल अँड ओमकार ईस्केअर, ब्लॉक नं: ऑफ इस्टर्न एकम्प्रेस हायवे सायन चुनाभट्टी सिग्नल समोर, रोड नं: सायन पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AADCR5799K
- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता 1): नाव:-रवि - कुमार वय:-35; पत्ता:-ए/92, -, हाउसिंग कॉलनी,लोहिया नगर, कंकरबाग, पटना, अशोक नगर (पाश्चा), BIHAR, PATNA, Non-Government. पिन कोड:- 800020 पॅन नं:-ATIPK7872K
- (9) दस्तऐवज करून दिल्याचा दिनांक 25/06/2015
- (10) दस्त नोंदणी केल्याचा दिनांक 26/06/2015
- (11) अनुक्रमांक, खंड व पृष्ठ 4952/2015
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 839050
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000
- (14) शेर



खरी प्रत

सह. दुध्यम निबंधक, कुर्वा 3
मुंबई उपनगर जिल्हा

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



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२०१५		



(Handwritten signature)

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Mumbai on this 25th day of June in the Christian year Two Thousand and fifteen.

BETWEEN

RUNWAL HOMES PRIVATE LIMITED., a company incorporated under the Companies Act, 1956, having its Registered office at Runwal & Omkar Esquare, 5th Floor, Off: Eastern Express Highway, Opp: Sion Chunnabhatti Signal, Sion (East), Mumbai - 400 022 hereinafter referred to as the "OWNER" through its Authorized Signatory MR RAJENDRA SHAH who has been authorized under Board Resolution/ POA dated 18 March 2015 (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

(Handwritten signature)

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Purchaser/s to the Owner to enable the Owner to make additions alterations and/or to raise additional floor or floors or structures in accordance with the amended or modified plan sanctioned by the Municipal authorities. The Purchaser/s hereby further agree and undertakes that after the Society/Company/Condominium as the case may be, (hereinafter referred to as "**Organization**") as hereinafter stated, is registered, the Purchaser/s as a member or shareholder of such Organization, shall accord his consent to such Organization thereby granting and giving to the Owner full facility, assistance and co-operation to enable the owner to enter upon the said property and the said Buildings to construct additional floors above the said Building or any part or portion thereof and also change the user thereof and also for the aforesaid purpose to shift the water tanks and other structures etc on upper floors or floor when so constructed.

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4. The Purchaser/s hereby agree/s to purchase from the Owner and the Owner hereby agrees to sell to the Purchaser/s on ownership basis the said Flat marked and tentatively bearing No.3305 on 33rd floor admeasuring approximately about 732 sq. ft. carpet area (i.e. 68.00 sq. mtrs.) in the Tower No.2, Wing B, of the building known "**MAPLE**" in the Project known as "**RUNWAL GREENS**" (old CTS Nos. 681/A (Part), 681/A3-A8, 681/B) and new CTS Nos. 681A/7, 681A/8 and 681A/9 situated at Village Nahur, Taluka Kurla within the Registration District and Sub-District of Mumbai City and Mumbai Suburban hereinafter referred to as "the said Premises" and more particularly described in the Second Schedule along with right to use the open areas attached to the said Premises as well as the proportionate common areas, amenities and facilities in the said Building (more particularly defined in second Schedule hereunder written) to be constructed on the said Property Building No. 2 of the building known as "**MAPLE**", in the Project namely "**RUNWAL**



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the Serial Number under which the same is lodged, to enable the Owner to admit execution of the same.

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THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the Said Property)

All those pieces and parcels of land at Village Nahur, Mulund Goregaon Link Road, Bhandup (West), Mumbai-400 078, bearing (old CTS Nos. 681/A (Part), 681/A3-A8, 681/B) and new CTS Nos. 681A/7, 681A/8 and 681A/9 admeasuring 81,551.36 sq. mtrs. and 502.84 sq. mtrs. aggregating to 82054.20 sq. mtrs. lying being and situate at Taluka Kurla within the Registration District and Sub-District of Mumbai City and Mumbai Suburban in the "S" Municipal Ward, together with structures standing there on being a portion of the Larger Property.



THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of the said Flat/ Unit/ Premises):

All that piece and parcel of the Flat/ Unit being No. 3305 on 33rd floor admeasuring approximately 732 sq.ft. carpet area and (equivalent to 68.00 sq. mtrs.) in the said Buildings No.2, Wing B, in the Building known as "MAPLE" constructed or to be constructed on the said Property in the project known as "RUNWAL GREENS" situated on the land bearing (old CTS Nos. 681/A (Part), 681/A3-A8, 681/B) and new CTS Nos. 681A/7, 681A/8 and 681A/9 situated at Village Nahur, Taluka Kurla, Mulund Goregaon Link Road, Bhandup (West), Mumbai-400 078 within the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

R

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

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2015

SIGNED AND DELIVERED

By the within named OWNER

RUNWAL HOMES PVT. LTD.

By hand of its Director/

Authorized Signatory

~~MR. SACHIN D. BATTALWAR~~

MR. RAJENDRA SHAH

in the presence of

1. Aarati

< Karuna

2. Karuna Kumar

SIGNED AND DELIVERED

By the within named PURCHASER/S

MR. RAVI KUMAR

in the presence of < Karuna

1. Karuna Kumar

A192, Colida Nagar, Housing Colony,
Kankarbagh Colony, Patna 800020.

2. _____

RECEIVED of and from the Flat/Unit

Purchaser/s /s above named the sum of

Rs 33,55,401/-

(RUPEES Thirty Three Laths

Fifty Five Thousand Four

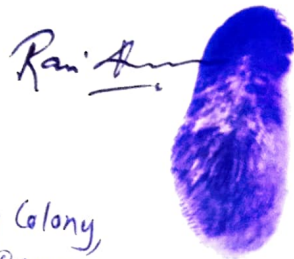
Hundred and one ONLY)

as advance payment or deposit paid by

Purchaser/s to the Owner

) FOR RUNWAL HOMES PVT. LTD.

) Director / Authorised Signatory.

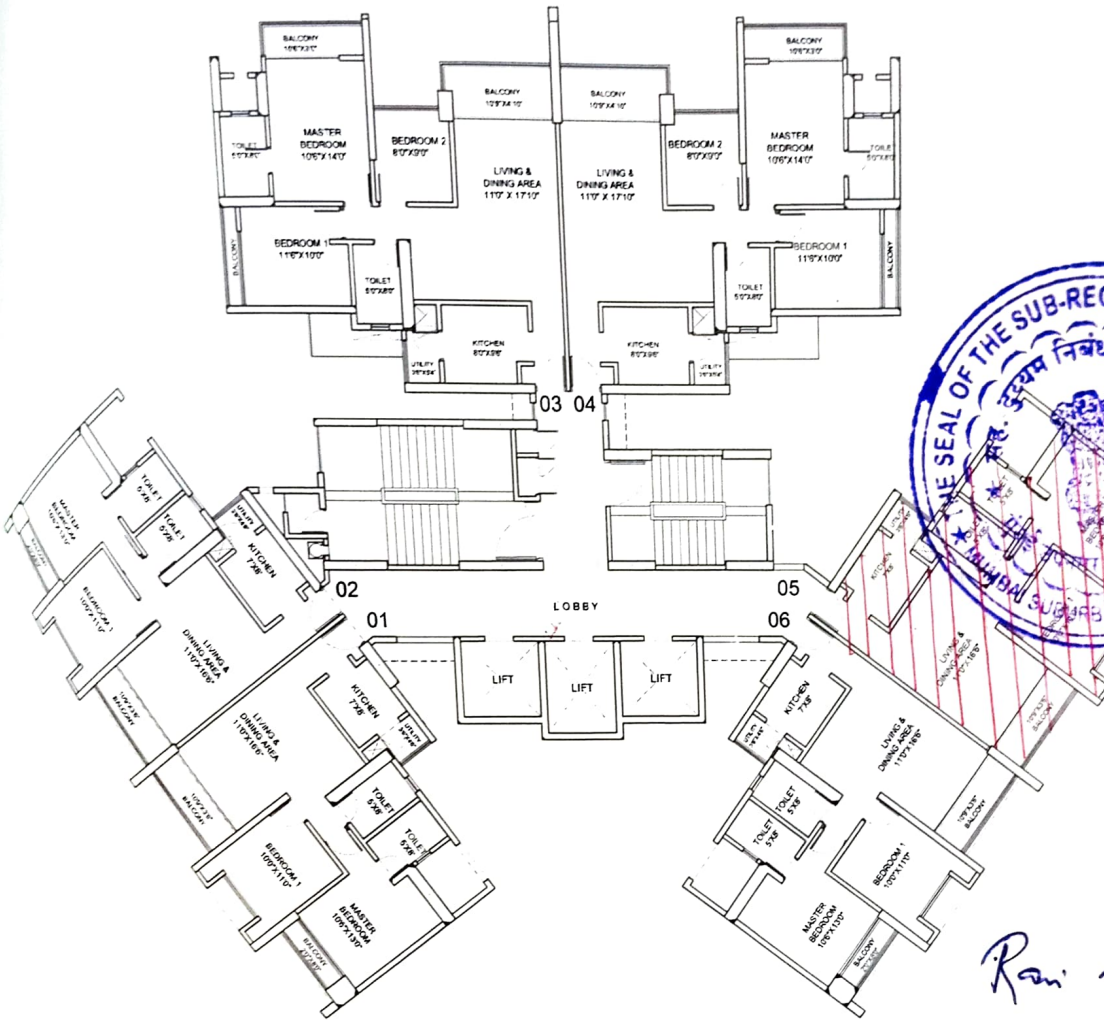


We say received

FOR RUNWAL HOMES PVT. LTD.,

Rajendra Shah
Director / Authorized Signatory

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Ravi Kumar

**TOWER-02- MAPLE
TYPICAL FLOOR PLAN**

For **RUNWAL HOMES PVT. LTD.**

Roshni
Authorized Signatory

RUNWAL GREENS, MULUND

TOWER : 02	T ₂ / MAPLE
FLOOR :	T ₂ -3305 / 33 rd FLOOR
FLAT NO. :	T ₂ -3305
AREA :	732 sq ft CARPET AREA



FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
COMMENCEMENT CERTIFICATE

No. CE/

469

/BPES/A3

23/6/10

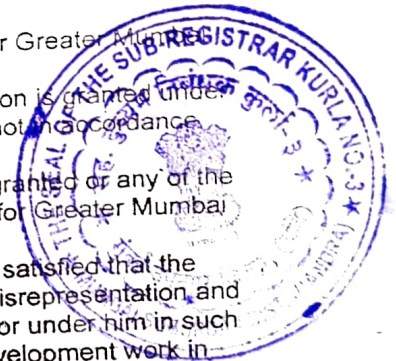
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Mumbai Homes Pvt Ltd
Mumbai Chambers, 1st road, Chembur

With reference to your application No. 7286 Dated. 23/6/10 for Development Permission and grant of Commencement Certificate under Section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No. _____ on plot No. _____ C.T.S. No. 681 A7 to 681 A9 Village/Town Planning Scheme No. Nohur situated at Road / Street. Bhandup (W) Ward S&T Ward the Commencement Certificate/Building Permit is granted on the following conditions --

- The land vacated on consequence of the endorsement of the setback line/road widening line shall form part of the public street.
- 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.
- The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
- This permission does not entitle you to develop land which does not vest in you.
- 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 & Town Planning Act, 1966.
- This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if --
 - 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.
 - 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.
 - 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 of 45 of the Maharashtra Regional and Town Planning Act, 1966.
- 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. P. P. Raut Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

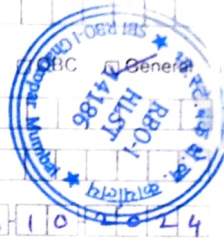
This CC is valid upto level (Plinth level) for wings B, A, B, C, D, E, F, G, S, H including basement for wings B, B, wing C as per approved plan's dt 16/7/10

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

Executive Engineer . Building Proposal

RAVI KUMAR

Gender M F



Ravi Kumar

Qualification Mr Mrs Ms Dr Other

Date of Birth 03/04/1980

Marital Status Married Unmarried Other

Name of Spouse KARUNA KUMAR

No. of Dependents No. of Children

Name of Father KRISHNA BHUSHAN

Present Matrial Name SITA DEVI

Category SC ST OBC General

Nationality INDIAN

Residential Status Resident NRI / PIO Religion HINDU

Place of Birth PATNA

Photo Identification (ID) Type PASSPORT

Photo Identification (ID) Number 22639574

Photo ID: Valid Upto 26/10/2024

Driving Licence No.

Driving Licence Valid Upto

Passport No. AT1PK7872K

Passport No. 22639574

Passport Valid Upto 26/10/2024

Highest Qualification Attained HND UK

Qualifying Year 2010

Present Address: Staying at the present address for the past _____ Years and _____ Months.

Residential Address

Flat / Apartment No. or Name A-92

Street Name & No. and Area/Location LOHIANAGAR HOUSING COLONY

KANKARBAGH COLONY

PATNA

District PATNA

Pin Code 800020

BIHAR

Country INDIA

Telephone (Landline) 916122354707

Mobile (Primary) 9869369812

Mobile (Secondary) 8292271171

Personal Email ravisai200@yahoo.co.in

Permanent Address: Is permanent address same as present address? Yes No (To be filled if permanent address is different from present address)

House / Flat / Apartment No. or Name

Street Name & No. and Area/Location

District

Pin Code

Country

Telephone (Landline 1)

Telephone (Landline 2)

Office / Business Address:

Office / Business Address

Name of Org./Employer, Dept. & Floor POSH FLEET SERVICES PTE LTD.

Street Name & No. and Area/Location 59 SHIPYARD ROAD JURONG

SINGAPORE

District SINGAPORE

Pin Code 628143

Country

Telephone (Landline) +65 63050200

Fax +65 6244190

Mobile (Secondary) +6590122984

Organizational Email sarak.wong@paccoffshore.com.sg

Payment Mode Check-off ECS (Electronic Clearing System)

PDCs (Post Dated Cheques)

SI (Standing Instruction)

Others

Relationship with the Bank Less than 1 year 1 - 3 years More than 3 years

References (Names and addresses of two referees who are not related to you):

Name: Mr. SUKANT PRAMASH
Address: KUMRAH, PATNA
KANKARBAGH,
+91-9969368202

Name: Mr. ABHINANDAN PRASAD
Address: SEC-B RKT-10 FLAT No. 7140
VASANT KUNJ NEW DELHI - 110070
Email: abhinandanprasad@gmail.com
+91-9818154922

Ravi Kumar