



EVIE REAL ESTATE PRIVATE LIMITED

4TH FLOOR, RUNWAL AND OMKAR ESQUARE OFF. EASTERN EXP HIGHWAY OPP SION
CHUNABHATTI SIGNAL, SION EAST, MAHARASHTRA (state code:27)India-400022
GSTIN: 27AADCE7724P1Z3
Ph: 022-61162000

Customer Copy

RECEIPT

Received with thanks from

First Allottee: **Ms. Hemlata Gupta**
103, Bhagwati Apartment,
A Wing, Dr.Charat Singh Colony, Andheri (E), Mumbai-400093

Receipt No. : **0140009339**

Date : **10-11-2023**

Customer ID: **20024763**

Mumbai MAHARASHTRA India-400093

Contact : **9967006425**
PAN No : **BBNPG2948E**
GSTIN No : **27AAECE9342A1ZV**
Location : **MAHARASHTRA**
State Code : **27**

Co Allottee(s):

Payment in respect of Unit no:**A-0502** on 5th Floor at **RUNWAL BLISS TOWER A** , in **RUNWAL BLISS TOWER A Crompton Greaves Compound Kanjurmarg (East) MAHARASHTRA India**
Vide Chq No./NEFT-RTGS/Challan No. **MAHBH23312519179** dated:08-11-2023 Drawn on- **NEFT TRANSFER**

Description	Amount(Rs.)
On Receipt Of OC	
HSN CODE:995411 : CONSTRUCTION SERVICES OF SINGLE DWELLING OR MULTI Place of Supply:Mumbai	13,019,000.00

Amount in word: **ONE CRORE THIRTY LAKH NINETEEN THOUSAND Rupees**

13,019,000.00

* Acceptance of this payment won't guarantee transfer of ownership of unit till final payment is received

* Receipt is valid subject to realisation of cheque.

EVIE REAL ESTATE PRIVATE LIMITED

(Prepared by)

Authorised Signatory

This is system generated statement, No signature required



TAX INVOICE

Serial No:BS23/10/00010096

DATE: 20-10-2023

TO,
Ms. Hemlata Gupta
A-103/104 Bhagwati Apartment sir Mathuradas VasANJI Road
Andheri Chakala
MAHARASHTRA (27) India - 400093
Contact No. 9967006425

PAN: BBNPG2948E

Dear Sir/Madam,

REF:-Unit No. A-0502 RUNWAL BLISS TOWER A situated at RUNWAL BLISS , CROMPTON GREAVES COMPOUND
KANJURMARG (EAST) MUMBAI - 400042 MAHARASHTRA INDIA.

HSN/SAC Code: 995411

This letter bears reference to your booking dated 12-09-2023 for the above mentioned unit at RUNWAL BLISS. As per the terms and conditions of booking, we would like to inform you that in line with the payment schedule,your amount against this unit booking is due and payable On Receipt Of OC as per below:

The statement of your Unit:

Total Agreement Value:		
(I) Past Outstanding:-	Rs.	1,74,93,320.00/-
Amount Demanded:	Rs.	17,49,332.00/-
Amount Received:	Rs.	17,49,332.00/-
Amount Payable	Rs.	0.00/-
Basic Payable (A)	Rs.	0.00/-
Tax Payable (B)	Rs.	0.00/-
(II) Current Demand	Rs.	0.00/-
On Receipt Of OC	Rs.	1,57,43,988.00/-
Total Value :	Rs.	1,57,43,988.00/-
Less:ITC value @ %	Rs.	0.00/-
Net Value: (C)	Rs.	1,57,43,988.00/-
Less:Deemed value of land(1/3rd of Net Value):	Rs.	52,47,471.00/-
Taxable Value:	Rs.	1,04,96,517.00/-
CGST @ % On Taxable Value	Rs.	0.00/-
SGST @ % On Taxable Value	Rs.	0.00/-
Total Tax On Current Demand(D)	Rs.	0.00/-
Total Current Outstanding towards Basic(A+C)	Rs.	1,57,43,988.00/-
- Less TDS Applicable (E)	Rs.	1,74,933.00/-
Final Amount to paid towards Basic Cost(A+C-E)	Rs.	15,569,055.00/-
Total Tax Payable(B+D)	Rs.	0.00/-

Kindly send us the Cheque/Pay order of Rs. 15,569,055.00/- in the name of " EVIE REAL ESTATE PRIVATE LIMITED WING A RERA ESCROW ACCOUNT 1 " OR through RTGS/NEFT- Bank name: HDFC BANK LTD; A/C No. 57500000020226; IFSC Code : HDFC0000163 payments on or before 30-10-2023 to avoid interest.Address of the Bank: RUPAM CENTRE CINE PLANET, SION CIRCLE SION (EAST) MUMBAI- 400022 MAHARASHTRA



EVIE REAL ESTATE PRIVATE LIMITED

POSSESSION LETTER

Dated: 30.11.2023

To,

Ms. Hemlata Gupta

103, Bhagwati Apartment, A Wing, Dr.Charat Singh Colony,
Andheri (E), Mumbai-400093
Mumbai 400093

Ref: Occupation Certificate ("OC") dated **11.09.2023** granted by Municipal Corporation of Greater Mumbai ("MCGM") in respect of residential building known as "**Tower A**" in the project known as "**Runwal Bliss**" being constructed on the plot of land bearing CTS Nos. 1004, 1005(part), 1005/1, 1006, 1007/3(part), 1007(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 situate at Runwal Bliss , Crompton Greaves Compound Kanjurmarg (East) Mumbai - 400042
("the said Land")

Sub: Handing over possession of the Flat bearing no. **A-0502**, ("**Said Flat**") situated on **5th Floor** of Tower known as "**TOWER A**" ("**Said Building**")

Dear Sir / Madam,

We once again record that we have received OC from MCGM as referred hereinabove (copy whereof has already been provided to you) and in pursuance thereof, we are handing over physical possession of the Said Flat to you on the conditions as mentioned hereunder:

1. You have personally visited and inspected the Said Flat, said Building/Tower and the amenities and facilities in the Real Estate Project as defined in the said Agreement dated: **21.10.2023** and have accorded your complete satisfaction for the same and you have no grievances or claims of any nature whatsoever.
2. You will use the Said Flat for residential purpose only.
3. You accept the terms of the Fit-Out Guidelines as under and you have agreed to observe and comply with the same. You shall ensure that your labourers/contractors shall also strictly follow the same.
 - (i) Any internal work in the Said Flat including making of furniture and fixtures and/ or interior decorations shall be at your own costs, charges and expenses and strictly in accordance with the terms and conditions of the said Agreement and also subject to the compliance of all statutory laws, rules and regulations;
 - (ii) To quietly and peacefully carry out the furniture/interior work in the Said Flat and not at any time cause any nuisance or disturbance or hindrance or obstruction to the neighboring occupants and/or any other occupants of the building or otherwise;
 - (iii) Not to make any addition or any alteration to the architectural elevation, structure, projection of the building or to change the outside colour scheme or coating of the same;

Regd. Office : Runwal & Omkar Esquare, 4th Floor, Opp. Sion - Chunabhatti Signal, Sion (E), Mumbai - 400 022.

T : +91 22 6116 2000 • E : contact@runwalgroup.in • W : www.runwalgroup.in

CIN - U74999MH2014PTC251834

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- (iv) Not to partition the Said Flat or remove/demolish the existing partition and not to amalgamate, merge the Said Flat with other(s) or adjoining flat(s);
- (v) Not to make any change in any of the external windows or doors of the Said Flat by way of shifting, altering, changing the colour or in any other way whatsoever;
- (vi) Not to provide external grills over the windows which will affect the elevation of the building;
- (vii) Not to affix any fixtures or grills on the exterior of the Said Flat for the purposes of drying clothes or for any other purpose and not to have any laundry drying outside the Said Flat;
- (viii) Not to keep any plants in pots or any other objects on the outer sill of the windows or on the parapets or chhajjas/ terrace/ balconies of/ or appurtenant to the Said Flat and not to do anything which may cause discoloration or disfiguration or any damage to the building or the external facade;
- (ix) Not to cover any chhajjas/ terrace/ balconies or construct any structure or poles or pergolas or trellis on the chhajjas/ terrace/ balconies of/ or appurtenant to the Said Flat;
- (x) Not to chisel or break or cause any damage to the columns, beams, walls, slabs, chhajjas, R.C.C. or other structural members in the building etc. as provided therein;
- (xi) Not to carry out any alteration in the Said Flat and/or the building by way of breaking any walls, beams, columns, chhajjas so as to alter the external appearance of the Said Flat, nor to cause or create any slabs on voids provided in the building;
- (xii) Not to make any other structural additions or alterations of a temporary or permanent nature, in or to the Said Flat;
- (xiii) Not to damage the water proofing layers in the bathrooms, dry balconies, flowerbeds, niches and chhajjas while doing interior works or otherwise of the Said Flat;
- (xiv) Not to break or damage the final coat of waterproofing or damage the brick bat layer either in the bathrooms, dry balconies, flowerbeds, niches, chhajjas of the Said Flat. In the event, any change/s is/are done or caused to be done by you in the Said Flat which causes leakage to the flat below the Said Flat or otherwise, you shall be liable and responsible for the same and you shall make good the loss suffered and/or sustained by us /occupant of such affected flat in addition to restoring/ repairing the damage caused;
- (xv) Your workmen and agents will not do any work of interior decoration, renovation, furniture making or any other allied work between 7:00 P.M. and 9:00 A.M. in the Said Flat and no nuisance shall be caused at any time in the building and at the time of any work. Your workmen/agent/contractor or their employees, etc. will wear identity card and the same be will be produced as and when demanded by any occupant/ security personnel in the building;
- (xvi) To make suitable arrangements for removal of debris. In case debris are not removed, you authorise and entitle us to remove the same and debit Rs. 10,000/- (Rupees Ten Thousand Only) for each Lorry Trip for removal of such debris and same shall be initially adjusted against the Security Deposit paid by you, if any and in case if the expenses exceed more than the security deposit, then, the same shall be paid by you immediately on receipt of the necessary intimation/invoice from the Promoter;



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(xvii) To store dirt, rubbish, refuse, garbage, etc. only in the designated places.

(xviii) You shall transfer to us an amount of Rs.75,000/- (Rupees Seventy Five Thousand Only) towards interest free Security Deposit for carrying out fit-out works in the Said Flat. Promoter will cause final inspection of the Said Flat post fit-out. In case any fit-out violation is noticed during the inspection, you will duly rectify the same, failing which we will be entitled to do the same and seek reimbursement thereof from the Security Deposit. If the fit-out violation requires rectification for a sum beyond Rs.75,000/- then in such event you shall be required to pay to the Promoter the differential amount within a period of 7 days from the date of intimation to you by the Promoter. Security Deposit amount shall be refunded to you upon settlement of all accounts, including without limitation, reimbursement due to fit-out violation, settlement of accounts in respect of society maintenance charges and common area maintenance charges, by Promoter with the Society.

4. You shall be liable to pay in advance an estimated sum of **Rs. 143822.00/- (Rupees One Lakh Forty Three Thousand Eight Hundred Twenty Two Only)** towards BCAM Charges (for a collective period of **24 months**). The Building Common Area Maintenance Charges is collected towards amenities and facilities provided within the said Building. BCAM Charges shall be borne and paid by you in common with other allottees of the Said Building in proportion to the carpet area of the Said Flat to the total carpet area of all the flats of the Said Building. Once the Society for the Said Building is formed and duly operationalized, the Society will take over and maintain the amenities and common area facilities for the Said Building and the Promoter shall not be responsible for the same and you will have to make necessary contributions and payments as decided by the Society from time to time. Every year the Promoter will be entitled to increase the BCAM Charges as it deems fit. In case you fail to pay the BCAM Charges to the Promoter after expiry of the aforesaid period of 24 months, you hereby unconditionally authorize the Society to collect these amounts from you which shall be adjusted at the time of settling of accounts between the Society and Promoter.
5. You shall also pay in advance an estimated sum of **Rs. 143822.00/- (Rupees One Lakh Forty Three Thousand Eight Hundred Twenty Two Only)** towards Federation/common area maintenance charges ("FCAM Charges") in respect of the Said Flat for a period of **24 months** from the date of receipt of Occupancy Certificate for the Said Flat. FCAM Charges includes but is not limited to maintenance of common access road, street lights, common recreation space, passages, electricity and telephone cables, water lines, gas pipelines, drainage lines, sewerage treatment plant and other common amenities and conveniences in the layout of the Larger Land (as defined in the said Agreement). In the event, if Part Occupancy Certificate for the said Building is issued by MCGM prior to issue of Full Occupancy Certificate, then such share of FCAM Charges shall be payable by you from the date of issue of such Part Occupancy Certificate, irrespective of the date of issue of Full Occupancy Certificate. Once the above sum collected by us gets exhausted, you will regularly pay to us FCAM Charges (as per demand raised by the Promoter) till the Larger Land is conveyed to the Apex Body (as defined in the said Agreement). FCAM Charges shall be borne and paid by you in common with other allottees of the Whole Project in proportion to the carpet area of the Said Flat to the total carpet area of all the flats in the Whole Project. Once the Larger Land is conveyed to the Apex Body, the Apex Body/Federation will take over and maintain the common area amenities and facilities of the Larger Land and the Promoter shall not be responsible for the same and you will have to make necessary contributions and payments as decided by the Apex Body/Federation from time to time. The Promoter will be entitled to increase the FCAM Charges after the expiry of the aforesaid period of 24 (twenty-four) months as it deems fit. If the FCAM Charges available with the Promoter is lesser/shorter than the expenses incurred towards respective maintenance of the said Building and common area, then you shall be liable to proportionately contribute to such shortfall. In case you fail to pay the FCAM Charges to the Promoter after expiry of the aforesaid period of 24 months, you hereby unconditionally authorize the Apex Society to collect these amounts from you which shall be adjusted at the time of settling of accounts between the Apex Society and Promoter.

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Any delay in payment of the aforementioned shortfall on the stipulated due date will attract interest at the prevailing State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon, p.a. from the due date till the date of actual payment apart from disconnection/discontinuation of common services till such time the payment, including interest and restoration charges, are paid. The Promoter shall be under no obligation to carry out any maintenance in the building and/or common area if adequate maintenance charges are not available and/or not paid.

6. You shall be liable to additionally bear and pay your share of Property Tax as and when demanded by Promoter and/or MCGM, as the case may be. The amount payable by you as specified herein, does not include your share of Property Tax, which you shall be liable to bear and pay, effective from the date of issue of Occupancy Certificate for the said Building. In the event, if Part Occupancy Certificate for the said Building is issued by MCGM prior to issue of Full Occupancy Certificate, then such share of Property Tax shall be payable by you from the date of issue of such Part Occupancy Certificate, irrespective of the date of issue of Full Occupancy Certificate.
7. You have physically inspected, checked and verified the Said Flat and have fully satisfied yourself about the accuracy of the carpet area, height, quality of construction, flooring, painting, plastering, electrical fitting, fixture, plumbing, sanitary work and all other amenities and specifications as provided in the Said Flat and that the same are in accordance with the terms of the said Agreement executed between ourselves and yourselves and confirm the same.
8. You will not store any goods in the common areas.
9. While carrying out the furniture / interiors in the Said Flat, in case the Promoter suffers any loss, cost, damages or expenses (including advocate fee) of any nature due to any of your acts / deeds, you shall indemnify and keep the Promoter indemnified from time to time and at all times in future for such loss, costs, expenses, etc.
10. You agree and confirm that in the event you, or any flat purchasers of the said Building, make any internal structural / non-structural changes to any flat in the said Building, the Promoter shall stand discharged of all their expressed and implied warranties with respect to the construction issues of the said Building.
11. You have agreed that you will not carry out any work by which structure or RCC changes are made in the Said Flat or any part thereof and in case the Promoter finds any unauthorized work or extension, covering any area is being carried out in the Said Flat, the Promoter is entitled to stop the same immediately without any notice to you and you will solely and exclusively be liable for such act, losses and damages and shall restore the same to the earlier position at your own costs and expenses. In case any action is initiated by any authority including MCGM for such changes/ alterations, you will be solely liable for the same.
12. You are aware that the Club House and other common areas and amenities are being developed in a phase-wise manner and hence they are currently not ready. They shall be ready in due course of time, along with completion of all phases of the larger layout. You shall not raise any objection or dispute in this regard. Further, you are aware that the Club House and other common areas and amenities provided by the Promoter in the layout of the Larger Land shall be used in common by other allottees of the Whole Project. All amenities including, but not limited to, Party Hall, Café, Convenience Store, Bakery outlet etc. to be provided in the Club House, shall be managed and operated either by the Promoter or through an external agency, until the same are handed over to the Apex Body / Federation. Till such time that the aforesaid amenities are handed over to the Apex Body / Federation to be formed for the Project, all revenues generated from the aforesaid amenities shall be appropriated by the Promoter in such manner as it deems fit and you hereby grant your unconditional and unequivocal consent to the same.



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The Promoter has disclosed to you the entire layout of the Larger Land and the buildings being constructed thereon. You agree that until Conveyance of the layout Larger Land is executed in favour of the Apex Body in terms of the Agreement for Sale, The Promoter shall be entitled in its own discretion, to develop, and construct structures on the remaining portion/s of the layout of the Larger Land in utilization of the development potential becoming available from time to time, without any disturbance or hindrance from you, and you shall not raise any objection or dispute in that regard.

14. You shall not raise any objection or protest on account of any disturbance or nuisance of whatsoever nature due to construction activities going on around the Said Flat or building.
15. You will not cause any damage to the building or any other flat, common area by any act of omission or commission. In case of any damage caused to other flats you will be solely responsible for the same and shall rectify the damage or shall compensate the concerned party for such damage.
16. You will not use the Said Flat for any illegal or immoral purpose. You will not change the user thereof without our consent and permission and/or the consent of the Society and also the MCGM and/or any other concerned authority, as the case may be.
17. You will be admitted as a member of the Society, as and when formed, subject to compliance with the terms and conditions of the said Agreement and the applicable laws.
18. You (or your nominee) will not sell, transfer, mortgage, license, sublet, rent or dispose off the Said Flat or create third party right or interest therein without obtaining prior written permission/NOC from the Promoter, till formation of Co-operative Society; and upon formation of the Society, permission of the Society shall be sought by you.
19. You shall adhere to, observe and perform all the guidelines, bye-laws, rules, regulations, instructions, directions as may be issued, from time to time, by the Promoter or the Society (when formed) or the competent authorities.
20. You shall unconditionally comply with the terms and conditions as enumerated in the registered Agreement/s for Sale dated **21.10.2023** and instructions as may be specified by us from time to time.
21. The Promoter has kept you informed from time to time about the factors which have caused passage of time in handing over possession of the Said Flat and you are satisfied that the said passage of time has been caused due to factors mentioned in the said Agreement. In view of the satisfactory explanation given from time to time, you have agreed to unconditionally accept the possession of the Said Flat and hereby discharge the Promoter from the obligation of handing over the possession on or before the date mentioned in the Agreement. In light of the aforesaid, you have agreed that you will not claim and/or demand any interest, fine, penalty, damages, compensation etc., if at all, now or in future, from the Promoter towards delay, if any, in handing over possession of the Said Flat.
22. You will indemnify and keep the Promoter indemnified from time to time and at all times in future against any loss, cost, damage, expenses, etc. (including advocate fee) that the Promoter may incur or suffer or is likely to incur or suffer for any act of omission or commission on your part.
23. You hereby agree and confirm that since you are completely satisfied with the Said Flat and the amenities provided therein and also the amenities and facilities provided/being provided in the project Runwal Bliss, you will not make any claim or demand any interest, fine, penalty, damages, compensation etc. of any nature whatsoever, now or in future, from the Promoter on any account whatsoever.



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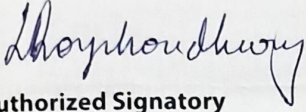
Notwithstanding anything to the contrary, any breach on your part will entitle the Promoter or the Society (when formed), as the case may be, to take such action against you as deemed fit, entirely at your risk, cost and consequences.

In token of acceptance of the above, you are requested to sign herein below.

Thanking you,

Yours Faithfully,

For Evie Real Estate Private Limited

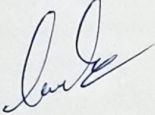


Authorized Signatory

I/We have read and understood the contents mentioned above and accept the same and have taken quiet, vacant and peaceful possession for said Flat along with keys.

On this 30 day of November, 2023.

Ms. Hemlata Gupta



EVIE REAL ESTATE PRIVATE LIMITED

Date: 26.10.2023

To,
Bank of Maharashtra
Goregoan West
Mumbai

Dear Sir,

Re: Permission to mortgage Flat No. 0502 in the Tower No. A of the building known as IVY in the project known as "RUNWAL BLISS".

We EVIE REAL ESTATE PVT LTD here by certify that:

1. This is to confirm that we have agreed to sale Flat No.0502 admeasuring 705 sq. ft (Carpet Area) on 05th Floor in the Tower No. A of the building known as IVY in the project known as "RUNWAL BLISS" situated at plot bearing CTS No. 1004, 1005 (pt), 1005/1, 1006, 1007/5 (pt) & 1009 (pt) of Village - Kanjur marg, Mumbai to **HEMLATA GUPTA** (hereinafter called as the 'Buyers') for a total consideration of **Rs.17493320/- (Rupees One Crore Seventy Four Lakhs Ninety Three Thousand Three Hundred Twenty Only)** under an agreement dated **21/10/2023** be liable to pay stamp duty, registration fees, society & other deposits & maintenance charges deposit as may be demanded by us from time to time.
2. We have not borrowed from any financial institution for the purchase of the Property and have not created any encumbrances on the Property allotted to the said purchasers and the title of the Flat described above is clear, marketable and free from all encumbrances and doubts save & except the mortgages that have been created in favor of **HDFC Bank Ltd** being security trustee on behalf of the Lender. However, **HDFC Bank Ltd** has already given us their **NOC** for mortgaging the said flat.
3. We confirm that we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said Flat to **BANK OF MAHARASHTRA** (herein after referred to as "the Bank") as security for the amount advanced/to be advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the agreement for sale by the said purchasers. But, the Purchasers will only be solely & fully liable & responsible to pay & clear the entire loan amount, interest, etc. and every part thereof.



Regd. Office : Runwal & Omkar Esquare, 4th Floor, Opp. Sion - Chunabhatti Signal, Sion (E), Mumbai - 400 022.

T : +91 22 6116 2000 • E : contact@runwalgroup.in • W : www.runwalgroup.in

CIN - U74999MH2014PTC251834

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4. We will not create any encumbrances on the said flat allotted to the purchasers during the currency of the loan sanctioned/to be sanctioned by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document / agreement for sale by the said purchasers.
5. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are agreeable to accept the Bank as a nominee of the purchasers for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, provided that, once we accept the nomination in favour of the Bank, then the Bank unconditionally and irrevocably, agrees and accepts to pay all the dues of the purchasers to us in respect of the said Flat. We note not to change the same without the written NOC of the Bank.
6. After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favour of the Bank, from the above-named purchaser, I/We undertake to inform the society about the Bank's charge on the said flat as and when the society is formed.
7. In case of termination/cancellation of the agreement for sale for any reason, We shall refund to the Bank, by a crossed cheque favouring "the Bank A/C the Purchasers", the sum or sums of money the Bank had advanced to the above Buyers and paid to us directly, but after adjusting/recovering there from all the dues payable by the purchasers to us, and forward the cheque directly to the Bank.
8. All Cheques/ Pay orders/Demand Drafts/ Bankers Cheque may please be issued in the name of "Evie Real Estate Private Limited Wing A Rera Escrow Account 1"

Yours faithfully,
For EVIE REAL ESTATE PVT LTD



AUTHORISED SIGNATORY





TAX INVOICE

Serial No:BS23/10/00010096

DATE: 20-10-2023

Ms Hemlata Gupta

A-103/104 Bhagwati Apartment sir Mathuradas VasANJI Road

Andheri Chakala

MAHARASHTRA (27) India - 400093

Contact No. 9967006425

PAN: BBNPG2948E

Dear Sir/Madam,

REF:-Unit No. A-0502 RUNWAL BLISS TOWER A situated at RUNWAL BLISS , CROMPTON GREAVES COMPOUND KANJURMARG (EAST) MUMBAI - 400042 MAHARASHTRA INDIA.

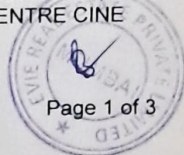
HSN/SAC Code: 995411

This letter bears reference to your booking dated 12-09-2023 for the above mentioned unit at RUNWAL BLISS. As per the terms and conditions of booking, we would like to inform you that in line with the payment schedule,your amount against this unit booking is due and payable On Receipt Of OC as per below:

The statement of your Unit:

Total Agreement Value:	Rs.	1,74,93,320.00/-
(I) Past Outstanding:-		
Amount Demanded:	Rs.	17,49,332.00/-
Amount Received:	Rs.	17,49,332.00/-
Amount Payable	Rs.	0.00/-
Basic Payable (A)	Rs.	0.00/-
Tax Payable (B)	Rs.	0.00/-
(II) Current Demand		
On Receipt Of OC	Rs.	1,57,43,988.00/-
Total Value :	Rs.	1,57,43,988.00/-
Less:ITC value @ %	Rs.	0.00/-
Net Value: (C)	Rs.	1,57,43,988.00/-
Less:Deemed value of land(1/3rd of Net Value):	Rs.	52,47,471.00/-
Taxable Value:	Rs.	1,04,96,517.00/-
CGST @ % On Taxable Value	Rs.	0.00/-
SGST @ % On Taxable Value	Rs.	0.00/-
Total Tax On Current Demand(D)	Rs.	0.00/-
Total Current Outstanding towards Basic(A+C)	Rs.	1,57,43,988.00/-
- Less TDS Applicable (E)	Rs.	1,74,933.00/-
Final Amount to paid towards Basic Cost(A+C-E)	Rs.	15,569,055.00/-
Total Tax Payable(B+D)	Rs.	0.00/-

Kindly send us the Cheque/Pay order of Rs. 15,569,055.00/- in the name of " EVIE REAL ESTATE PRIVATE LIMITED WING A RERA ESCROW ACCOUNT 1 " OR through RTGS/NEFT- Bank name: HDFC BANK LTD; A/C No. 57500000020226; IFSC Code : HDFC0000163 payments on or before 30-10-2023 to avoid interest.Address of the Bank: RUPAM CENTRE CINE PLANET, SION CIRCLE SION (EAST) MUMBAI- 400022 MAHARASHTRA



Send us the GST A/C Cheque/Pay order of Rs. 0.00/- in the name of " EVIE REAL ESTATE PRIVATE LIMITED " OR RTGS/NEFT - Bank name: HDFC BANK LTD ; Account No: 01630350000363 , IFSC CODE :- HDFC0000163 payment before 30-10-2023 to avoid interest. Address of the Bank:RUPAM CENTRE CINE PLANET, SION CIRCLE SION (EAST) MUMBAI- 400022 MAHARASHTRA

Please pay TDS of Rs 174,933.00/- as per the provisions of Income Tax and furnish us the TDS certificate(Form 16) immediately.

If any anomalies are found in the credit being given/passed to you on the above demand note, then the same will be adjusted/recovered from you at the time of possession"

We also have a payment gateway by which you may honour this payment, the link for which will be sent to you separately via email and SMS. The link can also be accessed from the customer portal. Should you need any help with that, please feel free to contact your Relationship Manager.

Note:

1. Please ignore this Invoice if payment is already made.
2. Any Delay in payment beyond 10 days will attract interest at the applicable rate along with GST as applicable.
3. If Demand Letter is not received, kindly collect it from the Head Office.
4. Kindly confirm the details of RTGS/NEFT payments immediately on customer.care@runwalgroup.in with the Unit details & payment transaction reference number.
5. Payment made against any demand raised by us, will be adjusted against interest on delayed payment(if any), applicable statutory levies & remaining against apartment value, in the same order.
6. Any delay in payment & filing of statement of TDS/TDS returns(Form 26QB) shall invite late fees under the Income Tax Act 1961.
7. Declaration
"We hereby declare and confirm that we are not specified person u/s 206AB of the Income Tax Act, 1961".

If you need any further assistance please feel free to contact us on 022-69315203.

Yours Faithfully,
For EVIE REAL ESTATE PRIVATE LIMITED

CIN No.U74999MH2014PTC25183

(Authorised Signatory)

Site Office:RUNWAL BLISS , CROMPTON GREAVES COMPOUND KANJURMARG (EAST) MUMBAI - 400042 MAHARASHTRA INDIA , EMAIL ID: CUSTOMER.CARE@RUNWALGROUP.IN, Website: WWW.RUNWALGROUP.IN.

Place Of supply:MAHARASHTRA (27)

Head Office:EVIE REAL ESTATE PRIVATE LIMITED , 4TH FLOOR, RUNWAL AND OMKAR ESQUARE OFF. EASTERN EXP HIGHWAY OPP SION CHUNABHATTI SIGNAL, SION EAST, MUMBAI - 400022 MAHARASHTRA INDIA.

This is system generated invoice and does not require signature.



EVIE REAL ESTATE PRIVATE LIMITED

4TH FLOOR, RUNWAL AND OMKAR ESQUARE OFF EASTERN EXP HIGHWAY OPP SION
 CHUNABHATTI SIGNAL SION EAST, MAHARASHTRA (state code 27) India-400022
 GSTIN 27AADCE7724P1Z3
 Ph 022-61162000

Customer Copy

RECEIPT

Receipt No 0140008004
 Date 17-10-2023
 Customer ID 20024763

Ms. Hemlata Gupta
 A-103/104 Bhagwati Apartment sir
 Mathuradas VasANJI Road Andheri Chakala
 Mumbai MAHARASHTRA India-400093

9967006425
 BBNPG2948E
 MAHARASHTRA
 27

Alottee(s)
 Payment in respect of Unit no A-0502 on 5th Floor at RUNWAL BLISS TOWER A , in RUNWAL BLISS TOWER A Crompton Greaves Compound
 Anjurmarg (East) MAHARASHTRA India
 Cheque No /NEFT-RTGS/Challan No 201657991 dated 07-10-2023 Drawn on- NEFT

Description	Amount(Rs.)
BOOKING AMOUNT	3,74,666
GSTIN CODE 995411 CONSTRUCTION SERVICES OF SINGLE DWELLING OR MULTI Place of Supply Mumbai	

Amount in word: THREE LAKH SEVENTY FOUR THOUSAND SIX HUNDRED SIXTY SIX Rupees

3,74,666

Acceptance of this payment won't guarantee
 transfer of ownership of unit till final payment is received
 Receipt is valid subject to realisation of cheque.

EVIE REAL ESTATE PRIVATE LIMITED



Prepared by)

This is system generated statement. No signature required

EVIE REAL ESTATE PRIVATE LIMITED

4TH FLOOR RUNWAL AND OMKAR ESQUARE OFF EASTERN EXP HIGHWAY OPP SION
 CHUNABHATTI SIGNAL SION EAST, MAHARASHTRA (state code 27) India-400022
 GSTIN 27AADCE7724P1Z3
 Ph 022-61162000

Customer Copy

RECEIPT

Receipt No DF23/10/30001862
 Date 17-10-2023
 Customer ID 20024763

Thanks from
 Ms. Hemlata Gupta
 A-103/104 Bhagwati Apartment sir
 Mathuradas VasANJI Road Andheri Chakala
 Mumbai MAHARASHTRA India-400093

Contact
 No 9967006425
 BBNPG2948E
 GSTIN No
 MAHARASHTRA
 State Code 27

Allottee(s)
 Payment in respect of Unit no A-0502 on 5th Floor at RUNWAL BLISS TOWER A , in RUNWAL BLISS TOWER A Crompton Greaves Compound
 near Jijamata Park, Jijamata Marg (East) MAHARASHTRA India
 Challan No /NEFT-RTGS/Challan No 201657991 dated 07-10-2023 Drawn on- NEFT

Description	Amount(Rs.)
CONSTRUCTION SERVICES OF SINGLE DWELLING OR MULTI UNIT OF SUPPLY MUMBAI	8,74,666

Amount in word EIGHT LAKH SEVENTY FOUR THOUSAND SIX HUNDRED SIXTY SIX Rupees

8,74,666

Acceptance of this payment won't guarantee
 transfer of ownership of unit till final payment is received
 Receipt is valid subject to realisation of cheque.

EVIE REAL ESTATE PRIVATE LIMITED



(Prepared by)

This is system generated statement. No signature required

EVIE REAL ESTATE PRIVATE LIMITED

4TH FLOOR, RUNWAL AND OMKAR ESQUARE OFF EASTERN EXP HIGHWAY OPP SION
 CHUNABHATTI SIGNAL SION EAST, MAHARASHTRA (state code 27) India-400022
 GSTIN 27AADCE7724P1Z3
 Ph 022-61162000

Customer Copy

RECEIPT

Receipt No DF23/10/30001448
 Date 20-09-2023
 Customer ID 20024763

Ms. Hemlata Gupta
 A-103/104 Bhagwati Apartment sir
 Mathuradas VasANJI Road Andheri Chakala
 Mumbai MAHARASHTRA India-400093

9967006425
 BBNPG2948E

MAHARASHTRA

27

Payment in respect of Unit no A-0502 on 5th Floor at RUNWAL BLISS TOWER A, in RUNWAL BLISS TOWER A Crompton Greaves Compound
 Kanjurmarg (East) MAHARASHTRA India
 Vide Chq No / NEFT-RTGS/Challan No. 000039 dated 17-09-2023 Drawn on- HDFC Bank

Description	Amount(Rs.)
Advance	5,00,000
HSN CODE 995411 CONSTRUCTION SERVICES OF SINGLE DWELLING OR MULTI Place of Supply Mumbai	

Amount in word FIVE LAKH Rupees

5,00,000

Acceptance of this payment won't guarantee
 transfer of ownership of unit till final payment is received

Receipt is valid subject to realisation of cheque.

Prepared by)

This is system generated statement. No signature required

EVIE REAL ESTATE PRIVATE LIMITED



Authorised Signatory

EVIE REAL ESTATE PRIVATE LIMITED

R-BLISS Tower - A, B, C, D, E

Payment Schedule - Construction Linked Plan

Sl. No.	Description	Rate	Amount	Valid For
1	Registration Fee	2.00%	3,74,43,320	12-09-2023
2	Stamp Duty	3.00%	11,23,29,920	
3	Transfer Fee	0.50%	1,87,21,660	
4	Legal Charges	0.50%	1,87,21,660	
5	Stamp Duty (Approx)	3.00%	11,23,29,920	
6	REG. & SKINNING (APPROX)	-	-	
7	GST @ 12% ON AGREEMENT VALUE	-	4,49,32,000	
8	AMOUNT DEDUCTIBLE (GST and 100%)	-	4,49,32,000	
9	Expected Linked Cost	-	1,85,93,320	

Other Charges	1,85,93,320
Stamp Duty	11,23,29,920
GST 12%	4,49,32,000
Total	1,85,93,320
Total Cost	1,85,93,320

Bank: HDFC Bank Limited, Sion East Branch, Mumbai 400022, IFSC Code: HDFC0001633

NOTE: * ABATMENT OF 1/3RD AVAILABLE TOWARDS LAND AGAINST DEMAND VALUE - EFFECTIVE RATE THIS WILL BE 12% GST ON OTHER CHARGES (GST + 100%) WILL BE @ 12%.

(1) AREAS, CHARGES, FIGURES, VALUES ARE SUBJECT TO CHANGE, AS PER APPLICABLE LAW.

(2) THE DEVELOPER RESERVES THE RIGHT TO ALTER/CHANGE/ENHANCE THE ABOVE MENTIONED ADDITIONAL EXPENSES AND PAYMENT SCHEDULE. THE FINAL PRICE IS SUBJECT TO CHANGE, AS PER APPLICABLE LAW.

(3) SHARE MONEY + TAXES ON SHARE MONEY WILL BE CHARGED EXTRA AS PER THE NUMBER AND TYPE OF APPLICANTS. MAINTENANCE WILL BE CHARGED AT APPROX 80% DURING POSSESSION, AS PER APPLICABLE LAW.

(4) 16.3 PPT ON CARPET AREA FOR 24 MONTHS. AS PER SOCIETY CHARGES TO BE PAYABLE DURING POSSESSION. CORPUS FUND TO BE PAYABLE DURING POSSESSION @ 8% PER ANNUM ON CARPET AREA.

(5) PAYMENT SHALL BE SUBJECT TO TDS @ 1% AS PER SECTION 194 IA OF INCOME TAX ACT, 1961. KINDLY SUBMIT COPY OF PAYMENT/BANK CHALLAN, FORM 26QB AND DULY SIGNED FORM 16B HARD COPY WITHIN 30 DAYS FROM THE END OF MONTH IN WHICH TAX IS DEDUCTIBLE, FAILING WHICH IT WILL BE TREATED AS DELAY/DEFAULT IN PAYMENT. INTEREST (AS APPLICABLE) SHALL BE LEVIED UNTIL SUBMISSION OF RESPECTIVE DOCUMENTS. WE HAVE APPOINTED AN AGENCY TO MANAGE ALL YOUR TDS PAYMENT RELATED MATTERS WITH RESPECT TO YOUR APARTMENT. (IF YOU CHOOSE TO AVAIL THE SAID FACILITY) WE ARE SURE THIS WILL SIGNIFICANTLY EASE THE PROCESS OF CALCULATION AND PAYMENT OF TDS, THEREBY REDUCING YOUR TIME AND EFFORT ON THE SAME. THIS WILL ALSO ELIMINATE THE PROBABILITY OF LEVY OF INTEREST/PENALTY ON ACCOUNT OF DELAY IN TDS PAYMENT WHICH IS TIME BOUND AS PER STATUTE.

(6) AGREEMENT VALUE IS ARRIVED AT MUTUALLY AS PER PREVAILING MARKET RATES AND CONDITIONS. AFTER CONSIDERING THE BENEFIT OF ANY ADDITIONAL INPUT TAX CREDIT ACCORDING TO THE DEVELOPER UNDER THE GST LAW. POST ABSORPTION OF THE INCREMENTAL TAX IMPACT UNDER GST BY THE DEVELOPER, TO THE EXTENT PROVIDED BY IT, THE CUSTOMER UNCONDITIONALLY AND IRREVOCABLY AGREES AND ACCEPTS THAT THE DEVELOPER HAS NO FURTHER OBLIGATION TO PASS ANY ADDITIONAL BENEFIT UNDER THE ANTI-PROFITTEERING PROVISIONS UNDER SEC. 17(1) OF CGST ACT, 2017.

(7) STAMP DUTY OF 0.5% IS INCLUDED ON AREAS BELOW 60 SQ MTRS AND 2.5% ON AREAS ABOVE 60 SQ MTRS.

(8) STAMP DUTY WILL BE CHARGED AS PER AGREEMENT VALUE OR READY RECKONER RATE WHICHEVER IS HIGHER.

(9) SIGNING AMOUNT PAID IS NON-REFUNDABLE.

(10) All charges mentioned above are indicative and shall be subject to change from time to time.





BRIHANMUMBAI MUNICIPAL CORPORATION
ANNEXURE 20 & 22

OCCUPATION CUM BUILDING COMPLETION CERTIFICATE UNDER REG. 11(6) OF DCPR 2034 AND PART
OCCUPATION UNDER REG. 11(7) /11(8) OF DCPR 2034
[CHE/ES/1699/S/337(NEW)/OCC/2/New of 22 June 2023]

S. S. Runwal Director of Evie Real Estate Pvt. Ltd. CA to Owner
Opp. Sion Chunabhathi Signal, Sion (E).

Applicant,

The Part 3 development work of Residential building comprising of part OC for Wings A, B & C in building no. 1 consisting of common 1 level Basement (pt) + Stilt floor (pt) + 3 Level podiums (pt) + podium top (i.e. within the building line only) + 6th to 17th upper residential floors for wing A (except 1st to 5th floor and Lift no. 2 & 3) and 1st to 12th upper residential floors for wing B (except Lift no. 2 & 3) and 1st to 12th upper residential floors for wing C including OHT & Lift Machine room) on plot bearing CTS No. 1004, 1005 (pt), 1005/1, 1006, 1007/3 (pt) and 1009,676,1004,1005 (pt),1014/1to1014/6,1017,1017/1to 1017/6, 1018,1018/1 to 1018/9 of village KANJUR-E at crompton greaves is completed under the supervision of Shri. **SUNIL GAJANAN AMBRE**, Architect, Lic. No. CA/84/8478, Shri. **Achuyt NARAYAN Watve**, Structural Engineer, Lic. No. STR/W/10 and Shri. **Shri. Shashikant M. Ahire**, Site supervisor, Lic.No. A/123/SS-I and as per development completion certificate submitted by Architect and as per completion certificate issued by Chief Fire Officer u/no. **CHE/ES/1699/S/337(NEW)-CFO/1/New-0** dated **12 June 2023**. The same may be occupied and completion certificates submitted as sighted above are hereby accepted.

The PART OC is approved subject to following conditions:

- 1.That all balance conditions as per IOD dated 20.11.2015 and last approved plan on dated 27.03.2023 shall be complied with before asking Full OCC.
- 2.That all safety precautionary measures shall be taken in accordance to relevant I.S code and in consultation with registered Structural Consultant/ Architect during progress of the balance work.
- 3.That internal works of unfinished floors shall be carried out as per approved plans, location of toilet shall not be modified at the time of internal finishing work.
- 4.That the building for which part occupation permission as marked on accompanied plans shall be protected against any mishap & no FSI violation within the said portion shall be permitted.
- 5.That the prospective occupants of the building shall be made aware of the balance works & BMC shall be kept indemnified for any litigation, mishap etc.
- 6)That all conditions of layout approved under No. P-3892/2019/(676 and other)/S ward/Kanjur-E dated 07.09.2022.

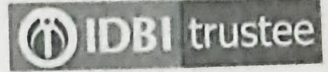
Copy To :

1. Asstt. Commissioner, S Ward
 2. A.A. & C. , S Ward
 3. EE (V), Eastern Suburb
 4. M.I. , S Ward
 5. A.E.W.W. , S Ward
 6. Architect, **SUNIL GAJANAN AMBRE**, 303, MITTAL AVENUE, 110, N.M.ROAD, FORT,
- For information please



Trusteeship Services Ltd.

U65991MH2001GOI131154



37777/ITSL/OPR/2021-22
January 03, 2022

To:
Evie Real Estate Private Limited
Runwal & Omkar E-Square, 4th Floor
Off. Eastern Express Highway
Opp. Sion Chunabhatti Signal, Sion East
Mumbai, Maharashtra 400022
("Company")

Re: Debenture trust deed executed between the Company and IDBI Trusteeship Services Limited dated December 30, 2020 ("Debenture Trust Deed") for the issuance of NCDs aggregating up to INR 685,00,00,000

Sub: No Dues Certificate

In accordance with the Debenture Trust Deed, Asia Real Estate II India Opportunity Trust (the "Debenture Holders") subscribed to 6,054 non-convertible debentures ("NCDs") aggregating to INR 6,054,000,000.

We hereby confirm that the NCDs have been redeemed in full by the Company and no other amounts are due to us/Debenture Holders from the Company in relation to the captioned NCDs.

Further, we have no objection in relation to release of all security, including termination of escrow agreement and the release of charge on the bank accounts as per the attached annexure, created by the Company or any other person in connection with the NCDs.

This letter has been issued at the specific request of the Company and the Debenture Trustee bears no risk or responsibility in respect of the same. This letter does not constitute a waiver or forbearance of any right or remedy the Debenture Trustee may now or subsequently have under applicable law or any other agreement.

For IDBI Trusteeship Services Limited

R.B. Modj
Authorised Signatory



Details of Project Escrow Accounts.

Sr. No	Name of the Account	Account opened in the Name of	Account Number	Bank & Branch	Control	Towers
Phase 1	Wing A - Piramal	Evie Real Estate Private Limited Wing A Rera	57500000020226	HDFC Bank - Sion Branch	Piramal	Wing A
	Wing A Master Escrow Account	Escrow Account 1				
1	Wing A REBA Designated Account	Evie Real Estate Private Limited Wing A Rera Escrow Account	57500000020634	HDFC Bank - Sion Branch	Piramal	Wing A
2	Wing B - Piramal	Evie Real Estate Private Limited Wing B Rera	57500000020380	HDFC Bank - Sion Branch	Piramal	Wing B
	Wing B Master Escrow Account	Escrow Account 1				
3	Wing B REBA Designated Account	Evie Real Estate Private Limited Wing B Rera Escrow Account	57500000020647	HDFC Bank - Sion Branch	Piramal	Wing B
4	Wing C - Piramal	Evie Real Estate Private Limited Wing C Rera	57500000020545	HDFC Bank - Sion Branch	Piramal	Wing C
	Wing C Master Escrow Account	Escrow Account 1				
5	Wing C REBA Designated Account	Evie Real Estate Private Limited Wing C Rera Escrow Account	57500000020393	HDFC Bank - Sion Branch	Piramal	Wing C
6	Wing D - Piramal	Evie Real Estate Private Limited Wing D Rera	57500000020650	HDFC Bank - Sion Branch	Piramal	Wing D
	Wing D Master Escrow Account	Escrow Account 1				
7	Wing D REBA Designated Account	Evie Real Estate Private Limited Wing D Rera Escrow Account	57500000020660	HDFC Bank - Sion Branch	Piramal	Wing D
8	Wing E - Piramal	Evie Real Estate Private Limited Wing E Rera	57500000020686	HDFC Bank - Sion Branch	Piramal	Wing E
	Wing E Master Escrow Account	Escrow Account 1				
9	Wing E REBA Designated Account	Evie Real Estate Private Limited Wing E Rera Escrow Account	57500000020404	HDFC Bank - Sion Branch	Piramal	Wing E
10	Piramal Wing A - E - 30% Escrow Account	HDFC LTD And Piramal Fund MGT PL	01630350000164	HDFC Bank - Sion Branch	Piramal	Wing A
11	Piramal Retention Account	Evie Real Estate Private Limited Retention Account	01630350000157	HDFC Bank - Sion Branch	Piramal	Wing A
12	Evie Real Estate Pvt. Ltd - Current Account	Evie Real Estate Private Limited	01630350000363	HDFC Bank - Sion Branch	Evie Real Estate	Wing A



HDFC BANK

Understand your world

Date: 05-OCT-23

EVIE REAL ESTATE PVT LTD
RUNWAL & OMKAR ESQUARE
4TH FLOOR
MUMBAI 400022

HDFC Bank Limited,
Ramon House HT
Parekh Marg 169
Backbay Reclamation
Churchgat Mumbai
Maharashtra - 400020

Dear Sir/Madam,

Sub: No Objection for the sale of Unit No. A-0502 Wing A admeasuring 705 SQ.FT. (Carpet area) in the project Runwal Bliss - Ivy situate at Kanjurmarg East, Mumbai , Maharashtra ("said Project") to HEMLATA GUPTA (the "said Purchaser/s").

Re: Your request letter dated 05-OCT-23 ("said Letter").

This bears reference to your said Letter seeking permission from HDFC Bank Limited ("HDFC Bank") for sale of the said Flat / said Premises to the said Purchaser/s.

Please note that HDFC Bank has considered your request and hereby conveys its "No Objection" to your selling the said Flat / said Premises to the said Purchaser/s SUBJECT HOWEVER TO the condition that the mortgage / charge / security interest created over the said Flat / said Premises in favour of HDFC Bank shall continue unabated till such time the entire sale proceeds / sale consideration (excluding TDS as applicable) received from the said Purchaser/s or paid on behalf of the said Purchaser/s is received in / deposited into the **Collection Account / Escrow Account No. 57500000020226** established for the said Project with HDFC BANK LIMITED ("said Account"). Upon receipt and/or realisation of the entire sale proceeds / sale consideration (excluding TDS as applicable) pertaining to the said Flat / said Premises in the said Account, the exclusive mortgage / charge created over the said Flat / said Premises in favour of HDFC Bank shall automatically stand satisfied / released.

This permission is granted for the limited purpose of facilitating sale of the said Flat / said Premises in favour of the said Purchaser/s and shall automatically stand withdrawn, cancelled and revoked in the event of breach of the conditions contained herein or in the event of non-consummation of the transaction contemplated with the said Purchaser/s.

You shall not enter into any agreement or arrangement with the said Purchaser/s that is contrary to the terms and conditions contained in the Transaction Documents.

This permission is not transferrable and shall be valid and effective only in this specific instance and for the specified purpose for which it is given (i.e. for sale of the said Flat / said Premises to the said Purchaser/s only) and for no other purpose. You shall seek fresh permission in the event of non-consummation of the transaction contemplated with the said Purchaser/s.

Please also note that the sale of the said Flat / said Premises to the said Purchaser/s shall not affect the mortgage/charge created and subsisting over all other properties (including without limitation, over the underlying land and the said Project) as and by way of security for the facilities availed from HDFC Bank.

Yours faithfully,

For HDFC Bank Limited

M. Sharma
Authorised Signatory

05/10/2023

www.hdfcbank.com

Regd. Office: HDFC Bank Ltd., HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400 013
Corporate Identity No.: L65920MH1994PLC080618



Security Interest Id Based Search Report

CERSAI Details

PAN	AAECC5770G
CERSAI GSTIN	07AAECC5770G1ZN
HSN Code/SAC	998439
Quantity Units/Unique Quantity Code	N.A.

Institution Details

Name of the Institution	BANK OF MAHARASHTRA
Institution GSTIN	27AACCB0774B1Z4
Report Download Date	07-11-2023 19:04:59.213
Transaction ID / QRF NO	200286095726
Generated by	Vijay Bagadi(A000503313)

Transaction Details

Type of Transaction	Security Interest
Transaction Id	200286095726
Created By	A000503313
Creation Timestamp	07-11-2023:19:04:54.267

Asset Details

Asset ID	200076497290
Asset Category	Immovable
Type Of Asset	Residential
Description Of Asset	Flat
Survey Number / Municipal Number	676
Plot Number	...
Area	705.0
Area Unit	Square Feet
House / Flat Number / Unit No	A 502
Floor No	5
Building / Tower Name / Number	Tower A
Name of the Project / Scheme / Society / Zone	IVY
Street Name / Number	Mulund Taluk
Pocket	...
Locality / Sector	Kanjurmarg East
City / Town / Village	KANJURMARG EAST
District	Mumbai



CERSAI
Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

State / UT Maharashtra
Pin Code / Post Code 400042
Coordinate 1 ...
Coordinate 2 ...
Coordinate 3 ...
Coordinate 4 ...

Security Interest Details

Current View

Security Interest ID 400074988597
Transaction Id 200286094279
Total Secured Amount 14768000.00
Type Of Security Interest Equitable Mortgage
Type Of Finance Sole
Details Of Charge First Charge
Entity Identification Number 6X4X6X6X7X0
Created By A000503313
SI Creation Date In Bank 07-11-2023
SI Registration Date In CERSAI Portal 07-11-2023:18:55:18.000
Satisfaction Status Not Satisfied
Miscellaneous Narration Housing Loan bank Of Maharashtra

Borrower(s) Details

S.No.	Type of Borrower	Name of the Borrower	Father / Mother Name	Is Borrower - Asset Owner ?
1	Individual	HEMLATA RAMPRASAD GUPTA	Ramprasad Gupta	Yes

Holder Details

Charge Holder Name	Office / Ward / Branch Name
BANK OF MAHARASHTRA	Goregaon West

Original View

Security Interest ID 400074988597
Transaction Id 200286094279
Total Secured Amount 14768000.00
Type Of Security Interest Equitable Mortgage
Type Of Finance Sole
Details Of Charge First Charge

CER
Centra
Reconst
Entity Identifi
Created By
SI Creati
SI Re
Sa

CERSAI
 Central Registry of Securitisation Asset
 Reconstruction and Security Interest of India

Identification Number: 6X4X6X6X7X0
 Created By: A000503313
 Creation Date In Bank: 07-11-2023
 Registration Date In CERSAI Portal: 07-11-2023:18:55:18.000
 Satisfaction Status: Not Satisfied
 Miscellaneous Narration: Housing Loan bank Of Maharashtra

Borrower(s) Details

S.No.	Type of Borrower	Name of the Borrower	Father / Mother Name	Is Borrower - Asset Owner ?
1	Individual	HEMLATA RAMPRASAD GUPTA	Ramprasad Gupta	Yes

Holder Details

Charge Holder Name	Office / Ward / Branch Name
BANK OF MAHARASHTRA	Goregaon West

Transaction History

S. No	Transaction ID	Type of SI	Type of Transaction	Created By	Creation Timestamp	Modified/ Approved By	Modification Timestamp
1	200286094279	Equitable Mortgage	Registration	A000503313	07-11-2023 18:55:18.000	A000503313	07-11-2023 18:55:18.000

--- End Of Report ---



BRIHANMUMBAI MUNICIPAL CORPORATION
ANNEXURE 20 & 22

OCCUPATION CUM BUILDING COMPLETION CERTIFICATE UNDER REG. 11(6) OF DCPR 2034 AND PART
OCCUPATION UNDER REG. 11(7) / 11(8) OF DCPR 2034
[CHE/ES/1699/S/337(NEW)/OCC/3/New of 11 September 2023]

S. S. Runwal Director of Evie Real Estate Pvt. Ltd. CA to Owner
Floor, Opp. Sion Chunabhatti Signal, Sion (E).

Applicant,

The Part 4 development work of Residential building comprising of part OC for Wing A, B & C in building no. 1 consisting of common 1 level Basement (pt) + Stilt floor (pt) + 3 Level podiums (pt) + podium top (i.e. within the building line only) + 1st to 5th floor & 18th to 50th upper residential floors for wing A and 13th to 45th upper residential floors for wing B and 13th to 45th upper residential floors for wing C including OHT & Lift Machine room on plot bearing CTS No. 1004, 1005 (pt), 1005/1, 1006, 1007/3 (pt) and 1009,676,1004,1005(pt),1005/1,1006,1007(pt),1007/3(pt),1007/4,1009 (pt),1009/5&1009/6,1010(pt),1013(pt),1014(pt),1014/1to1014/6,1017,1017/1to 1017/6, 1018,1018/1 to 1018/9 of village KANJUR-E at crompton greaves is completed under the supervision of Shri. SUNIL GAJANAN AMBRE , Architect , Lic. No. CA/84/8478 , Shri. Achuyt NARAYAN Watve , Structural Engineer, Lic. No. STR/W/10 and Shri. Shri. Shashikant M. Ahire , Site supervisor, Lic.No. A/123/SS-I and as per development completion certificate submitted by Architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/ES/1699/S/337(NEW)-CFO/2/AMEND-2 dated 12 June 2023 .The same may be occupied and completion certificates submitted as sighted above are hereby accepted.

The PART OC is approved subject to following conditions:

- 1.That all balance conditions as per IOD dated 20.11.2015 and last approved plan on dated 27.03.2023 shall be complied with before asking Full OCC.
- 2.That all safety precautionary measures shall be taken in accordance to relevant I.S code and in consultation with registered Structural Consultant/ Architect during progress of the balance work.
- 3.That internal works of unfinished floors shall be carried out as per approved plans, location of toilet shall not be modified at the time of internal finishing work.
- 4.That the building for which part occupation permission as marked on accompanied plans shall be protected against any mishap & no FSI violation within the said portion shall be permitted.
- 5.That the prospective occupants of the building shall be made aware of the balance works & BMC shall be kept indemnified for any litigation, mishap etc.
- 6)That all conditions of layout approved under No. P-3892/2019/(676 and other)/S ward/Kanjur-E dated 07.09.2022.

Copy To :

CHE/ES/1699/S/337
(NEW)/OCC/3/New

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