

Valuation ID

202411181492

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

18 November 2024, 11:30:07 AM

करल2

मूल्यांकनाचे वर्ष

2024

जिल्हा

मुंबई(उपनगर)

मूल्य विभाग

120-कांजूर - कुर्ला

उप मूल्य विभाग

भुभाग: उत्तरेस गाव सीमा, पूर्वेस द्रुतगती महामार्ग, दक्षिणेस गावाची सीमा व पश्चिमेस मध्य रेल्वे लाईन.

सर्व्हे नंबर /न. भू. क्रमांक :

सि.टी.एस. नंबर#1006

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन

निवासी सदनिका

कार्यालय

दुकाने

औद्योगिक

मोजमापनाचे एकक

70480

161790

186060

202900

161790

चौरस मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-

60.14चौरस मीटर

मिळकतीचा वापर-

निवासी सदनिका

मिळकतीचा प्रकार-

बांधीव

बांधकामाचे वर्गीकरण-

1-आर सी सी

मिळकतीचे वय-

0 TO 2वर्षे

बांधकामाचा दर -

Rs.30250/-

उद्ववाहन सुविधा-

आहे

मजला -

31st floor And Above

प्रकल्पाचे क्षेत्र-

Above 2 hector

रस्ता सन्मुख -

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

(सूत्र) प्रकल्पाचे क्षेत्रानुसार दर

= (( मिळकतीचा प्रति चौ. मीटर मूल्यदर ) \* 105 % ).

प्रकल्पाचे क्षेत्रानुसार

निवासी सदनिका करीता प्रती चौ. मीटर दर = Rs.169879.5/-

मजला निहाय घट/वाढ

= 120% apply to rate= Rs.203856/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर

= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) \* घसा-यानुसार टक्केवारी ) + खुल्या जमिनीचा दर )

= ( ( (203856-70480) \* (100 / 100 ) ) + 70480 )

= Rs.203856/-

A) मुख्य मिळकतीचे मूल्य

= वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र

= 203856 \* 60.14

= Rs.12259899.84/-

E) बंदिस्त वाहन तळाचे क्षेत्र

13.94चौरस मीटर

बंदिस्त वाहन तळाचे मूल्य

= 13.94 \* ( 169879.5 \* 25/100 )

= Rs.592031.8/-

Applicable Rules

= ,5 अ,10,4,16

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकेनिकल वाहनतळ

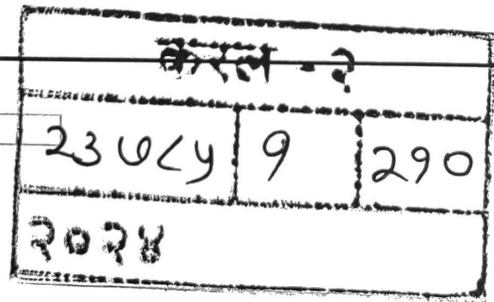
= A + B + C + D + E + F + G + H + I + J

= 12259899.84 + 0 + 0 + 0 + 592031.8 + 0 + 0 + 0 + 0 + 0

= Rs.12851931.64/-

Home

Print



साह दुय्यम निबंधक कुर्ला -२  
मुंबई उपनगर जिल्हा

CHALLAN  
MTR Form Number-6



IRN	MH011233552202425E	BARCODE			Date	18/11/2024-10:58:33	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)				
Office Name	KRL2_JT SUB REGISTRAR KURLA NO 2			PAN No.(If Applicable)				
Location	MUMBAI			Full Name	AMIT ARUN MAHADIK AND RAJESHREE AMIT MAHADIK			
Year	2024-2025 One Time			Flat/Block No.	FLAT NO. TI-3903, 39TH FLOOR, TOWER I			
Account Head Details		Amount In Rs.		Premises/Building	(NUMERO UNO), RUNWAL AVENUE			
0030045501	Stamp Duty	806500.00		Road/Street	C G COMPOUND			
0030063301	Registration Fee	30000.00		Area/Locality	KANJURMARG EAST, MUMBAI			
				Town/City/District				
				PIN	4 0 0 0 4 2			
				Remarks (If Any)	SecondPartyName=SUSNEH INFRAPARK PRIVATE LIMITED-			
				Amount In	Eight Lakh Thirty Six Thousand Five Hundred Rupees			
Total				8,36,500.00	Words	Only		
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332024111811406	2899725122	
Cheque/DD No.				Bank Date	RBI Date	18/11/2024-11:00:17	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.**  
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.  
 Mobile No. : 7039411234

*Amit Mahadik*

*@mahadik*

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai this 18<sup>th</sup> day of November 2024

*Amit Mahadik*  
@Mahadik

BETWEEN

SUSNEH INFRAPARK PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 2013, having its registered office at c/o. Evie Real Estate Pvt. Ltd., Aryabhata Building, C.G. Compound, Kanjurmarg (East), Mumbai - 400042 (through its duly Authorized Signatory Mr/Ms. Raghavendra M. Poojary, authorized under Board Resolution /POA dated 08/02/2024), 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;

AND

AMIT ARUN MAHADIK & RAJESHREE AMIT MAHADIK, having his/her/their address at ROOM NO.9, SATYANARAYAN CHS, NEHRU NAGAR, OPP. ANIKET HOSPITAL, KANJURMARG 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 (i) in case of an individual, his/her/their heirs, executors, administrators and permitted assigns; (ii) in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors of them and the heirs, executors and administrators of the last surviving partner of the firm; (iii) 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-parcenary; (iv) 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 (v) in case of a body corporate/company, its successors in business and permitted assigns) of the OTHER PART.

WHEREAS:-

- A. Pursuant to (a) an Indenture of Conveyance and Assignment dated 17<sup>th</sup> October, 2014, registered with the office of the Sub-Registrar of Assurances at Kurla under serial no. KRL-1/9377 of 2014 as rectified by a Deed of Rectification dated 13<sup>th</sup> October, 2016, registered with the office of the Sub-Registrar of Assurances at Kurla under serial no. KRL-1/10449 of 2016, both executed between Crompton Greaves Limited ("CG") and Evie Real Estate Private Limited ("Evie"), (b) an Indenture of Conveyance and Assignment dated 27<sup>th</sup> October 2015, registered with the office of the Sub-Registrar of Assurances at Kurla under Serial No. KRL-2/9732 of 2015, as rectified by a Deed of Rectification dated 13<sup>th</sup> October, 2016, registered with the office of the Sub- Registrar of Assurances at Kurla under Serial No. KRL-1/10450 of 2016, both executed between CG and Evie, (c) an Indenture of Lease dated 21<sup>st</sup> October 2015 ("the said Lease") executed between The Tata Power Company Limited and Evie, registered with the office of Sub-Registrar of Assurances at Kurla under serial no. KRL-2/962 of 2015, and subject to the terms and conditions mentioned therein, and (d) an Indenture of Conveyance and Assignment dated 29<sup>th</sup> December, 2021, registered with the office of the Sub-Registrar of Assurances at Kurla under serial no. KRL-4/23802 of 2021 executed between CG and Evie, Evie became entitled to and seized and possessed of all those pieces or parcels of land bearing CTS Nos. 676, 1004(part), 1005(part), 1005/1, 1006, 1007/3(part), 1007(part), 1007/1, 1007/2, 1007/4, 1008 (part), 1008/1, 1009(part), 1009/5, 1009/6, 1010(part), 1011 (part), 1013(part), 1014(part), 1014/1, 1014/6, 1014/7, 1017/1 to 1017/6, 1018 and 1018/1 to 1018/9 admeasuring in aggregate 1,00,000 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 black 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.



*Amit Mahadik*  
@Mahadik

*Raghu*

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२०	By and under a Deed of Conveyance cum Assignment dated 6 <sup>th</sup> February 2021 and registered with the office of the Sub-Registrar of Assurances at Kurla under Serial No. KRL-1/2535 of 2021 executed between Evie and the Promoter herein, Evie sold, conveyed, assigned and transferred to the Promoter, Evie's right, title and interest in a portion of the Larger Land admeasuring in aggregate 22,079 square meters and 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, 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 <b>Second Schedule</b> hereunder written and is delineated with a red colour boundary line on the plan annexed hereto and marked as <b>Annexure "A"</b> . This Deed of Conveyance cum Assignment was executed pursuant to a Business Transfer Agreement dated 6 <sup>th</sup> February 2021 executed between Evie and the Promoter ( <b>BTA</b> ), 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. There are no litigation pending with respect to the said Phase 2 Land and the encumbrances affecting the said Phase 2 Land are annexed hereto and marked as **Annexure "B"**.
- 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**"):-
- a) 8 residential buildings known as Tower/Wing-A (**IVY**), Tower/Wing-B (**DAFFODILS**), Tower/Wing-C (**IRIS**), Tower/Wing-D (**MARIGOLD**), Tower/Wing-E (**JASMINE**), Tower/Wing-F (**Sunflower**), Tower/Wing-G (**Garden Vista**) and Tower/Wing-H. 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, Tower/Wing-E comprising 46 Nos. of Slabs of super structure, viz 3 basement plus 4 podium plus 43 habitable floors, Tower/Wing-F and Tower/Wing-G each comprising 53 Nos. of slabs of super structure viz. 2 basement plus 4 podium plus 50 habitable floors, and Tower/Wing-H comprising 37 Nos. of slabs of super structure with 35 habitable floors and 3 (three) retail levels (hereinafter collectively referred to as "**Phase I Residential Buildings**"). Phase I Residential Buildings are shown hatched in grey colour on the plan annexed hereto and marked as **Annexure "A"**) and to be identified as "**Phase I Project**". Each of the Phase I Project is independently registered by the Promoter as separate real estate projects with the Real Estate Regulatory Authority (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 7 buildings in said 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



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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.
  6. **Tower/Wing-F on the said Tower/Wing- F 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. P51800032824.
  7. **Tower/Wing-G on the said Tower/Wing- G 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. P51800035134.
  8. **Tower/Wing-H on the said Tower/Wing- H 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. P51800050459.
- b) A Commercial Tower known as “**Runwal Commerz – Tower 1**” comprising 20 Nos. of slabs of super structure and 17 habitable floors. Runwal Commerz – Tower 1 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. P51800047579.
- F. The Promoter proposes to develop another phase (“**Phase 2**”) to be known as “**Runwal Avenue**” comprising of 6 (six) residential buildings i.e. Tower/Wing -I, Tower/Wing Tower/Wing-K, Tower/Wing-L, Tower/Wing-M and Tower/Wing-N and retail/commercial shops on the **said Phase 2 Land** i.e. a portion of the **Plot** and admeasuring 22,079 square meters. The Phase 2 buildings are shown hatched in blue, yellow, grey, green, pink and purple colours on the plan annexed hereto as Annexure “**A**”. The Promoter is now developing Tower/Wing-I on a portion/part of the Phase 2 Land admeasuring 376.38 square meters (plinth area) i.e., “**the said Land**” (the said Land is more particularly described in the **Third Schedule** hereunder written and is washed in blue colour on the plan annexed hereto and marked as **Annexure “A”**) as a phase of the **Whole Project (as defined below)**. The Promoter has already launched Tower/Wing-J on a portion/part of the said Phase 2 Land. **Tower/Wing-J on the said Tower/Wing- J Land** is registered by the Promoter 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. P51800026860 for Tower/Wing J. The Promoter has already launched Tower/Wing-K on a portion/part



*Handwritten signatures and initials:*  
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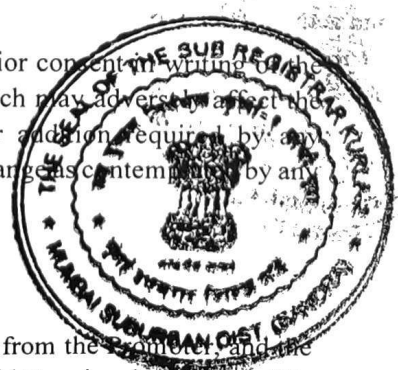
- X. Under Section 13 of the RERA, the Promoter is required to execute a written agreement for sale of the said Premises with the Allottee i.e. this Agreement, and is also required to register this Agreement under the provisions of the Registration Act, 1908.
- Y. In accordance with and subject to the 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 herein below,-

Annexure "A"	Layout Plan demarcating (i) the Larger Land in black colour boundary line, (ii) the Phase 2 Land in a red colour boundary line, (iii) Phase I Residential Buildings hatched in grey colour, and, (iv) ("Phase 2") "Runwal Avenue" comprising of 6 (six) residential buildings i.e. Wing-I Tower/Wing-J, Tower/Wing-K, Tower/Wing-L, Tower/Wing-M and Tower/Wing-N and retail/commercial shops shown hatched in blue, yellow, grey, green, pink and purple colours.
Annexure "A-1"	The Proposed Layout plan showing future development on the Larger Property.
Annexure "B"	List of Encumbrances.
Annexure "C"	MAHARERA Registration Certificate.
Annexure "D"	IOD and CC
Annexure "E"	Title Certificate issued by Advocate.
Annexure "F"	Certified true copies of Property Register Card.
Annexure "G"	Floor Plan of the said premises.
Annexure "H"	Payment schedule.

**NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -**

- The above Recitals shall form an integral part of the operative portion of this Agreement, as if the same have been set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience and are not intended in derogation of RERA.
- The Promoter shall construct the Real Estate Project being Tower/Wing-I known as "Runwal Avenue Wing I", consisting of such floors as set out in the **Fourth Schedule** hereunder written in accordance with the plans, designs and specifications as referred hereinabove, and as approved by the MCGM from time to time. The Real Estate Project shall have the common areas, facilities and amenities that may be usable by the Allottee in common with allottees of Tower/Wing-J, Tower/Wing-K, Tower/Wing-L, Tower/Wing-M and Tower/Wing-N and are listed in the **Fifth Schedule** hereunder written.

**PROVIDED THAT** the Promoter shall have to obtain prior consent in writing of the Allottee in respect of any variations or modifications which may adversely affect the said Premises of the Allottee, except, any alteration or addition required by any Government authorities, or, due to change in law, or any change as contemplated by any of the disclosures already made to the Allottee.



**3. Purchase of the Premises and Sale Consideration:**

- The Allottee hereby agrees to purchase and acquire from the Promoter and the Promoter hereby agrees to sell to the Allottee, the said Premises bearing No. TI-3903 of the 2 BHK + Deck type admeasuring 556.93 square feet equivalent to

*Signature*      *@mahadik*      9      *Rao*

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51.74 square meters plus 31.32 square feet equivalent to 2.91 square meters deck area and 0 square feet equivalent to 0 square meters utility area, on the 39<sup>th</sup> floor in Tower/Wing I (the said Premises are more particularly described in the Seventh Schedule and is shown hatched on the floor plan annexed and marked Annexure "G" hereto) at and for the consideration of **Rs. 13441500/- (Rupees One Crore Thirty Four Lakhs Forty One Thousand Five Hundred Only)**.

- (ii) The Promoter shall provide to the Allottee absolutely free of any consideration, cost, charge and/or fee, permission to park 1 (ONE) car/s in the car parking space in the basement/podium/stilt being constructed on the said Land. The details of the car parking space as required to be provided as per RERA Order No. 54/2024 dated 29th April 2024 issued by the Hon'ble Secretary MahaRERA shall be provided to the Allottee shortly.
- (iii) The total aggregate consideration amount for the said Premises including car parking space/s is **Rs. 13441500/- (Rupees One Crore Thirty Four Lakhs Forty One Thousand Five Hundred Only)** ("the Sale Consideration"). It is expressly agreed between the Parties that for the purpose of this Agreement, 10% (ten percent) of the Sale Consideration is earnest money and is referred to herein as the "Earnest Money".
- (iv) The Allottee has paid before execution of this Agreement, a sum of **Rs. 4076440/- (Rupees Forty Lakhs Seventy Six Thousand Four Hundred Forty Only)** as advance payment and hereby agrees to pay to the Promoter the balance amount of the Sale Consideration of **Rs. 9365060/- (Rupees Ninety Three Lakhs Sixty Five Thousand Sixty Only)** in the manner and payment instalments more particularly set out in Annexure "H" hereto. The Allottee/s hereby agree/s and accepts that in the event the Promoter completes any milestone/s that is/are prior or subsequent to any other construction milestones as mentioned in the payment schedule annexed hereto at Annexure "H", then the Promoter shall be entitled to raise demand for payment towards such completed milestone/s along with the architect's certificate certifying the completeness thereof, and the Allottee/s undertake/s to make payment of the same.
- (v) The Allottee agrees to pay the Sale Consideration in instalments as set out in Annexure "H" hereto, along with applicable taxes, within 7 (seven) days from the date of written demand made by the Promoter, subject to deduction of applicable TDS as per the Income Tax Act, 1961. The TDS shall be deducted at the time of making payment of instalment and remitted by Allottee in the government account in accordance with the provisions of the Income Tax Act, 1961. The Allottee further agrees and undertakes to submit to the Promoter, the original TDS Certificate within 7 (seven) days from the date of payment of TDS. The Allottee is aware and agrees that it is only upon the Allottee submitting the TDS Certificate to the Promoter, that the amount of TDS shall be credited to his account. On the failure of the Allottee in submitting the TDS Certificate, the Promoter shall be entitled not to give credit to the Allottee in respect of the amount of TDS. Further, the Allottee is aware that payment of TDS in the government account is solely the responsibility of the Allottee and in the event of the Allottee not paying the TDS in accordance with the provisions of Income Tax Act, 1961, the Allottee alone shall be liable for the consequences as per the Income Tax Act, 1961, and the Promoter shall not be responsible for non-payment or delayed payment thereof.



(vi) It is clarified that the Sale Consideration shall be payable by the Allottee in the Bank Account No. 57500001100457 maintained with HDFC Bank, Sion Branch with IFSC Code HDFC0000163 ("the said Account"). It is clarified that in accordance with RERA and the RERA Rules, 70% of the Sale Consideration shall be transferred in the Bank Account No. 57500001100075 maintained with HDFC Bank, Sion Branch with IFSC Code HDFC0000163 ("the RERA

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body corporate, unincorporated body, association, organization, any government or state or any agency of a government or state, or any local or municipal authority or other governmental body (whether or not in each case having separate legal Personality/separate legal entity); and

(b) That person's successors in title and assigns or transferees permitted in accordance with the terms of this Agreement.

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.

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

All those pieces or parcels of land bearing CTS Nos. 676, 1004(part), 1005(part), 1005/1, 1006, 1007/3(part), 1007(part), 1007/1, 1007/2, 1007/4, 1008 (part), 1008/1, 1009(part), 1009/5, 1009/6, 1010(part), 1011 (part), 1013(part), 1014(part), 1014/1 to 1014/6, 1017, 1017/1 to 1017/6, 1018 and 1018/1 to 1018/9 admeasuring in aggregate 1,45,330.06 square meters of Village Kanjur, Taluka Mulund, District Mumbai Suburban situated at Kanjur Marg (E), Mumbai - 400042 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.

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

All those pieces and parcels of land admeasuring 376.38 square meters (Plinth area) forming part of the Phase 2 Land as mentioned in the **Second Schedule** hereinabove.

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

Tower	Total No. of Flat/Units	No of floors
Tower/Wing "I"	311	54 Nos. of slabs of super structures with 50 habitable floors
Grand Total	311	

**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-J, Tower/Wing-K, Tower/Wing-L, Tower/Wing-M and Tower/Wing-N in the Whole Project)

- BUILDING AMENITIES:**
- In essential & common areas
  - Sewage treatment plant
  - Rainwater harvesting
  - Reputed elevator in every tower
  - Multiple level Parking



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@mahaelik

*Handwritten signature/initials*

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- 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

**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)

NIL

**THE SEVENTH SCHEDULE ABOVE REFERRED TO**

(Description of the Premises)

ALL THAT [piece and parcel of residential flat bearing no. TI-3903 in Tower I (NUMERO UNO) on 39<sup>th</sup> floor admeasuring 556.93 sq. ft. (equivalent to 51.74 square meters) carpet area plus deck area 2.91 square mtrs. and 0 square meters utility area together with right to use 1 Car parking space/s constructed or to be constructed on the Larger property as described in the First Schedule hereunder.

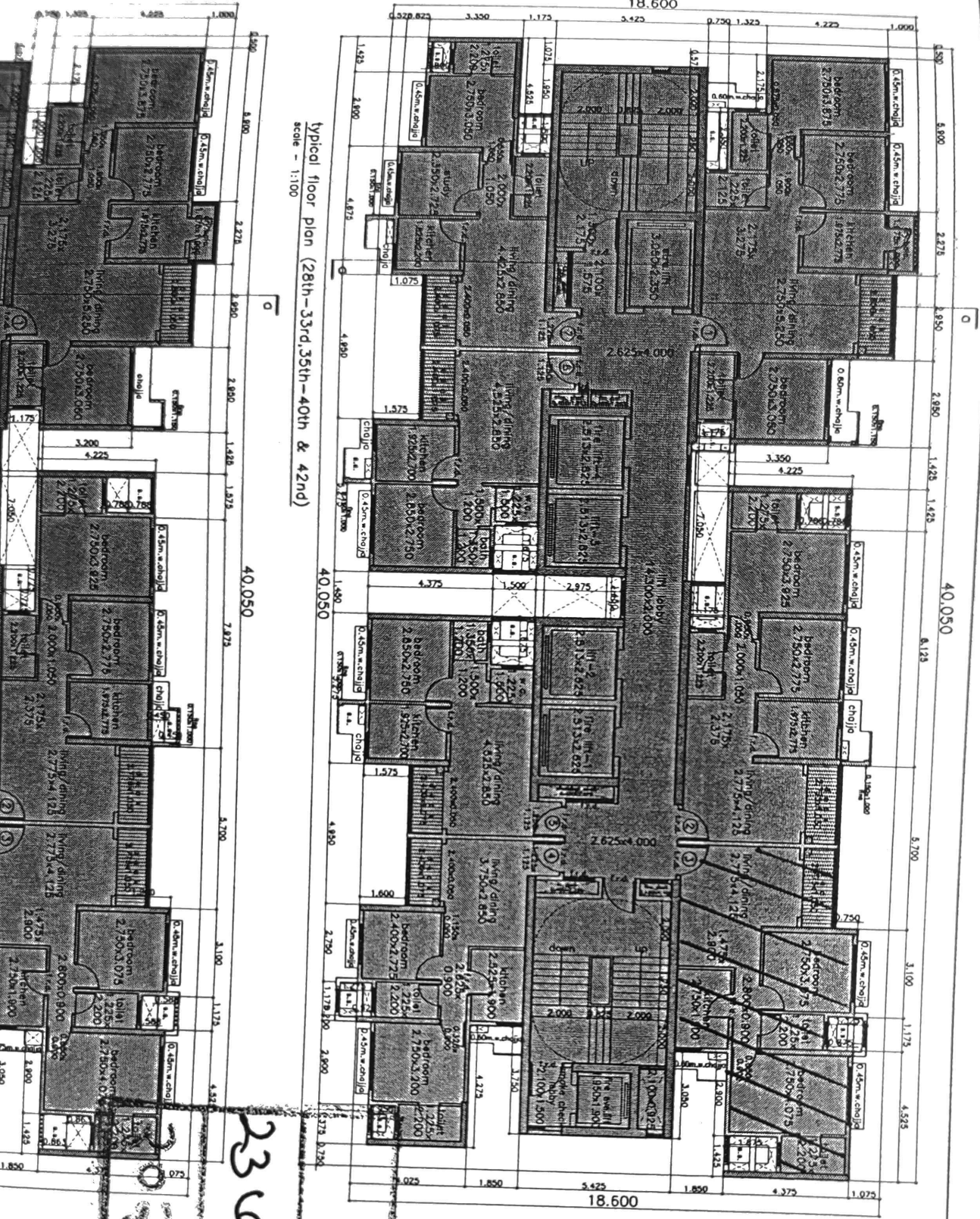


*Mahadik*

@mahadik<sup>35</sup>

*Plaa*

I-3903



refuge area requirement calculations

Refuge Area Required at 48th Floor	Refuge Area Required at 49th Floor
1	2
total refuge area required @ 4.5' = 315.46 sqm	total refuge area required @ 4.5' = 292.28 sqm
total refuge area required @ 4.25' = 311.11 sqm	total refuge area required @ 4.25' = 311.11 sqm
total refuge area proposed = 840 sqm	total refuge area proposed = 393.51 sqm
excess refuge area = 840 sqm	excess refuge area = 840 sqm

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घर - 2

WING - I

PROFORMA - B

CONTENTS OF SHEET

FLOOR PLANS

SUB REGISTRAR



STAMP OF APPROVAL OF PLANS

The concels approval of the previous plan sanctioned u/no. CHE/ES/3092/S/337(NEW)/337/11/Amend dated 08.04.2024  
APPROVED subject to conditions mentioned by this office u/no. CHE/ES/3092/S/337(NEW)/337/12/Amend

Suhas  
Vasant  
Neman

Digitally signed by Suhas Vasant  
DN: cn=Suhas Vasant, o=City of Mumbai, ou=City of Mumbai, email=svasant@cityofmumbai.gov.in, c=IN

Executive Engineer Bldg. Prop.(E/S)-II

Hemant  
Shreeram  
Madhavi

Digitally signed by Hemant Shreeram Madhavi  
DN: cn=Hemant Shreeram Madhavi, o=City of Mumbai, ou=City of Mumbai, email=hemant@cityofmumbai.gov.in, c=IN

Nitin  
Vasantrao  
Patil

Digitally signed by Nitin Vasantrao Patil  
DN: cn=Nitin Vasantrao Patil, o=City of Mumbai, ou=City of Mumbai, email=ntpatil@cityofmumbai.gov.in, c=IN

S.E.(B.P.)S&T/E

A.E.(B.P.)S&T

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL WITH RETAIL BLDG NO. 2  
COMPRISING OF WINGS I, J, K, L, M & N ON PROPERTY  
BEARING C.T.S.NO. 876,1004, 1005, 1005/1, 1008,  
1007(P.T), 1007/1 TO 4, 1008, 1008/1, 1009, 1009/1  
TO 6, 1010, 1011, 1013, 1014, 1014/1 TO 6, 1017,  
1017/1 TO 6, 1018,1018/1 TO 9 OF  
VILLAGE KANJUR AT KANJURMARG (E), MUMBAI.

NAME OF OWNER

EVE REAL ESTATE PVT. LTD.

JOB NO.	DATE	DWG NO.	SCALE	DRN BY	CHKD BY
		M-12	1:100		



SUNIL  
GAJANAN  
AMBRE

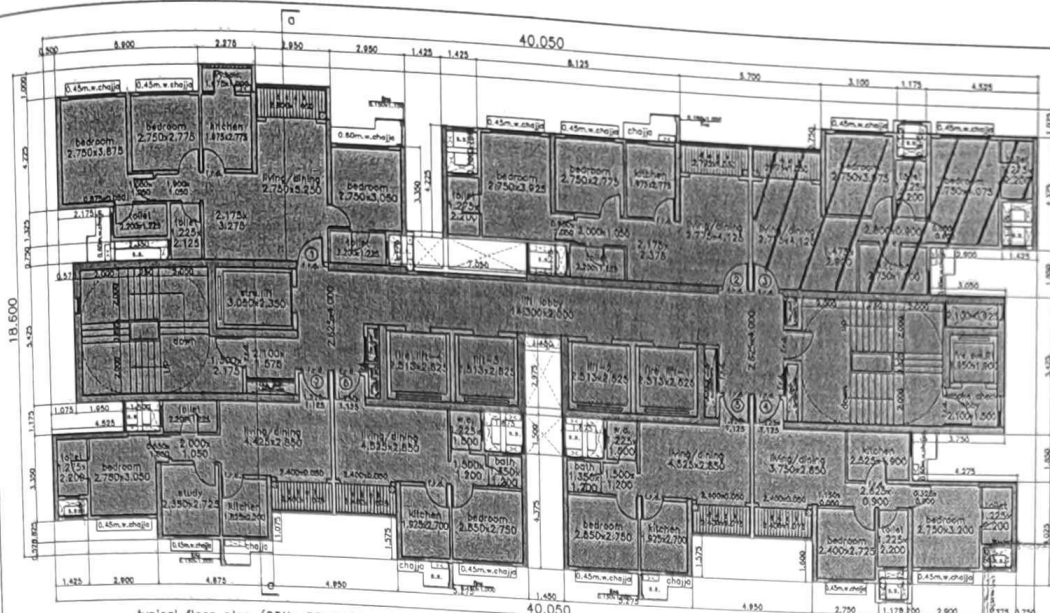
Digitally signed by Sunil Gajanan Ambre  
DN: cn=Sunil Gajanan Ambre, o=Sunil Gajanan Ambre & Associates, ou=Sunil Gajanan Ambre & Associates, email=sunil@sunilgajananambre.com, c=IN

SUNIL AMBRE & ASSOCIATES  
ARCHITECTS  
303, MITTAL AVENUE, 3RD FLOOR,  
110, NAGINDAS MASTER ROAD, NEAR BSE,  
FORT, MUMBAI-400 001.

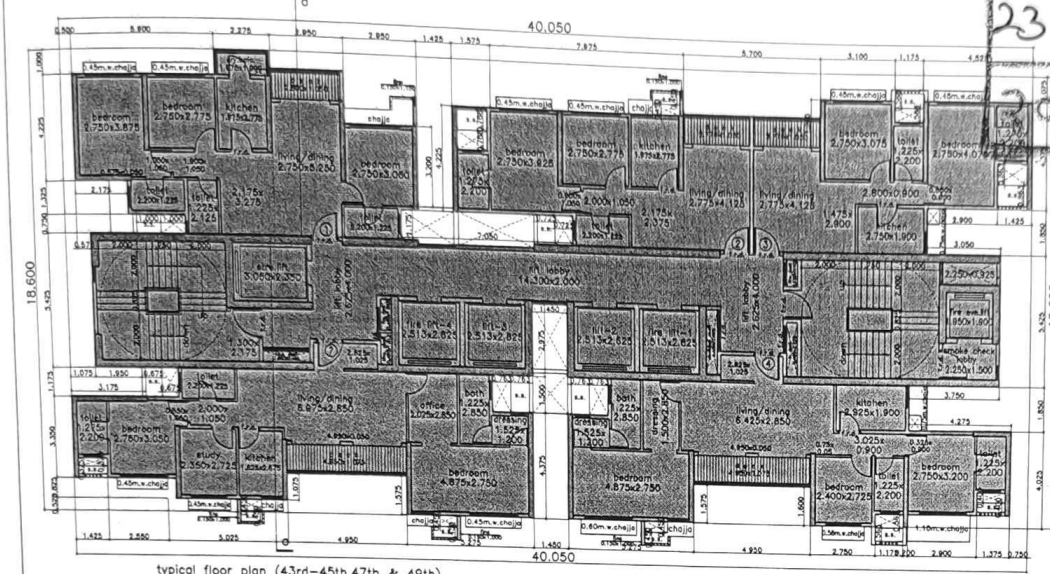
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refuge area requirement calculations  
 refuge area required at 48th floor

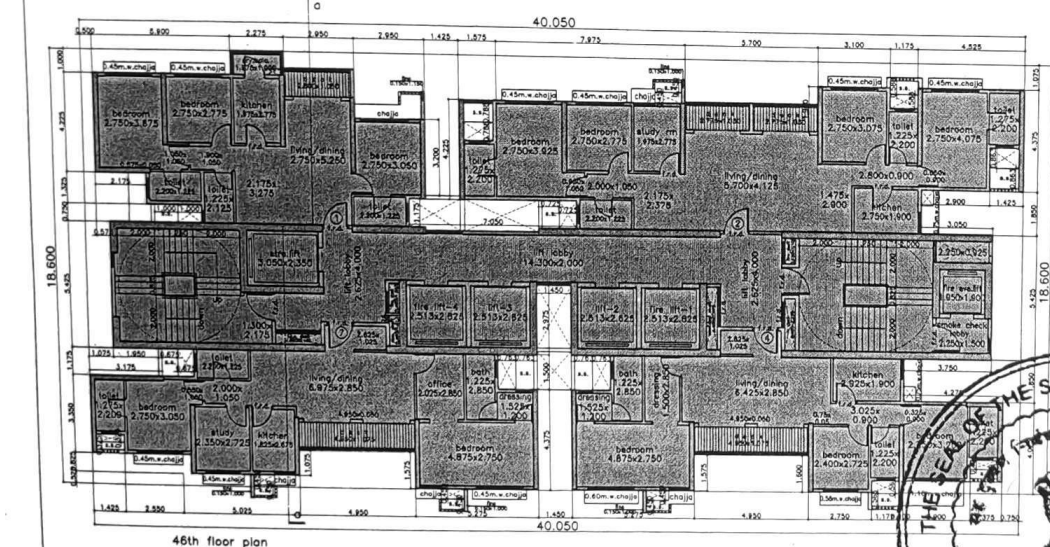
1	bed. built at 48th floor	= 343.48 sqm.
2	bed. built at 49th floor	= 388.54 sqm.
Total bed. built to be served		= 732.02 sqm.
total refuge area required @ 4%		= 29.28 sqm.
total refuge area required @ 4.25%		= 31.11 sqm.
total refuge area proposed		= 39.31 sqm.
excess refuge area		= 8.43 sqm.



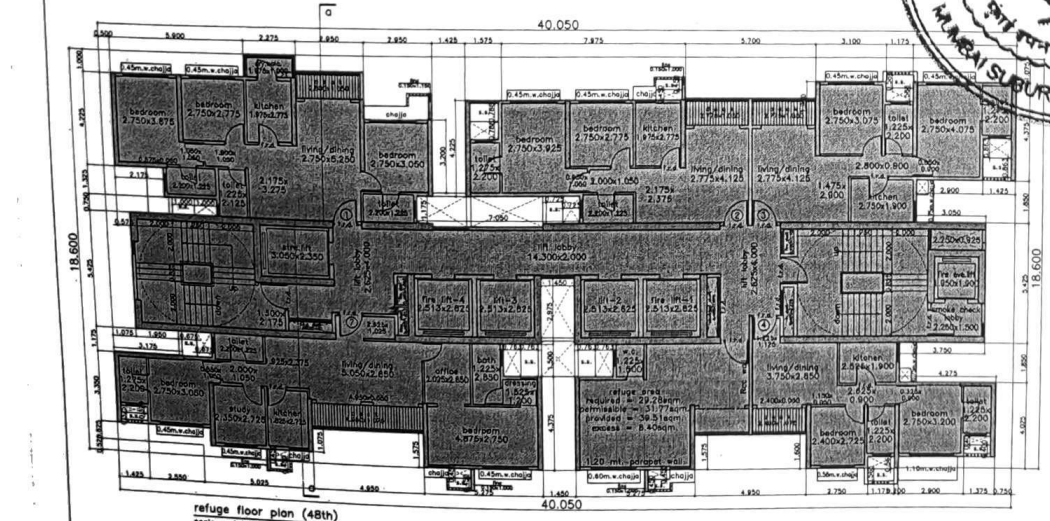
typical floor plan (28th-33rd,35th-40th & 42nd)  
 scale = 1:100



typical floor plan (43rd-45th,47th & 49th)  
 scale = 1:100



46th floor plan  
 scale = 1:100



refuge floor plan (48th)  
 scale = 1:100

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WING - I  
 PROFORMA - B  
 CONTENTS OF SHEET



Suhans  
 Vasant  
 Neman  
 Executive Engineer Bldg. Prop.(E/S)-II

S.E.(B.P.)S&T/AE (B.P.)S&T  
 DESCRIPTION OF PROPOSAL & PROPERTY  
 PROPOSED RESIDENTIAL WITH RETAIL BLDG. NO. 2  
 COMPRISING OF WINGS I, J, K, L & N ON PROPERTY  
 BEARING C.T.S. NO. 876, 1004, 1005, 1005/1, 1006,  
 1007(P), 1007/1 TO 4, 1008, 1008/1, 1008, 1009/1  
 TO 6, 1010, 1011, 1013, 1014, 1014/1 TO 6, 1017,  
 1017/1 TO 4, 1018, 1018/1 TO 9 OF  
 VILLAGE KANJUR AT KANJURWAD (E), MUMBAI.

NAME OF OWNER  
 EYE REAL ESTATE PVT. LTD.  
 JOB NO. DATE DWG NO. SCALE DWN BY CHD BY

SUNIL AMBRE & ASSOCIATES  
 ARCHITECTS  
 303, MITTAL AVENUE, 3RD FLOOR,  
 110, NAGDAS MASTER ROAD, NEAR BSC  
 FORT, MUMBAI - 400 001.

*Sundik* @mahaelik Rce

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## Maharashtra Real Estate Regulatory Authority

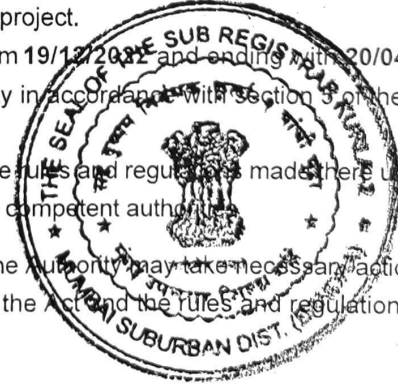
### REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51800048234**

Project: **Runwal Avenue Ning - I** , Plot Bearing / CTS / Survey / Final Plot 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** at **Kurla, Mumbai Suburban, 400042;**

- Susneh Infrapark Private Limited** having its registered office / principal place of business at *Tehsil: Kurla, District: Mumbai Suburban, Pin: 400042.*
- 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 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 **19/12/2022** and ending with **20/04/2028** 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 authority.
- 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.



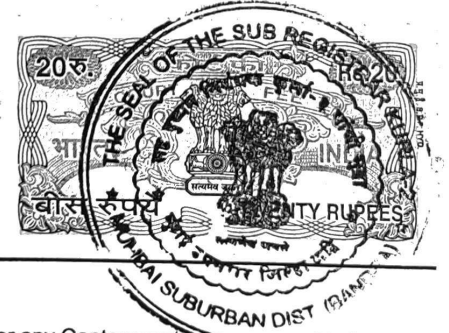
Signature valid  
Digitally Signed by  
Dr. Vasant Preranand Prabhu  
(Secretary, MahaRERA)  
Date:19-12-2022 16:13:09

Dated: **19/12/2022**  
Place: **Mumbai**

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

गावाचे नाव : कांजूर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	13441500
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12851931.64
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: फ्लॅट नं. टीआय-3903, माळा नं: 39 वा मजला, इमारतीचे नाव: टॉवर आय(न्यूमेरो युनो), रुणवाल अँवेन्यु, ब्लॉक नं: क्रॉम्पटन ग्रीव्हस कंपाऊंड, रोड : कांजूरमार्ग पूर्व, मुंबई -400042, इतर माहिती: एकुण क्षेत्रफळ 556.93 चौ. फुट. म्हणजेच 51.74 चौ. मी. रेरा कारपेट,अधिक डेक एरिया 2.91 चौ. मी.,एक कार पार्किंग सहित,सी टी एस नं. 1004,1005,1005/1,1006,1007(पार्ट),1007/3 (पार्ट),1007/4,1009(पार्ट),1009/5 आणि 1009/6,1010(पार्ट),1013(पार्ट),1014(पार्ट),1014/1 ते 1014/6,1017,1017/1 ते 1017/6,1018,1018/1 ते 1018/9,व्हिलेज - कांजूर.( ( C.T.S. Number : 1004, 1005, 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 ; ) )
(5) क्षेत्रफळ	1) 60.14 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सुखेह इन्फ्रापार्क प्रायव्हेट लिमिटेड चे प्राधिकृत व्यक्ति राघवेंद्र महाबला पुजारी तर्फे कबुलीजबाबाकरिता मुखत्यार म्हणून गणेश आर शेटी वय:-63; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: आर्यमट्ट विलिंडिंग, ब्लॉक नं: क्रॉम्पटन ग्रीव्हस कंपाऊंड, रोड नं: कांजूरमार्ग पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400042 पॅन नं:-ABCCS6245F
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अमित अरुण महाडिक वय:-40; पत्ता:-प्लॉट नं: रूम नं. 9, माळा नं:-, इमारतीचे नाव: सत्यनारायण को ऑप हौ सोसा, ब्लॉक नं: नेहरू नगर, अनिकेत हॉस्पिटल समोर, रोड नं: कांजूरमार्ग पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400042 पॅन नं:-AIHPA1164C 2): नाव:-राजेश्री अमित महाडिक वय:-39; पत्ता:-प्लॉट नं: रूम नं. 9, माळा नं:-, इमारतीचे नाव: सत्यनारायण को ऑप हौ सोसा, ब्लॉक नं: नेहरू नगर, अनिकेत हॉस्पिटल समोर, रोड नं: कांजूरमार्ग पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400042 पॅन नं:-BHNPS4635N
(9) दस्तऐवज करुन दिल्याचा दिनांक	18/11/2024
(10) दस्त नोंदणी केल्याचा दिनांक	18/11/2024
(11) अनुक्रमांक, खंड व पृष्ठ	23785/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	806500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

*(Signature)*  
सह दुय्यम निबंधक कुर्ला - ३  
मुंबई उपनगर जिल्हा

Please Tick

PMAY Yes/No \_\_\_\_\_ Annual Gross Income \_\_\_\_\_

CIF No. \_\_\_\_\_ PAL \_\_\_\_\_

Existing SBI A/C No. \_\_\_\_\_ Tie up (If applicable) \_\_\_\_\_

LOS Reference No.: \_\_\_\_\_ Take Over \_\_\_\_\_

Applicant Name : AMIT MAHADIK

Co-Applicant Name : RAJESHREE MAHADIK

Contract (Resi.) Mobile : 8767067337 MTC

9167600056 AIR

Loan Amount : \_\_\_\_\_ Tenure : \_\_\_\_\_

Interest Rate : \_\_\_\_\_ EMI : \_\_\_\_\_

Loan Type : \_\_\_\_\_ SBI LIFE : YES / NO \_\_\_\_\_

Hsg. Loan \_\_\_\_\_ Maxgain \_\_\_\_\_

Realty \_\_\_\_\_ Home Equity \_\_\_\_\_

Property Location : \_\_\_\_\_

Property Cost : \_\_\_\_\_

Name of Developer / Vendor : \_\_\_\_\_

RBO- \_\_\_\_\_ Zone- \_\_\_\_\_ Branch- GIOVANDI Code No. \_\_\_\_\_

Name S.S.L. Co ordinator along with Mob No.: \_\_\_\_\_

Name RACPC Co ordinator along with Mob No.: \_\_\_\_\_

Name of HLST / MPST / BM / FS alongwith Mob No. : \_\_\_\_\_

	DATE		DATE
SEARCH - 1	HP	RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1	Vestul	SITE INSPECTION	RACPC- 27/11/24
VALUATION - 2			

Gross Amount: \_\_\_\_\_



Reference Staff PF ID :

Reference Staff Name