



CHALLAN
MTR Form Number-6



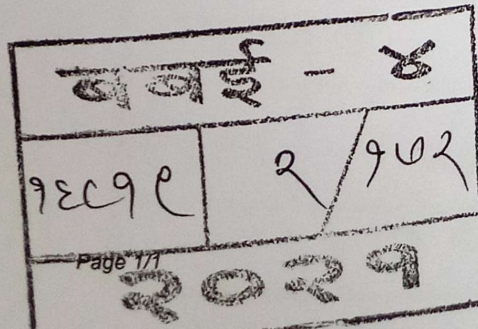
GRN	MH006134125202122E	BARCODE			Date	13/09/2021-14:42:45	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)							
		PAN No.(If Applicable)							
Office Name	BOM4_JT SUB REGISTRAR MUMBAI 4	Full Name	ABHIJEET UMESH SALUNKE						
Location	MUMBAI	Flat/Block No.	Flat No 1703, Wing C, Runwal Timeless						
Year	2021-2022 One Time	Premises/Building							
Account Head Details		Amount In Rs.							
0030045501	Stamp Duty	847500.00	Road/Street	Pratiksha Nagar Depot Rd, Koliwada, Sion					
			Area/Locality	Mumbai					
			Town/City/District						
			PIN	4	0	0	0	2	2
			Remarks (If Any)	PAN2=AAACR0395J~SecondPartyName=Runwal Developers Pvt Ltd~CA=16942745					
			Amount In	Eight Lakh Forty Seven Thousand Five Hundred Rupee					
Total		8,47,500.00	Words	s Only					
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK							
Cheque-DD Details		Bank CIN	Ref. No.	69103332021091314384	2702267056				
Cheque/DD No.		Bank Date	RBI Date	13/09/2021-14:44:27	Not Verified with RBI				
Name of Bank		Bank-Branch	IDBI BANK						
Name of Branch		Scroll No. , Date	Not Verified with Scroll						

Department ID :

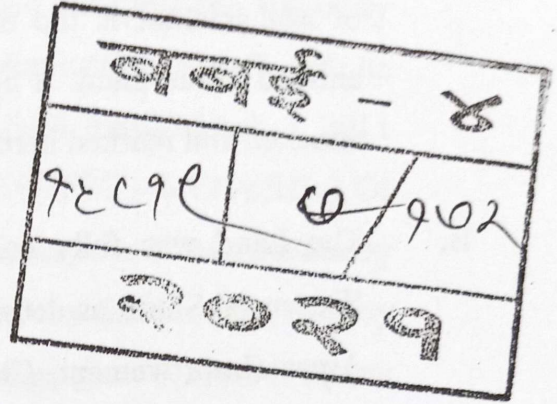
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 0000000000

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



Print Date 13-09-2021 02:44:45



AGREEMENT FOR SALE

ARTICLES OF AGREEMENT ("the said Agreement") made at Mumbai on this 07th day of December in the Christian Year 2021.



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 24-05-2021 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;**

AND

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“THE ALLOTTEE” as mentioned in Second Schedule referred hereinbelow (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 assignees) of the **OTHER PART**;

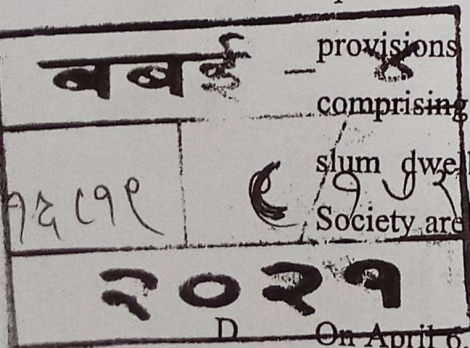
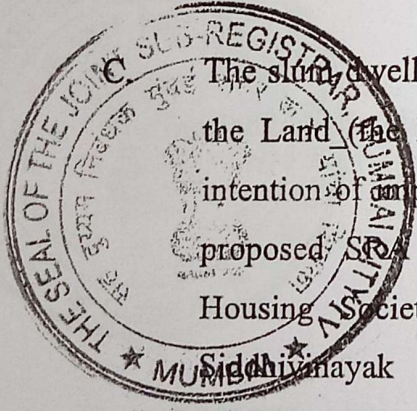
The Promoter and the Allottee shall hereinafter collectively be referred to as the ‘Parties’ and individually as the ‘Party’.

WHEREAS

- A. As per the Property Register Cards, land bearing C.S. Nos. 4 (part), 5 (part), 6 (part) & 7 (part) of Salt Pan Division, Sion, situated at Pratiksha Nagar, Shastri Nagar, “C” Division in F/North Ward, Mumbai City (“Land”) belongs to the Government of Maharashtra and the Government of Maharashtra is the owner of and/or otherwise well and sufficiently entitled to the Land. A copy of the Property Register cards of the Land is annexed and marked hereto as **Annexure “A”**.
- B. The Land was fully encroached by slum dwellers and the same is a ‘Censused Slum’ as defined under the provisions of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 (“**Slum Act**”) and therefore the aforesaid Land is eligible for implementation of the Slum Rehabilitation Scheme (“**Slum Rehab Scheme**”) as formulated under Section 3B of the Slum Act and in accordance with the DCR 1991.

The slum dwellers/occupants of the tenements so existing on a portion of the Land (the Property, as defined hereinafter) came together with an intention of implementing the Slum Rehab Scheme and formed 3 (three) proposed SRA Societies namely (a) Shree Sai Darshan Co-operative Housing Society Limited (Proposed) (“**Sai Darshan Society**”); (b) Siddhivinayak Co-operative Housing Society Limited (Proposed) (“**Siddhivinayak Society**”); and (c) Ekta Chawl Committee SRA Co-operative Housing Society (Proposed) (“**Ekta Society**”) under the provisions of the Maharashtra Co-operative Societies Act, 1960 comprising in aggregate 285 (Two Hundred and Eighty Five) number of slum dwellers. Sai Darshan Society, Siddhivinayak Society and Ekta Society are hereinafter collectively referred to as the “**Societies**”.

On April 6, 2008, the members of Sai Darshan Society and Siddhivinayak Society in their respective Special General Body Meeting *inter alia*



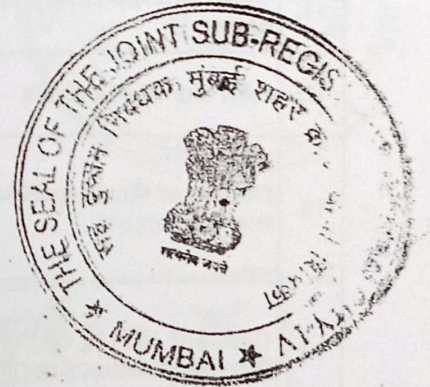
IN WITNESS WHEREOF the parties hereto have executed these presents and the duplicate hereof, the day and year first hereinabove mentioned.

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-slum plot admeasuring 390 aggregating to 12,120.11square 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.



बवई - ४	
१९८९	१५/१०२
२०२१	

४ - इलाका

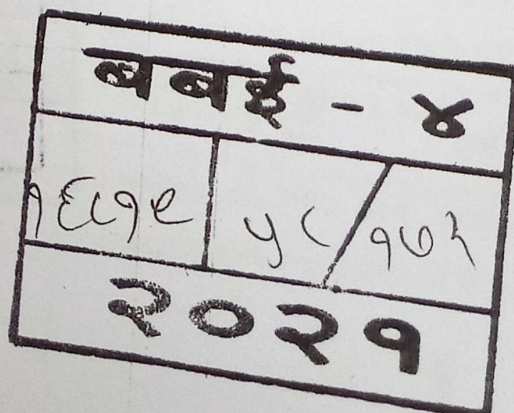
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RUNWAL TIMELESS 202

(Description of the Flat/Purchaser/s)

Sr. No	Particulars	Details
1.	Name of Allottee	Mr. ABHIJEET UMESH SALUNKE Mrs. PRATIBHA ABHIJEET SALUNKE
2.	Address of Allottee	CHAITANYA CHS ,M-8,D-601, PRATIKSHA NAGAR , SION - 400022, , Mumbai, MAHARASHTRA, INDIA, 400022
3.	Description of the said Flat/ Premises	2.00BHK
4.	Project/ Building	RUNWAL TIMELESS
5.	Wing	T-C
6.	Floor	17
7.	Flat No.	1703
8.	Carpet Area (sq.ft. and sq. mtr.) as per clause no.4 (ix) and an additional area of enclosed and/or open balcony and/or service area and/or open terrace area appurtenant to the net usable area of the flat meant for exclusive use of the Purchaser/s;	Carpet area of flat 623 Sq. Feet. equivalent to 57.88 Sqmt Area of open deck/balcony <u>4.09</u> sq. mtr. equivalent to 44 sq.ft. and/or Service/utility area _____ sq.mtr. equivalent to _____ sq.ft. and/or Terrace _____ sq.mtr. equivalent to _____ sq.ft. for which no additional consideration is payable
9.	No. of Car Parks included in the Agreement	1
10.	Sale Consideration for said Flat/ Premises @ Carpet Area	Rs.16942745/-
11.	Other Charges and Deposits as per Seventh Schedule hereto	Rs. 755211/-
12.	PAN No. of Allottee/s	BHAPS3082C , CFPPS7326F
13.	Details of Mortgage/Charge as referred in Recital (Y) of the Agreement	As on date the Promoter has availed the construction finance from the Tata Capital Housing Finance Limited.
14.	Consent U/s 14 of the RERA Act 2016 (or any similar provision under prevailing law)	To construct additional floors/ flats or reduce floors/ flats of the said Building, irrespective of whether such addition/reduction of floors is required as per prevailing rules & regulations, however, without affecting the area of the said Flat/Premises in any manner.



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SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1986 (FORM "A")

No. SRA/ENG/2861/FN/MHL/AP 25 APR 2017

COMMENCEMENT CERTIFICATE

SALE BUILD.

Day Name Solutions Pvt. Ltd.

The Summit Business Bay,

Cherl (E), Mumbai-400 093.

With reference to your application No. 1088 dated 16/04/2012 for Development permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1986 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1986 to erect a building on plot No. 4(part), 5(part), 6(part) & 7(part)

Age Salt-Pan Division TPS No. -
E/N - Situated at Cherl Nagar 1st Division, Salt, Mumbai-22

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI No. SRA/ENG/2148/PN/MHL/107 dt. 02/07/2012
UR No. SRA/ENG/2861/MHL/AP dt. 17/05/2016

on following conditions

The land vacated in consequence of endorsement of the setback line/broad 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 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.

If construction is not commenced 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, 1986.

This Certificate is liable to be revoked by the C.E.O. (SRA) if

(i) 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

(ii) 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.

(iii) 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, 1986.

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 C.E.O. (SRA) has appointed Shri. P.P. Mahant Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the Act.

This C.C. is granted for work up to Top Slab of Stilt F floor.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

Executive Engineer

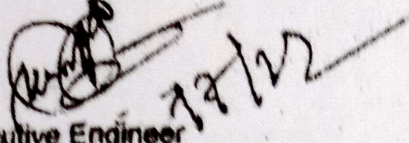


बवक - 8

SRA/ENG/2861/FN/MHL/AP

11 7 DEC 2020

This C.C. is re-endorsed upto Plinth level as per amended approved plans dtd. 16/10/2020.


Executive Engineer
Slum Rehabilitation Authority

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

100005685
Project: *Runwal Timeless, Plot Bearing / CTS / Survey / Final Plot No. : 4PT, 5PT, 6PT, AND 7PT at FNorth-400022,*
FNorth, Mumbai City, 400022;

Runwal Developers Private Limited having its registered office / principal place of business at *Tehsil: Ward*
FNorth, District: Mumbai City, Pin: 400022

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.

- The Registration shall be valid for a period commencing from 11/08/2017 and ending with 31/03/2026 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 there under;
- That the promoter shall take all the pending approvals from the competent authorities

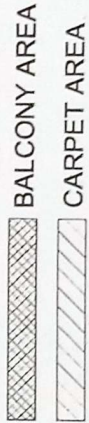
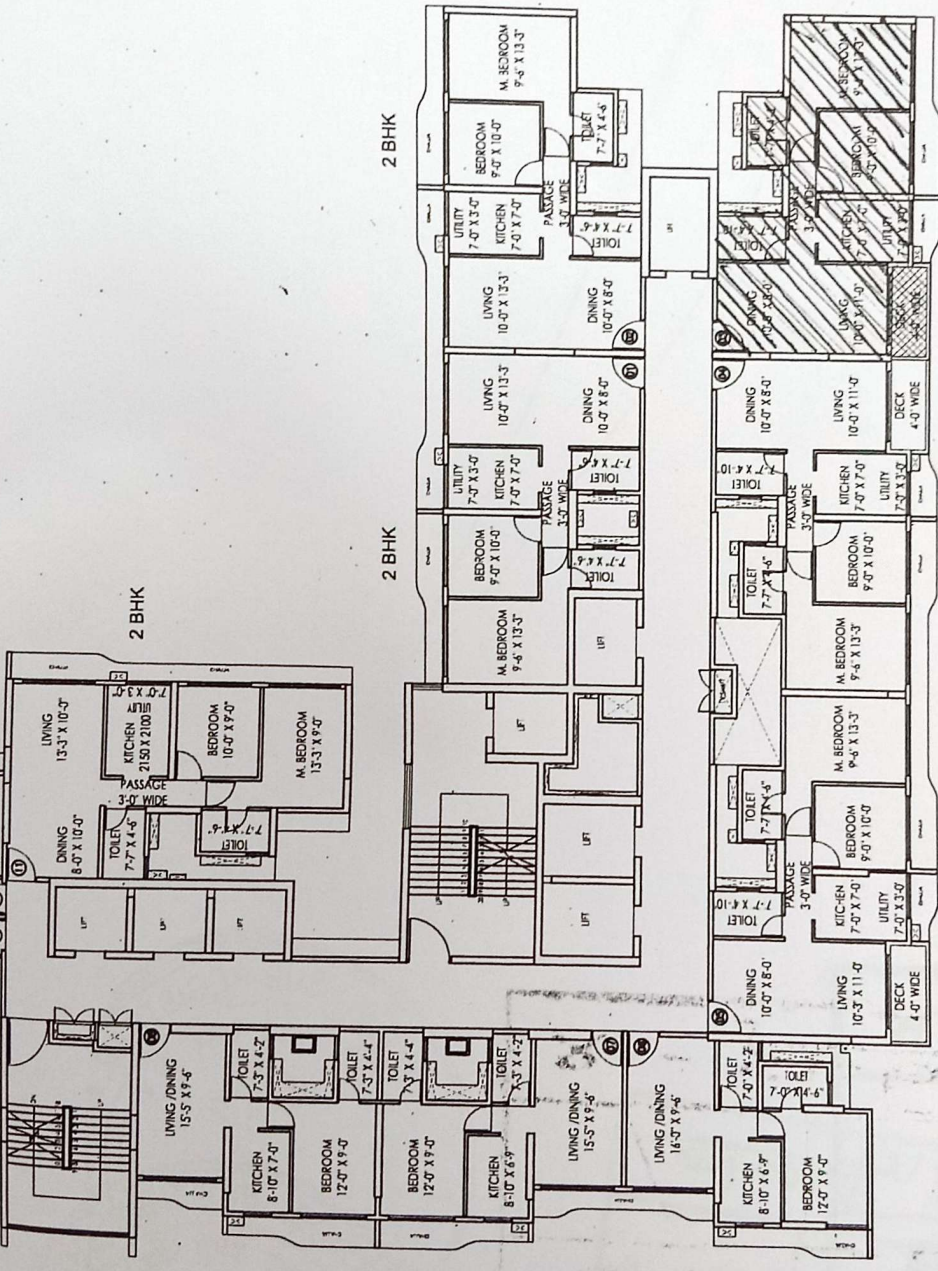
If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there

Annexure "H"
Typical Plan of the said Premises



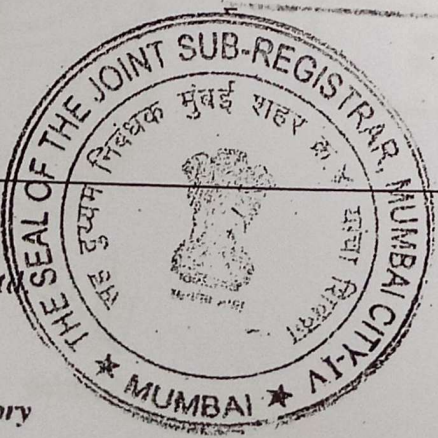
FLAT NO.	1703
FLOOR	17th
CARPET AREA	623 Sq. Ft.

WING - C



RUNWAL TIMELESS

14th to 16th to 21st & (Typical) Floor Plan



Handwritten registration details: 9699, 2nd to 3rd floor, 23/962, 2029

Handwritten signatures and the word 'Allottee'.

Runwal Developers Pvt. Ltd.
Promoter
Authorised Signatory

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4

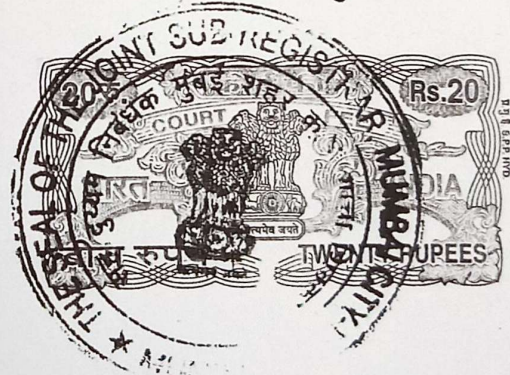
दस्त क्रमांक : 16819/2021

नोंदणी :

Regn:63m

गावाचे नाव : सॉल्टपॅन

करारनामा	16942745
आकारणी देतो की करावे)	7549552.92
हिससा व घरक्रमांक	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 1703, माळा नं: 17 वा मजला,टॉवर सी, इमारतीचे नाव: रूणवाल 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 44 चौ. फूट कारपेट((C.T.S. Number : 4 (Part), 5 (Part), 6 (Part) and 7 (Part) ;))
जा जुडी देण्यात असेल	1) 68.19 चौ.मीटर
रून देणा-या/लिहून ठेवणा- व किंवा दिवाणी मनामा किंवा आदेश देचे नाव व पत्ता.	1): नाव:-रूणवाल डेवेलपर्स प्राईवेट लिमिटेड तर्फे संचालक संजय डागा तर्फे ऑथोराईज्ड सिग्नेटरी स्वीना नायर तर्फे मुखत्यार सुधिर पालव वय:-64; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस, 5 वा मजला , रूणवाल एन्ड ओमकार एसक्वेअर , सायन-चुनाभट्टी सिगनलच्या समोर, सायन (ईस्ट), मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400022 पॅन नं:-AAACR0395J
न घेणा-या पक्षकाराचे व यालयाचा हुकुमनामा न्यास,प्रतिवादिचे नाव व	1): नाव:-अभिजीत उमेश साळुंके वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: चैतन्य सीएचएस, एम-8, डी-601, प्रतिक्ष नगर, सायन, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-BHAPS3082C 2): नाव:-प्रतिभा अभिजीत साळुंके वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: चैतन्य सीएचएस, एम-8, डी-601, प्रतिक्ष नगर, सायन, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-CFPPS7326F
न दिल्याचा दिनांक	07/12/2021
केल्याचा दिनांक	07/12/2021
ड व पृष्ठ	16819/2021
ाणे मुद्रांक शुल्क	847500
ाणे नोंदणी शुल्क	30000



चारात घेतलेला

रताना निवडलेला

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

सह दुय्यम निबंधक वर्ग - २
मुंबई शहर क्र. ४

File No.:

Mr. Abhijeet Salunke
Mrs. Snehal Salunke,
Home Loan - 40 Lakhs

Blank lined area for stamp or signature.

Legal - Umerga }
Vest - Vastukalga } 07/10/24

ANJANI ENTERPRISES

SPRING FILE
No. 1

Name	Subject
Add.	From
	To
	20
	20



Customer: Yes No

CIF No/ Account No. 85028669558

First Name Middle Name Last Name

ABHIJEET UMESH SACUNKE

Birth: 09061979

PAN: BHAPS3082C

8419937075

abhijeetsalunke_79@yahoo.co.in

Spouse: PRATIBHA ABHIJEET SACUNKE

Father: UMESH MANAJI SACUNKE

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Documents of KYC (Minimum one to be filled)

Ahaar / UID No. 747861108419

Passport ID No.

Passport No.: B7459300

Driving License No. MH0120190038988

MNREGA Job card No.

Address issued by National Population Register Containing Name and Address:

Residential Status: Resident Indian (RI) Non-Resident Indian (NRI) Person Of Indian Origin (PIO) Foreign Citizen

Are you a DEFENCE PERSONNEL: Indian Army Indian Navy Indian Air force

What is your SERVICE UNDER: Defined Benefit Pension New Pension Scheme

Residential Address:

Permanent Address:

Address 1:

Address 2:

Address 3:

Village: City:

District: State:

A: PERSONAL DETAILS

APPLICANT

CO-APPLICANT

Customer: Yes No

CIF No/ Account No. 31771371039

First Name

Middle Name

Last Name

PRATIBHA ABHIJEET SALUNKE

Birth:

18051988

PAN:

CFPPS7326F

8652554282

Pratibha_189@yahoo.co.in

Spouse:

ABHIJEET UMESH SALUNKE

Father:

ARJUN RAMCHANDRA GAIDHANKAR

Gender:

Male Female Third Gender

Marital Status:

Single Married Divorced Widowed

Documents of KYC (Minimum one to be filled)

Aadhaar / UID No.

484613067875

Driver ID No.

Passport No.:

Driving License No.

MH0120190038989

MGNREGA Job card No.

Document issued by National Population Register Containing Name and Address:

Residential Status:

Resident Indian (RI) Non-Resident Indian (NRI)
 Person Of Indian Origin (PIO) Foreign Citizen

Are you a DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

Under what scheme is YOUR SERVICE UNDER:

Defined Benefit Pension New Pension Scheme

Residential Address:

Permanent Address:

Address 1:

Address 2:

Address 3:

Village:

City:

District:

State:

Country:

Pin Code:

Current address same as the permanent address Yes No

Current Address:

known as "ELEVAY 137" (now known as "Runwal Timeless" as defined earlier 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 "F" 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

Handwritten signature and a rectangular stamp containing the text 'जस - ४'.