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दस्तावेज. 93259/2029
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AGREEMENT FOR SALE

Rajmatar
V.R. Munkar

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ARTICLES OF AGREEMENT made at Thane on this 16th day of
SEP in the Christian year Two Thousand and 2021

BETWEEN

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DHRUVA WOOLLEN MILLS PVT. LTD., (Permanent Account No. AAACD3893P), a company incorporated under the provisions of the Companies Act, 1956, having its Registered office at Runwal & Omkar Esquare, 5th Floor, Off: Eastern Express Highway, Opp. Sion Chunabhatti Signal, Sion (East), Mumbai - 400 022 represented by its Authorized Signatory Mr. SANTAY DAGA-6594871080240 authorized vide Board Resolution dated 19-07-19 hereinafter referred to as the "OWNERS/OWNERS" (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;**

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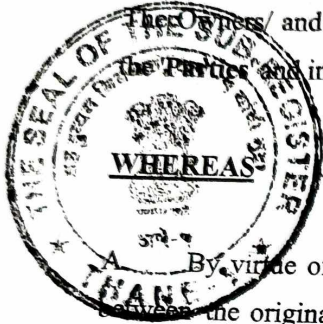
AND

Rajmatar
V.R. Munkar
Purchaser/s

Developer

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THE PURCHASER/S as per the details mentioned in Annexure F 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 Owners/ and the Purchaser/s shall hereinafter collectively be referred to as
the Parties and individually as the 'Party'.

By virtue of various Conveyance Deeds and other documents executed
between the original Owners and the Owners herein, the Owners have become
the sole and absolute owners of the property more particularly described in the
Schedule hereunder written (hereinafter referred to as the "said Property").

B. The Owners were running a factory on the said Property and were
manufacturing woolen products and the said factory was closed in the year
1982. The Owners have obtained the change of user permission from the
concerned authorities for converting the said Property from industrial to residential
use.

C. As on date the said Property has been mortgaged to the Bank/Financial
Institution as mentioned in Annexure "F" hereto. The Purchaser/s consents that
Owners reserves right to create mortgages/ encumbrances as required from time
to time, save and except the right of the Purchaser/s on the said Flat. The details
of such mortgages shall be disclosed in accordance with the provisions of law.

D. Save and except as provided herein, the title of Owners to the said
Property is clear, marketable and free from all encumbrances and Certificate
of Title dated 19th May 2005 and supplementary title Certificate dated 23rd
December, 2008 has been issued by Advocate Sunil R. More Mumbai. The copy
of the said Certificates of Title dated 19th May 2005 and 23rd December 2008
are annexed hereto and marked as Annexure "A and A-1".

E. The 7/12 extracts showing the nature of title of the Owners to the said
Property are annexed hereto and collectively marked as Annexure "B".

F. The Additional Collector and Competent Authority

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Agglomeration and 8 kms. Peripheral area of Mumbai has issued order under Sec. 8(4) of Urban Land (C & R) Act, 1976 vide No. ULC/TA/Sec. 8(4) dated 12/10/2007, a copy thereof hereto annexed and marked Annexure 'G'.



G. The Collector of Thane has granted N.A permission under Sec. 14 of Maharashtra Land Revenue Code, 1966 vide order No. N.A.P/SR-241/02 dated 31st July 2007 a copy thereof hereto annexed and marked Annexure 'H'.

H. The Owners propose to construct/ develop multistoried Residential Towers phase wise on the said Property in accordance with the plans sanctioned by Thane Municipal Corporation or that may be sanctioned or amended by the Thane Municipal Corporation and other concerned authorities. While sanctioning the plans, the concerned local authority and/ or government have laid down certain terms, conditions, stipulations and restrictions, which are to be observed and performed by the Owners, while developing the said Property and upon due observance and performance of which only the completion and occupation certificates in respect of the said buildings/ towers either full or in part shall be granted by the concerned local authority. The Owners have accordingly commenced the construction of residential/ buildings/ towers in accordance with the said plans.

I. The Owners are constructing a residential project known as **"RUNWAL EIRENE - PART I"** (hereinafter referred to as **"the said Project"**) in a phase wise manner consisting of several building/s by consuming/utilizing FSI/ TDR as per the plans, approvals and sanctions granted by Thane Municipal Corporation and other concerned authorities from time to time in respect of the said Project. The Owners have constructed buildings as listed in **Annexure "L"** hereto and are constructing other buildings, all of which shall be named/ renamed as the Owners may deem fit from time to time (hereinafter referred to as **"the said building/s"**). The Purchaser/s hereby grants his/ her/ their no objection to the development of the said Project in the manner envisaged herein.

J. The Owners have appointed renowned Architect and Structural Engineer for the preparation of the structural designs and drawings of the said building/s, other amenities and facilities including car parking spaces, who will supervise and advise till the completion of construction and the Owners accept professional supervision of the architect and the structural engineer till the completion of the said buildings in the said Project.

8 Developer

Rajmatar
Purchaser/s
V. Ramkrishna