

Receipt (pavti)

508/1827

पावती

Original/Duplicate

Thursday, February 09, 2023

नोंदणी क्र. :39म

10:01 AM

Regn.:39M

पावती क्र.: 1990 दिनांक: 09/02/2023

गावाचे नाव: परेल-शिवडी

दस्तऐवजाचा अनुक्रमांक: बबई4-1827-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: ओमकार विजय तेंडुलकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2700.00

पृष्ठांची संख्या: 135

एकूण:

रु. 32700.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

10:18 AM ह्या वेळेस मिळेल.

DELIVERED

सह. दुय्यम निबंधक, मुंबई-4

बाजार मूल्य: रु.19325818.52 /-

मोबदला रु.20812619/-

भरलेले मुद्रांक शुल्क : रु. 1249000/-

सह. दुय्यम निबंधक वर्ग - २
मुंबई शहर क्र. ४

1) देयकाचा प्रकार: DHC रक्कम: रु.700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0902202300250 दिनांक: 09/02/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0902202300234 दिनांक: 09/02/2023

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014459214202223E दिनांक: 09/02/2023

बँकेचे नाव व पत्ता:

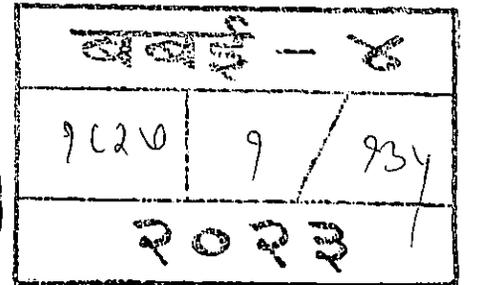
Signature

Missing Scan Doc Records and Files

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20230209181			09 February 2023,09:02:50 AM	
मूल्यांकनाचे वर्ष	2022				
जिल्हा	मुंबई(मेन)				
मूल्य विभाग	11-परळ,शिवडी डिव्हिजन				
उप मूल्य विभाग	भुभाग: पूर्वेस बॅरीस्टर नाथ पै मार्ग, टि. जिवराज मार्ग, रफी अहमद किडवाई मार्ग,पश्चिमेस जी.डी.आंबेकर मार्ग,उत्तरेस जेरबाई वाडीया मार्ग यामधील भूभाग.				
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#662				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
खुली जमीन	217540	250170	271920	217540	चौरस मीटर
88960					
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	74.22चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	बांधकामाचा दर -	Rs.30250/-
उद्वाहन सुविधा-	आहे	मजला -	21st floor To 30th floor		
रस्ता सन्मुख -					
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ	= 115% apply to rate= Rs.250171/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर = ((250171-88960) * (100 / 100)) + 88960 = Rs.250171/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 250171 * 74.22 = Rs.18567691.62/-				
E) बंदिस्त वाहन तळाचे क्षेत्र	13.94चौरस मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 13.94 * (217540 * 25/100) = Rs.758126.9/-				
Applicable Rules	= ,10,4,16				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेडनार्डन 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 + मेकनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 18567691.62 + 0 + 0 + 0 + 758126.9 + 0 + 0 + 0 + 0 + 0 = Rs.19325818.52/-				

Home

Print





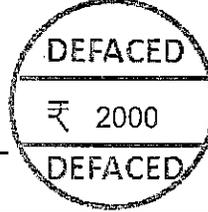
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0902202300234

Receipt Date 09/02/2023

Received from Runwal dev pvt ltd, Mobile number 9820072783, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 1827 dated 09/02/2023 at the Sub Registrar office Joint S.R. Mumbai 4 of the District Mumbai District.



Payment Details

Bank Name SBIN

Payment Date 09/02/2023

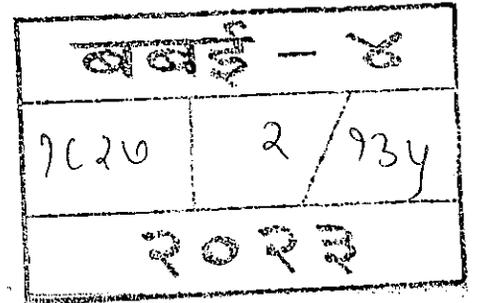
Bank CIN 10004152023020900220

REF No. 304025329694

Deface No 0902202300234D

Deface Date 09/02/2023

This is computer generated receipt, hence no signature is required.





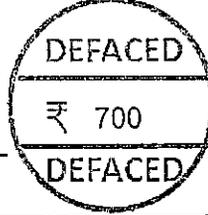
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0902202300250

Receipt Date 09/02/2023

Received from Runwal dev pvt ltd, Mobile number 9820072783, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered on Document No. 1827 dated 09/02/2023 at the Sub Registrar office Joint S.R. Mumbai 4 of the District Mumbai District.



Payment Details

Bank Name SBIN

Payment Date 09/02/2023

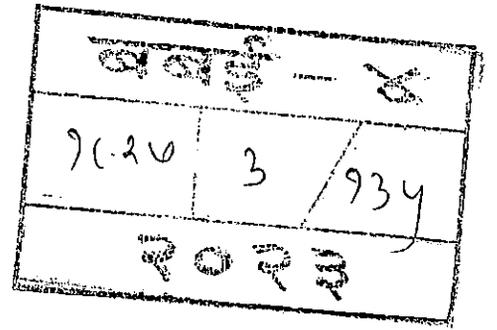
Bank CIN 10004152023020900231

REF No. 304025401625

Deface No 0902202300250D

Deface Date 09/02/2023

This is computer generated receipt, hence no signature is required.

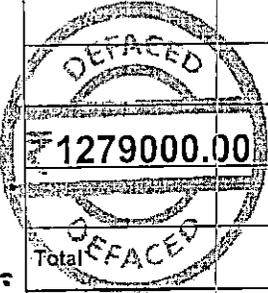




CHALLAN
MTR Form Number-6



GRN	MH014459214202223E	BARCODE	[Barcode]				Date	30/01/2023-10:24:30	Form ID	25.2	
Department	Inspector General Of Registration					Payer Details					
Type of Payment	Stamp Duty Registration Fee					TAX ID / TAN (If Any)					
						PAN No.(If Applicable)	AKAPT4765H				
Office Name	BOM4_JT SUB REGISTRAR MUMBAI 4					Full Name	OMKAR VIJAY TENDULKAR				
Location	MUMBAI					Flat/Block No.	FLAT NO T1-2201, RUNWAL NIRVANA				
Year	2022-2023 One Time					Premises/Building					
Account Head Details			Amount In Rs.		Road/Street	PAREL					
0030045501	Stamp Duty		1249000.00		Area/Locality	MUMBAI					
0030063301	Registration Fee		30000.00		Town/City/District						
					PIN	4	0	0	0	1	2
					Remarks (If Any)	PAN2=AAACR0395J~SecondPartyName=RUNWAL DEVELOPERS PVT LTD~CA=20812619					
					Amount In	Twelve Lakh Seventy Nine Thousand Rupees Only					
Total					12,79,000.00	Words					
Payment Details	IDBI BANK					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	69103332023013011292	2790016912			
Cheque/DD No.					Bank Date	RBI Date	30/01/2023-10:25:47	31/01/2023			
Name of Bank					Bank-Branch	IDBI BANK					
Name of Branch					Scroll No. , Date	100 , 31/01/2023					

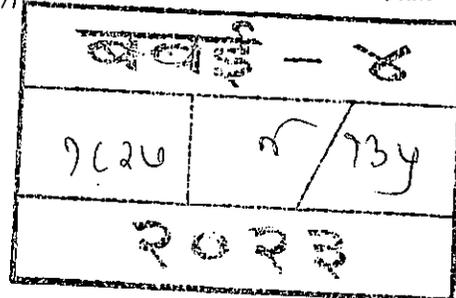
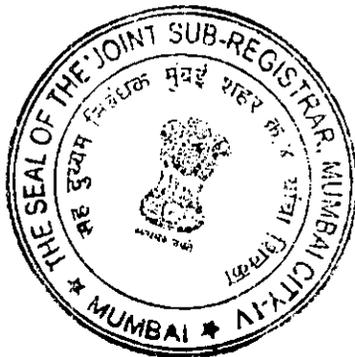


Department ID : Mobile No. : 0000000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दफ्तरी निबंधक कार्यालयत नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Signature Not Verified

Challan Defaced
Digitally signed by DS
DIRECTORATE OF
ACCOUNTS AND
TREASURIES MUMBAI 02
Date: 2023.02.09 10:26:18
IST

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-508-827	09/02/2023-10:01:14	IGR549	30000.00
2	(IS)-508-1827	09/02/2023-10:01:14	IGR549	1249000.00
Total Defacement Amount				12,79,000.00





CHALLAN
MTR Form Number-6



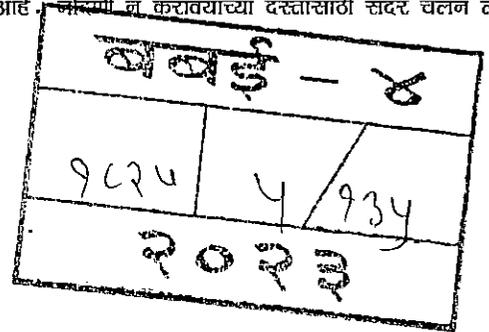
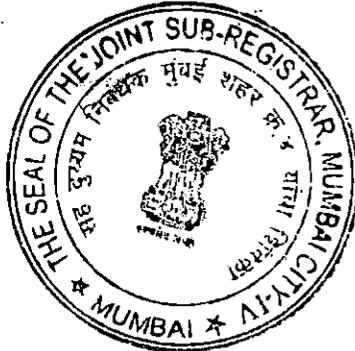
GRN	MH014459214202223E	BARCODE	[Barcode]		Date	30/01/2023-10:24:30	Form ID	25.2			
Department	Inspector General Of Registration			Payer Details							
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)							
				PAN No.(If Applicable)	AKAPT4765H						
Office Name	BOM4_JT SUB REGISTRAR MUMBAI 4			Full Name	OMKAR VIJAY TENDULKAR						
Location	MUMBAI										
Year	2022-2023 One Time			Flat/Block No.	FLAT NO T1-2201, RUNWAL NIRVANA						
	Account Head Details		Amount In Rs.	Premises/Building							
	0030045501	Stamp Duty	1249000.00	Road/Street	PAREL						
	0030063301	Registration Fee	30000.00	Area/Locality	MUMBAI						
				Town/City/District							
				PIN		4	0	0	0	1	2
				Remarks (If Any)	PAN2=AAACR0395J--SecondPartyName=RUNWAL DEVELOPERS PVT LTD-CA=20812619						
				Amount In	Twelve Lakh Seventy Nine Thousand Rupees Only						
Total	12,79,000.00			Words							
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK							
	Cheque-DD Details			Bank CIN	Ref. No.	69103332023013011292	2790016912				
Cheque/DD No.				Bank Date	RBI Date	30/01/2023-10:25:47	Not Verified with RBI				
Name of Bank				Bank-Branch	IDBI BANK						
Name of Branch				Scroll No. , Date	Not Verified with Scroll						

Department ID :

Mobile No. : 0000000000

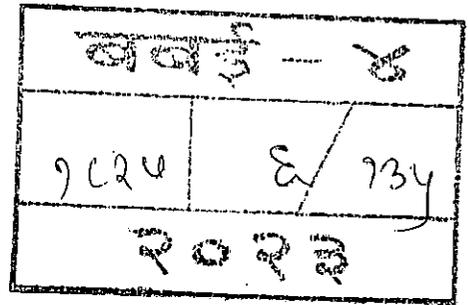
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.





NIRVANA 083



AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Mumbai on this 09th day of February in the Christian year Two Thousand and TWENTY THREE

BETWEEN

RUNWAL DEVELOPERS PRIVATE LIMITED (PAN NO. AAACR0395J) a company incorporated under the Companies Act, 1956 having its registered office at 5th Floor, Runwal & Omkar Esquare, Opp. Sion-Chunabhatti Signal, Sion (E), Mumbai- 400 022, represented by its Authorized Signatory Mr. Ms. Sujata Rao authorized vide Board Resolution dated 25/02/2022 hereinafter referred to as the "PROMOTER/DEVELOPER" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors in title and permitted assigns) of the ONE PART;

AND

Sujata Rao
Sujata Rao

h.
Developers

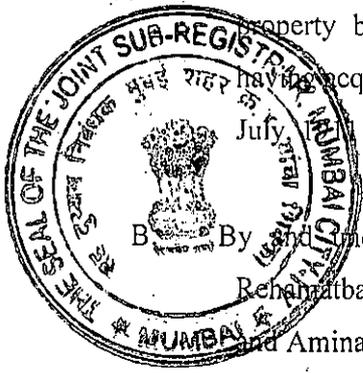
Purchaser/s

THE PURCHASER/S as per the details mentioned in Annexure "E" 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;

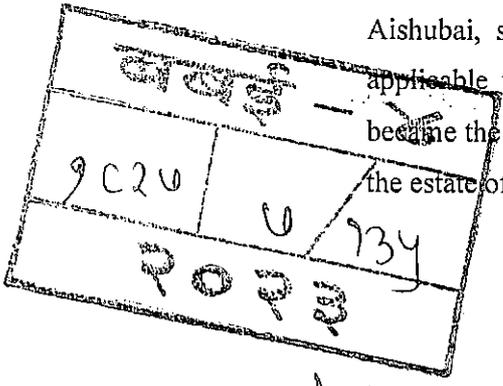
The Promoter/Developer and the Purchaser/s shall hereinafter collectively be referred to as the 'Parties' and individually as the 'Party.'

WHEREAS

A. Prior to the year 1945, Rehamatbai, widow of Haji Jackeria Haji Ahmed Patel was seized and possessed of and was otherwise entitled to the Larger Property i.e, all piece and parcel of freehold land admeasuring 5045.96 sq. mtrs., forming part and parcel of the *Larger Property* i. e, all that piece and parcel of freehold plot of land admeasuring 8627.99 square meters bearing C.S. No.662 of Parel-Sewree Division and registered in the Books of the Collector of Land Revenue under New No.14264 New Survey No. 3/2468, situate at Parel without the Fort of Bombay in the Registration District and Sub-District of Bombay City and Bombay Suburban and touching the Parel Tank Road now known as G.D. Ambekar Marg on the North East side thereof and bounded on the East by property bearing Cadastral Survey No. 663, on the West by G.D. Ambedkar Road previously known as Parel Tank Road, on the North by property bearing Cadastral Survey No. 661 and on the South by property bearing Cadastral Survey No.2/663 of Parel-Sewree Division, having acquired the same pursuant to the Last Will and Testament dated 28th July of the said Haji Jackeria.



B. By and under her Last Will and Testament dated 16th August, 1923, Rehamatbai bequeathed the Property to her granddaughters viz., Khatizabai and Aminabai being the daughters of her pre-deceased son Mahomed Saleh Haji Jackeria Patel. Aminabai died at Bombay on or about 22nd March, 1925 unmarried and without having attained majority and leaving her mother Aishubai, surviving as her only heir according to the Hindu Law then applicable to Cutchi Memons in Bombay. Thereupon, the said Aishubai became the sole heir of her deceased daughter Aminabai in respect of her in the estate of Rehamatbai.



Developers

Qudul Kar
Sonwale

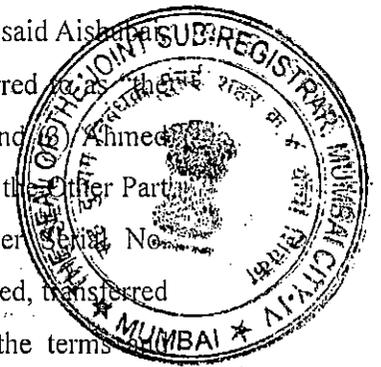
Purchaser/s



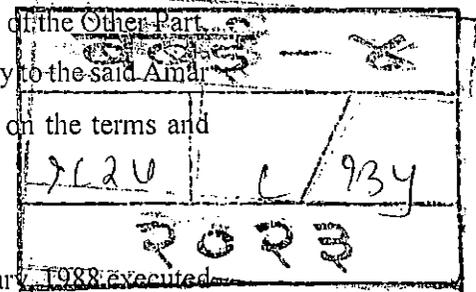
NIRVANA 083

C. After the said Khatizabai attained the age of majority, the estate of Rehamatbai including the said Larger Property vested in the said Khatizabai as the sole surviving executrix. It appears that in pursuance of a writing dated 15th January, 1933 executed between the said Khatizabai and the said Aishubai recording an arrangement regarding the management and administration of the immovable properties belonging to the said Rehamatbai and the enjoyment of the rents, profits and income thereof, etc., by and under an Indenture of Conveyance dated 7th April 1945 executed between Khatizabai (therein referred to as "the Executrix" of the First Part), Khatizabai in her personal capacity (therein referred to as the "said Khatizâbai" of the Second Part) and Aishubai (therein referred to as "the said Aishubai" as the Third Part) and registered with the Sub-Registrar of Assurances at Bombay under Serial No.BOM/2021 of 1945, the said Khatizabai granted, conveyed, transferred and assured unto the said Aishubai the said Larger Property alongwith other immovable properties as mentioned therein. Thus, said the Aishubai became the Developer of and otherwise seized and possessed of the said Larger Property.

D. By and under an Indenture 31st March, 1951 made between the said Aishubai widow of Mahomed Saleh Haji Jackeria Patel (therein referred to as the Wakif") of the One Part and (1) Aishubai, (2) Khatizabai and (3) Ahmed Mahomed Ibrahim (therein referred to as "the Mutavallis") of the Other Part and registered with the Sub-Registrar of Assurances under Serial No. BOM/2755 of 1951, the Wakif i. e, Aishubai granted, conveyed, transferred and assured unto the Mutavallis the Larger Property on the terms and conditions therein contained.



E. By and under an Agreement for Sale dated 17th September, 1981 made between the Mutavallis of the One Part and Amar Shanbag of the Other Part the Mutavallis agreed to sell and transfer the Larger Property to the said Amar Shanbag and/or his nominee/s, for the consideration and on the terms and conditions therein contained.



F. By and under an Indenture of Conveyance dated 6th February, 1988 executed between (1) Khatizabai, (2) Mutavallis of the Trust i.e, Ahmed Mohamed Ibrahim (3) Ebrahim Mahomad Ibrahim (therein collectively referred as the "Vendors" of the First Part), Amar Shanbag (therein referred to as

Ashu Khan
Shankar

“Confirming Party” of the Second Part) and Accord Estate Private Limited (hereinafter referred to as “Accord”) (therein referred as the “Purchaser” of the Third Part) and registered with the Sub-Registrar of Assurances under Serial No. BBE/311 of 1988, the Vendors with the confirmation of the Confirming Party sold and transferred the Larger Property together with the structures and buildings standing thereon to the Purchaser therein for the consideration and on the terms and conditions therein contained.

G. The Property Register Card for the C.S No.662 of Parel-Sewree Division. The P.R Card records that by and under Indenture of Conveyance dated 6th February 1988, Accord has purchased and acquired the Larger Property, and the name of Accord has been mutated therein and shown as the Larger Property.

H. By and under 3 Mortgage Deeds dated 31st January, 2012; 29th January, 2013 & 30th December, 2015 respectively executed between Accord (therein referred to as the “Borrower/Mortgagor No.1” of the First Part), Suraj Estate Developers Private Limited (therein referred to as the “Mortgagor No.2” of the Second Part) and Saraswat Co-operative Bank Ltd., (therein referred to as “Bank” of the Third Part) registered under Serial No. BBR-1 1147/1 – 2012, Serial No. BBE-5 488/7 – 2013 and Serial No.BBE-5 4778/1 –78 of 2015 respectively with the Sub-Registrar of Assurances, Mumbai, Saraswat Co-operative Bank Ltd. granted credit facilities to Accord and Suraj Estate Developers Private Limited for a sum of Rs.61.60 Crores; Rs.40 Crores; and Rs.10 Crores respectively.



I. By and under a Joint Development Agreement dated 10th June, 2016 and registered with the Sub-registrar of Assurances under Serial No. BBE-3-3802 of 2016 (“Joint Development Agreement”), Accord granted joint development rights in respect of the Property to Runwal Realty Private Limited (which as on date stands absorbed by way of merger into Runwal Developers Private limited, vide order as detailed out in Recital T to this Agreement) for the consideration and on the terms and conditions contained

अवकाश		४
१०२०	९	१३५
२०२३		

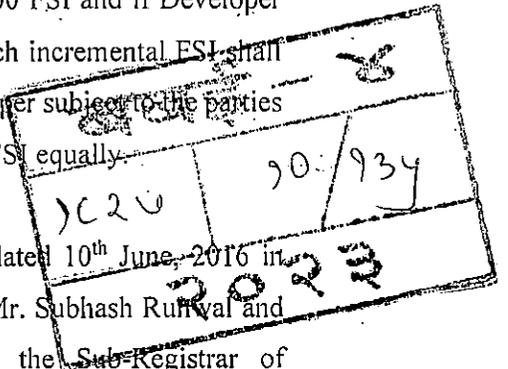
Arundhan
Bongshirka



NIRVANA 083

J. Accord granted joint development rights in respect of the Property to Developer for the consideration and on the terms and conditions contained therein inter alia including the following:

- i. Accord and Developer shall jointly construct and develop the project on the Property;
- ii. Accord and the Developer have an area share arrangement as per the terms of the Joint Development Agreement according to which total flats of the Project have been earmarked for the Developer and Accord separately.
- iii. Accord has entered into permanent alternate accommodation agreements with the tenants/occupants of the Larger Property and has relocated and rehabilitated and/or made provisions for the rehabilitation of the tenants/occupants on the Larger Property at its own costs;
- iv. The Developer alone shall be entitled to enter into Agreement(s) for sale and such other documents and writings in their name including execution and registration of the same with its prospective purchasers in respect of its own Free Sale Area.
- v. If due to any regulatory/legislative reasons beyond the inherent FSI of the said Larger Property increases beyond 3.00 FSI and if Developer chooses to avail the incremental FSI, then such incremental FSI shall be shared equally between Accord and Developer subject to the parties thereto sharing the cost for such incremental FSI equally.



K. By and under an Irrevocable Power of Attorney dated 10th June, 2016 in favour of Developer (acting through its Directors Mr. Subhash Runwal and Mr. Sandeep S. Runwal) and registered with the Sub-Registrar of Assurances, Mumbai City-3, Mumbai under Serial No.BBE3-3803-2016 on 10th June, 2016, Accord inter alia granted several powers and authorities to Developer in pursuance of the Joint Development Agreement for the development and construction on the Property.

Aduller
Sanghvi

L. By an Indenture of Mortgage executed between Runwal Realty Private Limited (therein referred to as "the Mortgagor") (which as on date stands absorbed by way of merger into Runwal Developers Private limited, vide order as detailed out in Recital - T to this Agreement) of the One Part and ICICI Bank Limited (therein referred to as "the Mortgagee") of the Other Part and registered with the Sub-Registrar of Assurances, Mumbai City-3, Mumbai under Serial No.BBE3-3805-2016 on 10th June, 2016, the Mortgagor inter alia, created a mortgage on the Property as also on the free sale area coming to its share as the developer of the Property.

M. By and under a Reconveyance Deed dated 27th June, 2016 and registered with the Sub-Registrar of Assurances under Serial No. BBE/3-4092-2016 executed between (i) Accord and (ii) Suraj Estate Developers Private Limited of the First Part and The Saraswat Co-operative Bank Limited of the Other Part, the Saraswat Co-operative Bank Limited reconveyed the Larger Property to Accord.

N. Save and except as provided herein, the title of the said Property is clear, marketable and free from all encumbrances and Report of Title dated 13th June 2017 has been issued by Kanga & Co. The copy of the said Title Report dated 13th June 2017 is annexed hereto as **Annexure "A"**.

O. The said Property falls in Residential Zone.



A copy of the Property card issued by the office of City Survey office in respect of the said Property is annexed hereto as **Annexure "B"**.

The Bombay Municipal Corporation has issued an Intimation of Disapproval (IOD) bearing No. EB/2379/FS/A, dated 27th February 2008, and Commencement Certificate (CC) vide No. EB/BPC/2379 dated 16th December 2015 and CHE/CTY/1413/F/S/337(NEW) dated 17th May 2017;

the copies whereof are hereto annexed as **Annexure "C"** and **"D"** respectively.

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The Developer have appointed renowned Architect/s and Structural Engineer/s for the preparation of the structural designs and drawings of the building, other amenities and facilities including car parking spaces/garage,



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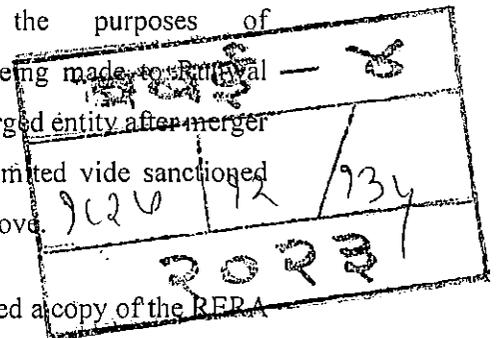
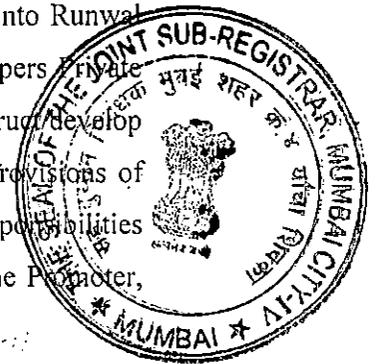
who will supervise and advise till the completion of construction and the Developer accept professional supervision of the architect and the structural engineer till the completion of the said building.

S. The development/redevelopment of the said Property proposed by the Owners, has been registered as a 'real estate project' with the Real Estate Regulatory Authority ("Authority"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016, ("RERA") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 ("RERA Rules") and the Regulations. The Authority has duly issued Certificate of Registration No. P51900010100 dated 24th August, 2017 further extended on 09/09/2021 for the Project, and a copy of the revised RERA Certificate is annexed and marked as Annexure "J" hereto;

T. The National Company Law Tribunal, Mumbai Bench, vide its order dated 4th July 2019 has sanctioned the scheme of Merger by Absorption of Runwal Realty Private Limited with Runwal Developers Private Limited under the provisions of section 230-232 of the Companies Act 2019. Pursuant to above Runwal Realty Private Limited stand amalgamated with and into Runwal Developers Private Limited. Accordingly, the Runwal Developers Private Limited now the Promoter/ Owner herein, is entitled to construct/develop said Property and the said Project till its completion as per provisions of RERA and all right, title, interest, entitlement, liabilities and responsibilities with respect to the said Property and the said Project being the Promoter, shall now be vested with Runwal Developers Private Limited.

U. Any or all references to term Promoter/ Owner throughout this Agreement including Annexures/Schedules, shall for the purposes of interpretation/meaning be construed as reference being made to Runwal Developers Private Limited, which is the existing merged entity after merger by way of absorption of Runwal Realty Private Limited vide sanctioned scheme and order as referred to in Recital T hereinabove.

V. The Purchaser/s has, prior to the date hereof, examined a copy of the RERA Certificate and has caused the RERA Certificate to be examined in detail by his/her/its Advocates and/or other consultants. The Purchaser has agreed and



Signature of Purchaser/s



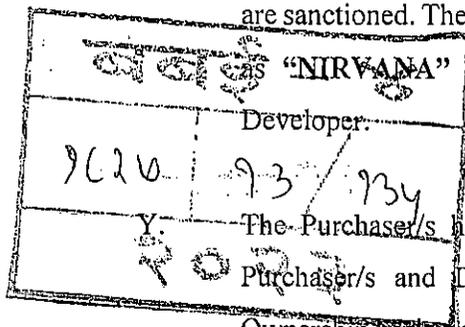
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consented to the development of the said Property, in the manner mentioned in the RERA Certificate. The Purchaser has, prior to the date hereof, demanded from the Developer and the Developer has given full, free and complete inspection to the Purchaser/s of all the documents of title relating to the said Property, the said plans, designs and specifications prepared by the Developer's Architect, Engineers and approved by the concerned authorities and such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 ("MOFA") and RERA (herein collectively referred to as the "said Acts") and the Rules made there under. The Purchaser/s has/ have entered into the said Agreement knowing fully well and understanding the contents and the implications thereof and has/ have satisfied himself/ herself/ themselves as regards the title of the Developer to the said Property. The Purchaser/s hereby accepts the title of the Developer to the same;



The Developer has entered and is entering and/ or will enter into separate agreements with several other prospective buyers/ persons/ purchaser/s and parties in respect of the sale of flats, units, offices and other usage/ premises in the building to be constructed by the Developer.

The Developer proposes to develop/construct multistoried building comprising of 70 floors upon the said Property ("Free Sale Building/ Building/Project"). At present plans for 57 floors of the Free Sale Building are sanctioned. The Free Sale Building as and when completed will be known as "NIRVANA" or any other such name as may be decided by the Developer.



The Purchaser/s has/have applied to the Developer for allotment to the Purchaser/s and Developer has agreed to allot to the Purchaser/s on Ownership basis a flat the details of which are more particularly described in Annexure "E" hereto and shown by red colour outline on the plan annexed hereto as Annexure "F" (hereinafter referred to as the 'said Flat/ Premises') together with the a covered (i.e.. stilt/basement/ podium/ mechanically operated car parking space OR together with the right to use the open car parking space which forms a part of the common areas of the said Building as specified in Annexure "E".



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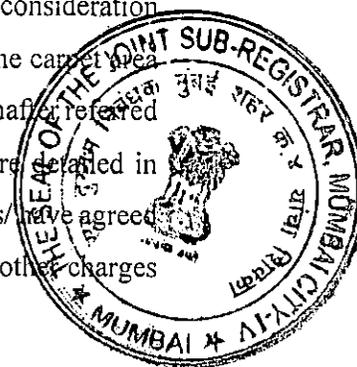


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Z. The Developer alone shall have the sole and exclusive right to sell, lease, convey, assign, transfer, etc. the flats and premises in the said building to be constructed by the Developer and to enter into agreement/s with the purchaser/s and to receive the sale consideration in respect thereof. The Purchaser/s further agree/s that the Developer shall in its own discretion appoint an agency to maintain, manage and control all the other common areas and amenities and facilities in the said building and for such other purposes as may be agreed upon between the Developer and the said agency.

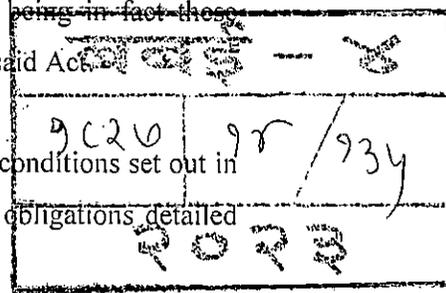
AA. After satisfying himself/ herself/ themselves with regards to the title of the said Property and all orders, permissions, plans and the representations made herein by the Developer, the Purchaser/s hereby agree/s to purchase from the Developer and the Developer hereby agree/s to sell and transfer to the Purchaser/s on Ownership basis the said Flat/ Premises along with the right to use in common the open areas attached to the said Flat/ Premises as well as the proportionate common areas, amenities and facilities in the said building on the terms and conditions hereinafter appearing.

BB. The total consideration of the said Flat/ Premises includes sale consideration for the said flat/ premises which is calculated on the basis of the carpet area and other charges and deposits detailed in Annexure "E" (hereinafter referred to as the "total consideration"). The payment terms thereof are detailed in Annexure "G" annexed hereto and wherein the Purchaser/s has/ have agreed to pay to the Developer balance of the sale consideration and other charges and deposits in the manner hereinafter appearing.



CC. The Developer are required to execute a written agreement for sale of said the Flat/ Premises to the Purchaser/s under the Acts ~~being in fact those~~ presents and also register the said agreement under the said Act.

DD. The parties hereto have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein.



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

The Parties hereto agree that the recitals hereinabove shall form an integral part of this Agreement.

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Developers

Purchaser/s

1. PLANS:

1.1 The Developer can propose to construct the multi storied building comprises of 70 floors or more utilizing the full potential for FSI 4 plus fungible FSI on the said Property in accordance with the plans, designs, specifications approved and/ or will be approved and/ or amended by the concerned local authorities from time to time. However, the Developer at present proposes to construct a building with 57 floors using the present FSI 3 plus fungible and other areas free of FSI by paying premium available on the said Property as per modified 33(7) of DCR 1991 subject to the terms and conditions of the Joint Development Agreement dated 10th June 2016, and further subject to the terms and conditions of the permissions granted by MHADA in that regard. The project will be known as "NIRVANA" or any other name as may be decided by the Developer on the said Property for the residential use. It is agreed that the Developer shall be entitled to make such variations and modification, including but not limited to constructing additional floors upto 70 floors as the Developer may consider necessary or as may be required by the concerned local authority/ Government, using such present and future Floor Space Index (FSI)/ Transferable Development Rights (TDR) that may be available to the Developer, from the concerned authority and/ or such other global FSI/ TDR that may be available to the Developer. From the concerned authority and/or such other global FSI/TDR that may be available to the developers. It being clearly agreed and understood by the Purchaser/s, that any benefit available by way of increase in FSI/ TDR, which may be increased by way of global FSI/ TDR or otherwise, shall only be for the use and utilization by the Developer and the Developer as may be mutually agreed by and between them, and the Purchaser/s shall have no right or claim in respect of the same, whether during the time of commencement of construction or during construction or after construction having been completed but before execution of the final conveyance deed that may be executed in favour of the Organisation/ Apex body or any other entity that may be formed between the flat purchaser/s but after completion of the entire project.



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In addition to and without prejudice to what has been mentioned herein, the Developer hereby declares that the FSI available as on date in respect of the said Property is 4 only and the Developer has planned to utilize Floor Space

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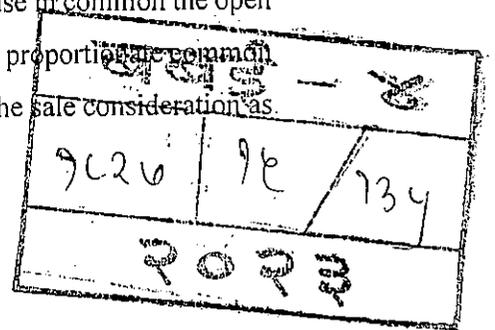
Purchaser/s

Index of 3 plus fungible on payment of premiums or FSI available as incentive FSI by implementing various schemes as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to, which are applicable to the said Project. The Developer has disclosed the Floor Space Index of 4 plus fungible and other FSI available as proposed to be utilized by him on the said Property in the said Project and the Purchaser has agreed to purchase the said Flat/ Premises based on the proposed construction and sale of apartments to be carried out by the Developer by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to the Developer only. The Purchaser hereby give/s his consent to the Developer to undertake the development of the proposed FSI and/or in accordance with the proposed layout plan and/or to carry out alterations, variations, amendments or deletion as maybe required by the concerned authorities. The Purchaser/s hereby confirms and declares that her/she/ they have seen, inspected and understood the proposed layout plan with respect to the said Property.



2. AGREEMENT:

2.1 The Purchaser/s hereby agree/s to purchase from the Developer and the Developer hereby agree to sell to the Purchaser/s on Ownership the said Flat/ Premises alongwith the car parking space more particularly described in Annexure "E" along with the right to use in common the open areas attached to the said Flat/ Premises as well as the proportionate common areas, amenities and facilities in the building for the sale consideration as mentioned in Annexure "E".



3. PAYMENT :

3.1 In addition to the above sale consideration, the Purchaser/s has/ have further agreed and accepted to pay the amount towards MVAT, Service tax, cess, GST any other taxes as applicable and stamp duty and registration charges/ fees, all deposit / charges for society formation, maintenance charges, charges for electricity connections/ meter, legal charges, infrastructure charges, one time infrastructure charges for club house and various other charges which has been stated under this Agreement. All these shall be paid exclusively to the Developer and which shall be a part of the total

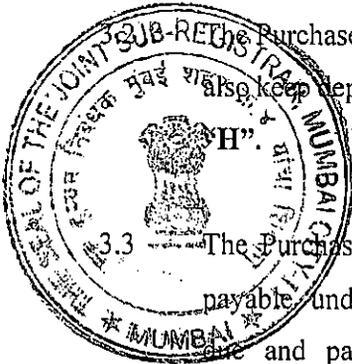
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consideration. The Purchaser shall also pay in addition to the total consideration as mentioned in Annexure "G", any service tax, VAT/ WCT/GST/cess or any other new levies/ tax (direct and indirect) become payable in respect of this Agreement either in future or with retrospective effect, the same shall be borne and paid by the Purchaser/s alone. The Developer shall confirm the final carpet area that has been allotted to the Purchaser after the construction of the said building is complete and the Occupation Certificate with respect to the said Flat is granted by the MCGM, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (three per cent). The sale consideration and advance maintenance charges payable on the basis of carpet area shall be recalculated at the time of handing over possession of the said Flat/Premises. It is hereby agreed that if there is any increase in the carpet area allotted to Purchaser, the Developer shall demand additional amount from the Purchaser towards sale consideration, which shall be payable by the Purchaser prior to taking possession of the said Flat and if there is any reduction in the carpet area allotted to Purchaser, then the Developer shall refund the excess amount paid by the Purchaser or adjust the same in total consideration due and payable by the Purchaser prior to taking possession of the said Flat. However in case such variation, the Purchaser shall not be entitled for any criminal/civil action to be initiated against the Developer.



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3.3 The Purchaser shall on or before delivery of possession of the said Premises also keep deposited with the Developer the amounts mentioned in Annexure

3.3 The Purchaser/s hereby agree to pay all the amounts (including interest) payable under the terms of this Agreement as and when it becomes due and payable, time for the payment of each installment being the essence of this Agreement. Dispatch of demand letter electronically or/and by post/ courier, shall be deemed as receipt of the same by the Purchaser, the Purchaser shall not claim non receipt of the demand letter as a plea, or an excuse for non-payment of any amount or amounts on their respective due dates.

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3.4 Time shall be the essence of contract for all payments/deposits to be made by the Purchaser/s under this Agreement and at law. The Purchaser/s hereby

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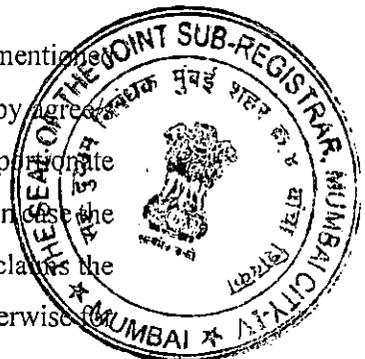
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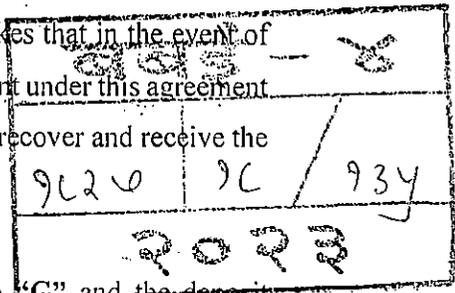
agree and undertake to pay each and every instalment within 15 (fifteen) days of the respective due dates as mentioned in Annexure "G" hereto. Without prejudice to the above, if the Purchaser/s fails to make the payment within a period of 15 (fifteen) days or levied mentioned in the demand letters/emails, then and in such an event, the Purchaser/s agrees to pay to the Developer interest on all the amounts outstanding under the terms of this Agreement, at the rate of the State Bank of India Highest Marginal Cost of Lending Rate plus 2% and for continued default beyond a period of 30 days penal interest rate as charged by SBI shall be payable in addition to the aforesaid rate on the principal and interest amount due, till such time that the payments are made. Provided that, the payment of interest shall not save the termination of this agreement by the Developer on account of any default/ breach committed by the Purchaser/s in payment of any outstanding amount and/or on account of breach committed by the Purchaser/s of any of the terms and conditions herein contained. It is specifically agreed that the amount received by Developer will be first appropriated towards interest receivable by the Developer.



3.5 In addition to the purchase price and the charges and deposits mentioned hereinabove, the Purchaser/s doth/do and each of them doth hereby agree to pay/reimburse to the Developer on demand his/her/their proportionate share of increased development charges or other charges/ deposits in case the Municipal Corporation or the Concerned Authority/ Government claims the same either due to any change in the Laws, Rules, Bye-laws or otherwise for any reason whatsoever.



3.6 The Purchaser/s further agrees, declares and undertakes that in the event of delay in payment of any instalment or any other amount under this agreement or otherwise, the Developer shall be entitled to raise, recover and receive the amount of interest at any point of time.



3.7 The total consideration as mentioned in Annexure "G" and the deposit charges mentioned in Annexure "H" to be paid by the Purchaser/s has been calculated inter alia on the basis that the Purchaser/s have granted their irrevocable and binding consent to make any such variations, alterations, amendments or deletions as may be permissible by law. In the event that the Purchaser/s withdraw their consent or in the event the validity of the same is

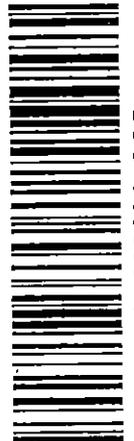
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challenged, then the amount of total consideration under "Annexure "G" shall automatically stand enhanced to include any direct and/or indirect loss, damage, claim, expenditure suffered by the Developer due to such consent not being granted to the Developer.

4. OBLIGATIONS OF DEVELOPER:

4.1 The Developer hereby agrees to observe, perform and comply with all the terms and conditions, stipulations and restrictions if any, which, may have been imposed by the concerned local authority at the time of sanctioning the plans or thereafter and shall before handing over possession of the said Flat/ Premises to the Purchaser/s, obtain from the concerned local authority occupation, either in full or in part/ or completion certificates in respect of the said Flat/ Premises.

4.2 The Developer hereby declares that at present the Floor Space Index (FSI) available in respect of the said Property is 3 plus fungible as per the prevailing Development Control Regulations and that no part of the said Floor Space Index has been utilized by the Developer elsewhere for any purpose whatsoever. The Developer are also entitled to avail the benefit of FSI under D C Regulation 33 (24) or such other scheme as is permissible in law.



Developer hereby further declares that the Developer is required to handover a surplus of 3691.76 sq.mtrs FSI area to MHADA based on the available FSI of 3.0 on the said Property. The Developer may allot the above mentioned area to MHADA either in the said Free Sale Building or in the other project of the Developer. However, the Developer has applied to MHADA for reconsideration in respect of rehousing of 19 tenants/occupants. In the event MHADA reconsiders the rehabilitation of tenants/occupants, the surplus handed over to MHADA will be reduced upto 2642.62 Sq. mtrs of FSI area

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4.4 In addition to the above, the Developer has further informed to the Purchaser/s that as per the prevailing rules and regulations of the Development Control Regulations Act., 1991 and/ or Municipal Corporation of Greater Mumbai, the Developer is additionally entitled to purchase and

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Developers

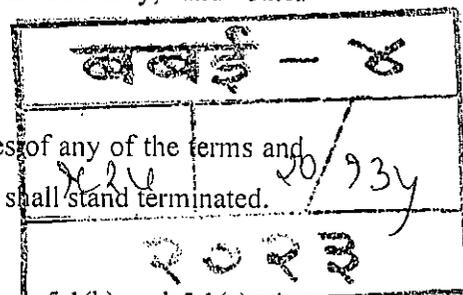
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Purchaser/s

load TDR on the said Property for construction purposes and the Developer shall be carrying out the construction activities on the said Property as per the discretion of the Developer.

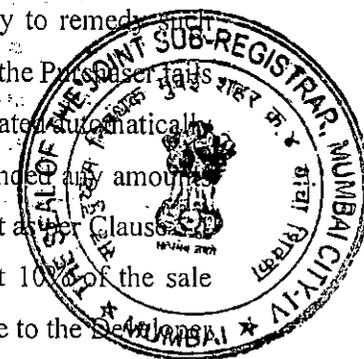
5. **DEFAULT BY THE PURCHASER/S AND THE CONSEQUENCES:**

5.1 In the event that, -

- (a) The Purchaser terminates this agreement for any reason whatsoever excluding any termination due to a default of the Developer under RERA, or
- (b) The Purchaser/s committing default in payment of any amount due and payable under this Agreement (including his/her proportionate share of property taxes levied by concerned local authority, and other outgoings, deposits etc.)
- (c) and/ or the Purchaser/s committing breach/es of any of the terms and conditions herein contained, this Agreement shall stand terminated.



Provided always that in the above events in Clause 5.1(b) and 5.1(c), the Developer shall have given to the Purchaser/s 30 days prior notice in writing of its intention to terminate this Agreement specifying the default in payment of amounts or/and other the breach or breaches of terms and conditions of this agreement and giving the Purchaser/s an opportunity to remedy such breaches within 7 (seven) days of such notice. In the event the Purchaser fails to remedy the breach/es, this Agreement shall stand terminated automatically forthwith, irrespective of whether the Developer has refunded any amount to the Purchaser. Upon such termination of this Agreement as per Clause 5.1(c) above, the Purchaser consents and the Parties agree that 10% of the sale consideration and any other amount which may be payable to the Developer shall stand forfeited and the Developer shall refund the balance sale consideration received after adjusting and retaining the 10% of the sale consideration for the Flat towards the agreed liquidated damages. In the event that the sale consideration paid till the date of termination is less than 10% of the sale consideration, the Developer shall be entitled to retain the entire sale consideration paid till the date of termination as agreed liquidated damages.



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It is agreed that upon such termination, the Purchaser shall sign, execute, and register Deed of Cancellation with respect to the said Flat. In the event Purchaser fails to do so, the Developer shall be entitled to retain all amounts to be refunded to the Purchaser as stated above and shall not be entitled to claim any right, title and/or interest over the said Flat. It is agreed that the Developer shall not be liable to pay to the Purchaser/s any interest on the amount refunded upon termination of this agreement. Irrespective of whether the Purchaser executed the Deed of Cancellation or received the refund amount, the Developer shall be at liberty to dispose and sell the said Flat/ Premises to such person and at such consideration as the Developer may in its absolute discretion think fit irrespective of whether any amount to be refunded to the Purchaser has been refunded. It is further expressly agreed and understood between Developer and Purchaser/s that the Developer shall not be liable to refund the amount to the Purchaser/s if the said Flat/ Premises is sold by the Developer to the third party and the realized the total amount from third party.

5.2 In the event of such termination, if the monies paid by the Purchaser are less than the total dues recoverable, then the Purchaser/s will be liable to pay the difference amount to the Developer within 7 days of such cancellation, failing which the amount would attract interest at the rate of the State Bank of India Highest Marginal Cost of Lending Rate plus 2% and for continued default beyond a period of 30 days penal interest rate as charged by SBI shall be payable in addition to the aforesaid rate on the principal and interest amount due, till such time that the payments are made.

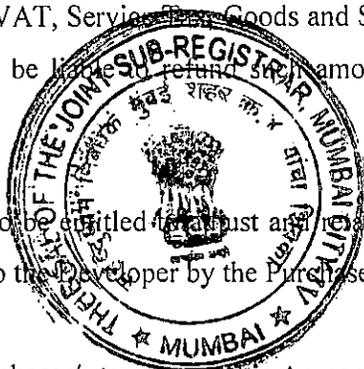
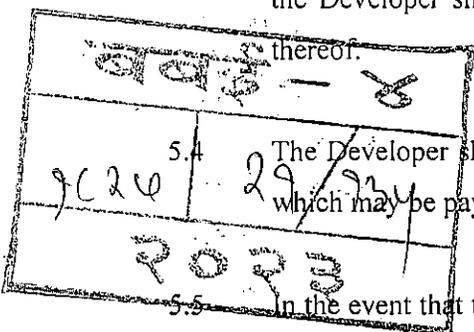
5.3 The refund of any amounts by the Developer shall be net of any taxes, cess, charges, fees paid to the Government or any competent authority including tax deducted at source, VAT, Service Tax, Goods and Service Tax, etc. and the Developer shall not be liable to refund such amounts paid in respect thereof.

5.4 The Developer shall also be entitled to a just and equitable amount in any other amount which may be payable to the Developer by the Purchaser/s.

5.5 In the event that the Purchaser/s terminates this Agreement due to failure of the Developer to give possession of the said Flat/Premises within the period



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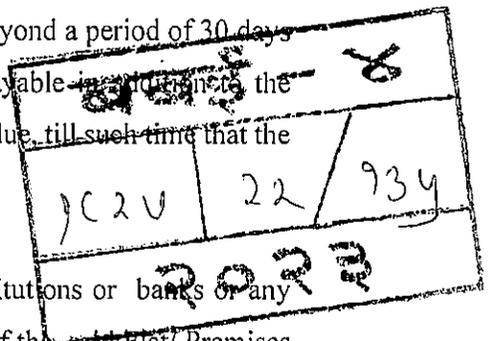


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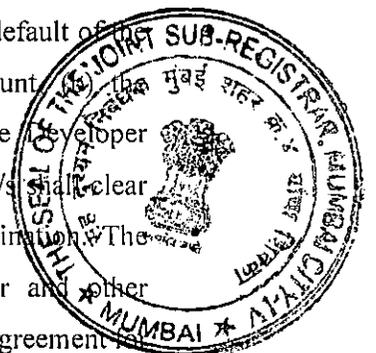


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agreed herein, then the Developer shall refund to the Purchaser/s the booking amount/ earnest money or any other amounts till then paid by the Purchaser to the Developer with interest at the rate of the State Bank of India Highest Marginal Cost of Lending Rate plus 2%. It is further provided, that in such circumstances, the Purchaser/s shall not be entitled to any additional compensation, loss or damage including but not limited to the loss, if any, being the difference of the amount in the rate at which the Purchaser/s booked the said Flat/ Premises and the rate prevailing at the time of cancellation by the Purchaser/s. The Purchaser/s will also be liable to pay interest on any default payment as per the terms, herein contained, at the time of making accounts when the Purchaser/s has expressed his/her/their desire to cancel the Agreement. It is agreed by and between the Parties that the entire above-referred amount due and payable by the Purchaser/s as specified hereinabove shall be received by the Developer from the Purchaser/s till the time of such cancellation. In the event of such termination, if the monies paid by the Purchaser are less than the total dues recoverable, then the Purchaser/s will be liable to pay the difference amount to the Developer within 30 days of the application for cancellation, failing which the amount would attract interest at the rate of the State Bank of India Highest Marginal Cost of Lending Rate plus 2% and for continued default beyond a period of 30 days penal interest rate as charged by SBI shall be payable on the aforesaid rate on the principal and interest amount due, till such time that the payments are made.



5.6 If the Purchaser/s seeks a loan from financial institutions or banks or any other lender (the "Lender") against the security of the said Flat/ Premises for which a written NOC/ consent and approval of the Developer has been issued, then in the event of: (a) the Purchaser/s committing a default of the payment of the instalments of the total consideration amount, (b) the Purchaser/s deciding to cancel the agreement and/or, (c) the Developer exercising its right to terminate this Agreement, the Purchaser/s shall clear the mortgage debt outstanding at the time of the said termination. The Purchaser/s shall obtain the NOC or such necessary letter and other documents including but not limited to the original registered Agreement, Sale and NOC from the Developer, receipt etc. from the Lender stating that the Purchaser/s has/have cleared the mortgage debt. Notwithstanding the above, the Purchaser's obligation to make payment of the instalments under



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this Agreement in accordance with the provisions of this Agreement is absolute and unconditional.

5.7 It is also agreed that the Purchaser/s shall be solely responsible to ensure timely disbursement of the instalments towards total consideration from the Lender. Any delay in receiving the instalment from the Purchaser/s or the Lender for any reason whatsoever will entitle the Developer to charge interest at the rate of the State Bank of India Highest Marginal Cost of Lending Rate plus 2% and for continued default beyond a period of 30 days penal interest rate as charged by SBI shall be payable in addition to the aforesaid rate on the principal and interest amount due, till such time that the payments are made.

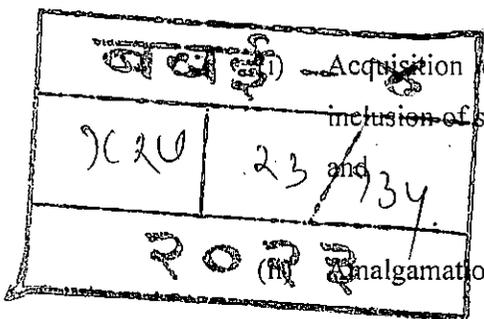
6. AMENITIES:

6.1 The Developer has agreed to provide the amenities/ facilities in the said Flat/Premises as per details mentioned in the Annexure "I".

7. RIGHTS OF DEVELOPER:

7.1 It is expressly agreed that the right of the Purchaser/s under this Agreement is only restricted to the said Flat/ Premises agreed to be sold by the Developer to the Purchaser/s and all other premises shall be the sole property of the Developer and the Developer shall be entitled to sell, deal or dispose off the same without any reference or recourse or consent or concurrence from the Purchaser/s in any manner whatsoever to any third party.

7.2 The Developer shall be at liberty and be entitled to amend the lay-out plan of the said Property, the building plans, other approvals for, in accordance with prevailing provisions of law, including but not limited to:



Acquisition of additional adjoining property and inclusion of such plots and in the lay-out plan of the said Property;

Amalgamation of the said Property with any adjoining plots of land;



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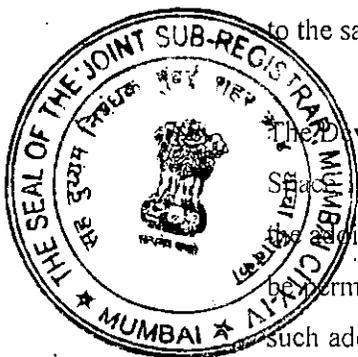
(iii) The Purchaser/s and/ or the Organisation/ Apex Body or any other body formed by the purchasers/ of the said Property shall not have any objections to the aforesaid and the Purchaser/s hereby grants his/ her/ their irrevocable consent and no objection to the Developer to carry out the necessary acts, deeds, matters and things.

7.3 The Developer plans to construct and develop the said Property or the said Project further in the future and details of which have been certified and permitted/ or will be certified and permitted under the RERA certificate and inter alia include the following: -

If the FSI, by whatever name or form is increased (a) in respect of the said Property and/ or additional construction (i.e. more than what is envisaged at present) is possible on the said Property (b) on account of TDR (or in any other manner) is made available for being utilised or otherwise and/or if the sanctioning authorities permit the construction of additional floors/ wing, then in such event, the Developer shall be entitled to construct such additional floors, wing/s as per the revised building/s plans and deal with the same in the manner the Developer deems fit and proper.

7.4 The Purchaser/s expressly consent/s and confirms the irrevocable and unfettered right of the Developer to construct the said building and other structures (if any) on the said Property and/or additional floors on the said building being constructed / to be constructed in the future as on the said Property in the manner as per the permissions/approvals received from time to time, without any further or other consent or concurrence in future to achieve the potential of 4 FSI. These consents and confirmation shall be treated as irrevocable No Objection ("NOC") consent, permission given by the Purchaser, under sections 7 and 7A of MOFA and Section 14 of the RERA or any amendment shall be deemed to have been complied herewith, to the same as long as the total area of the said Flat/ Premises is not reduced.

The Developer shall always have a right to get the benefit of additional Floor Space Index for construction from sanctioning authorities and also to make alterations, alterations, raise storey/s or put up additional structures as may be permitted by sanctioning authorities and other competent authorities and such additions structures and storey/s will be the sole and absolute property of the Developer alone.



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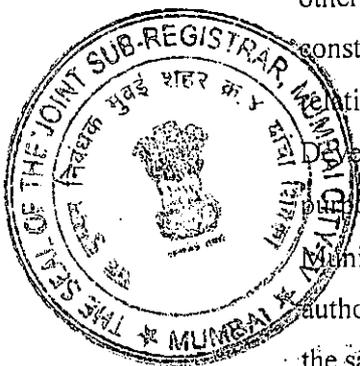
Adella Singh
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7.6 The Developer will be entitled to use the terrace/s including the parapet wall for any purpose including display of advertisements and sign boards and for such purpose may utilize any common facility or amenity such as water, electricity, etc. available in the said Flat/ Premises to which the Purchaser/s shall not have any right to object, and it is expressly agreed that the Developer shall be entitled to put a hoarding or give on lease site for cell base station and telecom towers on the said Property or on the Buildings or any part thereof including the terrace and the said hoardings may be illuminated or comprising neon sign and for that purpose Developer is fully authorized to allow temporary or permanent construction or erection or installation either on the exterior of the building/s as the case may be and the Purchaser/s agrees not to object or dispute the same. The Purchaser/s shall not be entitled to raise any objection or claim or any abatement in the total consideration of the said Flat/ Premises agreed to be acquired by him/her/them and/or claim any compensation or damage on the ground of inconveniences or any other ground whatsoever from the Developer. The Developer shall be entitled to install its logo in one or more places in or upon the building/s and the Developer reserves to itself full and free right of way and means and access to such place or places for the purpose of repair, painting or changing the logo.

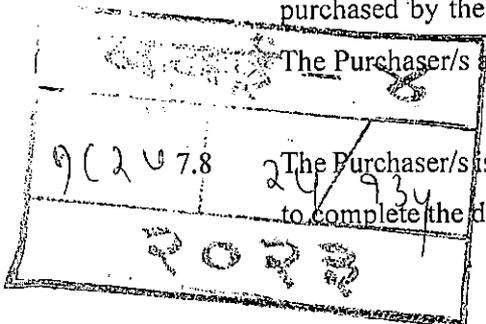
7.7 The Purchaser/s hereby further agrees and covenants with the Developer to sign and execute all papers and documents in favour of the Developer or otherwise as may be necessary for the purpose of enabling the Developer to construct the said building/s in accordance with the said plans relating thereto or such other plans with such additions and alterations as Developer may in their sole discretion deem fit and proper and/ or for the purpose of applying for or obtaining the approval or sanction of the Municipal Corporation of Greater Mumbai or any other appropriate authorities in that behalf as well as for the construction of such building/s in the said Property upon or after the grant of such approval or sanction relating thereto provided the size and location of the said Flat/ Premises agreed to be purchased by the Purchaser/s is/ are not in any manner adversely affected.

The Purchaser/s agree/s that the said consent is irrevocable.

The Purchaser/s is/are aware and confirms that the Developer shall be entitled to complete the development of the said Property in a phase wise manner.



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7.9 The Purchaser/s agrees and gives his/ her/ their irrevocable consent/s to the Developer for carrying out the amendments, alterations, modifications and/ or variations to the scheme of development in respect of the said Property, including the layout plans, designs and elevations etc which are made available either at the Developer's office or on the website of the Real Estate Authority. Further, the Developer shall not be required to obtain consent in the following events:

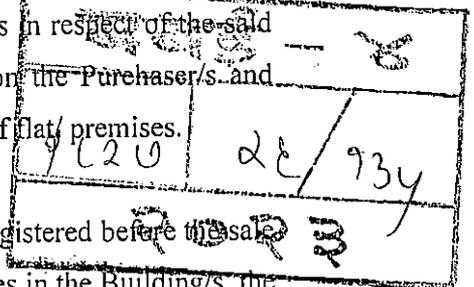
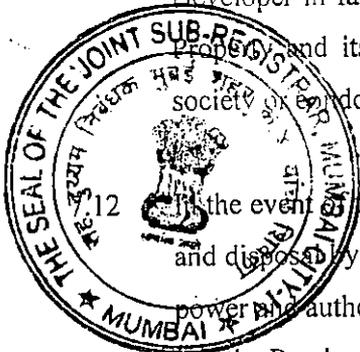
- a. Any minor additions or alterations.
- b. Any addition or alterations to any club house, common areas, amenities, etc.
- c. Any addition or alteration in compliance of any direction or order issued by the competent authority or statutory authority under any law of the State or Central Government.



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7.10 The Purchaser/s irrevocably agrees not to obstruct and/ or raise any objections whatsoever and/or interfere with the Developer for carrying out amendments, alterations, modifications, variations as aforesaid or to the further building/s plans, if any, in respect of one or more floors, wing or wings and/or building or buildings to be developed and/ or constructed that are permissible as per the provisions of law.

7.11 The Purchaser/s is/are aware that proposed building is constructed with concession in open spaces /joint open spaces and the Developer has executed registered undertaking in favour of the Municipal Corporation. It is further agreed between the parties that all undertaking, declaration, Indemnity bond/ bonds, deeds and writing/s given/ executed by the Developer in favour of concerned bodies/ authorities in respect of the said Property and its development shall be binding upon the Purchaser/s and society or co-ownership/condominium formed by the Purchaser/s of flat/ premises. In the event the Organisation being formed and registered before the sale and disposed by the Developer of all the flat/ premises in the Building/s, the power and authority of the Organisation so formed or that of the Purchaser/s and the Purchaser/s of other sold premises in the Building/s shall be subject



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to the overall authority and control of the Developer in respect of any of the matters concerning the building(s), the construction and completion thereof and all the amenities pertaining to the same and in particular Developer shall have the absolute authority and control as regards the unsold flat/ premises and disposal thereof. The Developer shall be liable to pay only the municipal taxes, at actuals, in respect of the unsold flat/ premises, if any. In case the Organisation is formed before the disposal by the Developer of all the flats/premises then the Developer shall at its option (without any obligation) join in as a member in respect of such unsold flat/premises and as and when such flats/premises are sold, the Organisation shall admit such Purchaser/s as the member/s without charging any premium/ transfer fees or extra payment of any nature whatsoever.

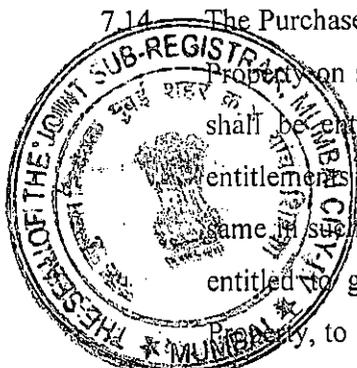
7.13 Till the entire development of the said Property is completed, the Purchaser/s shall not interfere in any manner in any work of development or construction and the Developer alone shall have full control, absolute authority and say over the un-allotted areas, roads, open spaces, gardens, infrastructure facilities, recreation facilities and/ or any other common facilities or the amenities to be provided in the said Property and the Purchaser/s shall have no right or interest in the enjoyment and control of the Developer in this regard.

7.14 The Purchaser/s is/are aware that the Developer will be developing the said Property on such terms and conditions as the Developer may deem fit and shall be entitled to all the benefit of Floor Space Index or any such entitlements for the more beneficial and optimum use and enjoyment of the same in such manner as the Developer deem fit and the Developer shall be entitled to grant, offer, upon or in respect of any portion of the said Property, to any third party all such rights, benefits, privileges, easements, etc. including right of way, right to draw from or connect to all drains, sewers, installations and/ or services in the said Property in such manner as may be desired by the Developer and the Purchaser/s expressly and irrevocably consents to the same.

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7.15 The Developer shall be at liberty to sell, assign, transfer mortgage or otherwise deal with its right, title and interest in the said Property and/ or the building, provided that the same does not in any way materially prejudice the



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Purchaser/s

right of the Purchaser/s in respect of the said Flat/ Premises which is agreed to be sold to the Purchaser/s.

7.16 In the event of the Developer having paid or being required to pay any amount by way of premium, betterment charges, development charges, transfer charges, etc. payable to any sanctioning authority or any other authority or the Government of Maharashtra, then the same shall be reimbursed by the Purchaser/s to the Developer in proportion to the carpet area of the flat/ premises or otherwise as may be determined by the Developer and non-payment of the same, shall constitute a breach of this Agreement.

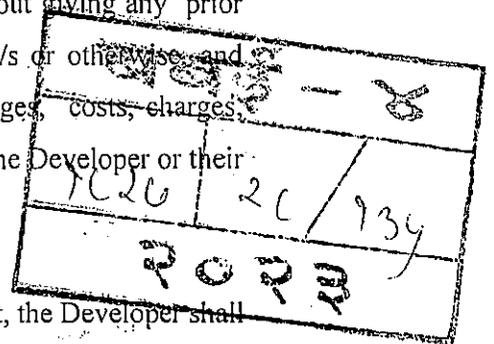
7.17 The Developer shall have the right to designate any space in the said Property to third party service providers for the purpose of facilitating the provision and proper maintenance of utility services to be availed by the occupants of the buildings that may be developed on the said Property. The Developer shall also be entitled to designate any space in the said Property to such utility provider either on leave and license or leasehold basis for the purpose of installing power sub-stations with a view to service the electricity requirement in the said Property and the building/s constructed thereon.

7.18 Under the present Agreement, the Developer has given a bare permission to the Purchaser/s, to enjoy the common facilities like internal roads, garden, recreation, open space or otherwise, of the said Property which at the sole discretion of the Developer is liable to be shifted without giving any prior intimation and/ or notice in writing, to the Purchaser/s or otherwise, and Purchaser/s shall not be entitled for any loss, damages, costs, charges, expenses or otherwise of any nature whatsoever from the Developer or their nominees or transferees on these account.

7.19 Notwithstanding the other provisions of this Agreement, the Developer shall be entitled to nominate any person ("project management agency") to manage the operation and maintenance of the building(s), common amenities and facilities and the infrastructure in the said Property until the Organisation is formed and the charge for maintenance is handed over to the said Organisation or until the said Property is developed (at the complete discretion of the Developer). The Developer shall have the authority and discretion to negotiate with such project management agency and to enter



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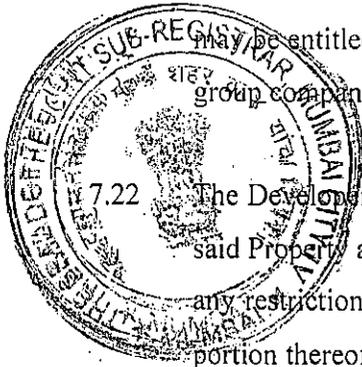
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into and execute formal agreement/s for maintenance and management of infrastructure with it/ them. The cost incurred in appointing and operating the project management agency shall be borne and paid by the occupants of the buildings that may be developed in the said Property including the Purchaser/s on a pro rata basis as part of the development and common infrastructure charges referred to herein.

7.20 In such event, the Purchaser/s agrees to abide by any and all terms, conditions, rules and/ or regulations that may be imposed by the Developer or the project management agency, including without limitation, payment of the Purchaser's share of the service charges that may become payable with respect to the operation and maintenance of the common areas and facilities of the said Property and common areas and facilities within the said Property and buildings constructed thereon and inclusive of the payment fees of the project management agency.

7.21 The Developer shall have the exclusive right to control advertising and signage, hoarding, and all other forms of signage whatsoever within the said Property, till such time as the said Property together with the buildings constructed thereon are transferred to the Organisation/Apex Body.

Notwithstanding the transfer to the Organization/ Apex Body the Developer may be entitled to put illuminated signs/ boards regarding its brand name or group company name on any part of the Project



7.22 The Developer shall be entitled to construct site offices/ sales lounge in the said Property and shall have the right to access the same at any time without any restriction whatsoever irrespective of whether the said Property or any portion thereof is conveyed/ assigned to the Organisation or the Apex Body and shall continue until the entire said Property is developed.

9026	7.23	Save and except or otherwise not to reduce any area of the said Flat/ Premises, the Developer shall have full and absolute discretion, to do all acts, so as to exploit full present or future or proposed residential or commercial potential (if any) of the said Property. The Developer shall also be entitled to use utilize and consume the development potential of the said Property in the manner as the Developer may deem fit and proper in their absolute discretion;
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Save and except or otherwise not to reduce any area of the said Flat/ Premises, the Developer shall have full and absolute discretion, to do all acts, so as to exploit full present or future or proposed residential or commercial potential (if any) of the said Property. The Developer shall also be entitled to use utilize and consume the development potential of the said Property in the manner as the Developer may deem fit and proper in their absolute discretion;



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7.24 The Developer shall be entitled to amend, modify and/ or vary the building plans, and/ or the specifications in respect thereof, without reducing area of the said Flat/ Premises.

7.25 Notwithstanding anything contained under this agreement, in case of any conflict with the details provided in Brochures, Pamphlets, Literature and/ or Plans and in this Agreement, the provisions of this Agreement shall prevail. The Purchaser/s confirms and consents that the Purchaser/s have purchased the said Premises solely on the basis of the terms and conditions and representations made in this Agreement and nothing contained in any brochures, pamphlets, literature or any other material shall be binding on either Party and this Agreement supersedes all earlier documents, letters, brochures and/or oral/written representations whatsoever.

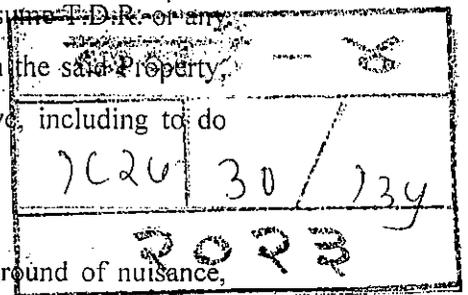
7.26 Irrespective of disputes if any, which may arise between the Developer and the Purchaser/s and/ or the Organisation, all amounts contributions and deposits, including amounts payable by the Purchaser/s to Developer, under this Agreement, shall always be paid punctually by the Purchaser/s, to the Developer and shall not be withheld or set-off, by the Purchaser/s for any reason, whatsoever.

7.27 The Developer shall be entitled to transfer and/ or assign the benefit of additional F.S.I./ T.D.R. or any other rights of the said Property to any third party and/ or to allow any third parties to use and/ or consume T.D.R. or any other benefits or advantages of any other properties, on the said Property, who shall be entitled to all the rights mentioned above, including to do construction mentioned above.

7.28 The Purchaser/s shall not take any objection, on the ground of nuisance, annoyance, and/ or claiming any rights of easement, and/ or any rights in nature of an easement and/ or obstruction of light, air, ventilation, open space and/ or open area, and/ or on any other grounds, of any nature whatsoever and/ or shall not directly or indirectly do anything and/ or shall not ask for injunction, and/ or prohibitory order and/ or calling the Municipal or any other authorities to issue stop work notice, and/ or withdraw and/ or suspend cancel any orders passed and/ or approved Plans so as to prevent the Developer, or any of their nominees or transferees, from developing and/ or to carry out construction, on the said Property and/ or on adjoining properties.



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Signature
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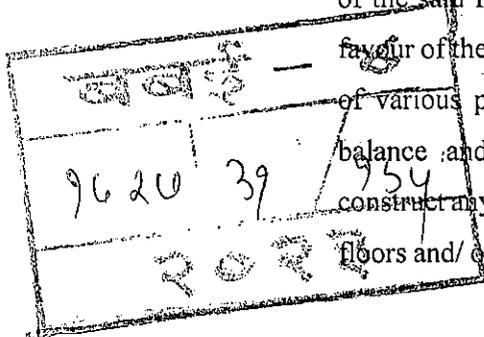
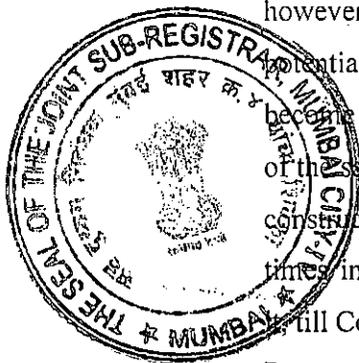
7.29 In order to facilitate development and/or to explore total commercial/ residential potential, of the said Property, the Developer shall be entitled to sub divide/amalgamate the said Property with the neighbouring property, and/or after sub division/amalgamation again amalgamate/ sub-divide the said Property, and/or from time to time, apply for and obtain revised approved plans and/or ask for any modification and/ or change the approved Plans, including to do such further acts, as may be necessary. It is further agreed that Purchaser/s or anybody on their behalf shall not be entitled to raise any objections against the Developer exercising their aforesaid power.

7.30 Under the present Agreement, the Developer has agreed to sell and transfer only the said Flat/ Premises to the Purchaser/s. The Purchaser/s hereby agree that he/ she /they shall not claim any right, title and interest in the said Property or any part thereof or in the buildings on the said Property or any part thereof, save and except the said Flat/ Premises. The Purchaser/s shall have right only in respect of the said Flat/ Premises agreed to be sold to him/ her/ them and only upon full payment of the total consideration and other charges and deposit, which is agreed in this Agreement.

7.31 Under the present Agreement and at this stage, the Developer intends to use actual FSI and TDR along-with any additional FSI/ TDR available on payment of premium on the said Property and IOD and Plans have been approved presently only on an actual FSI of the said Property. The Developer however, reserve their right, to use the unutilized FSI/ any other development potential/ TDR and the FSI/ any other development potential that may become available in future in accordance with provisions of law, in respect of the said Property and TDR of any other property on the said Property for construction of buildings/ additional buildings on the said Property. For all times in future, the Developer shall be entitled to use/consume or exploit till Conveyance or any other final transfer document in respect of the said Property in proportion to the area occupied by the said buildings in respect of the said Property along with Building/s thereon, have been executed, in favour of the Organization/Apex body that is to be formed by the Purchaser/s of various premises in the building. For the purpose of consuming such balance and/or additional FSI/TDR, the Developer shall be entitled to construct any vertical or horizontal extension thereto and/ or put up additional floors and/ or the new or additional structure/ building, as the Developer may



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think fit and proper and to do all such things, as may be necessary for this purpose as permissible under the applicable law.

7.32 The Developer shall be entitled to purchase, load, consume additional and/or balance F.S.I./ TDR now available or which may hereafter become available, under D.C. Rules or any other law for the time being in force or by reason of any special concession being granted by the Municipal Corporation or any other Authorities (including F.S.I. available in lieu of the D.P. Road, Setback Reservations Slum, Heritage, etc.) and as permissible under the applicable law.

7.33 The Purchaser/s do hereby give their irrevocable consent and no objection to the Developer for carrying out any such additional construction on the terrace or otherwise in or upon any part of the said Property as permissible under the applicable law. Contractors or agents shall not be entitled to enter upon or have access to the terrace/s or any part thereof, save and except for the limited purpose of attending to the water tank for the purpose of cleaning or carrying out repairs thereto. The Purchaser/s hereby further gives irrevocable consent relocation of the water tank or any other articles for the time being, to carry out such additional constructions.

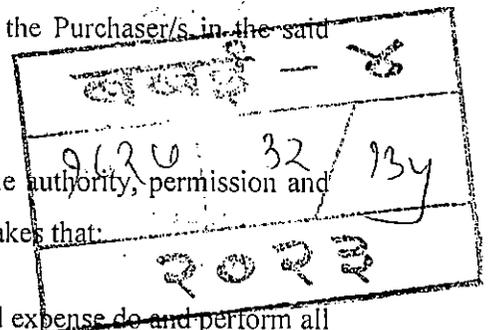
7.34 The Purchaser/s hereby grants their irrevocable consent to the Developer for mortgaging the said Property or any part thereof along with the building/s being constructed on the said Property in favour of any bank, financial institutions, body, trust, lenders, persons etc., to enable the Developer to augment the fund for the Developer for development of the said Property. The Developer shall clear the mortgage debt in all respect before the execution of conveyance of the proportionate area of the said Property in favour of the said Organization formed of all the Purchaser/s in the said building.

Purchaser hereby also grants its irrevocable authority, permission and consent to the Developer and agrees and undertakes that:

i) Purchaser/s shall at their sole cost and expense do and perform all necessary acts, things and matters, including signing, executing and admitting execution of all further and other deeds, documents, writings, papers, forms, applications, etc. as may be directed by the Developer



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and which the Developer may in their sole and absolute discretion deem fit and proper, putting into complete effect the provisions of this Agreement.

ii) Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Property and/or said building or any part thereof. The Purchaser/s shall have no claim save and except the said Flat / Premises hereby agreed to be sold hereunder and all open spaces, lobbies, common space, parking stilt, podium or basement, staircase, garden, club, gymnasium, terraces, recreation spaces, etc. shall remain the property of the Developer until the Property and said building/s are conveyed to the Organization/Apex body as herein mentioned.

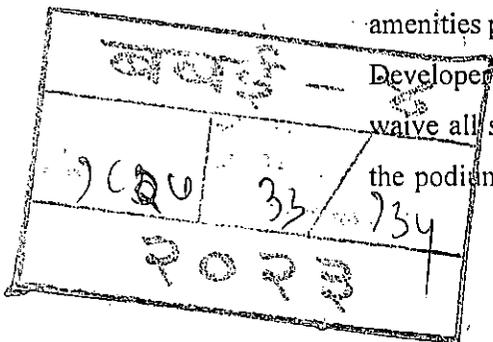
iii) Unless the context otherwise suggests or warrants, all obligations, conditions and liabilities herein imposed upon the Purchaser/s whether expressly or impliedly, shall be deemed to be covenant running with the said Flat/ Premises and shall be binding upon the Organization/Apex body.

iv) For all or any of the purposes mentioned under this Agreement, the Developer shall be entitled to keep and/ or store any construction materials, on any portion of the said Property for carrying out additional constructions, and/ or to have additional electricity supply and/ or additional water supply and for the purpose of construction, to do all such further acts, deeds, matters and things as may be necessary.



The Developer has provided and/ or will provide certain amenities plot / area/ facilities to the Municipal Corporation as per the terms of the Plans approved by the Municipal Corporation. The Purchaser/s or their

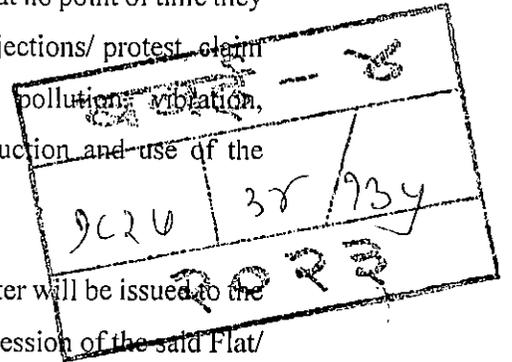
nominee or assignee or Organisation hereby specifically and unconditionally agrees and undertakes that all the TDR/ FSI and any other benefits/ advantages present or future arising out of the said amenities plot/ area/ facilities shall solely and exclusively belong to the Developer alone and Purchaser/s or their nominees or assignee hereby waive all such claims, etc. Additionally, all the benefits, areas under the podium shall solely and exclusively belong to the Developer and



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Purchaser/s and/ or Organization/Apex body shall not raise any claim or objection on the same.

- vi) The Developer has further informed to the Purchaser/s that in addition to the above any additional benefits arising out of the said amenities plot by any reason whatsoever nature, the Developer will exclusively be entitled to make or use such claim or benefits/ advantages of the said amenities plot and the Purchaser/s or their nominee or assignee or Organization or Apex body will not have any claim, objection or protest of any nature at any time in future hereafter.
- vii) In the event of a portion of the said Property being notified for setback prior to the transfer of the said Property to the Organization/Apex body, the Purchaser/s hereby specifically and unconditionally agree and undertakes that the Developer alone shall be entitled to the TDR/ FSI and any other benefits/ advantages present or future arising out of the said setback area shall solely and exclusively belong to the Developer alone and Purchaser/s or their nominees or assignee hereby waive all such claim etc.
- viii) It is clearly agreed and accepted by the Purchaser/s that neither the Purchaser/s nor any of their assignee or nominee will have any claim, right, title or interest on any parts of the land, said buildings, open space, car parking (except the space allotted as per the terms of this agreement), amenities plot save and except the said Flat/ Premises which is agreed to be sold under this Agreement.
- ix) The Developer has further informed to the Purchaser/s that the Developer will be developing the adjoining plots/ portions and Purchaser/s undertake, declare and confirm that at no point of time they or anybody on their behalf should raise any objections/ protest, claim of whatsoever nature on account of noise pollution, vibration, disturbance and like similar nature for construction and use of the said areas by the Developer.
- Further agreed that car parking allotment letter will be issued to the Purchaser/s at the time of handing over the possession of the said Flat/ Premises indicating the location and car parking number/s.



Signature of Developer
Signature of Purchaser/s

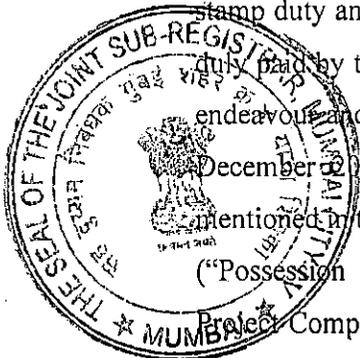
xi) The terrace on top of the building shall be a common area/amenities available and no individual Purchaser shall have an exclusive right in the same.

7.36 It is expressly agreed between the Parties that the consideration payable under Annexure "G" and Annexure "H" by the Purchaser/s is inter alia based on and arrived at after taking into consideration all the authorities, permissions and consents provided by the Purchaser/s under this Clause 7 and otherwise in this Agreement. In the event that the Purchaser/s withdraw their consent or in the event the validity of the same is challenged, then the amount of consideration under "Annexure G" and Annexure "H" shall automatically stand enhanced to include any direct and/or indirect loss, damage, claim, expenditure (including loss of business) suffered by the Developer due to such consent not being granted to the Developer.

7.37 Various terms and conditions of this Agreement shall always be read subject to the terms and conditions, mentioned in the aforesaid paragraphs.

8. POSSESSION:

8.1 The possession of the said Flat/Premises shall be delivered to the Purchaser/s after the said Flat/Premises is ready for use and occupation provided all the amounts due and payable by the Purchaser/s under this Agreement and the stamp duty and registration charges in respect of the said Flat/Premises are duly paid by the Purchaser/s. Subject to force majeure, the Developer shall endeavour and expects to give possession of the said Flat on or before 30th December 2024 as intimated to the Purchaser/s. The possession date mentioned in the RERA Registration Certificate is also 30th December 2024 ("Possession Date") and for all claims/liabilities /legal purposes RERA Project Completion date alone shall be considered subject to any extension as may be granted by RERA.



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8.2 The Developer have informed and the Purchaser/s have agreed that the common amenities/facilities in the said Project will be completed in a phase manner and the same may not be ready at the time of possession and the Purchaser/s hereby agree not to raise any dispute in this regards at any point of time.



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Purchaser/s

8.3 The Possession Date of the said Project shall be based on the issue of the last Occupation Certificate in respect of the last building or part thereof. The Developer shall be entitled to a grace period of (6) six months beyond the aforesaid possession date and any further extension as may be applicable pursuant to clause 9 hereinbelow.

8.4 If the Developer is unable to complete the aforesaid building and/or give possession of the said Flat/Premises to the Purchaser/s in the time prescribed in 8.1 and 8.3 above, the Developer may by notice in writing terminate this Agreement and the only responsibility and liability of the Developer in such an event will be to pay over to the Purchaser/s such consideration as may have been paid by the Purchaser/s with interest at the State Bank of India Highest Marginal Cost of Lending Rate plus 2% per annum.

8.5 The Purchaser/s agree that the refund of the payment and the interest/damages mentioned under this Agreement constitutes the Purchaser's sole remedy in such circumstances and the Purchaser/s foregoes any and all his/her / their rights to claim against the Developer for any specific performance and/or any losses, damages, costs, expenses or liability whatsoever.

8.6 The Purchaser/s shall take possession of the said Premises within 7 (Seven) days of the Developer giving written notice to the Purchaser/s intimating that the said Flat/Premises is ready for use and occupation. In the event the Purchaser/s fails and/or neglects to take possession of the said Flat/ Premises within the said period, the Purchaser/s shall be liable to pay the Developer compensation presently calculated at the rate of Rs. 10/- per sq. ft. of the carpet area per month or part thereof till such time the Purchaser/s takes possession of the said Flat/Premises. Notwithstanding the aforesaid, it shall be deemed that the Purchaser/s has taken possession from the expiry of the 7th day of the said written notice and this date shall be deemed to be the "Date of Possession" and all the obligations of the Purchaser/s related to the said

Flat/Premises shall be deemed to be effective from the date of such Date of Possession. The Purchaser/s shall be liable to pay maintenance, outgoings and other charges, taxes from the date of Date of Possession irrespective as to whether Purchaser/s takes possession of the said Flat/Premises or not. In case of non-payment, Developer shall be entitled to exercise various rights, available under this Agreement. The Purchaser/s shall alone be responsible/

Date - 6	
Date of Possession	30/08/93
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Purchaser/s

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liable in respect of any loss or damage that may be caused to the said Flat/Premises from the expiry of 7 (Seven) days from the notice of possession.

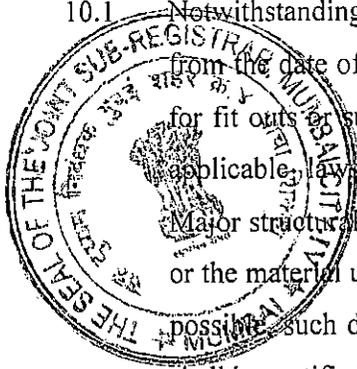
9. FORCE MAJEURE

Notwithstanding anything contrary contained in this Agreement the date of handing over possession/period as mentioned in Clause 8.1 hereinabove shall be extended for the period during which a force majeure event exists as under the applicable provisions of RERA and/or any other applicable laws.

A force majeure event shall include any legislative order or regulation or direction of the Government or Public authorities (not attributable to any action of the Promoter/Developer, which is finally decided in law to be illegal), or in the event of any change in rules or order/ direction of any Court, authority or body, due to which the Promoter/Developer is unable to complete the aforesaid building and/ or give possession of the said Premises to the Purchaser/s in the time prescribed in 8.1 and 8.3 above or at all.

10. DEFECT LIABILITY

10.1 Notwithstanding what is stated herein, If within a period of 5 (Five) years from the date of making available the said Flat/Premises to the Purchaser/s for fit outs or such other minimum period as may be prescribed under the applicable laws, the Purchaser/s brings to the notice of the Developer any Major structural defect or defects in workmanship of the said Flat/Premises or the material used thereon (wear and tear and misuse excluded), wherever possible such defects (unless caused by or attributable to the Purchaser/s) shall be rectified by the Developer at their own costs. Provided, if any defect or damage is found to have been caused due to any changes, renovation carried out by the Purchaser/s or due to the negligent use or act or omission of the Purchaser/s or his agents, then the Developer shall not be liable for the



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11.

CAR PARKING

2020 30/03/20

11.

The Purchaser/s-is/are aware that as a part of the building, the Developer is constructing multi level podiums which consist of several open/ covered/ stilt/

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stuck/mechanically operated car parking spaces to be used by the purchasers of the premises in the building/Project.

11.2 The Developer hereby allocate/sell to the Purchaser/s car parking space/s as indicated in Annexure "E" hereto (hereinafter referred to as "the said Car Parking Space"). The exact location of the said Car Parking Space allocated to the Purchaser/s shall be finalized by the Developer and will be handed over at the time of handing over possession of the said Flat/Premises.

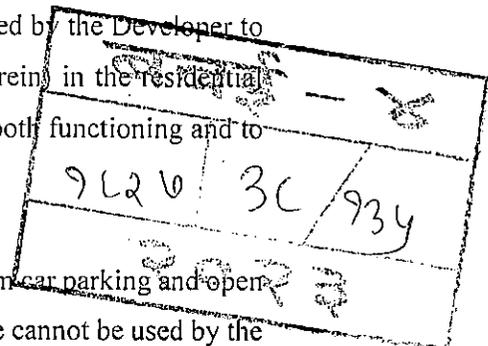
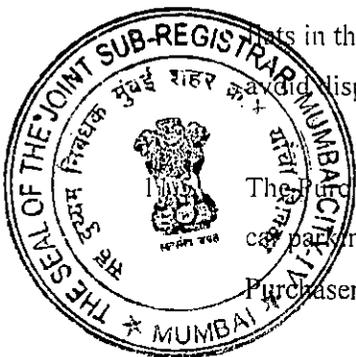
11.3 The Purchaser/s is/are aware that only open car parking spaces (if allotted) is part of the said building common amenity which shall be subject to purchaser's right to use and shall be owned by the Developer/ Organisation and the Purchaser's right to use such open car parking space/s shall be subject to the rules and regulations, as and when framed in respect of the said Building.

11.4 The Purchaser/s is/ are aware that the Developer shall be allocating other car parking space/s to several purchasers of the residential flats/ commercial units in the Building / Project and the Purchaser undertakes not to raise any objection in that regard and the rights of Purchaser to raise any such objection shall be deemed to have been waived. The Purchaser/s hereby accords his/her/their irrevocable and unconditional consent to the Developer to allocate the other car parking spaces to the purchasers of the respective residential flats in the building. The Purchaser/s hereby confirms warrants and undertakes to use the car parking spaces so allocated to him/her/ them for the purpose of the parking of car only and not otherwise. The Purchaser/s hereby further warrants and confirms that the Purchaser/s shall upon formation of the Organization/ Apex Body, as contemplated herein, cause such Organization/ Apex Body to confirm and ratify and shall not and/or shall cause the Organization/Apex Body not to alter or change the allocation of car parking spaces in the manner allocated by the Developer to the various purchasers (including the Purchaser/s herein) in the residential flats in the Building/Project. The allocation is for smooth functioning and to avoid disputes between Purchaser/s.

The Purchaser/s are aware that stilt car parking, podium car parking and open car parking belong to the Developer only and the same cannot be used by the Purchaser/s/Ad-Hoc Committee/Proposed Societies/ Managing Committee



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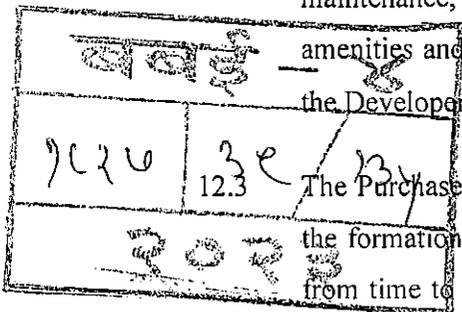
unless acquired from the Developer under a separate allotment letter and or an Agreement is executed by the Developer. The security of Developer shall have every right to remove any such car/vehicles parked by purchasers, Ad-Hoc Committee/ Society Managing Committee from site, who have parked, without obtaining such allotment letter/ Agreement. Without prejudice to the aforesaid, it will be the personal, joint and several responsibility of members of the Adhoc Committee and/or of the Committee of an Organisation, to ensure that, members and/ or the Purchaser/s do not park their cars, on any open area of the said Property, to whom, the Developer have not allotted, any car parking, and in such an event, the person committing default, along with members of the Committee, shall personally be responsible, jointly and severally, for the costs and consequences thereof. The Purchaser/s are not allowed/entitled to use any area for car parking or otherwise unless the Developer in writing permits the same.

12. ORGANISATION AND APEX BODY:

12.1 The Developer shall take steps for the formation of a society under the Maharashtra Co-operative Societies Act, 1960 / condominium under the MOA Act in respect of the Building (the "Organisation") as per provisions of applicable law. It is agreed and understood by the Purchaser/s that the Promoter may opt, at their own discretion, to form separate Organization for each of the buildings/wing to the respective Organization.



It is agreed and understood by the Parties that the Developer may, in its sole discretion, form and register an apex Organisation ("Apex Body") comprising of the various Organisations formed in respect of the building to be constructed on the said Property including the Organization referred to hereinabove for the purpose of proper management maintenance, regulation and control of the infrastructure and common amenities and facilities of the said Property and for such other purposes as the Developer may decide.



The Purchaser/s and the purchaser/s of the other flat/premises shall join in the formation and registration of the organisation and for this purpose also from time to time sign and execute the application for registration and /or membership and all the necessary applications, documents and other papers and writings for the purpose of formation and registration of the Organisation including bye-laws of the organisation and dully fill in, sign and return to the



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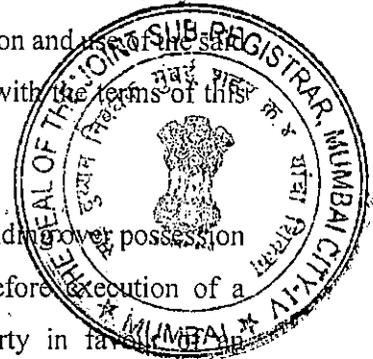
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developer within 7 (seven) days of the same being forwarded by the developer to the Purchaser/s. No objection shall be taken by the Purchaser/s if any changes or modification are made in the draft bye-laws as may be required by the Registrar of Co-operative Societies or any other Competent Authority.

12.4 The Apex Body shall be formed by the Developer after the formation of all organization and the execution of all conveyance, deed of assignment in their favour to look after the repair and maintenance of the infrastructure and common amenities and facilities of the said Property and the management of the Corpus Fund.

12.5 The Purchaser/s shall observe and perform all the rules and regulations and bye-laws of the Organisation and/ or the Apex Body on its formation and the additions, alterations and amendments thereof that may be made from time to time for protection and maintenance of the buildings standing on the said Property and the premises therein and for the performance and observance of building rules, regulations and bye-laws for the time being of the concerned local authority, government or public bodies. The Purchaser/s shall also observe and perform all the terms and stipulations laid down by the Organisation and/ or the Apex Body regarding occupation and use of the said Flat/ Premises and shall pay outgoings in accordance with the terms of this Agreement.

12.6 The Developer hereby agrees that they shall, before handing over possession of the said Flat/ Premises to the Purchaser/s and before execution of a conveyance/ assignment of lease of the said Property in favour of the Organisation/Apex body to be formed by the purchaser/s of flats/ shops/ offices/ godowns in the building to be constructed on the said Property make full and true disclosure of the nature of their title to the said Property as well as encumbrances, if any, including any right, title interest or claim of any party or over the said Property and shall as far as practicable, ensure that the said property is free from all encumbrances and that the Developer has absolute, clear and marketable title to the said Property so as to enable them to convey to the said Organisation such absolute, clear and marketable title on the execution of a Conveyance of the said Property by the Developer in favour of the said Organisation.



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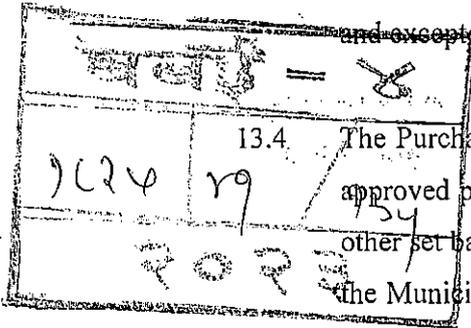
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13. COVENANTS BY THE PURCHASER/S:

13.1 The Purchaser/s shall use the said Flat/Premises or any part thereof or permit the same to be used only for the purpose of residence and shall not use the said Flat/Premises for any purpose other than for residence except with the written permission of the Developer or the Organization when formed. The Purchaser/s shall use the parking space only for purpose of keeping or parking the Purchaser/s own vehicles. The Purchaser/s shall not use the open spaces/ parking/stilt/podium area, etc. for parking their vehicles without prior written permission of the Developer/ Organization as the case may be.

13.2 The Purchaser/s has/ have declared that he/ she/ they have already complied with all the requirement of Income Tax, and other concerned authorities including RBI (in case of Non Resident Indian) before entering into this Agreement for Sale with the Developer. Any breach or violation of any Acts or Rules or Laws by the Purchaser/s shall be entirely at their own cost and risk.

13.3 Notwithstanding anything contained under this Agreement, it is clearly and expressly agreed and accepted by the Purchaser/s that they shall not use any other road or access for ingress and egress to the residential property, save and except the access road as provided by the Developer.



13.4 The Purchaser/s further confirms that they have verified and inspected the approved plans and certain areas' have been demarcated as reservation and other set back and Developer have given various undertaking and writing to the Municipal Corporation and authorities which shall be binding upon the Purchaser/s and the benefits/ TDR/ DRC shall be for the sole benefit of the Developer alone for which Purchaser/s have no objection for the same. The



Purchaser/s is/ are aware of that proposed building is constructed with concession in open spaces/ joint open spaces and the Developer has executed registered undertaking in favour of the Municipal Corporation.

13.5 The Purchaser/s with an intention to bring all persons in whose hands the said Flat/ Premises may come, doth hereby covenant with the Developer as



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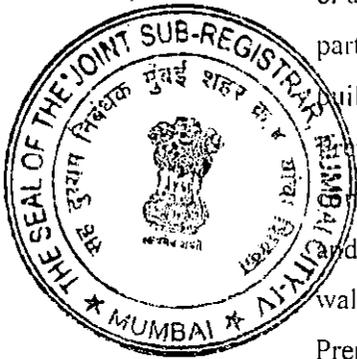
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- a) To maintain the said Flat/ Premises at the Purchaser's own cost in good tenantable repairs and condition from the date on which the Purchaser/s are offered access to the said Flat/Premises for carrying out interior work (irrespective of whether such offer is accepted) and shall not do or suffer to be done anything in or to the building/s, staircase/s, passage/s or any other common areas which may be against the rules, regulations or bye-laws of concerned local authority or change/ alter or make addition in or to the building or the said Flat/ Premises or part thereof;
- b) Not to store in the said Flat/ Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy so as to damage the construction of the Building or storing of which goods is objected by the concerned local or other authority and shall not carry or caused to be carried heavy packages whereby upper floors may be damaged or that is likely to damage the staircase, common passage or any other structures of the building/s including the entrance thereof. In case any damage is caused to the said Flat/ Premises or the building/s on account of the negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach;
- c) To carry at the Purchaser's own cost all internal repairs to the said Flat/ Premises and maintain it in good condition, state and order and not to do or suffer to be done anything in the Flat/ Premises which is in contravention of rules, regulations or bye-laws laid down by the Developer or of the concerned local public authority;
- d) Not to demolish or cause to be demolished the said Flat/ Premises or any part thereof nor at any time make or cause to be made any addition or alteration of whatsoever nature in or to the said Flat/ Premises or any part thereof nor alter the elevation and outside colour scheme of the building/s and to keep the portion, sewers, drain pipes in the Flat/ Premises and appurtenances thereto in good tenantable repair and condition so as to support, shelter and protect other part of the Building and not to chisel or in any other manner damage the columns, beams, walls, slabs or RCC pardis or other structural members in the said Flat/ Premises;

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Corporation and/ or Government and/ or other public authority on account of change of user of the said Flat/ Premises or otherwise.

m) To bear and pay all service tax, works contract tax, VAT/GST, etc., and such other levies, if any, which may be imposed with respect to the construction on the said Property and/ or any activity whatsoever related to the Flat/ Premises by the Corporation and/ or State/ Central/ Government and/ or Public Authority from time to time;

n) Not to let, sub-let, transfer, assign, mortgage or give Power of attorney or any authority or part with the Purchaser's interest or benefit factor of this Agreement or part with the possession of the said Flat/ Premises until all the dues payable by the Purchaser/s to the Developer under this agreement are fully paid up and only if the Purchaser/s has not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Purchaser/s has obtained prior written permission of the Developer which permission shall be granted by the Developer on such terms and conditions as may be applicable from time to time. The Developer will always be entitled to and are hereby authorized to charge administrative charges, legal charges and other costs, charges and expenses pertaining to such transfer at such rates and on such other terms and conditions as the Developer may stipulate. The Purchaser/s does/do hereby agree and undertake not to oppose or object to the stipulations of such charges and/or such other terms and conditions as may be stipulated by the Developer and will forthwith pay and abide by the same;

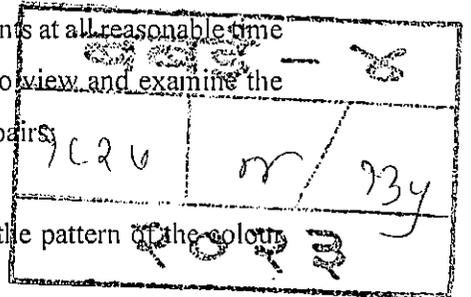
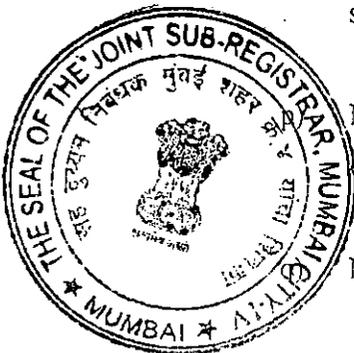
o) Till the management of the Building/s is handed over to the Organisation and/ or the Apex Body, the Purchaser shall allow the Developer / organisation, its surveyors and agents at all reasonable time to enter into or upon the said Flat/ Premises to view and examine the state and condition thereof and to carry out repairs;

Not to change the external colour scheme or the pattern of the colour of the building;

Not to change exterior elevation or the outlay of the building/s;



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- r) Not to fix any grill to the building/s or windows except in accordance with the design approved by the Developer. The split unit air conditioners should be appropriately installed in the place provided by the Developer;
- s) Not to carry out civil work, including, but not limited to, any work in the kitchen and bathroom/toilets wherein any work of tiling, flooring etc. which damages the waterproofing, plumbing or sanitary lines laid at site. In case the Purchaser carries out any changes, modifications or alterations by himself or his agencies then the warranty of the said items becomes null and void and the defect liability of the Developer shall lapse and the Purchaser is solely liable to rectify and repair the same for all the affected area within his flat and/or the floors below accordingly at his own costs, expenses and consequences.
- t) Purchaser/s shall not do or suffer to be done anything in the said Flat/ Premises or in the said Property or the building which, would be forbidden or prohibited by the rules of the concerned government authorities. In the event, the Purchaser/s commits any acts or omissions in contravention to the above, the Purchaser/s alone shall be responsible and liable for all the consequences thereof to concerned authorities in addition to any penal action taken by the Developer in that behalf;

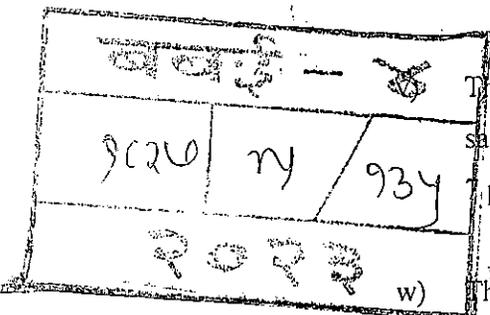


- u) During the execution of interior works, the Purchaser/s shall be responsible for acts of any contractor/ workmen / agents/ representatives and if such persons behave in any manner which is unacceptable to the Developer then such contractor/ workmen / agents/ representatives will be removed forthwith and will not be allowed to re-enter the said Premises again;

The Purchaser/s shall ensure that the execution of interior works in the said Premises is carried on only between 8 a.m. to 6 p.m. and 4 p.m. to 6 p.m. on all days of the week except Sundays;



- w) The Purchaser/s shall extend full cooperation to the Developer, their agents, contractors to ensure good governance of such works;



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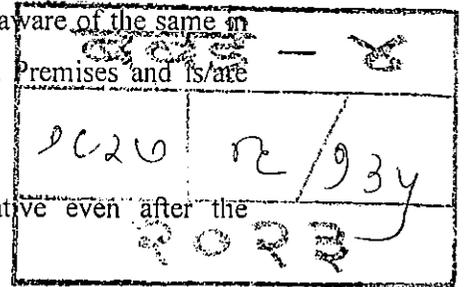
x) The Purchaser/s is/are further made aware that the Developer are engaged in the business of construction, development and redevelopment of immovable properties and during the construction of the building/s on the said Property and after completion thereof, the Developer may desire to show the said building/s and or any areas therein including but not limited to common areas to various prospective clients of the Developer including inter alia occupants of building/s which the Developer are redeveloping or proposing to redevelop and accordingly, the Developer may arrange for site visits to the said Property and the building/s thereon and may organize functions in the common areas like compound/s, terrace/s, lobby/ies, podium/s, amenities, etc. of the said Property for such purposes and the Purchaser/s either in their individual capacity or as member/s of the said Organisation shall not object thereto.

y) The Developer may permit various consultants, service providers, financiers, manufacturers, suppliers and other third parties to publish the image of the said Property and the buildings thereon in advertisements, publications, brochures, and such other marketing and/or promotional materials as the Developer may deem fit and the Purchaser/s either in their individual capacity or as member/s of the Organisation shall not object thereto.

z) The Purchaser/s is/are aware of the various terms, conditions and stipulations mentioned by the MCGM and other concerned authorities whilst granting various approvals for the purpose of construction of the said Property and which terms, conditions and stipulations are more particularly mentioned in the permissions granted by MCGM and other concerned authorities and the Purchaser/s has/have read and understood the contents thereof and after being aware of the same in all respects has/have agreed to acquire the said Premises and is/are entering into these presents;

aa) These covenants shall be binding and operative even after the formation of the Organization/Apex Body.

bb) The Purchaser/s shall observe and perform all the rules and regulations which the Organisation/Apex body may adopt at its inception; and the



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additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the flats therein and for the observance and performance of the Building Rules, Regulations and Bye-Laws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the Organisation regarding the occupation and use of the Flat/ Premises in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.

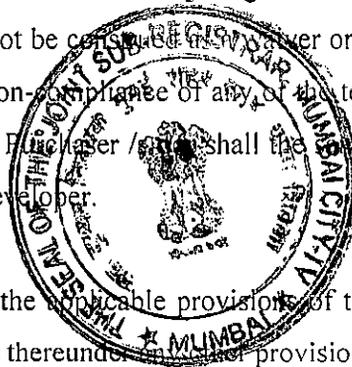
13.6 The Purchaser/s shall have no claim, save and except in respect of the said Flat/ Premises. All other areas including common area and facilities will remain the property of the Developer until the whole of the said Property is transferred as herein provided subject to the rights of the Developer as contained in this Agreement.

13.7 The Purchaser/s is/are aware that animal slaughter is not permitted in the project and Purchaser/s agree/s and undertake not to indulge in such activity.

14. The Purchaser/s shall not enclose their respective terrace/balcony till the permission in writing is obtained from the concerned local authority and the Developer or the Society or the Limited Company as the case may be.

15. Any delay tolerated or indulgence shown by the Developer in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser/s by the Developer shall not be construed as waiver on the part of the Developer of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser /s. The Developer shall in any manner prejudice the rights of the Developer.

16. This Agreement shall be subject to the applicable provisions of the MOA, AOT, MOA and RERA and the rules thereunder and other provisions of law applicable thereto or any other law applicable from time to time. The Purchaser/s hereby agrees to comply with, from time to time, all the requirements, requisitions, provisions etc. of the Applicable Laws as may be in force and/or come into force in respect of the Project.



17. The Purchaser/s hereby agrees that in the event of any amount by way of

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premium or security or any charges is payable to the Municipal Corporation or State Government or to the Utility Companies, or betterment charges or development charges, tax or security deposit or charges for the purpose of giving water connection, drainage, connection and electricity connection or any other tax or payment of similar nature becoming payable by the Developer, the same shall be paid by the Purchaser/s to the Developer in proportion to the area of the said Flat/ Premises and in determining such amount the discretion of the Developer shall be conclusive and binding upon the Purchaser/s. It is agreed that the betterment charges referred to hereinabove shall mean and include pro-rate charges which the Purchasers may be called upon to pay the Developer in respect of installation of water line, water mains, sewerage lines, electric cables, electric sub-station (if any) making and maintaining of internal road, and access to the said Property drainages, layouts, etc. till handover of the flats to the Organization of all purchasers and this amount shall be in addition to any other amount mentioned under this Agreement.



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18. It is expressly agreed that the Purchaser/s shall be entitled to the common area and facilities appurtenant to the said Flat/ Premises and the nature, extent and description of such common areas and facilities and percentage of undivided interest which the Purchaser/s will enjoy in the common areas and facilities appurtenant to the said Flat/ Premises agreed to be sold to the Purchaser/s as mentioned in the Annexure "T".

19. The Purchaser/s shall not ask for any partition, and/ or division towards his/ her rights in the said Flat/ Premises and/ or the said building in which the said Flat/ Premises is situated and/ or of the said Property and/ or shall not ask for independent rights, access in the said building and/ or in the said Property and/ or any independent agreement or any other agreement of the said Flat/ Premises.

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7 (seven) days after notice in writing is given by the Developer to the Purchaser/s that the said Flat/ Premises is ready for use and occupation, the Purchaser/s shall be liable to bear and pay the proportionate share (i.e. proportion to the floor area of the flat) of outgoings in respect of the said Property and said buildings including but not limited to local taxes, betterment

charges and such other charges as levied by the concerned local authority and/or Government, water charges, insurance, common lights, repairs and salaries of the clerk, bill collectors, chowkidars, sweepers, liftman, electricians, club subscription and usage charges, maintenance and upkeep of club house and all other expenses necessary and incidental to the Management and maintenance of the said Property and said buildings. Until the Organisation/s is formed and the building/s are transferred to it, the Purchaser/s shall pay to the Developer whether demanded or not at all times such proportionate share of outgoings in respect of the said premises, all rates, taxes, dues, duties, impositions, outgoings, burden, water charges, insurance premium, maintenance, common lights charges, repairs, salaries of employees (bill collector, chowkidar, liftman, sweeper, etc.) and all other expenses of and incidental to the management and maintenance of the said building and club house whether the same are charged separately or as a part of maintenance bills in the manner as the Developer may determine. The Purchaser/s further agrees that till the Purchaser/s' share is so determined the Purchaser/s shall pay to the Developer provisional monthly contribution as indicated in Annexure "H" per month towards the outgoings charges, payable in advance for 24 months. The amounts so paid by the Purchaser/s to the Developer shall be utilized/ spent for meeting the outgoing charges in respect of the said Flat/ Premises/ Project and the same shall not carry any interest and balance if any shall remain with the Developer until the formation of Organisation/ Deed of Conveyance is executed in favour of the Organisation/Apex body as aforesaid, subject to the provisions of the said Acts. Only the balance of the amounts namely maintenance charges paid in advance for 24 months and share money as mentioned in part B of Annexure "H" shall be paid over by the Developer to the Organization on hand over. The Purchaser/s undertake to pay such provisional monthly contributions and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

The Purchaser/s agree and confirm that as from the date of delivery of possession of the said Flat/ Premises, the Purchaser/s and other purchaser/s shall observe and perform all the rules and regulations of the Municipal Corporation and other statutory bodies and shall indemnify and keep indemnified the Developer against any loss or damage.



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21. a) The Purchaser/s shall in addition to sale consideration mentioned in this Agreement before the delivery of possession of the said Flat/ Premises, pay to the Developer, the amounts also detailed in Annexure "H" hereto.

b) The Developer has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes, LUC tax and other monies, levies, impositions, premiums, penalties and other outgoings, whatsoever, payable with respect to the said Building/Project to the competent Authorities only till the date of Possession Notice plus a period of 7 days as more particularly described in Clause 8.6 hereinabove after which Purchaser/s only shall be liable to bear and pay proportionately such rates, taxes, charges etc. alongwith other purchasers;

c) In the above payments/ deposits, if there is any increase in the rate of electricity service provider, gas services provider or any of the abovementioned items or any services, same shall be payable by the Purchaser/s before possession of the said Flat/ Premises. In addition to the above any service tax/ VAT/ WCT Tax/GST and or any other levies/ tax that may become due and payable at any time hereinafter on the aforesaid charges shall be borne and paid by the Purchaser/s alone.

d) The grill fitting in the said Flat/ Premises will be done by the Purchaser/s, as per the design provided by the Developer. The Purchaser/s will have to pay extra for the grill and for fitting thereof. The Purchaser/s will not be provided a separate grill, or allowed to make any change in the design or do any alteration with the grill. The Purchaser/s further undertakes not to fix or install the grill from outside of sliding window, which may damage, the elevation of the said buildings.

e) Before taking possession of the said Flat/ Premises, the Purchaser/s will inspect the said Flat/ Premises and will fully and completely satisfy himself/ herself/ themselves with the said Flat/ Premises in respect of the area, item of work or quality of work or the materials used for



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Signature

Purchaser/s

construction of the said building and the amenities provided, and after taking possession, the Purchaser/s will not raise any claims about the area, amenities provided by the Developer /s with respect to the said Flat/ Premises.

- f) The Developer shall utilize the sum as referred to herein above for meeting all legal costs, charges including the professional cost of the Attorney/ Advocates of the Developer in connection with formation of the Organisation preparing its rules, regulations and bye-laws and the cost of preparing and engrossing this Agreement and the conveyance/ assignment of lease and in case of any short fall in the expenses, the Purchaser/s agree/s and accepts to pay the Developer for the same.
- g) The Developer shall hand over the deposits or balance thereof to the Organisation/ condominium as aforesaid. In the event of any additional amount becoming payable, the Purchaser/s shall forthwith on demand pay and deposit the difference to the Developer. The aforesaid amount/ deposit shall not carry any interest.

22. Subject to what is stated herein above, the Developer shall maintain a separate account in respect of sum received by the Developer from the Purchaser/s as advance or deposit, on account of the share capital of the Organisation, outgoings, legal charges and shall utilize the same for the purpose for which they have been received;

23. SET OFF/ ADJUSTMENT:



The Purchaser/s hereby grants to the Developer the unequivocal and irrevocable consent to recover/ set off/ adjust the amounts payable by the Purchaser/s to the Developer including the total consideration, the said charges, interest and/ or liquidated damages from the amounts if any, payable by the Developer to the Purchaser/s. The Purchaser/s agrees and undertakes not to raise any objection or make any claims with regard to such adjustment/ set off and the claims, if any, of the Purchaser/s, in that regard, shall be deemed to have been waived.

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24. FINAL TRANSFER DOCUMENT:

24.1 The Conveyance, Lease or Assignment of all the Buildings/Structures



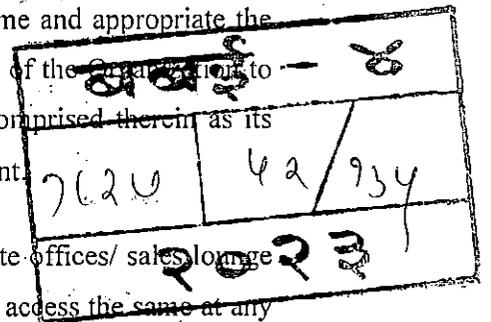
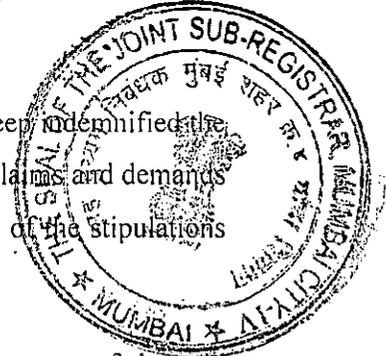
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constructed and proposed to be constructed in all phases of the Project on the said Property alongwith the entire undivided underlying land in respect of the said Property in favour of the Organisation/Apex body under the MAO Act/ MOFA-or RERA as the case may be shall be entered into within 3 (three) months from the date of issue of the BCC or Occupation Certificate of the Last part of the said building on the said Property and the complete utilization and exploitation of the FSI / TDR potential of the said Property by the Developer and shall be subject to the receipt of all the outstanding payments including payments mentioned in Annexure "G" and Annexure "H" hereto from the respective buyers of the flats in the said Property.

24.2 A Deed of Conveyance or Deed of Assignment to be executed in respect of the said building/said Property in favour of the society or Declaration to be submitted under the MAO Act/ MOFA and or RERA or other documents in favour of the Organisation shall interalia contain the following:

- a) Such provisions and covenants as may be necessary for giving effect to the restrictions mentioned herein as well as the restrictions which may be imposed by the Developer for safeguarding its overall interest in the said Property and the Building.
- b) A covenant by the Purchaser/s to indemnify and keep indemnified the Developer against all actions, costs, proceedings, claims and demands in respect of the due observance and performance of the stipulations and restrictions contained herein and therein.
- c) The right of the Developer to full and complete access of the said Property for the construction of the additional structures as mentioned herein and to sell or otherwise transfer the same and appropriate the entire sale proceeds thereof and the obligation of the Organisation to admit such purchaser of the Flat/ Premises comprised therein as its member without charging any additional amount.
- d) The Promoters shall be entitled to construct site offices/ sales lounge in the said Property and shall have the right to access the same at any time without any restriction whatsoever irrespective of whether the said Property or any portion thereof is conveyed/ assigned to the Purchasers and shall continue until the entire said Property is developed;



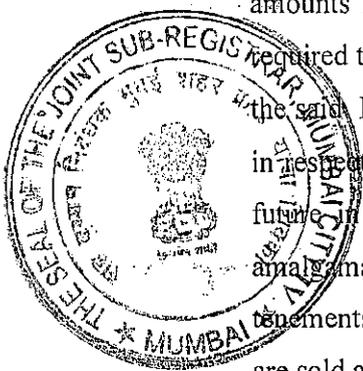
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- e) Even after conveyance of the said Property the Promoter shall continue to have the rights and entitlement to advertise, market, book, sell or offer to sell or allot to person to purchase any apartment or building or plot which is still not sold or allotted and shall be allowed to do so without any restriction or entry of the building and development of common areas;
- f) The Promoter shall be permitted access and entry to the buildings and the common areas on the said Property so as to discharge the obligations of the Promoter under Section 14(3) of the Real Estate (Regulation and Development) Act;
- g) The obligation of the Organization to become a member of the Apex Body as and when formed;

24.3 It is agreed and understood by the Purchaser/s that the project shall be completed only upon the development of both the said Projects on the said Property by utilization of the fullest present or future or proposed FSI and TDR thereof and upon completion of the entire scheme of development of the said buildings in all phases of the said Project and on completion of the infrastructure and common areas and facilities and the sale of buildings and until all residences, flats, premises, garages and other tenements and units in all the buildings to be constructed as part of the project are sold and until all amounts is received. The promoter shall not be liable and/or shall not be required to cause execution of conveyance/ transfer/ lease deed in respect of the said Property or any part thereof until utilization of the entire FSI/TDR in respect of Property and all other rights and benefits available now or in future in respect of the said Property including incentive FSI schemes, amalgamated plots, and until all residences, flats, premises, garages and other tenements and units in all buildings to be constructed as part of the project are sold and until all amounts are received.



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The Developer shall prepare and/ or approve, as the case may be, deed of conveyance or deed of assignment in favour of the Society or the Declaration to be submitted under the MAO Act, the deeds of apartments or any and all other documents to be executed. All costs, charges, expenses including stamp duty, registration charges and expenses in connection with the preparation

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and execution of the deed of conveyance/ deed of assignment/ declaration and other documents and formation and registration of the Organization shall be borne and paid by all the purchaser/s of the various Flat/ Premises in the building and/ or Organization on its formation. Such amount shall be kept deposited by the Purchaser/s with the Developer at the time of taking the possession of the said Flat/ Premises and shall, until utilization, remain with the Developer.

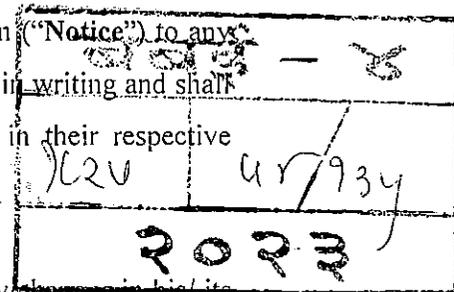
24.5 Nothing contained in this Agreement is intended to be or shall be construed as a grant, demise or assignment in law of the said Property or the Building or any part thereof save and except the said Flat/ Premises agreed to be sold to the Purchaser/s.

25. STAMP DUTY AND REGISTRATION:

25.1 The stamp duty and the registration charges of and incidental to this Agreement shall be borne and paid by the Purchaser/s. The Purchaser/s shall at his/ her/ their cost and expenses, lodge this Agreement before the concerned Sub-Registrar of Assurances within the time prescribed by the Registration Act, 1908 and after due notice in this regard the Developer shall attend such office and admit the execution thereof.

26. NOTICES:

Any notice, demand letter, intimation or communication ("Notice") to any party hereto in connection with this Agreement shall be in writing and shall be sent to such party's contact details as mentioned in their respective description at the beginning of the agreement;



Each party shall inform the other party in writing of any changes in his/ its contact details. Notices shall be deemed to have been properly given, if sent through any one of the modes viz. registered letter, courier service, personal delivery, e-mail or facsimile. Date of service of a Notice delivered personally, by courier service or registered letter shall be the actual date of delivery. Date of service for facsimile notice shall be the business day following of such facsimile and the date of service of email Notice shall be deemed to be the date on which the email has been sent by the concerned Party. The Parties hereby agree and undertakes to send/ receive any Notice



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to/ from the other Party by email to the email addresses specified in this Agreement.

27. INDEMNIFICATION BY THE PURCHASER/S:

27.1 The Purchaser/s hereby indemnify and keep indemnified the Developer and hold the Developer harmless against all actions, claims, demands, proceedings, costs, damages, expenses, losses and liability (including its professional and legal fees in relation thereto) of whatsoever nature incurred or suffered by the Developer directly or indirectly in connection with: (a) the enforcement of or the preservation of any rights of the Developer under this Agreement; (b) any breach and/ or default by the Purchaser/s in the performance of any and/ or all of his/ its obligations under this agreement; (c) any injury to any property(ies) or persons(s); or death of person(s); or damages to any property(ies) howsoever arising related to the use and/ or occupation of the said Flat/ Premises and directly or indirectly as a result of the negligence, act and/ or omission of the Purchaser/s or his / her/ its agents, servants, tenants, guests, invitees and/ or any person or entity under his/ its control; and (d) Purchaser's non-compliance with any of the restrictions regarding the use and/or occupation of the said Flat/ Premises.

28. DISPUTE RESOLUTION

If any dispute, difference or claim arises between the parties hereto in connection with or touching this Agreement or the validity, interpretation, implementation or alleged breach of this Agreement or anything done or omitted to be done pursuant to this Agreement, the parties shall attempt in the first instance to resolve the same by negotiation. If the disputes, differences or claims are not resolved by negotiation within ninety days after commencement of discussions or such longer period as the parties agreed to in writing, then either party may refer the disputes, differences or claims, to the Authority as per the provisions of the RERA and the Rules and Regulations, thereunder.



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29. GENERAL PROVISIONS:

This Agreement and all annexures as incorporated in this Agreement by reference, constitute the entire agreement between the parties hereto and there are no other representations, warranties, conditions or collateral

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agreements, express or implied, written or oral, whether made by the Developer, any agent, employee or representative of the Developer or any other person including, without limitation, arising out of any marketing material including sales brochures, models, photographs, videos, illustrations, provided to the Purchaser/s or made available for the Purchaser's viewing. This Agreement shall form the only binding agreement between the parties hereto subject only to the terms and conditions contained herein and this Agreement fully supersedes and replaces any previous writings, agreements, deeds, documents including sales brochures, marketing materials, models, photographs, videos, illustrations concerning the said Flat/ Premises between the parties hereto.

29.2 The invalidity of any term, conditions or stipulation of this Agreement shall not affect the validity of the remaining terms, conditions or stipulations of this Agreement or the validity of the Agreement itself.

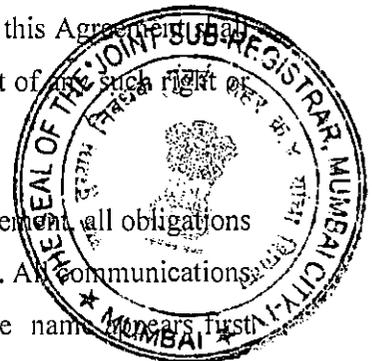
29.3 No failure to exercise or delay in exercising or enforcing any right or remedy under this Agreement shall constitute a waiver thereof and no single or partial exercise or enforcement of any right or remedy under this Agreement shall preclude or restrict the further exercise or enforcement of any such right or remedy.

29.4 If there is more than one Purchaser named in this Agreement, all obligations hereunder of such Purchasers shall be joint and several. All communications shall be sent by the Developer to the Purchaser whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the purchasers.

29.5 Notwithstanding anything contained under this agreement, the Purchaser/s has/ have expressly agreed, accepted and confirmed to pay/reimburse to the Developer immediately as and when demanded by the Developer and/ or to the appropriate authorities all the present/ future/ revised/ new Property Municipal Tax, Service tax, Education Cess, Vat tax, W.C.T. tax/GST, and/ or any other levies, taxes, cess, surcharge dues, duties, fine, penalty, interest, etc which may be under any name or terminology payable and/ or may become payable due to change/ amendment in the existing laws, rules or due to implementation/ enactment of any new laws/ rules by the local bodies, State Government, Central Government or by any competent authorities. In



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determining such amount, the decision of the Developer shall be conclusive and binding upon the Purchaser/s. The Purchaser/s shall pay such amount in addition to any amount mentioned under this agreement or otherwise. On the Purchaser/s committing default in paying any of the amounts as aforesaid, the Owners shall be entitled at its own option to terminate this Agreement.



THE SCHEDULE ABOVE REFERRED TO

(Description of the "said Property")

All that piece or parcel of land containing by admeasurements an area of 5045.96 square meters bearing C. S. No.662 of Parel-Sewree Division and registered in the Books of the Collector of Land Revenue under New No.14264, New Survey No. 3/2468 at Parel, situated at G.D. Ambekar Road, within the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

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

SIGNED AND DELIVERED)
 By the within named DEVELOPER)
 RUNWAL DEVELOPERS PVT LTD)
 By hands of its Authorised Signatory)
DEEPAK SHAH)

in the presence of)
 1. [Signature])
 2. [Signature])

SIGNED AND DELIVERED)
 By the within named PURCHASER/S)
 Mr. OMKAR VIJAY TENDULKAR)
 Mrs. SIDDHI OMKAR TENDULKAR)

in the presence of)
 1. [Signature])
 2. [Signature])

Developers



Runwal Developers Pvt. Ltd.

[Signature]
 Authorised Signatory



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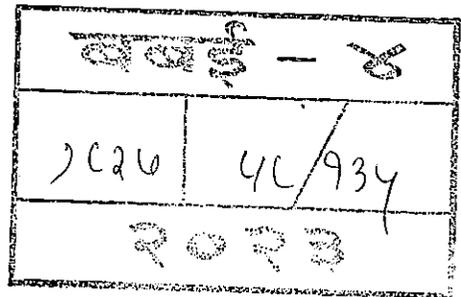
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RECEIVED of and from the Purchaser/s)
above named the sum of Rs. 13811651/-)
RUPEES One Crore Thirty Eight lakh)
Eleven Thousand Six Hundred Fifty one Only as an advance)
payment or deposit paid by the Purchaser/s to the)
Developer)

We say received
RUNWAL DEVELOPERS PVT LTD

P.R. Ran

Authorized Signatory



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Adulker.
Sonshirke
Purchaser/s

ANNEXURE "A"



Randymoney Mansion, 43 Veer Nazim Road, Mumbai - 400 001, India. Tel: (91 22) 6623 0000, 6633 2288, 2204 2288 Fax: 191 2216633 9556, 6637 9637
Email: mail@kangacompany.com, www.kangacompany.com

M. L. Bharti • A. M. Dasa • K. M. Vosseni • D. D. Damodar • S. S. Vaidya • A. R. Amin • Ms. P. G. Mehta • R. V. Gandhi • C. S. Dhanraj
H. P. Bhatt • Ms. A. S. Murray • P. S. Damodar • B. S. Vaidya • Ms. Sittha V. Sampat • Kunal S. Vaidya

BSV/ 4585/2017

13th June, 2017

Runwal Realty Private Limited,
5th Floor, Runwal & Omkar Esquare,
Opp. Sion-Chunabhatti Signal,
Sion (E), Mumbai - 400 022.

Kind Attn: Ms. Shobha Mallikar

Dear Sirs,

REPORT ON TITLE / TITLE CERTIFICATE

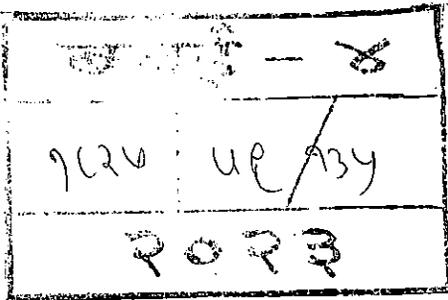
Re: All piece and parcel of freehold land admeasuring 5045.96 sq. mtrs., forming part and parcel of the *Larger Property* i.e, all that piece and parcel of freehold plot of land admeasuring 8627.99 square meters bearing C.S. No. 662 of Parel-Sewree Division and registered in the Books of the Collector of Land Revenue under New No.14264 New Survey No. 3/2468, situate at Parel within the Fort of Bombay in the Registration District and Sub-District of Bombay City and Bombay Suburban and touching the Parel Tank Road now known as G.D. Ambekar Marg on the North East side thereof (hereinafter referred to as "the Property");

We have prepared this Report on Title in respect of the Property on the basis of (i) the Search Reports dated 6th May, 2017, issued by Chandrashekhar Athalye for the searches taken in the office of the concerned Sub-Registrar of Assurances for a period of 30 years (1987 to 2017), the Declaration dated 12th June, 2017, issued by Mr. Vidya Sagar Visvanathan, Director of Runwal Realty Private Limited, having its registered office at 5th Floor, Runwal & Omkar Esquare, Opp. Sion-Chunabhatti Signal, Sion (East), Mumbai - 400022 ("Runwal") and the documents furnished to us in relation to the captioned Property in respect of the Property; and (ii) the documents of title as furnished to us in relation to the Property, a list whereof is provided in Annexure "A" hereto and observe as under:

1. FLOW OF TITLE:

1. It appears that prior to the year 1945, Rehamatbai, widow of Haji Jackeria Haji Ahmed Patel was seized and possessed of and was otherwise entitled to the Larger Property i.e, all piece and parcel of freehold land admeasuring 5045.96 sq. mtrs., forming part and parcel of the *Larger Property* i.e, all that piece and parcel of freehold plot of land admeasuring 8627.99 square meters bearing C.S. No. 662 of Parel-Sewree Division and registered in the Books of the Collector of Land

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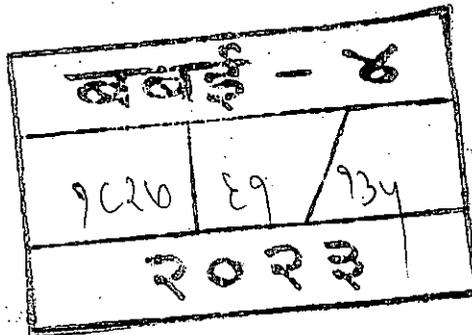
6. It appears that in the manner set out hereinabove, the said Aishubai became the owner of and otherwise seized and possessed of the said Larger Property.
7. By and under an Indenture 31st March, 1951 made between the said Aishubai, widow of Mahomed Saleh Haji Jackeria Patel (therein referred to as "the Wakif") of the One Part and (1) Aishubai, (2) Khatizabai and (3) Ahmed Mahomed Ibrahim (therein referred to as "the Mutavallis") of the Other Part and registered with the Sub-Registrar of Assurances under Serial No. BOM/2755 of 1951, the Wakif i.e, Aishubai granted, conveyed, transferred and assured unto the Mutavallis the Larger Property on the terms and conditions therein contained.
8. By and under an Agreement for Sale dated 17th September, 1981 made between the Mutavallis of the One Part and Amar Shanbag of the Other Part, the Mutavallis agreed to sell and transfer the Larger Property to the said Amar Shanbag and/or his nominee/s, for the consideration and on the terms and conditions therein contained.
9. By and under an Indenture of Conveyance dated 6th February, 1988 executed between (1) Khatizabai, (2) Mutavallis of the Trust i.e, Ahmed Mohamed Ibrahim (3) Ebrahim Mahomad Ibrahim (therein collectively referred as the "Vendors" of the First Part), Amar Shanbag (therein referred to as "Confirming Party" of the Second Part) and Accord Estate Private Limited (hereinafter referred to as "Accord") (therein referred as the "Purchaser" of the Third Part) and registered with the Sub-Registrar of Assurances under Serial No. BBE/311 of 1988, the Vendors with the confirmation of the Confirming Party sold and transferred the Larger Property together with the structures and buildings standing thereon to the Purchaser therein for the consideration and on the terms and conditions therein contained.

II. DEVELOPMENT OF THE PROPERTY:

1. By and under a Joint Development Agreement dated 10th June, 2016 and registered with the Sub-registrar of Assurances under Serial No. BBE-3-3802 of 2016 ("Joint Development Agreement"), Accord granted joint development rights in respect of the Property to Runwal for the consideration and on the terms and conditions contained therein inter alia including the following:
 - (a) Accord and Runwal shall jointly construct and develop the project on the Property;
 - (b) Accord has entered into permanent alternate accommodation agreements with the tenants/occupants of the Larger Property and has relocated and rehabilitated and/or made provisions for the rehabilitation of the tenants/occupants on the Larger Property at its own costs;
 - (c) Out of the total free sale area of 17,883.58 square meters, Runwal will be entitled to the first minimum 93,750 square feet carpet area along with 150 car parking spaces as their entitlement of Free Sale Area and the balance area available upto a maximum of 93,750 square feet carpet area

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- along with a maximum of 150 car parking spaces in the podium of the Free Sale building shall belong to Accord;
- (d) Runwal alone shall be entitled to enter into Agreement(s) for sale and such other documents and writings in their name including execution and registration of the same with its prospective purchasers in respect of its own Free Sale Area.
- (e) Runwal shall ensure that at all times, Accord shall be entitled to one car parking space per 625 square feet of carpet area subject to a maximum of 150 car parking spaces for Accord as part of Accord's Free Sale Area.
- (f) After allocating Runwal's Free Sale Area and thereafter Accord's Free Sale Area if there is any free sale area available, then the same shall be shared/distributed equally between Runwal and Accord.
- (g) In the event of Runwal generating additional saleable area due to increased loading of their Free Sale Area, then such increase will exclusively belong to Runwal.
- (h) If due to any regulatory/legislative reasons beyond the inherent FSI of the said Larger Property increases beyond 3.00 FSI and if Runwal chooses to avail the incremental FSI, then such incremental FSI shall be shared equally between Accord and Runwal subject to the parties thereto sharing the cost for such incremental FSI equally.

2. By and under an Irrevocable Power of Attorney dated 10th June, 2016 in favour of Runwal (acting through its Directors Mr. Subhash Runwal and Mr. Sandeep S. Runwal) and registered with the Sub-Registrar of Assurances, Mumbai City-3, Mumbai under Serial No.BBE3-3803-2016 on 10th June, 2016, Accord inter alia granted several powers and authorities to Runwal in pursuance of the Joint Development Agreement for the development and construction on the Property.

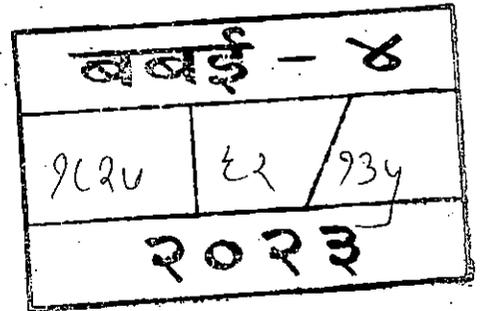
III. PERMISSIONS AND APPROVALS:

We are not in a position to give an opinion on the construction permissions as the same can be certified only by an Architect. However, we have provided hereunder, details of permissions in relation to the Property / part thereof:

Sr. No.	Date	Particulars
1.	22 nd August 1990	Letter dated 22 nd August 1990 issued by the Additional Collector, Competent Authority, Urban Land Ceiling (ULC), Greater Bombay to (1) Aishubai and (2) Khatizabai vide letter no. C/ULC/D.III/22/4202
2.	11 th July 1991	Affidavit - cum - Declaration made by Mr. Thomas Rajan dated 11 th July 1991 in respect of the tenants occupying the said Larger Property.

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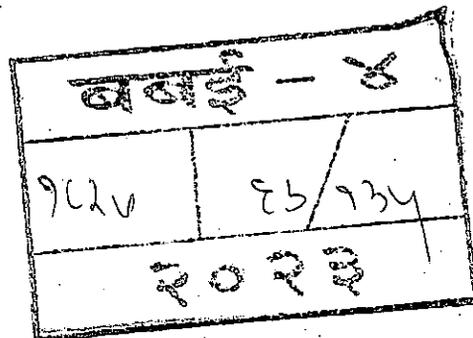


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3.	9 th February 1996	No Objection Certificate (NOC) issued by MHADA in favour of Accord in respect to Redevelopment at the said Larger Property, vide letter no. R/NOC/F/448/545 dated 9 th February 1996 subject to the terms and conditions mentioned therein.
4.	28 th October 2006	Application dated 28 th October 2006 from Accord to Mumbai Repairs and Reconstruction Board (MBR&RB) requesting to issue No Objection Certificate for IOD.
5.	15 th March 2007	No Objection Certificate (NOC) issued by MBR&RB in favour of Accord in respect to Redevelopment at the said Larger Property with FSI 2.5, vide letter no. R/NOC/F/448/1181 dated 15 th March 2007 subject to the terms and conditions mentioned therein.
6.	15 th March 2007	Tenant List bearing Serial No. R/NOC/F/448/1181/MBRRB and dated 15 th March 2007 certified by MBR&RB.
7.	9 th June 2008	Letter dated 9 th June 2008 vide serial No. R/NOC/F-448/2356/MBRRB-08 from MBR&RB to Accord extending the validity of the NOC issued by MBR&RB upto 14 th March 2009.
8.	9 th September 2009	Modified No Objection Certificate issued by MHADA in favour of Accord in respect to the redevelopment of the property, vide letter no. R/NOC/F-448/3781/MBRRB-09 dated 9 th September 2009 subject to the terms and conditions mentioned therein.
9.	31 st March, 2014	Tax Clearance Certificates for property taxes paid upto 30 th September, 2015 and repair cess, paid upto 31 st March, 2014.
10.	2 nd September 2014	Independent Auditors Report of Accord by Auditor, Bhuvania & Agarwal Associates dated 2 nd September 2014.
11.	13 th May 2015	Letter from Saraswat Bank stating the Balance Outstanding in the O/d and term loan accounts of Accord as on 12 th May 2015.
12.	Jan-Feb 2014-2015	Water Bills issued by BMC to Accord upto January-February 2014-2015.
13.	26 th August, 2015	Revalidated Plans with base FSI of 2.5 vide IOD duly amended on 3 rd September, 2015 and IOD duly



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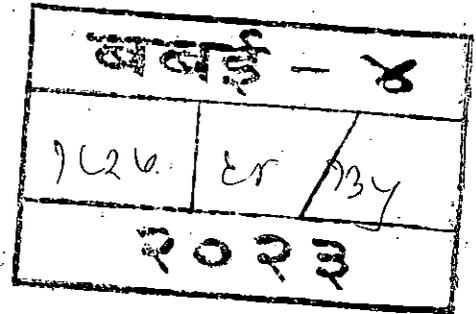


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		amended on 26 th August, 2015.
14.	12 th October, 2015	Revised MHADA NoC sanctioning 3.00 FSI subject to the terms and conditions mentioned therein.
15.	20 th February, 2008	Intimation of Disapproval Certificates (IOD) for the said Larger Property.
16.	15 th April, 2009	Commencement Certificates (CC) for the said Larger Property with the last endorsement dated 26 th February, 2013 for wing 7 of the Rehab building upto the 6 th Floor.
17.	27 th October, 2015	Occupancy Certificates (OC) for building No. A, wing no. 1 ground to 8 th floor (part east side) and wing no. 7 ground to 8 th floor of the Rehab component on the said Larger Property.
18.	7 th March 2013	Letter from the Government of India, Office of the Component Authority to Accord vide letter no. 189.NMA 2011/CA/Accord – CRPS/1532 inter alia stipulating the demarcation of prohibited and regulated area of the Nationally Protected Monument "Monolithic Bas Relief Depicting Shiva" at Parel, in proximity of the said Larger Property:
19.	8 th May 2013	Eviction Notices to tenants by MHADA dated 8 th May 2013.
20.	30 th December, 2016	Letter bearing Ref no. EB/2377/FS/A, addressed to M/s. Archvision Architects, by the MCGM, the Executive Engineer, Building Proposals (City)III gave his approval for the amended plans in respect to the proposed redevelopment on the property bearing CS no. 662 Parel Sewree Division (Rehab Building A) subject to certain condition as stated therein.
21.	16 th December, 2015	Commencement Certificate issued by the Municipal Corporation of Greater Mumbai in favour of Accord for construction upto the plinth level for the sale buildings B, C and D as per the amended approved plans dated 26 th August, 2015 on the terms and conditions therein.
22.	17 th May, 2017	Endorsement and extension of the Commencement Certificate issued by the Municipal Corporation of Greater Mumbai dated 16 th December, 2015 for construction upto the top slab of the 3 rd podium, as per the amended approved plans dated 7 th April, 2017 on the terms and conditions therein.



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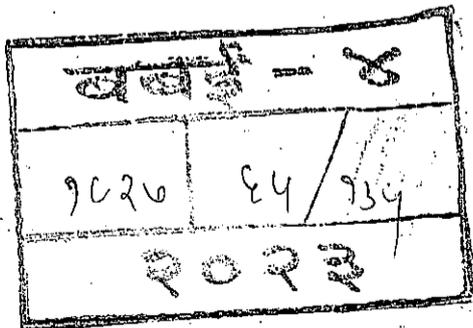
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IV. MORTGAGE / ENCUMBRANCES:

1. By and under a Mortgage Deed dated 31st January, 2012 executed between Accord (therein referred to as the "Borrower/Mortgagor No.1" of the First Part), Suraj Estate Developers Private Limited (therein referred to as the "Mortgagor No.2" of the Second Part) and Saraswat Co-operative Bank Ltd., (therein referred to as "Bank" of the Third Part) registered under Serial No. BBR-1 1147/1-2012 with the Sub-Registrar of Assurances, Mumbai, Saraswat Co-operative Bank Ltd. granted credit facilities to Accord and Suraj Estate Developers Private Limited for a sum of Rs.61.60 Crores;
2. By and under a Mortgage Deed dated 29th January, 2013 executed between Accord (therein referred to as the "Borrower/Mortgagor No.1" of the First Part), Suraj Estate Developers Private Limited (therein referred to as the "Mortgagor No.2" of the Second Part) and Saraswat Co-operative Bank Ltd., (therein referred to as "Bank" of the Third Part) registered under Serial No. BBE-5 488/7 - 2013 with the Sub-Registrar of Assurances, Mumbai, Saraswat Co-operative Bank Ltd. granted credit facilities for a sum of Rs.40 Crores; and
3. By and under an Indenture of Additional Mortgage dated 30th December, 2015 executed between Accord (therein referred to as the "Borrower/Mortgagor" of the First Part) and Saraswat Co-Operative Bank Limited (therein referred to as the "Bank" of the Second Part) and registered under Serial No. BBE-5 488/7/1 - 78 of 2015 with the Sub-Registrar of Assurances, Mumbai, Saraswat Co-operative Bank Ltd. granted credit facilities for a sum of Rs.10 Crores.
4. By and under a Reconveyance Deed dated 27th June, 2016 and registered with the Sub-Registrar of Assurances under Serial No. BBE/3-4092-2016 executed between (i) Accord and (ii) Suraj Estate Developers Private Limited of the First Part and The Saraswat Co-operative Bank Limited of the Other Part, the Saraswat Co-operative Bank Limited reconveyed the Larger Property to Accord;
5. By an Indenture of Mortgage executed between Runwal Realty Private Limited (therein referred to as "the Mortgagor") of the One Part and ICICI Bank Limited (therein referred to as "the Mortgagee") of the Other Part and registered with the Sub-Registrar of Assurances, Mumbai City-3, Mumbai under Serial No. BBE3-3805-2016 on 10th June, 2016, the Mortgagor inter alia, created a mortgage on the Property as also on the free sale area coming to its share as the developer of the Property.
6. For the purpose of creating the charges upon the Property by and under Indenture of Mortgage dated 10th June, 2016 registered under Serial No. BBE3-3805-2016 with the Sub-Registrar of Assurances, Mumbai, and, the originals of the documents enlisted in Annexure "B" hereto have been deposited with ICICI Bank Limited.



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V. ALLOTMENTS IN FAVOUR OF PROSPECTIVE PURCHASERS:

Ruawal has represented to us that in anticipation of the development and construction on the Property, Accord had issued Allotment Letters to 68 prospective purchasers of the proposed premises in the building/s to be constructed on the Property inter alia agreeing to sell and transfer the proposed premises on the terms and conditions therein contained alongwith car parking spaces. Accord has also entered into 2 (two) Agreements for Sale with prospective purchasers. We have reviewed and perused a sample each of the Allotment Letters issued by Accord to its Allottees and the Agreements for Sale.

VI. PROPERTY REGISTER CARD:

We have also perused the Property Register Card for the CS No. 662 of Parcel-Sewree Division. The PR Card records that by and under Indenture of Conveyance dated 6th February, 1988, Accord has purchased and acquired the Larger Property admeasuring 8627.99 square meters of which the Property forms a part of, and the name of Accord has been mutated therein and shown as the "Present Owner" of the Larger Property.

VII. D.P. REMARKS & RESERVATIONS AFFECTING THE PROPERTY:

By and under a letter issued by the Municipal Corporation of Greater Mumbai ("M.C.G.M."), bearing No. CHE/282/DPC dated 22nd June, 2007, addressed to Accord, regarding D.P. remarks in respect of land bearing CTS No.662 of Parcel Sewree Division in F/South Ward the following was inter alia observed:

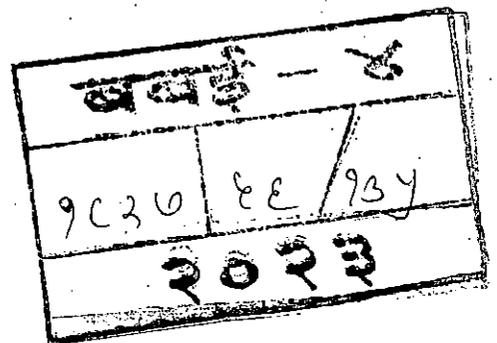
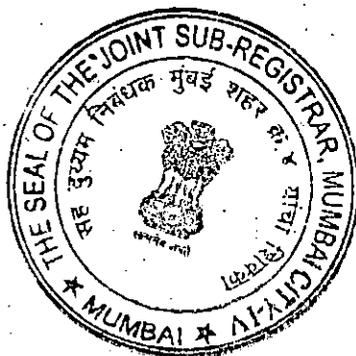
- (a) The land is not reserved for any public use except for widening of the existing roads and junctions.
- (b) The land is situated in a Residential Zone
- (c) The widening, if any, of the roads and their junctions will be as per the regular lines prescribed by and subject to the actual demarcation on site by the Executive Engineer (Traffic Planning) and S.E. (survey)(City).
- (d) The plot of land is situated within 300meters from the protected monuments of Monolithics Bas Relief depicting Siva as listed in the list of building of National Importance/ Monuments issued by the Department of Archeological Survey of India, the NOC from the Archeological Survey of India in respect of the development of the plot of land is required to be obtained as per the circular issued by this office.

VIII. SEARCHES IN THE OFFICE OF THE SUB REGISTRAR OF ASSURANCES:

We had caused searches to be taken in the Office of the Sub-Registrar of Assurances for the period in respect of the Property and in pursuance whereof we have obtained a Search Report dated 6th May, 2017 issued by Chandrashekhar Athalye (hereinafter referred to as "the Search Report"). On perusal of the

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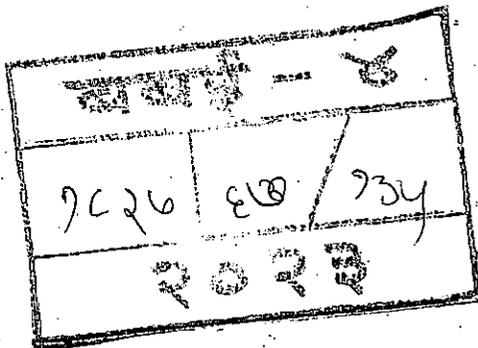
Chandrashekhar Athalye
Chandrashekhar Athalye

Search Report we have to observe that in addition to the documents mentioned hereinabove, the following documents are reflected therein. We have not been furnished with the copy of any of the below-mentioned documents. However, by and under the said Declaration, Runwal has *inter-alla* confirmed that the following documents do not adversely affect the title of Accord or Runwal in respect of the Property or the redevelopment of the Property;

- (a) Undertaking dated 29th June, 1991 and registered with the Sub-Registrar of Assurances under Serial No. PBBE-1980-1991 by Accord Estates Private Limited in favour of the Bombay Municipal Corporation.
- (b) Affidavit cum Declaration Deed dated 11th July, 1991 and registered with the Sub-Registrar of Assurances under Serial No. PBBE-2058-1991 by Mr. Thomas Rajan being the director of Accord Estates Private Limited.
- (c) Deed of Appointment of New Trustee dated 22nd June, 2001 and registered with the Sub-Registrar of Assurances under Serial No. BBE-3623-2001 executed by (i) Ibrahim Mohammed Ibrahim on behalf of Khatizabai Mohammed Ibrahim; (ii) Ahmed Mohammed Ibrahim and (iii) Ibrahim Mohammed Ibrahim.
- (d) Undertaking dated 1st August, 2007 and registered with the Sub-Registrar of Assurances under Serial No. BBE/2-6695-2007 by Mr. Ravi More on behalf of Mr. Thomas Rajan being the director of Accord Estates Private Limited in favour of the Bombay Municipal Corporation.
- (e) Undertaking dated 6th May, 2008 and registered with the Sub-Registrar of Assurances under Serial No. BBE/3-3527-2008 by Mr. Ravindra More on behalf of Mr. Thomas Rajan being the director of Accord Estates Private Limited in favour of the Bombay Municipal Corporation.
- (f) Undertaking dated 6th May, 2008 and registered with the Sub-Registrar of Assurances under Serial No. BBE/3-3528-2008 by Mr. Ravindra More on behalf of Mr. Thomas Rajan being the director of Accord Estates Private Limited in favour of the Bombay Municipal Corporation.
- (g) Affidavit dated 7th August, 2013 and registered with the Sub-Registrar of Assurances under Serial No. BBE/2-5141-2013 by Mr. O.C. Vasantkumar on behalf of Thomas Rajan being the director of Accord Estate Private Limited.
- (h) Undertaking dated 3rd October, 2015 and registered with the Sub-Registrar of Assurances under Serial No. BBE/5-3487-2015 by Mr. Ravindra More on behalf of Mr. Thomas Rajan being the director of Accord Estates Private Limited.
- (i) Indemnity Bond dated 15th February, 2017 and registered with the Sub-Registrar of Assurances under Serial No. BBE/2-2156-2017 by Mr. Ravindra More on behalf of Thomas Rajan being the director of Accord Estates Private Limited.



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- (j) Undertaking dated 20th April, 2017 and registered with the Sub-Registrar of Assurances under Serial No. BBE/3-2466-2017 by Mr. Ravindra More on behalf of Thomas Rajan being the director of Accord Estates Private Limited.

IX. LITIGATION:

The following proceedings are pending against Accord before the Bombay City Civil Court for final hearing and disposal, viz.,

- (a) Suit No.129 of 2010; and
(b) Suit No.3079 of 2013.

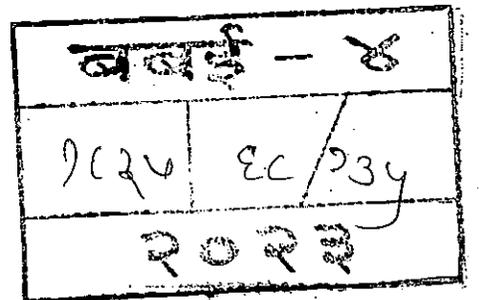
We have been informed by Runwal that there have been no orders, judgements, injunctions passed by any court against the title of Runwal to the Property or the redevelopment of the Property.

X. MISCELLANEOUS:

7. We have issued public advertisement in The Free Press Journal and Navshakti on 24th April, 2017 inviting claims / objections in respect of the Property and till date we have not received any objections / claims thereto.
8. By and under the said Declaration, Runwal has *inter-alia* confirmed that;
- (a) That there are no contingent liabilities in the accounts of Runwal which may affect the development of the Property;
- (b) Save and except as mentioned herein, there are no pending litigations or any *lis pendens* in respect of the Property; and
- (c) Save and except as mentioned herein, there are no agreements, memorandum of understanding, documents and/or any writings in favour of any third parties whereby any rights in the Property or any part thereof and/or any built up areas therein have been granted and in the event there is any such agreements, memorandum of understanding, documents and/or any writings, the same is non-est and no longer valid, subsisting and/or binding upon Runwal.
- (d) There are no Government Dues pending in respect of the Property or any portion thereof.
9. For the purposes of this Report on Title, we have made certain assumptions which are set out in the Second Schedule hereto.

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[Handwritten Signature]
[Handwritten Signature]

Purchaser/s

Developers

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XI. CONCLUSION:

Subject to what is stated hereinabove, in our opinion, Accord Estate Private Limited is the owner of the Property and has clear and marketable title to the Property and Runwal Realty Private Limited has the joint development rights with respect to Free Sale Building in the Property on the terms and conditions contained in the Joint Development Agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO
(Description of the Property)

All that piece and parcel of freehold land admeasuring 5045.96 square meters, forming part and parcel of all that piece and parcel of freehold plot of land admeasuring 8627.99 square meters bearing C.S. No. 662 of Parel-Sewree Division and registered in the Books of the Collector of Land Revenue under New No. 14264 New Survey No. 3/2468, situate at Parel without the Fort of Bombay in the Registration District and Sub-District of Bombay City and Bombay Suburban and touching the Parel Tank Road now known as G.D. Ambekar Marg on the North East side thereof and bounded as follows:

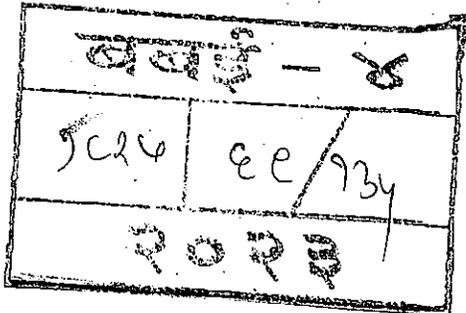
- On the East : C.S. No. 663;
- On the West : G.D. Ambekar Road previously known as Parel Tank Road;
- On the North : Property bearing C.S. No. 661;
- On the South : Property bearing C.S. No. 2/663 of Parel-Sewree Division

THE SECOND SCHEDULE ABOVE REFERRED TO

1. *This Report on Title is for the limited purpose of expressing our opinion on the matters mentioned herein and is issued under the instructions of Runwal Realty Private Limited and meant only for the perusal and use of Runwal Realty Private Limited to whom it is issued and should not be relied upon by any other person or persons or for any purpose other than the aforesaid.*
2. *This Report on Title is based on the information given to us pursuant to the documents and statements submitted, furnished and produced before us from time to time during the course of our due diligence.*
3. *While conducting our due diligence exercise, we have assumed the genuineness of all signatures, the authenticity and completeness of all documents submitted to us and the conformity with the originals of all documents supplied as copies. In addition, we have assumed and have not verified the accuracy as to factual matters of each document we have reviewed.*



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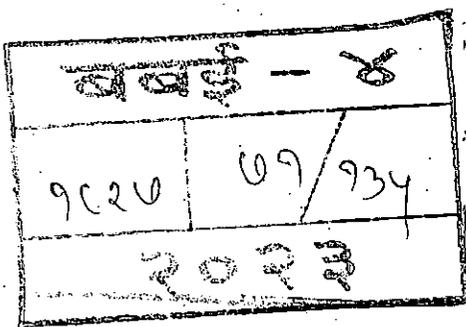
Handwritten signatures: Ambekar, Sonshirke

Annexure "A"

LIST OF DOCUMENTS			
SR. NO.	DATE	PARTICULARS	Original / Attested / Copy / Photocopy / Duplicate
A. TITLE DOCUMENTS			
1.	7 th April 1945	Indenture of Conveyance dated 7 th April 1945 executed between Khatizabai (therein referred to as "the Executrix" of the First Part), Khatizabai in her personal capacity (therein referred to as the "said Khatizabai" of the Second Part) and Aishubai (therein referred to as "the said Aishubai" as the Third Part), registered under Serial No. BOM 2021 of 1945 with the Sub-Registrar of Assurances at Bombay.	Photocopy
2.	31 st March 1951	Indenture dated 31 st March 1951 executed between Aishubai (therein referred as "the Wakf" of the One Part) and (1) Aishubai, (2) Khatizabai, (3) Ahmed Mohamed Ibrahim and (4) Ebrahim Mahomad Ibrahim (therein collectively referred as "the Mutavalis" of the Other Part), registered under Serial No. BOM/2755 of 1951 with the Sub-Registrar of Assurances at Bombay.	Photocopy
3.	29 th May 1979	Deed of Appointment dated 29 th May 1979 executed by Mohamed Iqbal Suleman Merchant (therein referred to as "the Retiring Trustee" of the First Part) and Khatizabai (therein referred to as "The Continuing Trustee" of the Second Part) and Ebrahim Mohamed Ibrahim (therein referred to as "the New Trustee" of the Third Part), registered under Serial No. BOM 1274/1/17 of 1979 with the Sub-Registrar of Assurances at Bombay.	Photocopy



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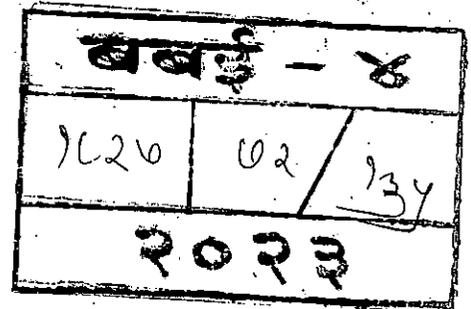


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4.	6 th February 1988	Indenture of Conveyance dated 6th February, 1988 executed between (1) Khatizabai, (2) Ahmed Mohamed Ibrahim, (3) Ebrahim Mahomad Ibrahim (therein collectively referred as the "Vendors" of the First Part), Mr. Amar Shanbag (therein referred to as "Confirming Party" of the Second Part) and Accord Estate Private Limited (therein referred as the "Purchaser" of the Third Part), registered under Serial No. BBE/311 of 1988 with the Sub-Registrar of Assurances at Bombay.	Photocopy
B. PROPERTY DETAILS			
1.	22 nd June 2007	D.P. Remarks issued by the Municipal Corporation of Greater Mumbai ("M.C.G.M."), bearing No. CHE/282/DPC dated 22 nd June, 2007, addressed to Accord, in respect of land bearing CTS No.662 of Parel Sewree Division in F/South Ward	Photocopy
2.	13 th August 2010	Property Register Card showing AEPL as owner of the said Larger Property.	Photocopy
C. MORTGAGE DOCUMENTS			
1.	31 st January 2012	Mortgage Deed dated 31 st January, 2012 executed between the Company (therein referred to as the "Borrower/Mortgagor No.1" of the First Part) Suraj Estate Developers Private Limited (therein referred to as the "Mortgagor No.2" of the Second Part) and Saraswat Co-operative Bank Ltd., (therein referred to as "Bank" of the Third Part) registered under Serial No. BBR-1 1147/1 - 2012 with the Sub-Registrar of Assurances, Mumbai	Photocopy
2.	29 th January 2013	Mortgage Deed dated 29 th January, 2013 executed between the Company (therein referred to as the "Borrower/Mortgagor No.1" of the First Part) Suraj Estate Developers Private Limited (therein referred to as the "Mortgagor No.2" of the Second Part) and Saraswat Co-	Photocopy

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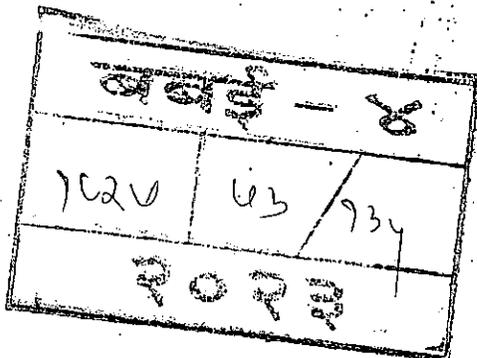


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		operative Bank Ltd., (therein referred to as "Bank" of the Third Part) registered under Serial No. BBE-5 488/7 - 2013 with the Sub-Registrar of Assurances, Mumbai	
3.	30 th December 2015	Indenture of Additional Mortgage dated 30 th December, 2015 executed between Accord Estates Pvt. Ltd. (therein referred to as the "Borrower/Mortgagor" of the First Part) and Saraswat Co-Operative Bank Limited (therein referred to as the "Bank" of the Second Part) and registered under Serial No. BBE-5 4778/1 - 78 of 2015 with the Sub-Registrar of Assurances, Mumbai	Photocopy
4.	27 th June, 2016	Reconveyance Deed dated 27 th June, 2016 and registered with the Sub-Registrar of Assurances under Serial No. BBE/3-4092-2016 executed between (i) Accord and (ii) Suraj Estate Developers Private Limited of the First Part and The Saraswat Co-operative Bank Limited of the Other Part, the Saraswat Co-operative Bank Limited reconveyed the Larger Property to Accord.	Photocopy
5.	10 th June, 2016	By an Indenture of Mortgage executed between Runwal Realty Private Limited (therein referred to as "the Mortgagor") of the One Part and ICICI Bank Limited (therein referred to as "the Mortgagee") of the Other Part and registered with the Sub-Registrar of Assurances, Mumbai City-3, Mumbai under Serial No. BBE3-3805-2016 on 10 th June, 2016, the Mortgagor inter alia, created a mortgage on the Property as also on the free sale area coming to its share as the developer of the Property.	Photocopy
D. PERMISSIONS, APPROVALS, CONSENTS AND SANCTIONS			
1.	22 nd August 1990	Letter dated 22 nd August 1990 issued by the Additional Collector, Competent Authority, Urban Land Ceiling (ULC), Greater Bombay to (1) Aishubai and (2) Khatizabai vide letter no. C/ULC/D.III/22/4202	Photocopy

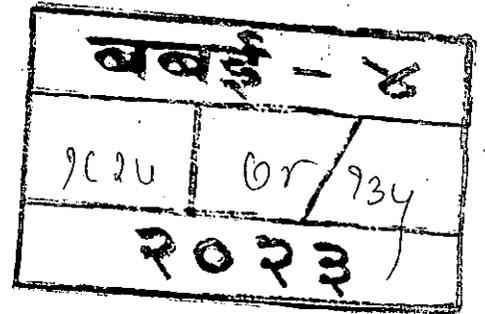


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2.	11 th July 1991	Affidavit - cum - Declaration made by Mr. Thomas Rajan dated 11 th July 1991 in respect of the tenants occupying the said Larger Property.	Photocopy
3.	9 th February 1996	No Objection Certificate (NOC) issued by MHADA in favour of Accord in respect to Redevelopment at the said Larger Property, vide letter no. R/NOC/F/448/545 dated 9 th February 1996 subject to the terms and conditions mentioned therein	Photocopy
4.	28 th October 2006	Application dated 28 th October 2006 from Accord to Mumbai Repairs and Reconstruction Board (MBR&RB) requesting to issue No Objection Certificate for IOD.	Photocopy
5.	15 th March 2007	No Objection Certificate (NOC) issued by MBR&RB in favour of Accord in respect to Redevelopment at the said Larger Property with FSI 2.5, vide letter no. R/NOC/F/448/1181 dated 15 th March 2007 subject to the terms and conditions mentioned therein.	Photocopy
6.	15 th March 2007	Tenant List bearing Serial No. R/NOC/F448/1181/MBRRB and dated 15 th March 2007 certified by MBR&RB.	Photocopy
7.	9 th June 2008	Letter dated 9 th June 2008 vide serial No. R/NOC/F-448/2356/MBRRB-08 from MBR&RB to Accord extending the validity of the NOC issued by MBR&RB upto 14 th March 2009.	Photocopy
8.	9 th September 2009	Modified No Objection Certificate issued by MHADA in favour of Accord in respect to the redevelopment of the property, vide letter no. R/NOC/F-448/3781/MBRRB-09 dated 9 th September 2009 subject to the terms and conditions mentioned therein.	Photocopy
9.	31 st March, 2014	Tax Clearance Certificates for property taxes paid upto 30 th September, 2015 and repair cess paid upto 31 st March, 2014.	Photocopy
10.	2 nd September 2014	Independent Auditors Report of Accord by Auditor, Bhuwania & Agarwal Associates dated 2 nd September 2014.	Photocopy



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11.	13 th May 2015	Letter from Saraswat Bank stating the Balance Outstanding in the O/d and term loan accounts of Accord as on 12 th May 2015.	Photocopy
12.	Jan-Feb 2014-2015	Water Bills issued by BMC to Accord upto January-February 2014-2015.	Photocopy
13.	26 th August, 2015	Revalidated Plans with base FSI of 2.5 vide IOD duly amended on 3 rd September, 2015 and IOD duly amended on 26 th August, 2015.	Photocopy
14.	12 th October, 2015	Revised MHADA NoC sanctioning 3.00 FSI subject to the terms and conditions mentioned therein.	Photocopy
15.	20 th February, 2008	Intimation of Disapproval Certificates (IOD) for the said Larger Property.	Photocopy
16.	15 th April, 2009	Commencement Certificates (CC) for the said Larger Property with the last endorsement dated 26 th February, 2013 for wing 7 of the Rehab building upto the 6 th Floor.	Photocopy
17.	27 th October, 2015	Occupancy Certificates (OC) for building No. A, wing no. 1 ground to 8 th floor (part east side) and wing no. 7 ground to 8 th floor of the Rehab component on the said Larger Property.	Photocopy
18.	7 th March 2013	Letter from the Government of India, Office of the Component Authority to Accord vide letter no. 189.NMA 2011/CA/Accord - CRPS/1532 inter alia stipulating the demarcation of prohibited and regulated area of the Nationally Protected Monument "Monolithic Bas Relief-Depicting Shiva" at Parel, in proximity of the said Larger Property.	Photocopy
19.	8 th May 2013	Eviction Notices to tenants by MHADA dated 8 th May 2013.	Photocopy
20.	30 th December, 2016	Letter bearing Ref. no. EB/2377/FS/A, addressed to M/s. Archvision Architects, by the MCGM, the Executive Engineer, Building Proposals (City)III gave his approval for the amended plans in respect to the proposed redevelopment on the property bearing CS no. 662 Parel Sewree	Photocopy



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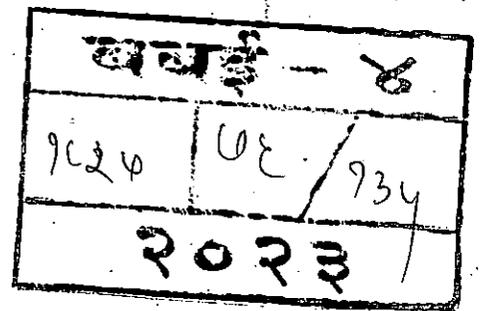
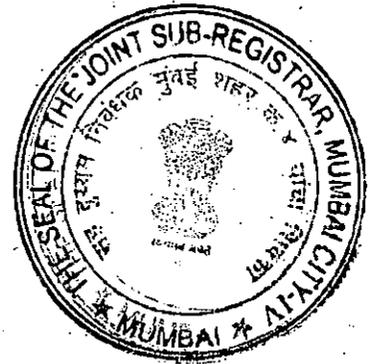
Handwritten signatures: *Abdulca...* and *Bongshirke*

		Division(Rehab. Building A) subject to certain condition as stated therein.	
21.	16 th December, 2015	Commencement Certificate issued by the Municipal Corporation of Greater Mumbai in favour of Accord for construction upto the plinth level for the sale buildings B, C and D as per the amended approved plans dated 26 th August, 2015 on the terms and conditions therein.	Photocopy
22.	17 th May, 2017	Endorsement and extension of the Commencement Certificate issued by the Municipal Corporation of Greater Mumbai dated 16 th December, 2015 for construction upto the top slab of the 3 rd podium, as per the amended approved plans dated 7 th April, 2017 on the terms and conditions therein.	Photocopy
E. SEARCHES			
1.	6 th May, 2017	Search Report dated 6 th May, 2017 issued by Chandrashekhar Athalye.	Photocopy.

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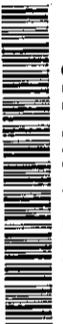


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Annexure "B"

List of Original Documents deposited with ICICI Bank

1. Original Indenture of Conveyance dated 7th April 1945 executed between Khatizabai (therein referred to as "the Executrix" of the First Part), Khatizabai in her personal capacity (therein referred to as the "said Khatizabai" of the Second Part) and Aishubai (therein referred to as "the said Aishubai" as the Third Part) and registered with the Sub-Registrar of Assurances at Bombay under Serial No. BOM 2021 of 1945;
2. Original Indenture dated 31st March, 1951 made between the said Aishubai, widow of Mahomed Saleh Haji Jackeria Patel (therein referred to as "the Wakif") of the One Part and (1) Aishubai, (2) Khatizabai and (3) Ahmed Mahomed Ibrahim (therein referred to as "the Mutavallis") of the Other Part and registered with the Sub-Registrar of Assurances under Serial No. BOM/2755 of 1951;
3. Original Indenture of Conveyance dated 6th February, 1988 executed between (1) Khatizabai, (2) Mutavallis of the Trust i.e, Ahmed Mohamed Ibrahim (3) Ebrahim Mahomad Ibrahim (therein collectively referred as the "Vendors" of the First Part), Amar Shanbag (therein referred to as "Confirming Party" of the Second Part) and Accord Estate Private Limited (therein referred as the "Purchaser" of the Third Part) and registered with the Sub-Registrar of Assurances under Serial No. BBE/311 of 1988;
4. Original Joint Development Agreement dated 10th June, 2016 and registered with the Sub-registrar of Assurances under Serial No. BBE-3-3802 of 2016;
5. Original Indenture of Mortgage executed between Runwal Realty Private Limited (therein referred to as "the Mortgagor") of the One Part and ICICI Bank Limited (therein referred to as "the Mortgagee") of the Other Part and registered with the Sub-Registrar of Assurances, Mumbai City-3, Mumbai under Serial No. BBE3-3805-2016 on 10th June, 2016;



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Developers

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Shankha

Purchaser/s



NIRVANA 083

Form No. 1001
Register No. 100
Page No. 15

FORM PREPARED BY THE JOINT SUB-REGISTRAR, MUMBAI
(Prepared under Section 102 of the Maharashtra Land Revenue Act, 1948)

File No.
Valuated by: 2201 A. B. KHOSLA

1. Street No.	2. Name of Street or Locality	3. Street No.	4. Central Survey No.	5. House No.	6. Subdivision Survey No.	7. Collector's No. or Collector's Post. Roll No.
52, 53A	PIREL TREN ROAD	"A" 202 203 202(1), 202(1A) 210, 201, 210A, 211, 211A	412	101A	243, 2/104	1004, 1004(1) (C.B.N. 100, 1001)
1. Street Name		10. Name of Person to whom Transferred		11. Date of Acquisition by Present Owner		12. Particulars of Title
[102.1.1] 52, 53A		(A) - (TRANSFER BY REGISTERED SALE DEED) MUMBAI PATRIAL		(A) - (DEED NO. 2201) FOR TRANSFER BY A. B. KHOSLA FROM THE PREVIOUS OWNER TO SALES PATEL TO "A" IN CL. 10 FOR Rs. 5,00,000/- vide G.S. 22, 22A & 22B.		- Nil -
(B) - (TRANSFER BY REGISTERED SALE DEED) MUMBAI PATRIAL & WHO WASTERS (MUMBAI)		(B) - (DEED NO. 2103) DEED OF TRUST (REGISTERED) OF 21.11.1958 FROM "A" TO "B" IN CL. 10 FOR THE VALUE OF THE ONE PART AND "A, B, C" IN CL. 10 FOR THE PARTIALITY OF THE OTHER PART. THE ALSO R.S. 10,000 OF THIS DEED. (REGISTERED VALUE BY R.S. 1, 10, 000/-) 20/07/51		(C) - (DEED NO. 2111) DEED OF CONVEYANCE OF A. B. KHOSLA FROM "B, C" IN CL. 10 TO "D" IN CL. 10 FOR Rs. 5,00,000/- vide G.S. 1, 10, 000/- 20/07/51.		
13. Original Grant Date Sect. 11 Act		14. Taken from Public Notice Entry No.		15. Grant Date Sect. 11 Act	16. Special/General Initial	
- Nil -		- Nil -		- Nil -	(A) - 20/07/51, 21.11.58/21.11.58 2201/1004 A. B.	
17. Remarks						
- Nil -						

Name of Applicant: 2201/1004 A. B. KHOSLA
Date of Application: 24/04/2015
Fee recovered: Rs. 20000.00
Reference of Issue: 101040201511.
Date of Issue: 22 APR 2015

(Notwithstanding "1" brackets show entry deleted)
Note - This is a true copy of the extract of G.S. Register which forms part of this office record and the area of the property referred to therein is 107.41 Sq. meters.
(1004, 1004(1) 1004(1A) 1004(1B) 1004(1C) 1004(1D) 1004(1E) 1004(1F) 1004(1G) 1004(1H) 1004(1I) 1004(1J) 1004(1K) 1004(1L) 1004(1M) 1004(1N) 1004(1O) 1004(1P) 1004(1Q) 1004(1R) 1004(1S) 1004(1T) 1004(1U) 1004(1V) 1004(1W) 1004(1X) 1004(1Y) 1004(1Z) 1004(1AA) 1004(1AB) 1004(1AC) 1004(1AD) 1004(1AE) 1004(1AF) 1004(1AG) 1004(1AH) 1004(1AI) 1004(1AJ) 1004(1AK) 1004(1AL) 1004(1AM) 1004(1AN) 1004(1AO) 1004(1AP) 1004(1AQ) 1004(1AR) 1004(1AS) 1004(1AT) 1004(1AU) 1004(1AV) 1004(1AW) 1004(1AX) 1004(1AY) 1004(1AZ) 1004(1BA) 1004(1BB) 1004(1BC) 1004(1BD) 1004(1BE) 1004(1BF) 1004(1BG) 1004(1BH) 1004(1BI) 1004(1BJ) 1004(1BK) 1004(1BL) 1004(1BM) 1004(1BN) 1004(1BO) 1004(1BP) 1004(1BQ) 1004(1BR) 1004(1BS) 1004(1BT) 1004(1BU) 1004(1BV) 1004(1BW) 1004(1BX) 1004(1BY) 1004(1BZ) 1004(1CA) 1004(1CB) 1004(1CC) 1004(1CD) 1004(1CE) 1004(1CF) 1004(1CG) 1004(1CH) 1004(1CI) 1004(1CJ) 1004(1CK) 1004(1CL) 1004(1CM) 1004(1CN) 1004(1CO) 1004(1CP) 1004(1CQ) 1004(1CR) 1004(1CS) 1004(1CT) 1004(1CU) 1004(1CV) 1004(1CW) 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22 APR 2015
9220 UC 234
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Purchaser/s

ANNEXURE "B"

ANNEXURE "C"

EC-48

BM/PP-1494-2004-15 000 Forms.

Form 346
88

in replying please quote No. and date of this letter.

Ex. Eng. Bida, Proposed (City) ER
E. Ward Municipal Office, 1st Floor,
10, A. N. Road, Colaba, Mumbai - 400006

Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.

No. E.B./CE/ EB/2379/PA/L BS/A of 200 - 200

MEMORANDUM

Shri. Ashok Keshavnagar Pvt. Ltd.
Shri. Ashok Keshavnagar Building,
Shri. Ashok Keshavnagar Colony, Malviya
Road, Mumbai - 400016

Municipal Office,
Mumbai 02/12/2008

With reference to your Notice, letter No. 1076 dated 5.12.2007 200 and delivered on 5.12.2006 200 and the plans, Sections Specifications and Description and further particulars and details of your buildings Plot bearing C.S.No. 442 of Parcel No. 1076 of the land furnished to me under your letter, dated 5.12.2006 200. I have to inform you that in view of the pending or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval by the following reasons:-

A) THAT THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL.

1. That the commencement certificate under Section 44/68(1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
2. That the builder / developer / owner shall not prepare a "debris management plan" showing the prospective quantum of debris likely to be generated, arrangements for its proper storage at the site, transportation plan of the agency appointed for the same, with numbers and registration numbers of vehicles to be deployed and the final destination where the debris would be unloaded by them and submit the same to the Zonal Executive Engineer of S.W.M. Department and the same shall not be got approved before demolition of existing building or commencing any construction activity.
3. That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation No.36(27).
4. That the low lying plot will not be filled up to a reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murrum, earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side, before starting the work.

Contd....- 2(a) -



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A. Adulkar
Smghirke

() That proper gutters and down pipes are not intended to be put to prevent water dropping from the eaves of the roof on the public street.

() That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at any time before the 26th day of Feb 2003 but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

[Signature]
Executive Engineer, Building Proposals,
Zone, City ~~W~~Wards.

SPECIAL INSTRUCTIONS

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

(2) Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon, and vested in the Commissioner by Section 346 of the said Act.

~~(3) Under Section 152 of the Act, the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.~~

~~(4) Your attention is invited to the provision of Section 353-7, about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to levy penalty for non-compliance under Section 471, if necessary.~~

~~(5) Proposed date of commencement of work should be communicated as per requirements of Section 347(1)(aa) of the Bombay Municipal Corporation Act.~~

(4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.

(5) Your attention is further drawn to the provision of Section 353-7, about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to levy penalty for non-compliance under Section 471, if necessary.

(6) Proposed date of commencement of work should be communicated as per requirements of Section 347(1)(aa) of the Bombay Municipal Corporation Act.

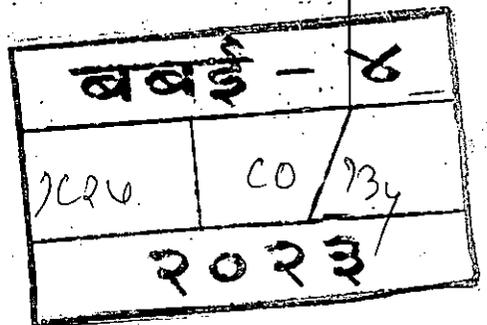
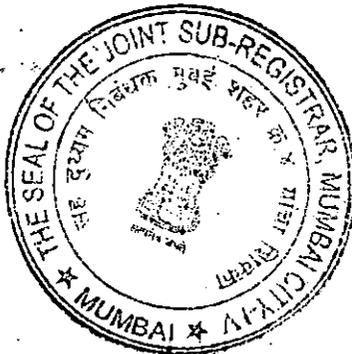
(7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburban District.

(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes accompanying this Intimation of Disapproval.



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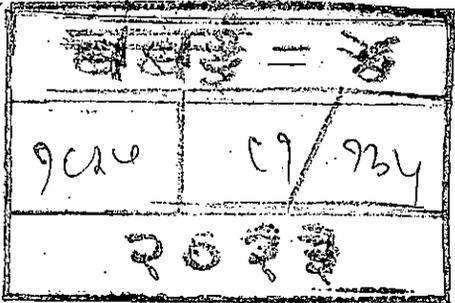


[Signature]
[Signature]

Contd. (A)

5. That the specifications for layout/ D.O. for access roads, development of setback land will not be obtained from E.E. Road, (Construction) (City) before starting construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D., the completion certificate will not be obtained from E.E. (R.C)/E.E. (S.W.D.) of City before submitting building completion certificate.
6. That the structural engineer will not be appointed. Supervision memo as per Appendix-XI [Regulation 5(3) (ix)] will not be submitted by him.
7. That the structural design and calculations for the proposed work accounting for seismic analysis as per relevant I.S. Code and for existing building showing adequacy thereof to take up additional load along with bearing capacity of the soil strata will not be submitted before C.C.
8. That the regular/sanctioned/proposed lines and reservation will not be got demarcated at site through A.E. (Survey)/ E.E. (F&C)/ E.E. (D.R.)/ D.L.R. before applying for C.C.
9. That the sanitary arrangements shall not be carried out as per Municipal Specifications and drainage layout will not be submitted before C.C.
10. That the Registered Undertaking and additional copy of plan shall not be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate will not be obtained from Ward Office before demanding C.C. and that the ownership of the setback land will not be transferred in the name of M.C.G.M. before C.C.
11. That the Agreement with the existing tenant along with the plan will not be submitted before C.C.
12. That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents, to the occupiers and an Undertaking regarding no nuisance will not be submitted before C.C. starting the work.
13. That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.
14. That the basement will not comply with the Basement Rules and Regulation and Registered Undertaking for not raising the basement will not be submitted before C.C.
15. That the qualified/Registered Site supervisor through Architect/Structural Engineer will not be appointed before applying for C.C.
16. That All Dues Clearance Certificate from A.E. W.M. & S.W. to Ward shall not be submitted before issue of C.C.
17. That the true copy of the sanctioned layout (sub-division) amalgamation approved under No. EB/1825/FS/A dated 22.02.2008 along with the T. & C. thereof will not be submitted before B.C.C.

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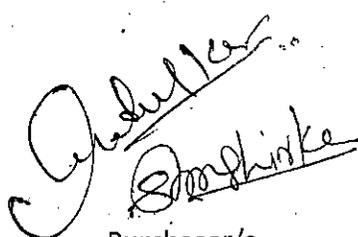
- 18. That the premium/deposits as follows will not be paid -
 - a. Deposit for basement
 - b. Development charges as per M.R. & T.P. (Amendment) Act, 1992
 - c. Balcony enclosure fees.
 - d. Insecticide charges
 - e. Deficient width of staircase
 - f. Payment of advance for providing treatment of construction site to prevent epidemic like dengue, malaria etc. to insecticide charges F/South Ward.
- 19. That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall not be submitted before asking for C.C.
- 20. That the work will not be carried out strictly as per approved plan and in conformity with the D.C. Regulations in force.
- 21. That the N.O.C. from Tree authority shall not be submitted before asking for plinth C.C.
- 22. That the Registered Undertaking shall not be submitted for agreeing to pay the difference in premium paid and calculated as per revised land rates.
- 23. That the Janata Insurance policy or policy to cover the compensation claims arising out of Workmen's Compensation Act 1923 will not be taken out and a copy of the same will not be submitted before asking C.C. and renewed during the construction of work.
- 24. That the N.O.C. from B.E. STN of sub-station shall not be submitted.
- 25. That the fresh Tax Clearance Certificate from A.A. & C ' F/South ' Ward shall not be submitted.
- 26. That the letter from MHADA stating all shelling-all tenants have given their irrevocable consent shall not be submitted.
- 27. That letter from M.B.R. & R. Board confirming the exact surplus area to be surrendered to M.B.R. & R. Board shall not be submitted and amended plans shall not be submitted and got approved accordingly.
- 28. That the Regd. U.T. against misuse of pocket terrace / part terrace / stilt shall not be submitted.
- 29. That the footpath in front of plot shall not be repaired / restored once in a year or before occupation whichever is earlier.
- 30. That the Indemnity bond against nuisance due to contravening toilets shall not be submitted.
- 31. That the Indemnity Bond indemnifying M.C.C.M. against all liabilities, claims, arising out of ownership of plot shall not be submitted.
- 32. That the registered Power of Attorney shall not be submitted.
- 33. That the U.L.C. affidavit and Regd. U.T. for U.L.C. shall not be submitted.
- 34. That the remarks from H.E. Department shall not be submitted.

NIRVANA 083

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 Purchaser/s

35. That the debris shall not be dumped on the Municipal ground only.
36. That the board displaying the details of development of the work shall not be displayed at site.
37. That the necessary remarks for training of mulla / construction of S.W.D will not be obtained from Dy.Ch.Eng.(S.W.D) City and Central Cell before asking for plan to C.C.
38. That the N.O.C. from Dy.Ch.E.(S.P.) P&D for proposed sewer line shall not be submitted before C.C.
39. That the plot boundary shall not be got demarcated from C.S.E.R. and demarcation certificate shall not be submitted to this office.
40. That the copy of PAN card of the applicant shall not be submitted before C.C.
41. That the precautionary measures to avoid dust nuisance such as erection of G.I. sheet screens at plot boundaries upto reasonable height shall not be provided before demolition of existing structures at site.
42. That the revalidation of U.L.C. N.O.C. shall not be submitted before C.C.
43. That the construction activity for work of necessary piling shall not be carried out by employing modern techniques such as rotary drilling, micropiling etc. instead of conventional jack and hammer to avoid nuisance damage to adjoining buildings.
44. That the N.O.C. from MHADA shall not be submitted before C.C.
45. That the N.O.C. from E.E.T.C. shall not be obtained for the parking before C.C.
46. That Regd. U/T for minimum Nuisance during construction activity shall not be submitted before C.C.
47. That the work shall not be carried out between 7.00 A.M. to 7.00 P.M. only.
48. That the G.I. Sheet screens at plot boundaries upto adequate height to avoid dust nuisance shall not be provided before demolition of existing building.
49. That the precautionary measures to avoid nuisance due to dust such as providing G.I. Sheets at plot boundaries upto reasonable height shall not be taken.
50. That the C.C. shall not be asked to make payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc. Is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by insecticide Officer for inspection of water tanks by providing safe and stable ladder, etc. And requirements as communicated by the Insecticide Officer shall be complied with.
51. No main beam in R.C.C. framed structure shall not be less than 230 mm wide. The size of the columns shall also not be governed as per the applicable I.S. codes.

NIRVANA 083



Subedar
Amshirka

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2023			

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52. All the cantilevers (Projections) shall not be designed for five times the load as per IS Code 1993-2002 including the columns projecting beyond the wall for carrying the overhead water storage tank, etc.

53. In R.C.C. framed structures, the external walls shall not be less than 230 mm if in brick masonry or 150 mm. autoclaved cellular concrete block masonry excluding plaster, thickness as circulated under No. CE/PO/11945/L of 2.2.2006.

54. That the remarks regarding formation level from Road Department shall not be submitted.

55. That Regd. J/T for handing over setback area for the balance portion of the plot not covered under this proposal as & when required by M.C.G.M. shall not be submitted.

56. That the final order that may be passed by Hon'ble Supreme Court in pending SLPs shall not be obeyed.

57. That the order of Supreme Court to not to claim any equity in respect of construction if any, made as per permission granted shall not be agreed upon.

58. That the order of Supreme Court to not to grant third party right without leave of court shall not be agreed upon.

59. That the specification & design of Rain Water Harvesting scheme as per the State Govt's directives u/No.TPS-4307/396/CR-124/2007/UD-11 dated 6th June 2007 shall be submitted.

60. That the N.O.C. from M.O.E.F. is not submitted.

61. That C.C. for rehabilitation of tenancy buildings shall not be obtained before of simultaneously with the sale building under reference.

(B) THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE :

1. That the requirement of N.O.C. from C.A., U.L.C.&R. Act, will not be complied with before starting the work above plinth level.

2. That the plinth dimensions shall not be got checked from this office before asking for further C.C. beyond plinth.

3. That the Structural stability certificate through Regd. Structural Engineer regarding stability of constructed plinth shall not be submitted before asking for C.C. beyond plinth.

4. That the elevation treatment plan shall not be submitted & got approved.

5. That the design of road crest and construction of roads upto sub grade level shall not be submitted.

6. That the construction of road including storm water drain and path shall not be constructed.

7. That the compliance of necessary remarks for training of nalla / construction of SWD will not be submitted before granting full C.C. for the said building.



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Handwritten signatures of 'Adulkar' and 'Amthike'.

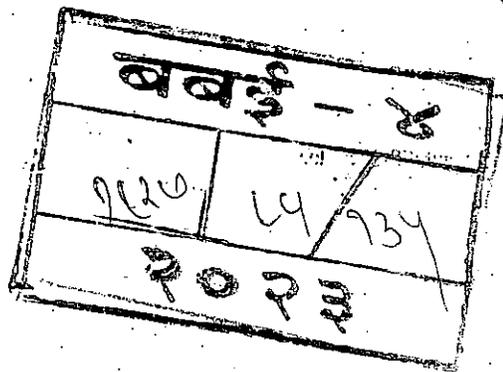
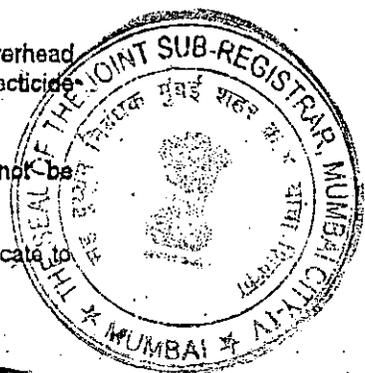
NIRVANA 083

(C) THE FOLLOWING GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE GRANTING O.C.C. TO ANY PART OF THE PROPOSED BUILDING :

1. That the conditions mentioned in the clearance under No.C/ULC/D-III/2/4202 dated 22.08.1990 obtained from Competent authority under U.L.C. & R. Act, 1976 will not be complied with.
2. That the separate vertical drain pipe, soil pipe with a separate gully trap, water main, O.H. Tank, etc. for Maternity Home/Nursing Home, user will not be provided and the drainage system of the residential part of the building will not be affected.
3. That some of the drains will not be laid internally with C.I. Pipes.
4. That the dust-bin will not be provided as per C.E.'s circular No.CE/9297/II of 26-6-1978.
5. That the surface drainage arrangement will not be made in consultation with E.S.(SWD) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.C.C.
6. That 10'-0" wide paved pathway upto staircase will not be provided.
7. That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon and will not be leveled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.
8. That the name plate/Board showing Plot No., name of the building etc. will not be displayed at a prominent place.
9. That carriage entrance shall not be provided.
10. That the parking spaces shall not be provided as per D.C. Regulation No 35.
11. That B.C.C. will not be obtained and I.O.D. and debris deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.
12. That the N.O.C. from Inspector of Lifts, P.W.D., Maharashtra, will not be obtained and submitted to this office.
13. That the Drainage completion certificate from (S.P.)(P&D)City for provision of Septic Tank/Soak pit will not be submitted.
14. That the Drainage completion Certificate from A.E.(B.P.) City for House drain will not be submitted & got accepted.
15. That every part of the building construction and more particularly overhead tank will not be provided as with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
16. That final N.O.C. from MHADA/ C.F.O./ Tree Authority shall not be submitted before asking for occupation permission.
17. That the compliance of N.O.C. from H.E will not be made and certificate to that effect will not be submitted.



NIRVANA 083



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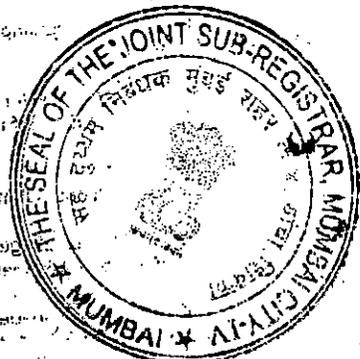
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- 18. That the vermiculture bins for the disposal of wet waste as per design and specifications of organization or companies specialized in this field as per list furnished by Solid Waste Management of M.C.G.M. shall not be provided.
- 19. That the installation of Rain Water Harvesting scheme as per the State Govt's directives U.No. TPB-4307/396/GR-124/2007/JD-11 dated 5th June 2007 shall not be provided before applying for occupation permission.
- 20. That the B/C.C./ Full Occupation Certificate shall not be obtained for rehab building before or simultaneously with the sale building under reference
- 21. That the transit camp shall not be demolished.

(D) THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE

- 1. That certificate under Section 270-A of M.M.C. Act will not be obtained from H.E.'s Department regarding adequacy of water supply.

[Signature]
 Executive Engineer
 Building Proposals (City)-III



पत्र - ४	
१८२०	८२/१३५
२०२३	

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[Signature]
[Signature]



NIRVANA 083

ANNEXURE "D"

Form: 5000 (Gen-585:21-4,60) DyChE(BP)-1

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. EEBPCI/2379 HF 1A of 16/12/15

COMMENCEMENT CERTIFICATE

To,
M/S. Accord. Estate Pvt. Ltd.
15-B Mahim Mata Building
Marine Nagar Colony Mahim
Mumbai 400016

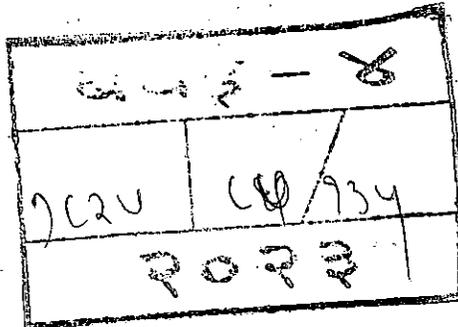
Ex. Eng. Bldg. Proposal (City) III
New Municipal Building, C. S. No. 255 E,
Opp. Wadgaon Chowk, Vidyapeeth Marg,
Opp. Hanuman Mandir,
Salt Pan Road, Antehill, Vardola (East),
Mumbai - 400 037.

Sir,

With reference to your application No. 6543 dated 11/11/2006 for Development Permission and grant of Commencement Certificate under Section 44 and 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development for Redevelopment of property bearing C.S. No. 662 Parel-Scitech Division at G.D. Ambekar Marg Salt Building B.C.U.D. and building permission under section 345 of the Bombay Municipal Corporation Act, 1988, to erect a building in Building No. B.C.U.D. on Plot No./C.S. No. 662 Division/Village/Town Planning Scheme No: --- Situated at Road/Street G.D. Ambekar Marg Ward FB the Commencement Certificate/Building permit is granted on the following conditions:-

- 1) The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
- 2) That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
- 3) The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop land which does not vest in you.
- 5) This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years; provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- 6) This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai, if:-
 - a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanction plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresenting and the applicant and every person deriving title through or under his in such an event shall be deemed to have carried out the development work in contravention of Sec 43 & 45 of the Maharashtra Regional and Town Planning Act, 1966.

P.T.O.



[Handwritten Signature]
[Handwritten Signature]



7) The conditions of this Certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successor and every person deriving title through or under him.

8) The Municipal Commissioner has appointed Shri. D. B. Chaklala Assistant Engineer, to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This Commencement Certificate is valid upto 15/12/16

1) This cert. Issued upto plinth level 1st floorment top for said Building B, C & D as per amended Approved plan dated 26/8/2015

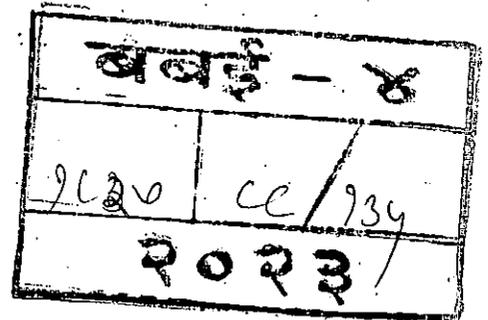
For and behalf of Local Authority
The Municipal Corporation of Greater Mumbai.

[Signature]
Assistant Engineer
Building Proposals (City)/(R&R) ✓

For MUNICIPAL COMMISSIONER FOR GREATER MUMBAI.



NIRVANA 083



[Signature]
[Signature]



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/CTY/1413/F/S/337(NEW)

COMMENCEMENT CERTIFICATE

To, ACCORD ESTATES PVT.LTD. FLAT NO. 15B 3RD FLOOR MAHIM MATA BUILDING MARINAGAR COLONY MAHIM WEST

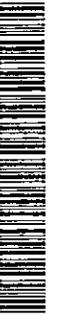
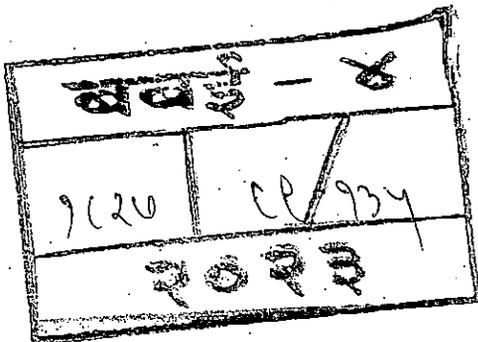
Sir, With reference to your application No. CHE/CTY/1413/F/S/337(NEW) Dated. 6/5/2017 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 6/5/2017 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. 00 C.T.S. No. 662 Division / Village / Town Planning Scheme No. PAREL SEWRI situated at G.D. AMBEKAR Road / Street in F/South Ward.

The Commencement Certificate / Building Permit is granted on the following conditions -

- 1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. DNYANESHWAR B CHHALLARE Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 15/12/2017



NIRVANA 083

Developers

Page 84 of 95

Purchaser/s

Handwritten signatures of Akhila and Smitika

Issue On : 16/12/2015 Valid Upto : 15/12/2017

Remark :

This C.C. is issued up to plinth level i.e. basement top for sale building B, C, & D as per amended approved plan dated 26/08/2015

Approved By
Mr. V. T. Khot
Executive Engineer

Issue On : 17/5/2017 Valid Upto : 15/12/2017

Remark :

This CC is further endorsed & extended up to top slab of 3rd podium, as per amended approval plans dated 07.04.2017.

Document certified by
Dnyaneshwar B Chhallare
<dbcstruct@yahoo.co.in>

Name : Dnyaneshwar B
Chhallare
Designation : Assistant
Engineer
Organization : Municipal
Corporation of Greater
Mumbai
Date : 17-May-2017 14:
29:50

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

Assistant Engineer . Building Proposal

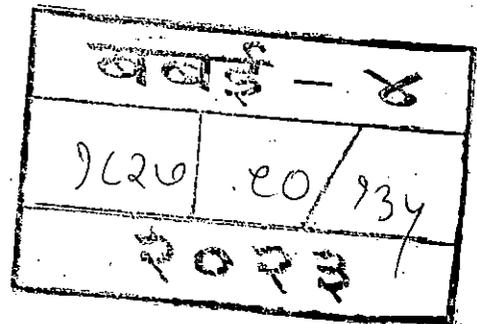
City F/South Ward

Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.



NIRVANA 083



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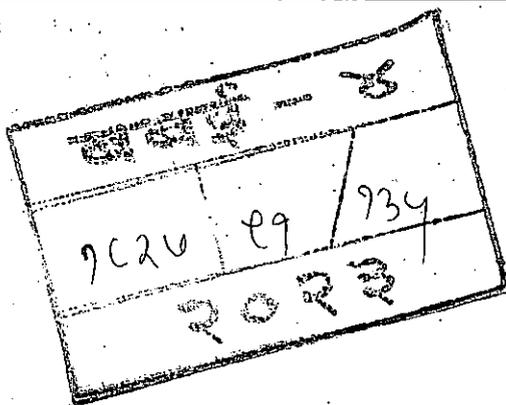
ANNEXURE "E"

Particulars of the said Flat / Premises

Sr. No	Particulars	Details
1.	Name of Purchaser/s	Mr. OMKAR VIJAY TENDULKAR Mrs. SIDDHI OMKAR TENDULKAR
2.	Address of Purchaser/s	B-1801, KHAPARIDEV CHS, G.D AMBEKAR ROAD PAREL, , MUMBAI, MAHARASHTRA, INDIA, 400012
3.	Description of the said Flat/ Premises	2,00BHK
4.	Project	NIRVANA
5.	Building Name	TOWER-1
6.	Wing	TOWER-1
7.	Floor	22
8.	Flat No.	T1-2201
9.	Carpets Area (sq.mtr. and sq. ft.) and an additional area of enclosed and/or open balcony and/or service area and/or open terrace appurtenant to the net usable area of the flat meant for exclusive use of the Purchaser/s.	• Carpet area of flat 67.45 Sqmt Area equivalent to 726.03Sq. Feet. • Area of enclosed balcony _____ Sq. Feet equivalent to _____ Sq. mtr carpet for which no additional consideration is payable.
10.	No. of Car Parks included in the Agreement	One
11.	Sale Consideration for said Flat/ Premises @ Carpet Area	Rs.20812619/-
12.	Deposits & Other charges	Rs. 582022/-
13.	PAN No. of Purchaser/s	AKAPT4765H, DGNPS9795C
14.	Details of Mortgage/Charge as referred in Recital (L) of the Agreement	As on date the said Property has been mortgaged to ICICI Bank Ltd for the Project Finance availed by the Owners.
15.	Consent U/s 14 of the RERA Act 2016 (or any similar provision under prevailing law)	To construct additional floors or reduce floors of the said Building, irrespective of whether such addition/reduction of floors is required as per prevailing rules & regulations; however, without affecting the area of the said Flat/Premises in any manner.
16.	Payment of GST	The Consideration amount currently is arrived at after considering the benefit of input credit under GST Laws. In case of non-availability of input credit, the Developer shall be entitled to increase the total consideration payable under the Agreement for Sale to the extent of the total cost (including all taxes, duties, charges and agreement value) that purchaser has agreed to incur in the GST regime as on the date of booking of the flat.



NIRVANA 083



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ANNEXURE "G"

Project: NIRVANA

Flat No. T1-2201 on FLOOR 22 Floor in "TOWER-1" Wing of "NIRVANA"

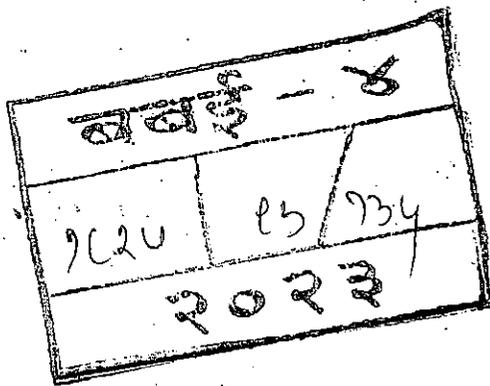
Rs.20812619/- (Rupees Two Crore Eight Lac Twelve Thousand Six Hundred Nineteen Only) Payment
Terms:

Sr. No.	Particulars	Amount	Schedule Date
1	EMR	Rs.483810	16-Dec-2022
2	INSTALLMENT 1	Rs.1597452	06-Jan-2023
3	INSTALLMENT 2	Rs.11863194	06-Jan-2023
4	ON POSSESSION	Rs.6868103	
	Total	Rs.20812619	

Plus GST and any other taxes as applicable



NIRVANA 083



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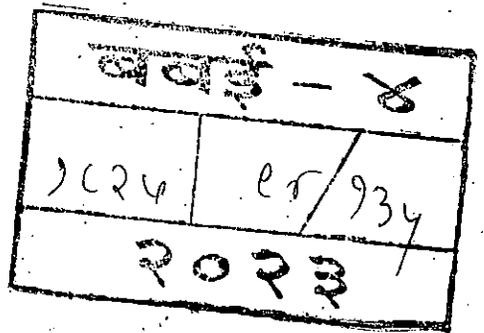
ANNEXURE "H"

Particulars		Amount in Rs.
1	Refundable deposit	100000
2	Legal Chgs, Share Money Applt, Entrance Fee, Formation and Regtn Of Society/Ltd Co or condominium	45651
3	SOCIETY MAINTAINANCE	261371
4	Non-Refundable charge for Debris Management	25000
5	PROPORTIONATE PROPERTY TAX FOR LAND UNDER CONSTRUCTION	150000
Total		582022

- * Towards Water, Electricity, Drainage and Sewage Charges.
- * Plus GST and any other taxes as applicable
- * Proportionate share of taxes and other charges includes proportionate property taxes for land under construction, water taxes, electric and meter transfer.
- * Society formation and registration charges also includes legal charges which consist expenses incurred for application and entrance and share money charges.
- * Estimated @ Rs. 15.00/- on Carpet Area for 24 months. Actual charges will be communicated at the time of possession.



NIRVANA 083



1. *Adella*
2. *Sonshirka*

ANNEXURE "1"

NIRVANA

INTERNAL AMENITIES:

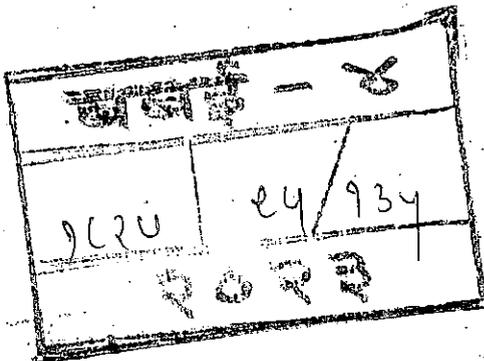
- VITRIFIED TILES IN ENTIRE FLAT
- DESIGNER SANITARY WARE & CP FITTINGS (BATHROOM)
- GRANITE PLATFORM & STAINLESS STEEL SINK (KITCHEN)
- ALUMINIUM SLIDING WINDOWS
- VIDEO DOOR PHONE FACILITY & INTERCOM FACILITY

EXTERNAL AMENITIES

- MULTIPURPOSE HALL
- WELL EQUIPPED GYMNASIUM
- GAMES ROOM
- CHILDREN PLAY AREA
- RAIN WATER HARVESTING
- PODIUM PARKING
- SWIMMING POOL
- HIGH SPEED ELEVATOR
- WELL DESIGN ENTRANCE LOBBY
- YOGA / AEROBIC ROOM



NIRVANA 083



(Just sign)
1. Abulker
2. Omshirke

ANNEXURE "J"



Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

FORM 'F'

[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: Nirvana Part I Plot Bearing / CTS / Survey / Final Plot No.: CTS No 662 at FSouth-400012, Ward FSouth, Mumbai City, 400012* registered with the regulatory authority vide project registration certificate bearing No P51900010100 of

1. **Runwal Developers Pvt Ltd** having its registered office / principal place of business at *Tehsil: Ward FNorth, District: Mumbai City, Pin: 400022.*

2. This renewal of registration is granted subject to the following conditions, namely:-

- 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 (2) 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 (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by me/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.

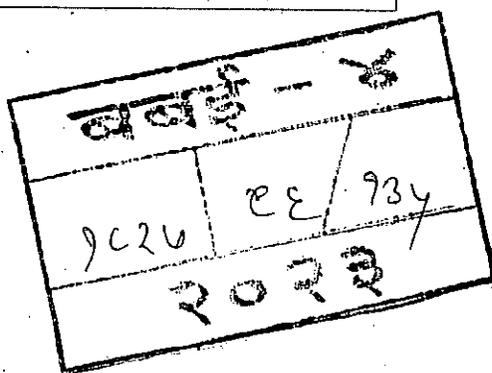
- The registration shall be valid up to 31/12/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Dated: 26/02/2020
Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasant Premnand Prabhu
Signature (Secretary, Maharashtra Real Estate Regulatory Authority)
Date: 27-02-2020 15:21:10



NIRVANA 083



Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RUNWAL DEVELOPERS PRIVATE
LIMITED



22/03/1988

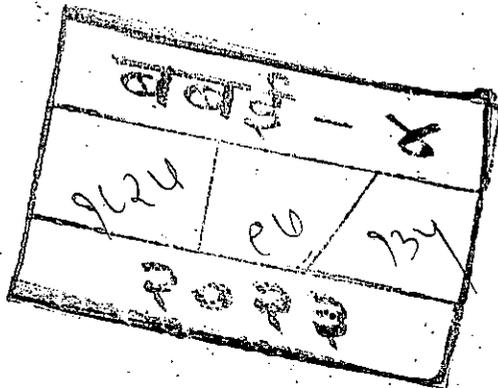
Permanent Account Number

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NIRVANA 083



Adullay
Banghoke



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/CTY/1413/F/S/337(NEW)/FCC/5/Amend

COMMENCEMENT CERTIFICATE

To,
M/S. RUNWAL REALTY PVT LTD(C.A.to Owner)
RUNWAL & OMKAR ESQUARE 5TH FLR.
OPP.SION CHUNABHATTI SINGNAL SION
(EAST), MUMBAI-400 022

Sir,

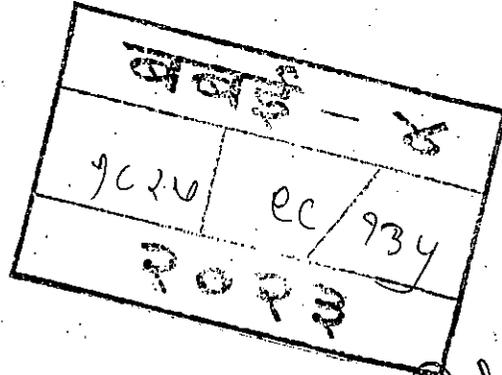
With reference to your application No. CHE/CTY/1413/F/S/337(NEW)/FCC/5/Amend Dated. 06 May 2017 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 06 May 2017 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. 00 C.T.S. No. 662 Division / Village / Town Planning Scheme No. PAREL SEWR situated at G.D. AMBEKAR Road / Street in F/South Ward.

The Commencement Certificate / Building Permit is granted on the following conditions:--

1. The land vacated or consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. Exe.Eng.(BP)City-I Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 15/12/2017



Adulla
Ponghika



NIRVANA 083

Issue On : 16 Dec 2015

Valid Upto : 15 Dec 2017

Application Number :

Remark :

This C.C. is issued up to plinth level i.e. basement top for sale building B, C, & D as per amended approved plan dated 26/08/2015

Approved By

Issue On : 17 May 2017

Valid Upto : 16 May 2018

Application Number :

Remark :

This CC is further endorsed & extended up to top slab of 3rd podium, as per amended approval plans dated 07.04.2017.

Approved By



Issue On : 10 Oct 2017

Valid Upto : 15 Dec 2017

Application Number :

Remark.:

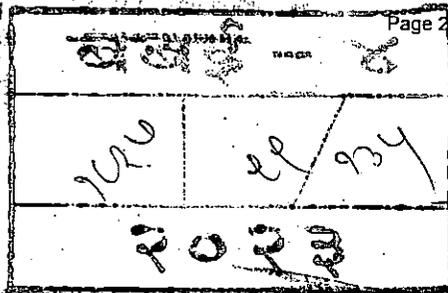
This C.C. is revised & further extended up to top of 7th podium floor (except extended portion of the podium beyond tower portion) of building " B" as per approved amended plan dated 07.04.2017.

Approved By



CHE/CTY/1413/F/S/337(NEW)/FCC/5/Amend

Page 2 of 4 On 12-Oct-2022



Handwritten signature of purchaser/s

Developers

Purchaser/s



NIRVANA 083

Issue On : 05 Feb 2019 Valid Upto : 04 Feb 2020

Application Number :

Remark :

This C.C is extended for excluded portion of podium beyond Tower portion i.e Full CC up to top of 7th podium floor as per last approved plan dated 07/04/2017.

Approved By

Issue On : 07 Jun 2019 Valid Upto : 06 Jun 2020

Application Number : CHE/CTY/1413/F/S/337(NEW)/FCC/2/Amend

Remark :

This CC is further extended up to 40th (part) floor as per amended approved plan dated 14/05/2019.

Approved By

Shri Sanjay R Nirmal A.E. (BP) City- V
Assistant Engineer (BP)

Issue On : 02 Feb 2022 Valid Upto : 01 Feb 2023

Application Number : CHE/CTY/1413/F/S/337(NEW)/FCC/3/Amend

Remark :

This CC is endorse and further extended up-to top of 44th (pt) habitable floors i.e Flat no. 3 & 4 as per approved amended plans dated 19.08.2021

Approved By

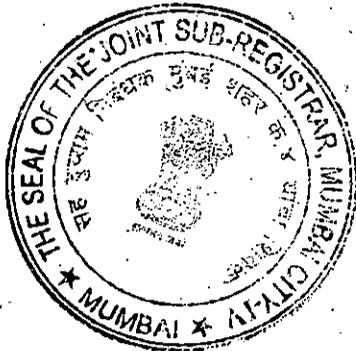
A.E. (BP) City- V(B & F/South)
Assistant Engineer (BP)

Issue On : 04 Aug 2022 Valid Upto : 03 Aug 2023

Application Number : CHE/CTY/1413/F/S/337(NEW)/FCC/4/Amend

CHE/CTY/1413/F/S/337(NEW)/FCC/5/Amend

Page 3 of 3 Ch 2304-262	
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2023	



Sanjay R Nirmal
Sanjay R Nirmal

Remark :

This C.C. is re-endorse and further extend up-to top of 45th habitable floor as per approved amended plans dated 19.08.2021.

Approved By

Roshan Jibhakate A.E. (BP) City- V

Assistant Engineer (BP)

Issue On : 12 Oct 2022

Valid Upto : 14 Dec 2022

Application Number : CHE/CTY/1413/F/S/337(NEW)/FCC/5/Amend

Remark :

This C.C. is re-endorse and further extended up-to top of 46th (Part) i.e excluding Unit No.2 on habitable floor as per approved amended plans dated 19.08.2021.



Digitally signed by JIBHAKATE ROSHAN NARESH
Date: 12 Oct 2022 13:23:48
Organization: Brihanmumbai Municipal Corporation
Designation: Assistant Engineer (BP)

for and on behalf of Local Authority
Municipal Corporation of Greater Mumbai

Assistant Engineer . Building Proposal

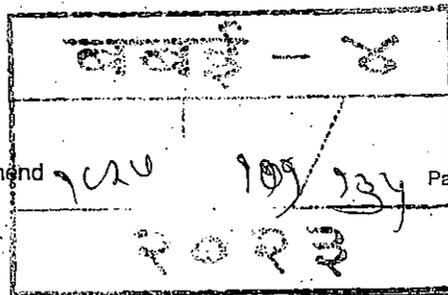
City F/South Ward

Cc to :

- 1. Architect.
- 2. Collector Mumbai Suburban /Mumbai District.



NIRVANA 083



CHE/CTY/1413/F/S/337(NEW)/FCC/5/Amend

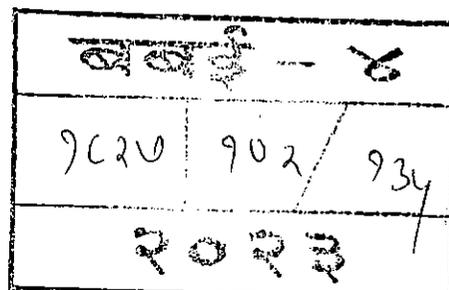
Page 4 of 4 On : 12-Oct-2022

Adi Me
Roshan

h

DETAILS OF NOMINEE

Name of the Nominee/s : Mrs. VINAYA VIJAY TENDULKAR
Age : 69 yrs.
Date of Birth if the Nominee is Minor : _____
Address: : B/1801 KHAPARIDEV
CHS GD AMBEKAR
ROAD PAREL MUMBAI
400012
Relationship with the Purchaser/s : Mother



2

करल ४
५९६५ ४८
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necessary for execution and registration of said Deeds/Documents with respect to the said Lands and with prospective purchasers of flats/premises /units/shops/offices in the projects being constructed on the said Lands as mentioned hereinabove.

(iv) Whereas due to the job preoccupation and in order to meet timely commitments of agreement execution to prospective purchasers or with any other parties are desirous of appointing (1) Yogesh Bagrecha (2) Ms. Shobha Malkar (3) Ms. Sweena Nair (4) Ms. Rochelle Chatterjee (5) Mr. Deepak Shah, (6) Mr. Mohan Raghavan (7) Ms. Pushpa Latha V. and (8) Ms. Monica Gupte as our attorneys to perform on behalf of the Company to sign the Deeds/Documents as mentioned hereinabove and to lodge, admit and register the said Deeds/Documents and also to complete all other formalities as may be required from time to time in respect of the said Deeds/Documents with respect to the said Lands described in the Schedule I, II, III, IV, V, VI, VII, VIII, IX & X hereunder.



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Highway, Sign (East) Mumbai- 400 022 to be our true and lawful attorneys to act and perform on behalf of us and the Company to sign, execute, lodge, declare, register, admit and acknowledge with the respective office of Sub- Registrar/s of Assurances the said Deeds/Documents from time to time in respect of flats/units/shops/offices which are being developed / constructed by the Company on the said Lands described in the Schedule I, II, III, IV, V, VI, VII, VIII, IX & X hereunder written or amenities/facilities to be provided on the said Lands.

2. Our Attorneys are entitled to substitute this power in favour of aforesaid (1) Mr. Sudhir Palav, (2) Mr. Ramesh P. Lunkad (3) Mr. Dinesh Mhatre (4) Mr. Tripathi K (5) Mr. Manish Sawlani (6) Ms. Krishna Parplani and (7) Aakash Jajodia the employees of the Company, jointly and / or severally for the purpose of lodging, admitting and registering any of the said Deeds/Documents.



3. This Power of Attorney is a mere arrangement of convenience and without any consideration. We shall always be at liberty to cancel and/or revoke this Instrument at any time without notice of or intimation to Attorneys. The Attorneys hereby grant their irrevocable and unconditional consent for a unilateral revocation / cancellation of this instrument.

4. This power of attorney is valid for the period up to 31st May 2024.

AND we do hereby agree and accept to ratify all lawful acts, deeds, and things done by the said attorneys in pursuance of the powers herein contained.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESSES

1. We, Ms. Sujata Rao and Mr. Ravi Sharma, the Directors of the Company, hereby jointly and severally appoint, nominate and constitute (1) Yogesh Bagrecha (2) Ms. Shobha Malkar (3) Ms. Sweena Nair (4) Ms. Rochelle Chatterjee (5) Mr. Deepak Shah, (6) Mr. Mohan Raghavan (7) Ms. Pushpa Latha V. and (8) Ms. Monica Gupte, being authorised signatories of the Company, having office at R-Mall, bearing C.T.S No. 639/1 to 7, Municipal ward T, Near Mulund Check naka, LBS Marg, Mulund-West, Mumbai - 400 080 and registered office at Runwal & Omkar Esquare, 5th Floor, Opp. Slon Chunabhatti Signal, Off Eastern Express

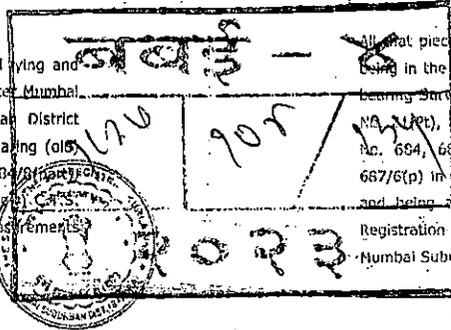
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करल ४
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SCHEDULE - I OF THE PROPERTY AS ABOVE REFERRED TO

All that piece or parcel of land or ground situated lying and being on the Mumbai Agra Road in Mulund in Greater Mumbai District and Sub-District Bandra Mumbai Suburban District being part of Survey Nos. 304, and 305 (part) bearing (old City Survey Nos. 884 part, 884/1 to 884/7, 884/8, 884/9, 884/10 (part) and 885 (part) and now (new Nos. 834A, 884B and 884C containing by admeasurements 25,425 sq. mtrs equivalent to 30,407 sq. yards.



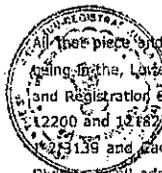
करल ४
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SCHEDULE - IV OF THE PROPERTY AS ABOVE REFERRED TO

All that pieces or parcels of land or ground situate lying and being in the Village Mohli, Registration Sub-district of Bandra bearing Survey No. 19; Hissa No. 2(Pt), Survey No.52, Hissa No. 1(Pt), Survey No. 62, Hissa No. 3(Pt) and bearing CTS No. 694, 695-A, 697/1, 697/2, 697/3, 697/4, 697/5 and 697/6(p) in all admeasuring about 4539.5 Sq. meters. Lying and being on Andheri Kurla Road, Mumbai 400072 in the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

SCHEDULE - II OF THE PROPERTY AS ABOVE REFERRED TO

All that piece and parcel of layout Sub-Plot 'D' forming part of C.T.S. No.692, admeasuring about 1949.77 sq.mtrs, forming portion of the plot of land being lying and situated at Village Kolkalyan, Near Vakola Bridge, Santacruz (E), Mumbai - 400 054 within the Registration Sub-District of Andheri and District Mumbai Suburban.

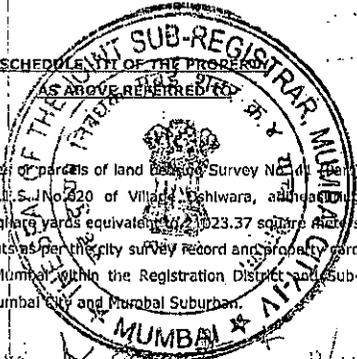


SCHEDULE - V OF THE PROPERTY AS ABOVE REFERRED TO

All that piece and parcel of land or ground situate lying and being in the Lower Parel Division, at Haines Road, in the City and Registration Sub-District of Bombay Collector's New Nos. 12200 and 12187, Laughton's Survey Nos.1/3139, 2/3139 and 3/3139 and Cadastral Survey No.2/136 of the Lower Parel Division in all admeasuring about 7394.06 sq.meters in the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

SCHEDULE - III OF THE PROPERTY AS ABOVE REFERRED TO

All that pieces or parcels of land bearing Survey No. 41 and New C.T.S. No. 220 of Village Bhlwara, admeasuring 25,143.74 square yards equivalent to 27,023.37 square meters or thereabouts as per the city survey record and property card in Greater Mumbai within the Registration District and Sub-District of Mumbai City and Mumbai Suburban.



SCHEDULE - VI OF THE PROPERTY AS ABOVE REFERRED TO

All that piece or parcel of land containing by admeasurements an area of 8027.99 square meters bearing C. S. No. 662 of Parel-Sewri Division and registered in the Books of the Collector of Land Revenue under New No.14264, New Survey No. 3/2468 at Parel, situated G.D. Ambekar Road, within the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

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**SCHEDULE - VII OF THE PROPERTY
AS ABOVE REFERRED TO**

All that piece and parcel of land bearing Cadastral Survey Nos. 233 of Malabar Hill and Curabalia Hill Division, the land admeasuring about 2387 sq. meters i.e. about 2855 sq. yards (as per documents of title including the portion admeasuring 404.44 sq. yards acquired by the Municipal Corporation of Greater Mumbai for street improvement) and admeasuring about 2450.56 sq. yards equivalent to 2868.97 sq. meters as per extract of the Survey Register for the Town and Island City of Bombay and registered in the books of the Collector of Land Revenue under Old No.30 New No. 30 Old Survey No. 26 New Survey No. 7198 and assessed by the Municipal Corporation of Greater Mumbai under D Ward No. 3283, Street No. 91 situate lying and being at Nepean Sea Road, Mumbai.

**SCHEDULE - VIII OF THE PROPERTY
AS ABOVE REFERRED TO**

All that piece and parcel of free hold land situated at 146, Lal Bahadur Shastri Marg, Ghatkopar (W), Mumbai 400 086, in the Ghatkopar area, within the limits of the Municipal Corporation of Greater Mumbai, Village Ghatkopar, Taluka Kurla of the Mumbai Suburban District, Registration District containing by admeasuring 22986.80 square meters or thereabouts with potential built up area of 4,89,275 sq.ft. bearing S.No.146-B, City Survey No.166,166/1 to 23, and bounded:

On or towards the North: Partly by a Nullah and beyond that by the property of Messrs. Godrej & Boyce and partly by land bearing Survey Nos.145 and 143.

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II. All that pieces and parcel of land admeasuring approximately 1070.05 square meters (687.53 square meters as per lease deed and 382.52 square meters additional land) bearing Survey No.106-A and CTS No. 195 (part) of village & Taluka Andheri, Mumbai Suburban District, situate at D. N. Nagar, Mumbai 400 053.

On and towards the North : By 12.20 square meters wide road
On and towards the South : By Building No.04
On and towards the West : By 12.20 square meters wide road
On and towards the East : By Building No.01

IN WITNESS WHEREOF I/We have set and subscribed our hands to this Power of Attorney this 14th day of March, 2022.

SIGNED SEALED AND DELIVERED)
By the within named executed by)
Runwal Developers Private Limited)
through the hands of its Director)
Ms. Sujata Rao)
in the presence of)
1. [Signature]
2. [Signature]

SIGNED SEALED AND DELIVERED)
By the within named executed by)
Runwal Developers Private Limited)
through the hands of its Director)
Mr. Ravi Sharma)
in the presence of)
1. [Signature]
2. [Signature]



करल ४
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On or towards the East: Part of the property bearing CTS No. 166,166 1 to 23
On or towards the South: Golibar Road and Bombay Textile Research Centre
On or towards the West: Ghatkopar Industrial Estate

**SCHEDULE IX OF THE PROPERTY
AS ABOVE REFERRED TO**

All that piece and parcel of land admeasuring 11,730.11 square meters along with non-slum plot admeasuring 390 aggregating to 12,120.11 square metres, bearing C.S Nos. 4 (Part), 5 (Part), 6 (Part) and 7 (Part) of the Salt Pan Division, Slon situated at Pratiksha Nagar, Shastri Nagar, "C" Division, F/N Ward, Mumbai and bounded as follows:-

On or towards East : by Pratiksha Nagar Depot Road;
On or towards West : by Shastri Nagar B Division;
On or towards North : by MHADA Buildings; and
On or towards South : by Monorail.

**SCHEDULE X OF THE PROPERTY
AS ABOVE REFERRED TO**

I. All that pieces and parcel of land admeasuring approximately 889.53 square meters bearing Survey No.106-A and CTS No. 195 (part) of village & Taluka Andheri, Mumbai Suburban District, situate at D. N. Nagar, Mumbai 400 053.

On and towards the North : By Building No.02
On and towards the South : By Building No.06
On and towards the West : By 40 feet road
On and towards the East : By Building No.03

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करल ५
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We accept and confirm

1. Mr. Yogesh Borecha
Authorized Signatory

2. Ms. Shobha Mallik
Authorized Signatory

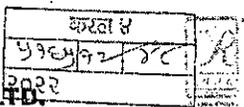
3. Ms. Sweena Nair
Authorized Signatory

Rochelle Chatterjee
Authorized Signatory

Pushpa Latha V.
Authorized Signatory

Ms. Monica Gupte
Authorized Signatory
(Signature of Attorneys)





Ref: Q4113 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MS. SUJATA RAO AND MR. HAVISHARMA FOR THE PROJECT "RUNWAL ANTIHRIUM" AND "B SQUARE"

"RESOLVED THAT Ms. Sujata Rao and Mr. Ravi Sharma - Directors of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and license agreement etc. and/or any deed/document subsequent thereto, which may be necessary from time to time in respect of flats/units/premises which are being developed/constructed by the company on the property and/or any amenity/facility/TDR/affidavit/declaration/indemnity etc. with respect to the property as mentioned below:

All that piece or parcel of land or ground situated lying and being on the Mumbai Agra Road in Mulund in Greater Mumbai District and Sub-District Bandra Mumbai Suburban District being part of Survey Nos. 204, and 305 (previously 046) City Survey Nos. 854 part, 854/1 to 854/7, 854/8(part), 854/9, 854/10 (part) and 854/10(a) and now (new) C.T.S. Nos. 854A, 854B and 854C containing by admeasurements 25,425 sq. mtrs equivalent to 30,407 sq. yards and 7,438.19 sq. mtrs equivalent to 8795 sq. yards.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ranesh P. Lunkad, Mr. Dinesh Mhatre, Mr. Tripathi K, Mr. Manish Sawlani, Mr. Krishna Paripani and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power in favour of Mr. Yogesh Bagrecha, Mr. R.S.A Mohan, Ms. Shobha Malkar, Ms. Pushpa Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents, Sale Deed and/or any deed/document subsequent thereto as above mentioned.

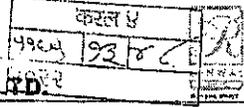
RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malkar, Ms. Pushpa Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ranesh P. Lunkad, Mr. Dinesh Mhatre, Mr. Tripathi K, Mr. Manish Sawlani, Mr. Krishna Paripani and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited

Mahesh Iyer Director DIN: 01337787

Regd. Office: Runwal & Omkar Esquire, 5th Flr., Opp. Shiv Churnabhai Signal, Sion (E), Mumbai - 400 022. Tel.: +91-22-6113 3000 • Fax: +91-22-2409 3749 • E: corporate@runwal.com • www.runwal.com CIN: U 70100 MH 1988 PTC 046031



Ref: Q4112 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MR. YOGESH BAGRECHA, MS. ROCHELLE CHATTERJEE, MR. R.S.A MOHAN, MS. SHOBHA MALKAR, MS. PUSHPA LATHA V, MS. SWEENA NAIR, MS. MONICA GUPTA AND MR. DEEPAK SHAH FOR THE PROJECT "RUNWAL ANTIHRIUM" AND "B SQUARE"

"RESOLVED THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malkar, Ms. Pushpa Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and license agreement etc. and/or any deed/document subsequent thereto, which may be necessary from time to time in respect of flats/units/premises which are being developed/constructed by the company on the property and/or any amenity/facility/TDR/affidavit/declaration/indemnity etc. with respect to the property as mentioned below:

All that piece or parcel of land or ground situated lying and being on the Mumbai Agra Road in Mulund in Greater Mumbai District and Sub-District Bandra Mumbai Suburban District being part of Survey Nos. 204, and 305 (previously 046) City Survey Nos. 854 part, 854/1 to 854/7, 854/8(part), 854/9, 854/10 (part) and 854/10(a) and now (new) C.T.S. Nos. 854A, 854B and 854C containing by admeasurements 25,425 sq. mtrs equivalent to 30,407 sq. yards and 7,438.19 sq. yards.

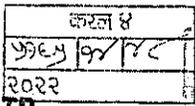
RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malkar, Ms. Pushpa Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power only for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ranesh P. Lunkad, Mr. Dinesh Mhatre, Mr. Tripathi K, Mr. Manish Sawlani, Mr. Krishna Paripani and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited

Mahesh Iyer Director DIN: 01337787

Regd. Office: Runwal & Omkar Esquire, 5th Flr., Opp. Shiv Churnabhai Signal, Sion (E), Mumbai - 400 022. Tel.: +91-22-6113 3000 • Fax: +91-22-2409 3749 • E: corporate@runwal.com • www.runwal.com CIN: U 70100 MH 1988 PTC 046031



Ref: Q4113 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MS. SUJATA RAO AND MR. HAVISHARMA FOR THE PROJECT "RUNWAL ANTIHRIUM"

"RESOLVED THAT Ms. Sujata Rao and Mr. Ravi Sharma - Directors of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and license agreement etc. and/or any deed/document subsequent thereto, which may be necessary from time to time in respect of flats/units/premises which are being developed/constructed by the company on the property and/or any amenity/facility/TDR/affidavit/declaration/indemnity etc. with respect to the property as mentioned below:

All that piece or parcel of layout Sub-plot 'D' forming part of CTS No.692, admeasuring about 13457 sq. mtrs, forming portion of the plot of land being lying and situated at Village Kelenjari, Santacruz (E), Mumbai - 400 054 within the Registration Sub-District of Andheri East Mumbai Suburban.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ranesh P. Lunkad, Mr. Dinesh Mhatre, Mr. Tripathi K, Mr. Manish Sawlani, Mr. Krishna Paripani and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power in favour of Mr. Yogesh Bagrecha, Mr. R.S.A Mohan, Ms. Shobha Malkar, Ms. Pushpa Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents, Sale Deed and/or any deed/document subsequent thereto as above mentioned.

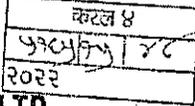
RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malkar, Ms. Pushpa Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ranesh P. Lunkad, Mr. Dinesh Mhatre, Mr. Tripathi K, Mr. Manish Sawlani, Mr. Krishna Paripani and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited

Mahesh Iyer Director DIN: 01337787

Regd. Office: Runwal & Omkar Esquire, 5th Flr., Opp. Shiv Churnabhai Signal, Sion (E), Mumbai - 400 022. Tel.: +91-22-6113 3000 • Fax: +91-22-2409 3749 • E: corporate@runwal.com • www.runwal.com CIN: U 70100 MH 1988 PTC 046031



Ref: Q4114 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MR. YOGESH BAGRECHA, MS. ROCHELLE CHATTERJEE, MR. R.S.A MOHAN, MS. SHOBHA MALKAR, MS. PUSHPA LATHA V, MS. SWEENA NAIR, MS. MONICA GUPTA AND MR. DEEPAK SHAH FOR THE PROJECT "RUNWAL ANTIHRIUM"

"RESOLVED THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malkar, Ms. Pushpa Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and license agreement etc. and/or any deed/document subsequent thereto, which may be necessary from time to time in respect of flats/units/premises which are being developed/constructed by the company on the property and/or any amenity/facility/TDR/affidavit/declaration/indemnity etc. with respect to the property as mentioned below:

All that piece or parcel of layout Sub-plot 'D' forming part of CTS No.692, admeasuring about 13457 sq. mtrs, forming portion of the plot of land being lying and situated at Village Yakola bridge, Santacruz (E), Mumbai - 400 054 within the Registration Sub-District of Andheri East Mumbai Suburban.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malkar, Ms. Pushpa Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ranesh P. Lunkad, Mr. Dinesh Mhatre, Mr. Tripathi K, Mr. Manish Sawlani, Mr. Krishna Paripani and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited

Mahesh Iyer Director DIN: 01337787

Regd. Office: Runwal & Omkar Esquire, 5th Flr., Opp. Shiv Churnabhai Signal, Sion (E), Mumbai - 400 022. Tel.: +91-22-6113 3000 • Fax: +91-22-2409 3749 • E: corporate@runwal.com • www.runwal.com CIN: U 70100 MH 1988 PTC 046031

RUNWAL DEVELOPERS PVT. LTD.

करल ४
५९०५ १९/०८

Ref: Q4/10 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MS. SUJATA RAO AND MR. RAVI SHARMA FOR THE PROJECT 'RUNWAL ELEGANTE'

"RESOLVED THAT Ms. Sujata Rao and Mr. Ravi Sharma - Directors of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and license agreement etc. and/or any deed/ documents subsequent thereto, which may be necessary from time to time in respect of flats/ units/ premises which are being developed/ constructed by the company on the property and/or any amenity/ facility/ TDR/ affidavit/ declaration/ indemnity etc. with respect to the property there as mentioned below:

All that pieces or parcels of land bearing Survey No. 41 (Part) and New C.T.S. No. 620 of Village Oshiwara, measuring 23,143.74 square yards equivalent to 21,023.37 square meters or thereabouts as per the city survey record and property card in Greater Mumbai within the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramesh P. Lankad, Mr. Dinesh Mhatre, Mr. Tripathi K. Mr. Manish Sawlani, Ms. Krishna Paripant and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power in favour of Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A. Mohan, Ms. Shobha Malkar, Ms. Pushpa Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents, Sale Deed and/or any deed/ documents subsequent thereto as above mentioned.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A. Mohan, Ms. Shobha Malkar, Ms. Pushpa Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramesh P. Lankad, Mr. Dinesh Mhatre, Mr. Tripathi K. Mr. Manish Sawlani, Ms. Krishna Paripant and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited
Mahesh Iyer
Director
DIN: 01337787

Regd. Office: Runwal & Omkar Esquare, 5th Fl., Opp. Sen Churnabhai Signal, Sen (E), Mumbai - 400 022.
Tel.: +91-22-6113 3000 • Fax: +91-22-2409 3749 • E: corporate@runwal.com • www.runwal.com
CIN: U 70100 MH 1988 PTC 04631

RUNWAL DEVELOPERS PVT. LTD.

करल ४
५९०५ १९/०८

Ref: Q4/102 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MR. YOGESH BAGRECHA, MS. ROCHELLE CHATTERJEE, MR. R.S.A. MOHAN, MS. SHOBHA MALKAR, MS. PUSHPA LATHA V. MS. SWEENA NAIR, MS. MONICA GUPTA AND MR. DEEPAK SHAH FOR THE PROJECT 'RUNWAL ELEGANTE'

"RESOLVED THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A. Mohan, Ms. Shobha Malkar, Ms. Pushpa Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and license agreement etc. and/or any deed/ documents subsequent thereto, which may be necessary from time to time in respect of flats/ units/ premises which are being developed/ constructed by the company on the property and/or any amenity/ facility/ TDR/ affidavit/ declaration/ indemnity etc. with respect thereto as mentioned below:

All that pieces or parcels of land bearing Survey No. 41 (Part) and New C.T.S. No. 620 of Village Oshiwara, measuring 23,143.74 square yards equivalent to 21,023.37 square meters or thereabouts as per the city survey record and property card in Greater Mumbai within the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A. Mohan, Ms. Shobha Malkar, Ms. Pushpa Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power only for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramesh P. Lankad, Mr. Dinesh Mhatre, Mr. Tripathi K. Mr. Manish Sawlani, Ms. Krishna Paripant and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited
Mahesh Iyer
Director
DIN: 01337787

Regd. Office: Runwal & Omkar Esquare, 5th Fl., Opp. Sen Churnabhai Signal, Sen (E), Mumbai - 400 022.
Tel.: +91-22-6113 3000 • Fax: +91-22-2409 3749 • E: corporate@runwal.com • www.runwal.com
CIN: U 70100 MH 1988 PTC 04631

RUNWAL DEVELOPERS PVT. LTD.

करल ४
५९०५ १९/०८

Ref: Q4/105 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MS. SUJATA RAO AND MR. RAVI SHARMA FOR THE PROJECT 'RUNWAL ELINA'

"RESOLVED THAT Ms. Sujata Rao and Mr. Ravi Sharma - Directors of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and license agreement etc. and/or any deed/ documents subsequent thereto, which may be necessary, from time to time in respect of flats/ units/ premises which are being developed/ constructed by the company on the property and/or any amenity/ facility/ TDR/ affidavit/ declaration/ indemnity etc. with respect thereto as mentioned below:

All that pieces or parcels of land on ground situated lying and being in the Village Mehili, Registration Sub-district of Bandra bearing Survey No. 19; Hissa No. 2(P) Survey No.32, Hissa No. 2(P), Survey No. 61, Hissa No. 3(P) and bearing CTS No. 681, 682/1, 687/1, 687/2, 687/3, 687/4, 687/5 and 687/6(p) in all measuring about 4043.8 Sq. meters.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramesh P. Lankad, Mr. Dinesh Mhatre, Mr. Tripathi K. Mr. Manish Sawlani, Ms. Krishna Paripant and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power in favour of Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A. Mohan, Ms. Shobha Malkar, Ms. Pushpa Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents, Sale Deed/ documents subsequent thereto as above mentioned.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A. Mohan, Ms. Shobha Malkar, Ms. Pushpa Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramesh P. Lankad, Mr. Dinesh Mhatre, Mr. Tripathi K. Mr. Manish Sawlani, Ms. Krishna Paripant and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited
Mahesh Iyer
Director
DIN: 01337787

Regd. Office: Runwal & Omkar Esquare, 5th Fl., Opp. Sen Churnabhai Signal, Sen (E), Mumbai - 400 022.
Tel.: +91-22-6113 3000 • Fax: +91-22-2409 3749 • E: corporate@runwal.com • www.runwal.com
CIN: U 70100 MH 1988 PTC 04631

RUNWAL DEVELOPERS PVT. LTD.

करल ४
५९०५ १९/०८

Ref: Q4/106 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MR. YOGESH BAGRECHA, MS. ROCHELLE CHATTERJEE, MR. R.S.A. MOHAN, MS. SHOBHA MALKAR, MS. PUSHPA LATHA V. MS. SWEENA NAIR, MS. MONICA GUPTA AND MR. DEEPAK SHAH FOR THE PROJECT 'RUNWAL ELINA'

"RESOLVED THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A. Mohan, Ms. Shobha Malkar, Ms. Pushpa Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and license agreement etc. and/or any deed/ documents subsequent thereto, which may be necessary from time to time in respect of flats/ units/ premises which are being developed/ constructed by the company on the property and/or any amenity/ facility/ TDR/ affidavit/ declaration/ indemnity etc. with respect thereto as mentioned below:

All that pieces or parcels of land or ground situated lying; and being in the Village Mehili, Registration Sub-district of Bandra bearing Survey No. 19; Hissa No. 2(P), Survey No. 32(P), Survey No. 61, Hissa No. 3(P) and bearing CTS No. 681, 682/1, 687/1, 687/2, 687/3, 687/4, 687/5 and 687/6(p) in all measuring about 4043.8 Sq. meters.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A. Mohan, Ms. Shobha Malkar, Ms. Pushpa Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power only for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramesh P. Lankad, Mr. Dinesh Mhatre, Mr. Tripathi K. Mr. Manish Sawlani, Ms. Krishna Paripant and Mr. Akash Jajodia - Authorized Officials of the Company.

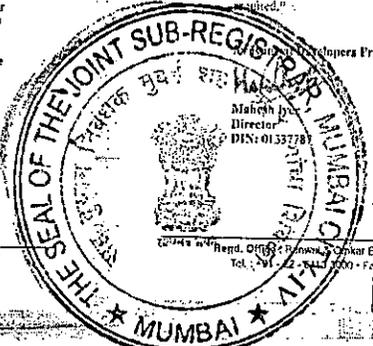
RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power in favour of Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A. Mohan, Ms. Shobha Malkar, Ms. Pushpa Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents, Sale Deed/ documents subsequent thereto as above mentioned.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A. Mohan, Ms. Shobha Malkar, Ms. Pushpa Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramesh P. Lankad, Mr. Dinesh Mhatre, Mr. Tripathi K. Mr. Manish Sawlani, Ms. Krishna Paripant and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited
Mahesh Iyer
Director
DIN: 01337787

Regd. Office: Runwal & Omkar Esquare, 5th Fl., Opp. Sen Churnabhai Signal, Sen (E), Mumbai - 400 022.
Tel.: +91-22-6113 3000 • Fax: +91-22-2409 3749 • E: corporate@runwal.com • www.runwal.com
CIN: U 70100 MH 1988 PTC 04631



बवई - ४
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कल ४
५९५/२१/२८
२०२३

Ref: Q4103 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MS. SUJATA RAO AND MR. RAVI SHARMA FOR THE PROJECT "THE RESERVE"

"RESOLVED THAT Ms. Sujata Rao and Mr. Ravi Sharma - Directors of the Company, be and are hereby severally authorized for and on behalf of the Company, to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and license agreement etc. and/or any deed/document subsequent thereto, which may be necessary from time to time in respect of flats/units/ premises which are being developed/ constructed by the company on the property and/or any amenity/ facility/ TDR affidavit/ declaration/ indemnity etc. with respect thereto as mentioned below:

All that piece or parcel of land or ground situated lying and being in the Lower Panel, Division at Haines Road, in the City and Registration Sub-District of Bombay, Collectors area nos. 12100 and 12182, Langhans's Survey Nos. 73139, 23139, and 1-23139 and Cadastral survey no. 27135 of Lower Panel Division in all measuring about 7394.06 Sq.mtrs.

RESOLVED FURTHER THAT above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramesh P. Lunkad, Mr. Dinesh Mhatre, Mr. Tripathi K, Mr. Manish Sawlani, Mr. Krishna Parplani and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power only for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramesh P. Lunkad, Mr. Dinesh Mhatre, Mr. Tripathi K, Mr. Manish Sawlani, Mr. Krishna Parplani and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited

Mahesh Iyer
Director
DIN: 01337787

Ref: Q4108 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MR. YOGESH BAGRECHA, MS. ROCHELLE CHATTERJEE, MR. R.S.A MOHAN, MS. SHOBHA MALKAR, MS. PUSHPA LATHA V, MS. SWEENA NAIR, MS. MONICA GUPTA AND MR. DEEPAK SHAH FOR THE PROJECT "THE RESERVE"

"RESOLVED THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malkar, Ms. Pushpa Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and license agreement etc. and/or any deed/document subsequent thereto, which may be necessary from time to time in respect of flats/units/ premises which are being developed/ constructed by the company on the property and/or any amenity/ facility/ TDR affidavit/ declaration/ indemnity etc. with respect thereto as mentioned below:

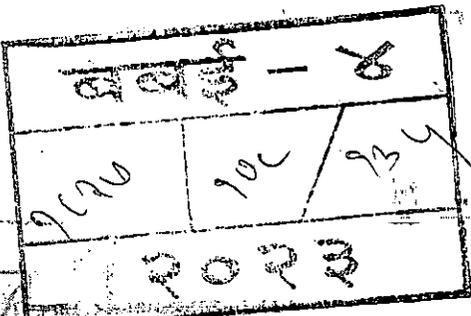
All that piece or parcel of land or ground situated lying and being in the Lower Panel, Division at Haines Road, in the City and Registration Sub-District of Bombay, Collectors area nos. 12100 and 12182, Langhans's Survey Nos. 73139, 23139, and 1-23139 and Cadastral survey no. 27135 of Lower Panel Division in all measuring about 7394.06 Sq.mtrs.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malkar, Ms. Pushpa Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power only for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramesh P. Lunkad, Mr. Dinesh Mhatre, Mr. Tripathi K, Mr. Manish Sawlani, Mr. Krishna Parplani and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited

Mahesh Iyer
Director
DIN: 01337787



कल ४
५९५/२२/२८
२०२३

कल ४
५९५/२३/२८
२०२३

Ref: Q4103 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MS. SUJATA RAO AND MR. RAVI SHARMA FOR THE PROJECT "NIRVAN"

"RESOLVED THAT Ms. Sujata Rao and Mr. Ravi Sharma - Directors of the Company, be and are hereby severally authorized for and on behalf of the Company, to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and license agreement etc. and/or any deed/document subsequent thereto, which may be necessary from time to time in respect of flats/units/ premises which are being developed/ constructed by the company on the property and/or any amenity/ facility/ TDR affidavit/ declaration/ indemnity etc. with respect thereto as mentioned below:

All that piece or parcel of land containing by admeasurements an area of 6832.72 Sq.mtrs. bearing C. S. No. 662 of Panel-Seewee Division and registered in the Books of the Collector of Land Revenue under New No. 14264, New Survey No. 32468 at Panel, situated G. D. Ambekar Road, within the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramesh P. Lunkad, Mr. Dinesh Mhatre, Mr. Tripathi K, Mr. Manish Sawlani, Mr. Krishna Parplani and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power only for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramesh P. Lunkad, Mr. Dinesh Mhatre, Mr. Tripathi K, Mr. Manish Sawlani, Mr. Krishna Parplani and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited

Mahesh Iyer
Director
DIN: 01337787

Ref: Q4104 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MR. YOGESH BAGRECHA, MS. ROCHELLE CHATTERJEE, MR. R.S.A MOHAN, MS. SHOBHA MALKAR, MS. PUSHPA LATHA V, MS. SWEENA NAIR, MS. MONICA GUPTA AND MR. DEEPAK SHAH FOR THE PROJECT "NIRVAN"

"RESOLVED THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malkar, Ms. Pushpa Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and license agreement etc. and/or any deed/document subsequent thereto, which may be necessary from time to time in respect of flats/units/ premises which are being developed/ constructed by the company on the property and/or any amenity/ facility/ TDR affidavit/ declaration/ indemnity etc. with respect thereto as mentioned below:

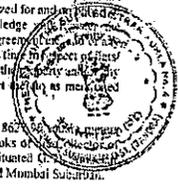
All that piece or parcel of land containing by admeasurements an area of 6832.72 Sq.mtrs. bearing C. S. No. 662 of Panel-Seewee Division and registered in the Books of the Collector of Land Revenue under New No. 14264, New Survey No. 32468 at Panel, situated G. D. Ambekar Road, within the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malkar, Ms. Pushpa Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power only for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramesh P. Lunkad, Mr. Dinesh Mhatre, Mr. Tripathi K, Mr. Manish Sawlani, Mr. Krishna Parplani and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited

Mahesh Iyer
Director
DIN: 01337787



RUNWAL DEVELOPERS PVT. LTD.

Ref: Q4/109 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MS. SNEHA RAO AND MR. RAVI SHARMA FOR THE PROJECT "THE RESIDENCE"

"RESOLVED THAT Ms. Sneha Rao and Mr. Ravi Sharma - Directors of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and licence agreement etc. and/or any deed/document subsequent thereto, which may be necessary from time to time in respect of flats/units/premises which are being developed/constructed by the company on the property and/or any amenity/facility/TDR affidavits/declarations/indemnity etc. with respect to the property as mentioned below:

Bearing Cadastre Survey No. 233 of Malabar Hill and Cumballa Hill Division originally measuring 2,853 square yards (as per documents of title including the portion measuring 494.44 square yards acquired from Municipal Corporation of Greater Mumbai for Street Improvement) and presently measuring 2,853 square yards equivalent to 2,048.97 sq. mts. as per extract of Survey Register for the Town and Island City of Bombay registered in the books of the Collector of Land Revenue under Old No.50 New No.1635 Old Survey No. 26 New Survey No. 7198 and assessed by the Municipal Corporation of Greater Mumbai under Street No. 91 situated lying and being at Nepanasa Road, Mumbai - 400 006.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramesh P. Lunakal, Mr. Dinesh Mishra, Mr. Manish Sawlani, Mr. Krishna Parpiani and Mr. Akash Jagadia - Authorized Officials of the Company.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power in favour of Mr. Yogesh Bagrecha, Mr. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malkar, Ms. Poojita Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents, Sale Deed and/or any deed/document subsequent thereto as above mentioned.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Mr. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malkar, Ms. Poojita Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramesh P. Lunakal, Mr. Dinesh Mishra, Mr. Manish Sawlani, Mr. Krishna Parpiani and Mr. Akash Jagadia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required.

for Runwal Developers Private Limited

Mahesh Iyer
Mahesh Iyer
Director
DIN: 01337787

Regd. Office : Runwal & Omkar Esquare, 5th Flr., Opp. Sion Churchbashi Signal, Sion (E), Mumbai - 400 022.
Tel. : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2409 3748 • E : corporate@runwal.com • www.runwal.com
CIN : U 70100 MH 1908 PTC 040631

RUNWAL DEVELOPERS PVT. LTD.

Ref: Q4/110 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MR. YOGESH BAGRECHA, MS. ROCHELLE CHATTERJEE, MR. R.S.A MOHAN, MS. SHOBHA MALKAR, MS. PUSHPA LATHA V. MS. SWEENA NAIR, MS. MONICA GUPTA AND MR. DEEPAK SHAH FOR THE PROJECT "THE RESIDENCE"

"RESOLVED THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malkar, Ms. Poojita Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and licence agreement etc. and/or any deed/document subsequent thereto, which may be necessary from time to time in respect of flats/units/premises which are being developed/constructed by the company on the property and/or any amenity/facility/TDR affidavits/declarations/indemnity etc. with respect thereto as mentioned below:

Bearing Cadastre Survey No. 233 of Malabar Hill and Cumballa Hill Division originally measuring 2,853 square yards (as per documents of title including the portion measuring 494.44 square yards acquired by the Municipal Corporation of Greater Mumbai for Street Improvement) and presently measuring 2,853 square yards equivalent to 2,048.97 sq. mts. as per extract of Survey Register for the Town and Island City of Bombay registered in the books of the Collector of Land Revenue under Old No.50 New No.1635 Old Survey No. 26 New Survey No. 7198 and assessed by the Municipal Corporation of Greater Mumbai under D Ward No. 3283, Street No. 91 situated lying and being at Nepanasa Road, Mumbai - 400 006.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malkar, Ms. Poojita Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power only for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramesh P. Lunakal, Mr. Dinesh Mishra, Mr. Manish Sawlani, Mr. Krishna Parpiani and Mr. Akash Jagadia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required.

for Runwal Developers Private Limited

Mahesh Iyer
Mahesh Iyer
Director
DIN: 01337787

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CIN : U 70100 MH 1908 PTC 040631

RUNWAL DEVELOPERS PVT. LTD.

Ref: Q4/113 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MS. SNEHA RAO AND MR. RAVI SHARMA FOR THE PROJECT "ORCHID RESIDENCY"

"RESOLVED THAT Ms. Sneha Rao and Mr. Ravi Sharma - Directors of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and licence agreement etc. and/or any deed/document subsequent thereto, which may be necessary from time to time in respect of flats/units/premises which are being developed/constructed by the company on the property and/or any amenity/facility/TDR affidavits/declarations/indemnity etc. with respect to the property as mentioned below:

All that piece and parcel of free hold land situated at 146, Lal Bahadur Shastri Marg, Chhatkopar (W), Mumbai - 400 056, in the Chhatkopar area, within the limits of the Municipal Corporation of Greater Mumbai, Taluka Kurla of the Mumbai Suburban District, Registration District containing 22986.60 square meters or thereabouts with potential built up area of 4,89,275 sq.ft. bearing Survey No.166,166/1 to 23, and bounded:

On or towards the North : Partly by a Nallah and beyond that by the property of Buyee and partly by land bearing Survey Nos.143 and 143.
On or towards the East : Part of the property bearing CTS No. 166,166/1 to 23
On or towards the South : Gulbur Road and Bombay Textile Research Centre
On or towards the West : Gulbur Industrial Estate

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramesh P. Lunakal, Mr. Dinesh Mishra, Mr. Manish Sawlani, Mr. Krishna Parpiani and Mr. Akash Jagadia - Authorized Officials of the Company.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power in favour of Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malkar, Ms. Poojita Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents, Sale Deed and/or any deed/document subsequent thereto as above mentioned.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malkar, Ms. Poojita Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power only for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramesh P. Lunakal, Mr. Dinesh Mishra, Mr. Manish Sawlani, Mr. Krishna Parpiani and Mr. Akash Jagadia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required.

for Runwal Developers Private Limited

Mahesh Iyer
Mahesh Iyer
Director
DIN: 01337787

Regd. Office : Runwal & Omkar Esquare, 5th Flr., Opp. Sion Churchbashi Signal, Sion (E), Mumbai - 400 022.
Tel. : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2409 3748 • E : corporate@runwal.com • www.runwal.com
CIN : U 70100 MH 1908 PTC 040631

RUNWAL DEVELOPERS PVT. LTD.

Ref: Q4/116 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MR. YOGESH BAGRECHA, MS. ROCHELLE CHATTERJEE, MR. R.S.A MOHAN, MS. SHOBHA MALKAR, MS. PUSHPA LATHA V. MS. SWEENA NAIR, MS. MONICA GUPTA AND MR. DEEPAK SHAH FOR THE PROJECT "ORCHID RESIDENCY"

"RESOLVED THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malkar, Ms. Poojita Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and licence agreement etc. and/or any deed/document subsequent thereto, which may be necessary from time to time in respect of flats/units/premises which are being developed/constructed by the company on the property and/or any amenity/facility/TDR affidavits/declarations/indemnity etc. with respect thereto as mentioned below:

All that piece and parcel of free hold land situated at 146, Lal Bahadur Shastri Marg, Chhatkopar (W), Mumbai - 400 056, in the Chhatkopar area, within the limits of the Municipal Corporation of Greater Mumbai, Taluka Kurla of the Mumbai Suburban District, Registration District containing 22986.60 square meters or thereabouts with potential built up area of 4,89,275 sq.ft. bearing S No.140-B, City Survey No.166,166/1 to 23 and bounded:

On or towards the North : Partly by a Nallah and beyond that by the property of Buyee and partly by land bearing Survey Nos.143 and 143.
On or towards the East : Part of the property bearing CTS No. 166,166/1 to 23
On or towards the South : Gulbur Road and Bombay Textile Research Centre
On or towards the West : Chhatkopar Industrial Estate

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malkar, Ms. Poojita Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power only for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramesh P. Lunakal, Mr. Dinesh Mishra, Mr. Manish Sawlani, Mr. Krishna Parpiani and Mr. Akash Jagadia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required.

for Runwal Developers Private Limited

Mahesh Iyer
Mahesh Iyer
Director
DIN: 01337787

Regd. Office : Runwal & Omkar Esquare, 5th Flr., Opp. Sion Churchbashi Signal, Sion (E), Mumbai - 400 022.
Tel. : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2409 3748 • E : corporate@runwal.com • www.runwal.com
CIN : U 70100 MH 1908 PTC 040631

RUNWAL DEVELOPERS PVT. LTD.

Ref: Q/199 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MS. SUJATA RAO AND MR. RAVI SHARMA FOR THE PROJECT "RUNWAL TIMELESS"

"RESOLVED THAT Ms. Sujata Rao and Mr. Ravi Sharma - Directors of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and licence agreement etc. and for any deed/ documents subsequent thereto, which may be necessary from time to time in respect of flats/ units/ premises which are being developed/ constructed by the company on the property and/or any amenity/ facility/ TDR/ affidavit/ declaration/ indemnity etc. with respect to the property as mentioned below:

All that piece and parcel of land measuring 11,730.11 square meters along with non-stump plot measuring 390 aggregating to 12,120.11 square meters, bearing C.S. Nos. 4 (Part), 5 (Part), 6 (Part) and 7 (Part) of the Salt Pond Division, Situated at Pratiksha Nagar, Shastri Nagar, "C" Division, 6th Ward, Mumbai and bounded as follows:-

On or towards East : by Pratiksha Nagar Depot Road;
On or towards West : by Shastri Nagar B Division;
On or towards North : by MHADA Buildings; and
On or towards South : by Material.



RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Patil, Mr. Ramesh P. Lunakad, Mr. Dinesh Mhatre, Mr. Manish Sawant, Mr. Krishna Parjani and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power in favour of Mr. Yogesh Dagrecha, Mr. Rochelle Chatterjee, Mr. R.S.A. Mohan, Ms. Shobha Malkar, Ms. Pooja Latha V, Ms. Sweena Nair, Ms. Monica Gupte and Mr. Deepak Shah - Authorized Officials of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents, Sale Deed and/or any deed/document subsequent thereto as above mentioned.

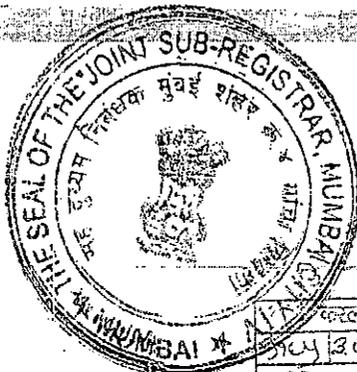
RESOLVED FURTHER Mr. Yogesh Dagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A. Mohan, Ms. Shobha Malkar, Ms. Pooja Latha V, Ms. Sweena Nair, Ms. Monica Gupte and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Patil, Mr. Ramesh P. Lunakad, Mr. Dinesh Mhatre, Mr. Manish Sawant, Mr. Krishna Parjani and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited

Mahesh Jyer
Mahesh Jyer
Director
DIN: 01337787

Regd. Office : Runwal & Omkar Esquare, 5th Fl., Opp. Sion Chunabhatti Signal, Sion (E), Mumbai - 400 022.
Tel : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2499 3749 • E : corporate@runwal.com • www.runwal.com
CIN : U 70100 MH 1988 PTC 046631



RUNWAL DEVELOPERS PVT. LTD.

Ref: Q/121 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 10 MARCH 2022 AS APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MS. SUJATA RAO AND MR. RAVI SHARMA FOR THE PROJECT SITUATED AT D.N. NAGAR

"RESOLVED THAT Ms. Sujata Rao and Mr. Ravi Sharma - Directors of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and licence agreement etc. and/or any deed/ documents subsequent thereto, which may be necessary from time to time in respect of flats/ units/ premises which are being developed/ constructed by the company on the property and/or any amenity/ facility/ TDR/ affidavit/ declaration/ indemnity etc. with respect to the properties as mentioned below:

I. All that pieces and parcel of land measuring approximately 889.53 square meters bearing Survey No.106-A and CTS No. 195 (part) of village & Taluka Andheri, Mumbai Suburban District, situated at D. N. Nagar, Mumbai 400 053.

On and towards the North : By Building No.02
On and towards the South : By Building No.06
On and towards the West : By 40 feet road
On and towards the East : By Building No.03



II. All that pieces and parcel of land measuring approximately 1070.05 square meters (687.53 square meters as per lease deed and 382.52 square meters additional bearing Survey No.106-A and CTS No. 195 (part) of village & Taluka Andheri, Mumbai Suburban District, situated at D. N. Nagar, Mumbai 400 053.

On and towards the North : By 12.20 square meters wide road
On and towards the South : By Building No.04
On and towards the West : By 12.20 square meters wide road
On and towards the East : By Building No.01

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Patil, Mr. Ramesh P. Lunakad, Mr. Dinesh Mhatre, Mr. Manish Sawant, Mr. Krishna Parjani and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby authorized to substitute the power in favour of Mr. Yogesh Dagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A. Mohan, Ms. Shobha Malkar, Ms. Pooja Latha V, Ms. Sweena Nair, Ms. Monica Gupte and Mr. Deepak Shah - Authorized Officials of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale,

Regd. Office : Runwal & Omkar Esquare, 5th Fl., Opp. Sion Chunabhatti Signal, Sion (E), Mumbai - 400 022.
Tel : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2499 3749 • E : corporate@runwal.com • www.runwal.com
CIN : U 70100 MH 1988 PTC 046631

RUNWAL DEVELOPERS PVT. LTD.

Ref: Q/100 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MR. YOGESH DAGRECHA, MS. ROCHELLE CHATTERJEE, MR. R.S.A. MOHAN, MS. SHOBHA MALKAR, MS. PUSHPA LATHA V, MS. SWEENA NAIR, MS. MONICA GUPTA AND MR. DEEPAK SHAH FOR THE PROJECT "RUNWAL TIMELESS"

"RESOLVED THAT Mr. Yogesh Dagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A. Mohan, Ms. Shobha Malkar, Ms. Pooja Latha V, Ms. Sweena Nair, Ms. Monica Gupte and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and licence agreement etc. and/or any deed/ documents subsequent thereto, which may be necessary from time to time in respect of flats/ units/ premises which are being developed/ constructed by the company on the property and/or any amenity/ facility/ TDR/ affidavit/ declaration/ indemnity etc. with respect thereto as mentioned below:

All that piece and parcel of land measuring 11,730.11 square meters along with non-stump plot measuring 390 aggregating to 12,120.11 square meters, bearing C.S. Nos. 4 (Part), 5 (Part), 6 (Part) and 7 (Part) of the Salt Pond Division, Situated at Pratiksha Nagar, Shastri Nagar, "C" Division, 6th Ward, Mumbai and bounded as follows:-

On or towards East : by Pratiksha Nagar Depot Road;
On or towards West : by Shastri Nagar B Division;
On or towards North : by MHADA Buildings; and
On or towards South : by Material.



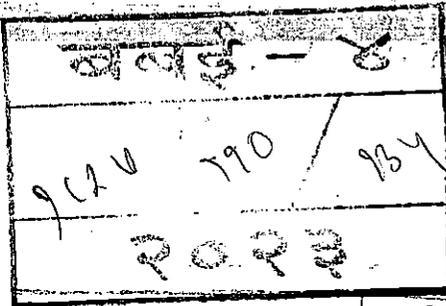
RESOLVED FURTHER THAT Mr. Yogesh Dagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A. Mohan, Ms. Shobha Malkar, Ms. Pooja Latha V, Ms. Sweena Nair, Ms. Monica Gupte and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power only for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Patil, Mr. Ramesh P. Lunakad, Mr. Dinesh Mhatre, Mr. Manish Sawant, Mr. Krishna Parjani and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited

Mahesh Jyer
Mahesh Jyer
Director
DIN: 01337787

Regd. Office : Runwal & Omkar Esquare, 5th Fl., Opp. Sion Chunabhatti Signal, Sion (E), Mumbai - 400 022.
Tel : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2499 3749 • E : corporate@runwal.com • www.runwal.com
CIN : U 70100 MH 1988 PTC 046631



RUNWAL DEVELOPERS PVT. LTD.

deeds, documents, Sale Deed and/or any deed/ documents/ subsequent thereto as above mentioned.

RESOLVED FURTHER THAT Mr. Yogesh Dagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A. Mohan, Ms. Shobha Malkar, Ms. Pooja Latha V, Ms. Sweena Nair, Ms. Monica Gupte and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Patil, Mr. Ramesh P. Lunakad, Mr. Dinesh Mhatre, Mr. Manish Sawant, Ms. Krishna Parjani and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited

Mahesh Jyer
Mahesh Jyer
Director
DIN: 01337787



Regd. Office : Runwal & Omkar Esquare, 5th Fl., Opp. Sion Chunabhatti Signal, Sion (E), Mumbai - 400 022.
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CIN : U 70100 MH 1988 PTC 046631

RUNWAL DEVELOPERS PVT. LTD.

Ref: Q4/122 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 10 MARCH 2022 AS APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MR. YOGESH BAGRECHA, MS. ROCHELLE CHATTERJEE, MR. R.S.A MOHAN, MS. SHOBHA MALIKAR, MS. PUSHPA LATHA V. MS. SWEENA NAIR, MS. MONICA GUPTA AND MR. DEEPAK SHAH FOR THE PROJECT SITUATED AT D. N. NAGAR

*RESOLVED THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malakar, Ms. Pushpa Latha V. Ms. Swena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and licence agreement etc. and/or any deed/document subsequent thereto, which may be necessary from time to time in respect of flats/units/premises which are being developed/constructed by the company on the property and/or any amenity/ facility/ TDN/ affidavit/ declaration/ indemnity etc. with respect thereto as mentioned below:

I. All that pieces and parcel of land admeasuring approximately 589.53 square meters (589.53 square meters as per lease deed and 382.52 square meters additional land) bearing Survey No.106-A and CTS No. 195 (part) of village & Taluka Andheri, Mumbai Suburban District, situate at D. N. Nagar, Mumbai 400 053.

On and towards the North : By Building No.02
On and towards the South : By Building No.06
On and towards the West : By 40 feet road
On and towards the East : By Building No.03

II. All that pieces and parcel of land admeasuring approximately 1070.05 square meters (687.53 square meters as per lease deed and 382.52 square meters additional land) bearing Survey No.106-A and CTS No. 195 (part) of village & Taluka Andheri, Mumbai Suburban District, situate at D. N. Nagar, Mumbai 400 053.

On and towards the North : By 12.20 square meters wide road
On and towards the South : By Building No.04
On and towards the West : By 12.20 square meters wide road
On and towards the East : By Building No.01

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malakar, Ms. Pushpa Latha V. Ms. Swena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power only for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Patav, Mr. Ramesh P. Lunad, Mr. Dinesh Mhatre, Mr. Tejendra K. Mr. Manish Sawlani, Ms. Krishna Parplani and Mr. Aakash Jajodia - Authorized Officials of the Company.

Regd. Office : Runwal & Omkar Esquire, 5th Fl., Opp. Shiv Churnabhai Signal, Sion (E), Mumbai - 400 022
Tel. : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2409 3749 • E : corporate@runwal.com • www.runwal.com
CIN : U 70100 MH 1988 PTC 046631

RUNWAL DEVELOPERS PVT. LTD.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required.

for Runwal Developers Private Limited

Mahesh Iyer
Mahesh Iyer
Director
DIN: 01357787



RUNWAL DEVELOPERS PVT. LTD.

Ref: Q4/122 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 10 MARCH 2022 AS APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MR. YOGESH BAGRECHA, MS. ROCHELLE CHATTERJEE, MR. R.S.A MOHAN, MS. SHOBHA MALIKAR, MS. PUSHPA LATHA V. MS. SWEENA NAIR, MS. MONICA GUPTA AND MR. DEEPAK SHAH FOR THE PROJECT SITUATED AT D. N. NAGAR

*RESOLVED THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malakar, Ms. Pushpa Latha V. Ms. Swena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and licence agreement etc. and/or any deed/document subsequent thereto, which may be necessary from time to time in respect of flats/units/premises which are being developed/constructed by the company on the property and/or any amenity/ facility/ TDN/ affidavit/ declaration/ indemnity etc. with respect thereto as mentioned below:

I. All that pieces and parcel of land admeasuring approximately 589.53 square meters (589.53 square meters as per lease deed and 382.52 square meters additional land) bearing Survey No.106-A and CTS No. 195 (part) of village & Taluka Andheri, Mumbai Suburban District, situate at D. N. Nagar, Mumbai 400 053.

On and towards the North : By Building No.02
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On and towards the West : By 40 feet road
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II. All that pieces and parcel of land admeasuring approximately 1070.05 square meters (687.53 square meters as per lease deed and 382.52 square meters additional land) bearing Survey No.106-A and CTS No. 195 (part) of village & Taluka Andheri, Mumbai Suburban District, situate at D. N. Nagar, Mumbai 400 053.

On and towards the North : By 12.20 square meters wide road
On and towards the South : By Building No.04
On and towards the West : By 12.20 square meters wide road
On and towards the East : By Building No.01

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malakar, Ms. Pushpa Latha V. Ms. Swena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power only for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Patav, Mr. Ramesh P. Lunad, Mr. Dinesh Mhatre, Mr. Tejendra K. Mr. Manish Sawlani, Ms. Krishna Parplani and Mr. Aakash Jajodia - Authorized Officials of the Company.

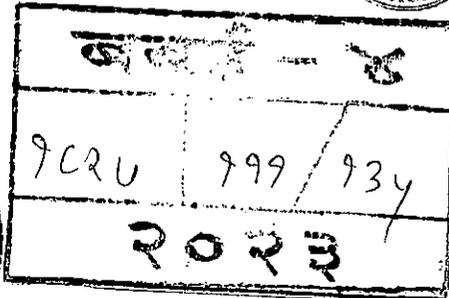
Regd. Office : Runwal & Omkar Esquire, 5th Fl., Opp. Shiv Churnabhai Signal, Sion (E), Mumbai - 400 022
Tel. : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2409 3749 • E : corporate@runwal.com • www.runwal.com
CIN : U 70100 MH 1988 PTC 046631

RUNWAL DEVELOPERS PVT. LTD.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required.

for Runwal Developers Private Limited

Mahesh Iyer
Mahesh Iyer
Director
DIN: 01357787



Regd. Office : Runwal & Omkar Esquire, 5th Fl., Opp. Shiv Churnabhai Signal, Sion (E), Mumbai - 400 022
Tel. : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2409 3749 • E : corporate@runwal.com • www.runwal.com
CIN : U 70100 MH 1988 PTC 046631



Maharashtra State Electricity Distribution Co. Ltd.

BILL OF SUPPLY FOR THE MONTH OF APR 2021

Customer No.: 02291962299 HUNEIV
Consumer Name: M/S RENUVAL DEVELOPERS PVT.LTD.
Address: C.T.S.NO.839 ITOK,LUNICPATY.A.ROD T, NEAR,KARUND CHEOKANKA.

Wages: AMULAND (S) (RST DWN) Ph Code: 400003
Meter No.: 005 - X1020115
Contracted Load (KVA): 1241

Sanctioned Load (KVA): 1241
Contracted Load (KVA): 1,250.00
Demand (KVA): 1,241.00
Power Factor (PF): 0.85

Bill Date: 04-04-2021
Due Date: 15-04-2021
Bill Period: 01-04-2021 to 30-04-2021
Last Receipt No: 0070942926

Table with columns: Month, Units, Demand (KVA), Bill Amount. Rows for APR-21, MAY-21, JUN-21, JUL-21, AUG-21, SEP-21, OCT-21, NOV-21, DEC-21, JAN-22, FEB-22, MAR-22.

Important Message
Consumers can pay their bills by the following methods:
1. Online through the Maharashtra State Electricity Distribution Co. Ltd. website.
2. Through the Maharashtra State Electricity Distribution Co. Ltd. mobile app.

करल 8
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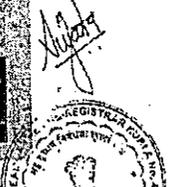
करल ४
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Income Tax Department stamp for RENUVAL DEVELOPERS PRIVATE LIMITED. Includes name, PAN, and signature.

Income Tax Department stamp for RENUVAL DEVELOPERS PRIVATE LIMITED. Includes name, PAN, and signature.

Income Tax Department stamp for RENUVAL DEVELOPERS PRIVATE LIMITED. Includes name, PAN, and signature.

Income Tax Department stamp for RENUVAL DEVELOPERS PRIVATE LIMITED. Includes name, PAN, and signature.



करल ४
५९८५ ३८ ४८
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Income Tax Department stamp for SHODHA SANJAY WALKAR. Includes name, PAN, and signature.

Income Tax Department stamp for SWEENA KADU. Includes name, PAN, and signature.

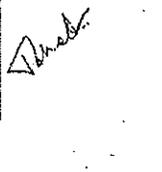
Income Tax Department stamp for HENRY D COSTA. Includes name, PAN, and signature.

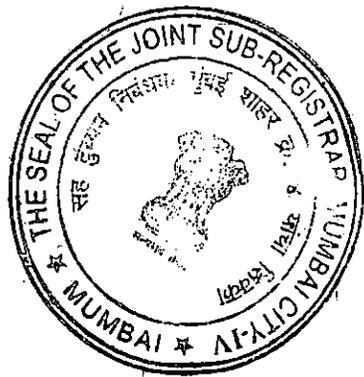
Income Tax Department stamp for DINESH MANARAJ SIKH. Includes name, PAN, and signature.

Income Tax Department stamp for PUSHA LATHA V. Includes name, PAN, and signature.

Income Tax Department stamp for PUSHA LATHA V. Includes name, PAN, and signature.

Income Tax Department stamp for MONICA PRAKASH GUPTA. Includes name, PAN, and signature.





बालक - ४	
१५७०	११६/१३५
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करल ४
५९६८/४२
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करल ४
५९६८/४२
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things under the said power in respect of the said Land and said flat/units/shops/offices/premises to be developed and/or constructed on the said Lands, as stated herein. Under the said power, we are entitled to substitute the power in favour of (1) Mr. Sudhir Palav, (2) Mr. Ramesh P. Lunkad (3) Mr. Dinesh Mhatre (4) Mr. Tripathi K (5) Mr. Manish Sawlani (6) Ms. Krishna Parplani and (7) Aakash Jajodia jointly and/or severally for the limited purpose of lodging, admitting and registering the Deeds/Documents duly signed and executed by

Jajodia the employees of the Company, all adults, Indian Inhabitants, presently having their office at R-Mall, bearing C.T.S No. 639/1 to 7, Municipal ward T, Near Mulund Checknaka, LRV Marg, Mulund-West, Mumbai - 400050 and registered office at Runwal & Omkar Esquare, 5th Floor, Opp. Sion Chunabhatti Signal, Sion (E), Mumbai - 400 022 to be our true and law full attorney to act and perform on our behalf to lodge, admit and register the said Deeds/Documents with respect to flat/unit/shop/office/premises and/or the lands on which the said flats/units shop/office/premises are developed and/or are being constructed and or amenities/resubdivided with respect thereto as mentioned hereinabove duly signed and executed by us and also to complete all other formalities, as may be required from time to time in respect of the said Deeds/Documents. Our Attorney holder have full power to do and execute the following acts, deeds and things and that they have agreed to do.

(iv) Due to job pre-occupation in business and due to personal commitments, we, the Directors of the Company Ms. Sujata Rao and Mr. Ravi Sharma and the Attorneys (1) Yogesh Bagrecha, (2) Ms. Shobha Malkar (3) Ms. Sweena Nair (4) Ms. Rochelle Chatterjee (5) Mr. Deepak Shah (6) Mr. Mohan Raghavan (7) Ms. Pushpa Latha V. and (8) Ms. Monica Gupte are not in position to personally visit the respective offices of Sub-Registrar/s for registering and/or complying the required formalities of the said Deeds/Documents and completing the transaction.

(v) Therefore, we the Directors of the Company Ms. Sujata Rao and Mr. Ravi Sharma and the Attorneys (1) Yogesh Bagrecha (2) Ms. Shobha Malkar (3) Ms. Sweena Nair (4) Ms. Rochelle Chatterjee (5) Mr. Deepak Shah (6) Mr. Mohan Raghavan (7) Ms. Pushpa Latha V. and (8) Ms. Monica Gupte do hereby appoint, nominate and constitute jointly and/or severally (1) Mr. Sudhir Palav, (2) Mr. Ramesh P. Lunkad (3) Mr. Dinesh Mhatre (4) Mr. Tripathi K (5) Mr. Manish Sawlani (6) Ms. Krishna Parplani and (7) Aakash

NOW KNOW YOU ALL AND THESE PRESENTS WITNESSES that I/We, the Director/s of the Company Ms. Sujata Rao and Mr. Ravi Sharma, and the Attorneys (1) Yogesh Bagrecha (2) Ms. Shobha Malkar (3) Ms. Sweena Nair (4) Ms. Rochelle Chatterjee (5) Mr. Deepak Shah (6) Mr. Mohan Raghavan (7) Ms. Pushpa Latha V. and (8) Ms. Monica Gupte the authorized signatories of Runwal Developers Pvt. Ltd, do hereby jointly and severally appoint, nominate and constitute (1) Mr. Sudhir Palav, (2) Mr. Ramesh P. Lunkad (3) Mr. Dinesh Mhatre (4) Mr. Tripathi K (5) Mr. Manish Sawlani and (6) Ms. Krishna Parplani (7) Aakash Jajodia to be our true and lawful attorneys to do all acts, deeds, matter and things in the respect of the said

Handwritten signatures and initials: N.M., S., J.K., P.R., etc.

Handwritten signatures and initials: S., J.K., P.R., etc.

flats/units/shop/office/premises, which are being developed/constructed on the said Land and with respect to the lands more particularly described in the Schedule I, II, III, IV, V, VI, VII, VIII, IX & X as stated hereunder.

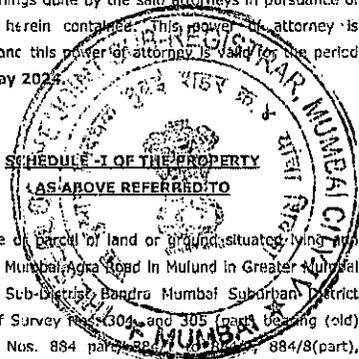
1. To lodge and register and admit and acknowledge with the respective office of Sub- Registrar/s of Assurances the above said Deeds/Documents which may be necessary to execute from time to time in respect of flats/units/shops/offices/premises and the said lands as mentioned hereinabove, which has been executed by us in the respect of flats/units/shops/offices/premises, which are being developed/constructed on the said Lands and the said Lands more particularly described in the Schedule I, II, III, IV, V, VI, VII, VIII, IX & X herein under mentioned

2. And also to do the general things and acts, which may be required from time to time in completing the transactions in all manner.

AND we do hereby agree and accept to ratify all lawful acts, deeds, and things done by the said attorneys in pursuance of the powers herein contained. This power of attorney is irrevocable, and this power of attorney is valid for a period up to 31st May 2022.

SCHEDULE - I OF THE PROPERTY AS ABOVE REFERRED TO

All that piece or parcel of land or ground situated lying and being on the Mumbai Gore Road in Mulund in Greater Mumbai District and Sub-District Bandra Mumbai Suburban District being part of Survey Nos. 304 and 305 (part) bearing (old) City Survey Nos. 884 part, 884/8(part), 884/9, 884/10 (part) and 885 (part) and now (new) C.T.S.



Handwritten signatures and initials: N.M., S., J.K., P.R., etc.

करल ४
५९६८/४२
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करल ४
५९६८/४२
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Nos. 884A, 884B and 884C containing by admeasurement 25,425 sq. mtrs equivalent to 30,407 sq. yards

Nos. 884A, 884B and 884C containing by admeasurement 25,425 sq. mtrs equivalent to 30,407 sq. yards

SCHEDULE - II OF THE PROPERTY AS ABOVE REFERRED TO

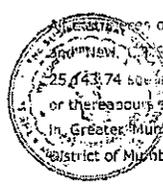
All that piece and parcel of layout Sub-Plot 'D' forming part of C.T.S. No.692, admeasuring about 1949.77 sq.mtrs, forming portion of the plot of land being lying and situated at Village Kulekalyan, Near Vakola Bridge, Santacruz (E), Mumbai - 400 054 within the Registration Sub-District of Andheri and District Mumbai Suburban.

SCHEDULE - III OF THE PROPERTY AS ABOVE REFERRED TO

All that piece or parcels of land bearing Survey No. 41 (Part) and 42 (Part) of village Oshiwara, admeasuring 25,437.74 square yards equivalent to 21023.37 square meters or thereabout as per the city survey record and property card in Greater Mumbai within the Registration District and Sub-District of Mumbai City and Mumbai Suburban

SCHEDULE - IV OF THE PROPERTY AS ABOVE REFERRED TO

All that pieces or parcels of land or ground situate lying and being in the Village Mohill, Registration Sub-district of Bandra bearing Survey No. 19; Hissa No. 2(Pt), Survey No.32, Hissa No. 21(Pt), Survey No. 61, Hissa No. 3(Pt) and bearing CTS No. 684, 635-A, 687/1, 687/2, 687/3, 687/4, 687/5 and 687/6(p) in all admeasuring about 4539.5 Sq. meters. Lying and being at Andheri Kurla Road, Mumbai 400072 in the Registration District and Sub-District of Mumbai City and Mumbai Suburban.



Handwritten signatures and initials: N.M., S., J.K., P.R., etc.

करल ४
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SCHEDULE - V OF THE PROPERTY
AS ABOVE REFERRED TO

All that piece and parcel of land or ground situate lying and being in the, Lower Parel Division, at Haines Road, in the City and Registration Sub-District of Bombay Collector's New Nos. 12200 and 12182, Laughton's Survey Nos 1/3139, 2/3139 and 1-2/3139 and Cadastral Survey No.2/136 of the Lower Parel Division in all admeasuring about 7394.06 sq.meters in the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

SCHEDULE - VI OF THE PROPERTY
AS ABOVE REFERRED TO

All that piece or parcel of land containing by admeasurements an area of 8627.99 square meters bearing C. S. No. 662 of Parel-Sewree Division and registered in the Books of the Collector of Land Revenue under New No.14264, New Survey No. 3/2468 at Parel, situated G.D. Ambekar Road, within the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

SCHEDULE - VII OF THE PROPERTY
AS ABOVE REFERRED TO

All that piece and parcel of land bearing Cadastral Survey Nos. 233 of Malabar Hill and Cumballa Hill Division, the land admeasuring about 2387 sq. meters i.e. about 2855 sq. yards (as per documents of title including the portion admeasuring 404.44 sq. yards acquired by the Municipal Corporation of Greater Mumbai for street improvement) and balance admeasuring about 2450.56 sq. yards equivalent to 2048.97 sq. meters as per extract of the Survey Register for the Town and Island City of Bombay and registered in the books of the Collector of Land Revenue under Old No.30 New No. 16355 Old Survey No. 26 New Survey No. 7198 and assessed by the

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५९६८४२
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Municipal Corporation of Greater Mumbai under D Ward No. 3283, Street No. 31 situate lying and being at Nepean Sea Road, Mumbai.

SCHEDULE - VIII OF THE PROPERTY
AS ABOVE REFERRED TO

ALL THAT PIECE AND PARCEL OF FREE HOLD LAND situated at 146, Lal Bahadur Shastri Marg, Ghatkopar (W), Mumbai 400 086, in the Ghatkopar area, within the limits of the Municipal Corporation of Greater Mumbai, Village Ghatkopar, Taluka Kurla of the Mumbai Suburban District, Registration District containing by admeasuring 22986.80 square meters or thereabouts with potential built up area of 4,89,275 sq.ft. bearing S.No.146-B, City Survey No.166,166/1 to 23, and bounded:



- On or towards the North: Partly by a Nullah and beyond that by the property of Messrs. Godrej & Boyce and partly by p land bearing Survey Nos.145 and 143.
- On or towards the East: Part of the property bearing CTS No. 166,166 1 to 23.
- On or towards the South: Golibar Road and Bombay Textile Research Centre.
- On or towards the West: Ghatkopar Industrial Estate

SCHEDULE IX OF THE PROPERTY
AS ABOVE REFERRED TO

All that piece and parcel of land admeasuring 11,730.11 square meters along with non-slum plot admeasuring 390 aggregating to 12,120.11 square metres. bearing C.S Nos. 4 (Part), 5 (Part), 6 (Part) and 7 (Part) of the Salt Pan Division,

Handwritten notes and signatures in Marathi, including 'Pratiksha Nagar Depot Road' and 'Shastri Nagar B Division'.

Handwritten notes and signatures in Marathi, including 'Salt Pan Division' and 'Runwal Developers Private Limited'.

करल ४
५९६८१०४२
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Sion situated at Pratiksha Nagar, Shastri Nagar, B Division, F/N Ward, Mumbai and bounded as follows:-

- On or towards East : by Pratiksha Nagar Depot Road;
- On or towards West : by Shastri Nagar B Division;
- On or towards North : by MHADA Buildings; and
- On or towards South : by Monorail.



SCHEDULE X OF THE PROPERTY
AS ABOVE REFERRED TO

I. All that pieces and parcel of land admeasuring approximately 889.53 square meters bearing Survey No.106-A and CTS No. 195 (part) of village & Taluka Andheri, Mumbai Suburban District, situate at D. N. Nagar, Mumbai 400 053.

- On and towards the North : By Building No.02
- On and towards the South : By Building No.06
- On and towards the West : By 40 feet road
- On and towards the East : By Building No.03

II. All that pieces and parcel of land admeasuring approximately 1070.05 square meters (687.53 square meters as per lease deed and 382.52 square meters additional land) bearing Survey No.106-A and CTS No. 195 (part) of village & Taluka Andheri, Mumbai Suburban District, situate at D. N. Nagar, Mumbai 400 053.

- On and towards the North : By 12.20 square meters wide road
- On and towards the South : By Building No.04
- On and towards the West : By 12.20 square meters wide road
- On and towards the East : By Building No.01

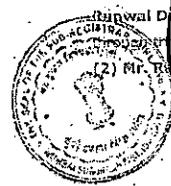
करल ४
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IN WITNESS WHEREOF We have set and subscribed our hands to this Power of Attorney this 11th day of March, 2022.

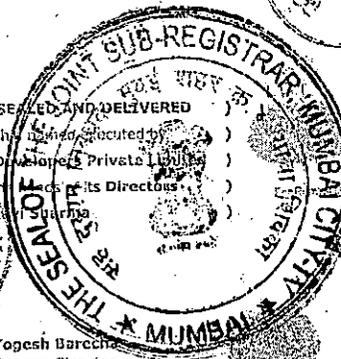
SIGNED SEALED AND DELIVERED)
By the within named executed by)
Runwal Developers Private Limited)
through the hands of its Directors)
(1) Ms. Sujata Rao)



SIGNED SEALED AND DELIVERED)
By the within named executed by)
Runwal Developers Private Limited)
through the hands of its Directors)
(2) Mr. Yogesh Barcoda)



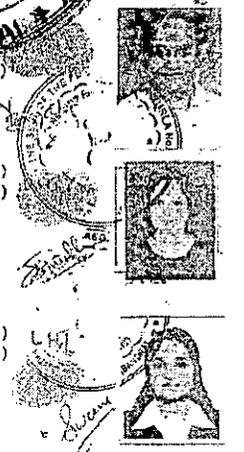
(3) Mr. Yogesh Barcoda
Authorized Signatory



करल ४
९०६०१११२
२०२२

(4) Ms. Lakshmi Malhar
Authorized Signatory

(5) Ms. Sweena Nair
Authorized Signatory



Handwritten notes and signatures in Marathi at the bottom left of the page.

(6) Ms. Rochelle Chatterjee
Authorized Signatory

(7) Mr. Deepak Shah
Authorized Signatory

(8) Mr. Mohan Raghavan
Authorized Signatory

(9) Ms. Pushpa Latha V.
Authorized Signatory

(10) Ms. Monica Gupte
Authorized Signatory

In the presence of

- 1.
- 2.

We accept and confirm

1. Runwal Developers Pvt. Ltd
through its employee
Mr. Sudhir Palav

2. Runwal Developers Pvt. Ltd
through its employee
Mr. Ramesh P. Lunkad

2. Runwal Developers Pvt. Ltd
through its employee
Mr. Dinesh Mhatre

4. Runwal Developers Pvt. Ltd
through its employee
Mr. Tripathi K

5. Runwal Developers Pvt. Ltd
through its employee
Mr. Manish Sawlani

6. Runwal Developers Pvt. Ltd
through its employee
Ms. Krishna Parplani

7. Runwal Developers Pvt. Ltd.
through its employee
Mr. Aakash Jodhia

(Signature of Attorneys)

1) *Pratik*
2) *Ramesh*

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2022

RUNWAL DEVELOPERS PVT. LTD.

Ref: Q4111 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MS. SUJATA RAO AND MR. RAVISHARMA FOR THE PROJECT "RUNWAL ANTIHILL" AND "R SQUARE"

"RESOLVED THAT Ms. Sujata Rao and Mr. Ravi Sharma - Directors of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and license agreements etc. and/or any deeds, documents, orders and directions, which may be necessary, from time to time in respect of these under premises which are being developed/constructed by the company on the property and/or any amenity/ facility/ TDR/ affidavits/ declarations/ indemnity etc. with respect to the property as mentioned below:

All that piece or parcel of land or ground situated lying and being on the Mumbai City District in Greater Mumbai District and Sub-District Baroda Mumbai Suburban District being part of Survey Nos. 304 and 305 (part) bearing (old) City Survey Nos. 884 part, 884/1 to 884/7, 884/8 (part), 884/9, 884/10 (part) and 885 (part) and now (new) C.T.S. Nos. 884A, 884B and 884C consisting of an area of 23,425 sq. mtrs. equivalent to 33,407 sq. yards and 7,438.10 sq. mtrs. equivalent to 8596 sq. yards.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to submit to the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramesh P. Lunkad, Mr. Dinesh Mhatre, Mr. Tripathi K, Mr. Manish Sawlani, Ms. Krishna Parplani and Mr. Aakash Jodhia - Authorized Officials of the Company.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power in favour of Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malkar, Ms. Pushpa Latha V, Ms. Swarna Nair, Ms. Monica Gupte and Mr. Deepak Shah - Authorized Officials of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents, Sale Deed and/or any deed/ documents subsequent thereto as aforesaid mentioned.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malkar, Ms. Pushpa Latha V, Ms. Swarna Nair, Ms. Monica Gupte and Mr. Deepak Shah - Authorized Directors of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramesh P. Lunkad, Mr. Dinesh Mhatre, Mr. Tripathi K, Mr. Manish Sawlani, Ms. Krishna Parplani and Mr. Aakash Jodhia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited

Mahesh
Mahesh Iyer
Director
DIN: 01327787



Ref: Q4112 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MR. YOGESH BAGRECHA, MS. ROCHELLE CHATTERJEE, MR. R.S.A MOHAN, MS. SHOBHA MALKAR, MS. PUSHPA LATHA V, MS. SWARNA NAIR, MS. MONICA GUPTA AND MR. DEEPAK SHAH FOR THE PROJECT "RUNWAL ANTIHILL" AND "R SQUARE"

"RESOLVED THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malkar, Ms. Pushpa Latha V, Ms. Swarna Nair, Ms. Monica Gupte and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and license agreements etc. and/or any deeds, documents, orders and directions, which may be necessary, from time to time in respect of these under premises which are being developed/constructed by the company on the property and/or any amenity/ facility/ TDR/ affidavits/ declarations/ indemnity etc. with respect to the property as mentioned below:

All that piece or parcel of land or ground situated lying and being on the Mumbai City District in Greater Mumbai District and Sub-District Baroda Mumbai Suburban District being part of Survey Nos. 304, and 305 (part) bearing (old) City Survey Nos. 884 part, 884/1 to 884/7, 884/8 (part), 884/9, 884/10 (part) and 885 (part) and now (new) C.T.S. Nos. 884A, 884B and 884C consisting of an area of 23,425 sq. mtrs. equivalent to 33,407 sq. yards and 7,438.10 sq. mtrs. equivalent to 8596 sq. yards.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramesh P. Lunkad, Mr. Dinesh Mhatre, Mr. Tripathi K, Mr. Manish Sawlani, Ms. Krishna Parplani and Mr. Aakash Jodhia - Authorized Officials of the Company.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malkar, Ms. Pushpa Latha V, Ms. Swarna Nair, Ms. Monica Gupte and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power only for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramesh P. Lunkad, Mr. Dinesh Mhatre, Mr. Tripathi K, Mr. Manish Sawlani, Ms. Krishna Parplani and Mr. Aakash Jodhia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited

Mahesh
Mahesh Iyer
Director
DIN: 01327787

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396072/42
2022

RUNWAL DEVELOPERS PVT. LTD.

Ref: Q4113 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MR. SUJATA RAO AND MR. RAVISHARMA FOR THE PROJECT "RUNWAL SYMPHONY"

"RESOLVED THAT Mr. Sujata Rao and Mr. Ravisharma - Directors of the Company, be and are hereby generally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and license agreement etc. and/or any deed/documents subsequent thereto, which may be necessary from time to time in respect of flats/units/premises which are being developed/constructed by the company on the property and/or any amenity/facility/ TDR / affidavits/declarations/indemnity etc. with respect to the property as mentioned below:

All that piece and parcel of layout Sub-plot 'D' forming part of CTS No. 622, measuring 29.82 sq. mtrs., forming portion of the plot of land being lying and situate at Village Kulkarni, near Vaskola bridge, Santacruz (E), Mumbai-400 054 within the Registration Sub-District of District Mumbai Suburban.

RESOLVED FURTHER THAT the above mentioned Directors of the Company be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramesh P. Lunikar, Mr. Dinesh Mhatre, Mr. Tejprab K. Manish Sawani, Mr. Krishna Parjani and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power in favour of Mr. Yogesh Bagrecha, Mr. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Maitra, Ms. Pooja Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents, Sale Deed and/or any deed/documents subsequent thereto as above mentioned.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Mr. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Maitra, Ms. Pooja Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramesh P. Lunikar, Mr. Dinesh Mhatre, Mr. Tejprab K. Manish Sawani, Mr. Krishna Parjani and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited

Mahesh Iyer
Director
DIN: 01337787

Regd. Office : Runwal & Omkar Esquire, 5th Flr., Opp. San Chaudhary Signal, Sion (E), Mumbai - 400 022. Tel : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2493 3749 • E : corporatel@runwal.com • www.runwal.com
CIN : U 70100 MH 1986 PTC 046631

RUNWAL DEVELOPERS PVT. LTD.

Ref: Q4101 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MR. SUJATA RAO AND MR. RAVISHARMA FOR THE PROJECT "RUNWAL ELEGANT"

"RESOLVED THAT Mr. Sujata Rao and Mr. Ravisharma - Directors of the Company, be and are hereby generally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and license agreement etc. and/or any deed/documents subsequent thereto, which may be necessary from time to time in respect of flats/units/premises which are being developed/constructed by the company on the property and/or any amenity/facility/ TDR / affidavits/declarations/indemnity etc. with respect to the property as mentioned below:

All that pieces or parcels of land bearing Survey No. 41 (Part) and New C.T.S. No. 620 measuring 25,143.74 square yards, equivalent to 21,673.97 square meters or thereabouts as per the city survey record and property card in Greater Mumbai within the Registration District of Mumbai City and Mumbai Suburban.

RESOLVED FURTHER THAT the above mentioned Directors of the Company be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramesh P. Lunikar, Mr. Dinesh Mhatre, Mr. Tejprab K. Manish Sawani, Mr. Krishna Parjani and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power in favour of Mr. Yogesh Bagrecha, Mr. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Maitra, Ms. Pooja Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents, Sale Deed and/or any deed/documents subsequent thereto as above mentioned.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Mr. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Maitra, Ms. Pooja Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramesh P. Lunikar, Mr. Dinesh Mhatre, Mr. Tejprab K. Manish Sawani, Mr. Krishna Parjani and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited

Mahesh Iyer
Director
DIN: 01337787

Regd. Office : Runwal & Omkar Esquire, 5th Flr., Opp. San Chaudhary Signal, Sion (E), Mumbai - 400 022. Tel : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2493 3749 • E : corporatel@runwal.com • www.runwal.com
CIN : U 70100 MH 1986 PTC 046631

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2022

RUNWAL DEVELOPERS PVT. LTD.

Ref: Q4114 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MR. YOGESH BAGRECHA, MS. ROCHELLE CHATTERJEE, MR. R.S.A MOHAN, MS. SHOBHA MAITRA, MS. POOJA LATHA V. MS. SWEENA NAIR, MS. MONICA GUPTA AND MR. DEEPAK SHAH FOR THE PROJECT "RUNWAL SYMPHONY"

"RESOLVED THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Maitra, Ms. Pooja Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and license agreement etc. and/or any deed/documents subsequent thereto, which may be necessary from time to time in respect of flats/units/premises which are being developed/constructed by the company on the property and/or any amenity/facility/ TDR / affidavits/declarations/indemnity etc. with respect thereto as mentioned below:

All that piece and parcel of layout Sub-plot 'D' forming part of CTS No. 622 measuring 29.82 sq. mtrs., forming portion of the plot of land being lying and situate at Village Kulkarni, near Vaskola bridge, Santacruz (E), Mumbai- 400 054 within the Registration Sub-District of District Mumbai Suburban.

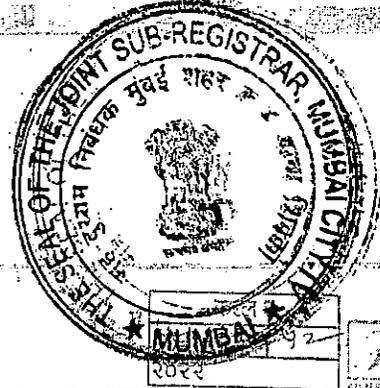
RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Maitra, Ms. Pooja Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power only for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramesh P. Lunikar, Mr. Dinesh Mhatre, Mr. Tejprab K. Manish Sawani, Mr. Krishna Parjani and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited

Mahesh Iyer
Director
DIN: 01337787

Regd. Office : Runwal & Omkar Esquire, 5th Flr., Opp. San Chaudhary Signal, Sion (E), Mumbai - 400 022. Tel : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2493 3749 • E : corporatel@runwal.com • www.runwal.com
CIN : U 70100 MH 1986 PTC 046631



RUNWAL DEVELOPERS PVT. LTD.

Ref: Q4102 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MR. YOGESH BAGRECHA, MS. ROCHELLE CHATTERJEE, MR. R.S.A MOHAN, MS. SHOBHA MAITRA, MS. POOJA LATHA V. MS. SWEENA NAIR, MS. MONICA GUPTA AND MR. DEEPAK SHAH FOR THE PROJECT "RUNWAL ELEGANT"

"RESOLVED THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Maitra, Ms. Pooja Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and license agreement etc. and/or any deed/documents subsequent thereto, which may be necessary from time to time in respect of flats/units/premises which are being developed/constructed by the company on the property and/or any amenity/facility/ TDR / affidavits/declarations/indemnity etc. with respect thereto as mentioned below:

All that pieces or parcels of land bearing Survey No. 41 (Part) and New C.T.S. No. 620 measuring 25,143.74 square yards equivalent to 21,673.97 square meters or thereabouts as per the city survey record and property card in Greater Mumbai within the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

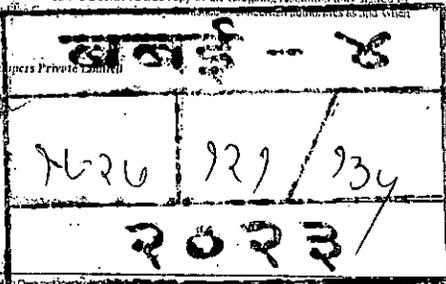
RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Maitra, Ms. Pooja Latha V. Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power only for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramesh P. Lunikar, Mr. Dinesh Mhatre, Mr. Tejprab K. Manish Sawani, Mr. Krishna Parjani and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited

Mahesh Iyer
Director
DIN: 01337787

Regd. Office : Runwal & Omkar Esquire, 5th Flr., Opp. San Chaudhary Signal, Sion (E), Mumbai - 400 022. Tel : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2493 3749 • E : corporatel@runwal.com • www.runwal.com
CIN : U 70100 MH 1986 PTC 046631



Ref: Q1105 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MS. SUJATA RAO AND MR. RAVI SHARMA FOR THE PROJECT "RUNWAL ELINA"

"RESOLVED THAT Ms. Sujata Rao and Mr. Ravi Sharma - Directors of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and license agreement and any other documents subsequent thereto, which may be necessary from time to time in respect of flats/units/premises which are being developed/constructed by the company on the property and/or any ancillary facility/ TDR/ affidavit/ declaration/ indemnity etc. with respect thereto as mentioned below:

All that pieces or parcels of land or ground situate lying and being in the Village Mohli, Registration District of Bandra bearing Survey No. 19; Hissa No. 20(P), Survey No. 52, Hissa No. 21(P), Survey No. 30(P) and bearing CTS No. 684, 687(I), 687(II), 687(III), 687(IV), 687(V) and 687(VI) in all admeasuring about 4943.8 Sq. meters.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sushil Patil, Mr. Ramesh P. Lunbad, Mr. Dinesh Mhatre, Mr. Tripathi K., Mr. Manish Sawlani, Ms. Krishna Parpiani and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sushil Patil, Mr. Ramesh P. Lunbad, Mr. Dinesh Mhatre, Mr. Tripathi K., Mr. Manish Sawlani, Ms. Krishna Parpiani and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

For Runwal Developers Private Limited

Mahesh Iyer
Director
DIN: 01337787

Regd. Office : Runwal & Omkar Esplanade, 5th Flr., Opp. Sion Churchhill Signal, Sion (E), Mumbai - 400 022.
Tel. : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2409 3749 • E : corporat@runwal.com • www.runwal.com
CIN : U 70100 MH 1988 PTC 046631

Ref: Q1106 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MR. YOGESH BAGRECHA, MS. ROCHELLE CHATTERJEE, MR. R.S.A MOHAN, MS. SHOBHA MALEKAR, MS. PUSHPA LATHA V. MS. SWEENA NAIR, MS. MONICA GUPTA AND MR. DEEPAK SHAH FOR THE PROJECT "RUNWAL ELINA"

"RESOLVED THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malekar, Ms. Puspha Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and license agreement and any other documents subsequent thereto, which may be necessary from time to time in respect of flats/units/premises which are being developed/constructed by the company on the property and/or any ancillary facility/ TDR/ affidavit/ declaration/ indemnity etc. with respect thereto as mentioned below:

All that pieces or parcels of land or ground situate lying and being in the Village Mohli, Registration District of Bandra bearing Survey No. 19; Hissa No. 20(P), Survey No. 52, Hissa No. 21(P), Survey No. 30(P) and bearing CTS No. 684, 687(I), 687(II), 687(III), 687(IV), 687(V) and 687(VI) in all admeasuring about 4943.8 Sq. meters.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malekar, Ms. Puspha Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power only for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub- Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sushil Patil, Mr. Ramesh P. Lunbad, Mr. Dinesh Mhatre, Mr. Tripathi K., Mr. Manish Sawlani, Ms. Krishna Parpiani and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

For Runwal Developers Private Limited

Mahesh Iyer
Director
DIN: 01337787

Regd. Office : Runwal & Omkar Esplanade, 5th Flr., Opp. Sion Churchhill Signal, Sion (E), Mumbai - 400 022.
Tel. : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2409 3749 • E : corporat@runwal.com • www.runwal.com
CIN : U 70100 MH 1988 PTC 046631

Ref: Q1107 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MS. SUJATA RAO AND MR. RAVI SHARMA FOR THE PROJECT "THE RESERVE"

"RESOLVED THAT Ms. Sujata Rao and Mr. Ravi Sharma - Directors of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and license agreement and any other documents subsequent thereto, which may be necessary from time to time in respect of flats/units/premises which are being developed/constructed by the company on the property and/or any ancillary facility/ TDR/ affidavit/ declaration/ indemnity etc. with respect thereto as mentioned below:

All that pieces or parcels of land or ground situate lying and being in the Lower Parel Division in the City and Registration Sub-district of Bombay, Collocators new nos. 12482, Laughton's Survey Nos. 12, 134, 23139, and 1-23139 and Cadastre survey no. 2/136 of Lower Parel Division in all admeasuring a want 7394.06 Sq.meters.

RESOLVED FURTHER THAT above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sushil Patil, Mr. Ramesh P. Lunbad, Mr. Dinesh Mhatre, Mr. Tripathi K., Mr. Manish Sawlani, Ms. Krishna Parpiani and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power in favour of Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malekar, Ms. Puspha Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents, Sale Deed and/or any deed documents subsequent thereto, as above mentioned.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malekar, Ms. Puspha Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sushil Patil, Mr. Ramesh P. Lunbad, Mr. Dinesh Mhatre, Mr. Tripathi K., Mr. Manish Sawlani, Ms. Krishna Parpiani and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

For Runwal Developers Private Limited

Mahesh Iyer
Director
DIN: 01337787

Regd. Office : Runwal & Omkar Esplanade, 5th Flr., Opp. Sion Churchhill Signal, Sion (E), Mumbai - 400 022.
Tel. : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2409 3749 • E : corporat@runwal.com • www.runwal.com
CIN : U 70100 MH 1988 PTC 046631

Ref: Q1108 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MR. YOGESH BAGRECHA, MS. ROCHELLE CHATTERJEE, MR. R.S.A MOHAN, MS. SHOBHA MALEKAR, MS. PUSHPA LATHA V. MS. SWEENA NAIR, MS. MONICA GUPTA AND MR. DEEPAK SHAH FOR THE PROJECT "THE RESERVE"

"RESOLVED THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malekar, Ms. Puspha Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and license agreement and any other documents subsequent thereto, which may be necessary from time to time in respect of flats/units/premises which are being developed/constructed by the company on the property and/or any ancillary facility/ TDR/ affidavit/ declaration/ indemnity etc. with respect thereto as mentioned below:

All that pieces or parcels of land or ground situate lying and being in the Lower Parel Division in the City and Registration Sub-district of Bombay, Collocators new nos. 12482, Laughton's Survey Nos. 12, 134, 23139, and 1-23139 and Cadastre survey no. 2/136 of Lower Parel Division in all admeasuring about 7394.06 Sq.meters.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malekar, Ms. Puspha Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power only for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub- Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sushil Patil, Mr. Ramesh P. Lunbad, Mr. Dinesh Mhatre, Mr. Tripathi K., Mr. Manish Sawlani, Ms. Krishna Parpiani and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

For Runwal Developers Private Limited

Mahesh Iyer
Director
DIN: 01337787

Regd. Office : Runwal & Omkar Esplanade, 5th Flr., Opp. Sion Churchhill Signal, Sion (E), Mumbai - 400 022.
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CIN : U 70100 MH 1988 PTC 046631

RUNWAL DEVELOPERS PVT. LTD.

Ref: Q4116 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MS. SEJATA RAO AND MR. RAVI SHARMA FOR THE PROJECT "ORCHID RESIDENCY"

"RESOLVED THAT Ms. Sejata Rao and Mr. Ravi Sharma - Directors of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and license agreement etc. and/or any deed/document subsequent thereto, which may be necessary from time to time in respect of flats/units/premises which are to be developed/constructed by the company on the property and/or any amenity/facility/TDR/affidavit/declaration/indemnity etc. with respect to the property as mentioned below:

All that piece and parcel of free hold land situated at 144, Lal Bahadur Shastri Marg, Ghankopar, 400 096, in the Ghankopar area, within the limits of the Municipal Corporation of Greater Mumbai, Taluka Kurla of the Mumbai Suburban District, Registration District Western 22946.80 square meters or thereabouts with potential built up area of 4,89,375 sq.ft. bearing Survey No.166,166/1 to 23, a total bounded:

- On or towards the North : Partly by a Nullah and beyond that by the property of Messrs. Godrej & Boyce and partly by land bearing Survey Nos.143 and 142.
On or towards the East : Part of the property bearing CTS No. 166,166 1 to 23
On or towards the South : Gokulnar Road and Bombay Textile Centre
On or towards the West : Ghankopar Industrial Estate

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramesh P. Lunbad, Mr. Dinesh Mhatre, Mr. Tripathi K. M. Manish Sawlani, Mr. Krishna Parplani and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power in favour of Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malakar, Ms. Pushpa Latha V. Ms. Sweena Nair, Ms. Monica Gupte and Mr. Deepak Shah - Authorized Officials of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents, Sale Deed and/or any deed/documents subsequent thereto as above mentioned.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malakar, Ms. Pushpa Latha V. Ms. Sweena Nair, Ms. Monica Gupte and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramesh P. Lunbad, Mr. Dinesh Mhatre, Mr. Tripathi K. M. Manish Sawlani, Mr. Krishna Parplani and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

For Runwal Developers Private Limited

Signature of Mahesh Kulkarni, Director, DIN: 01237787

Regd. Office : Runwal & Orkser Equares, 5th Fl., Opp. San Churnathani Signal, Sion (E), Mumbai - 400 022. Tel. : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2409 3749 • E : corporate@runwal.com • www.runwal.com CIN : U 70100 MH 1986 PTC 048631

RUNWAL DEVELOPERS PVT. LTD.

Ref: Q4116 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MR. YOGESH BAGRECHA, MS. ROCHELLE CHATTERJEE, MR. R.S.A MOHAN, MS. SHOBHA MALAKAR, MS. PUSHPA LATHA V. MS. SWEENA NAIR, MS. MONICA GUPTA AND MR. DEEPAK SHAH FOR THE PROJECT "ORCHID RESIDENCY"

"RESOLVED THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malakar, Ms. Pushpa Latha V. Ms. Sweena Nair, Ms. Monica Gupte and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and license agreement etc. and/or any deed/document subsequent thereto, which may be necessary from time to time in respect of flats/units/premises which are to be developed/constructed by the company on the property and/or any amenity/facility/TDR/affidavit/declaration/indemnity etc. with respect thereto as mentioned below:

All that piece and parcel of free hold land situated at 146, Lal Bahadur Shastri Marg, Ghankopar, 400 096, in the Ghankopar area, within the limits of the Municipal Corporation of Greater Mumbai, Taluka Kurla of the Mumbai Suburban District, Registration District Western 22946.80 square meters or thereabouts with potential built up area of 4,89,375 sq.ft. bearing S.No.166-166/1 to 23 and bounded:

- On or towards the North : Partly by a Nullah and beyond that by the property of Messrs. Godrej & Boyce and partly by land bearing Survey Nos.143 and 142.
On or towards the East : Part of the property bearing, CTS No. 166,166 1 to 23
On or towards the South : Gokulnar Road and Bombay Textile Centre
On or towards the West : Ghankopar Industrial Estate

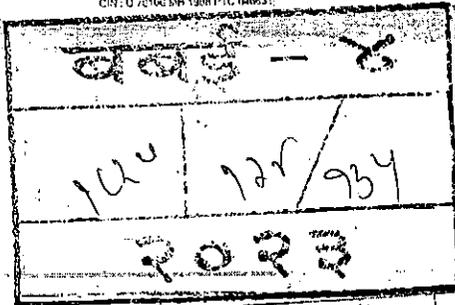
RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malakar, Ms. Pushpa Latha V. Ms. Sweena Nair, Ms. Monica Gupte and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power only for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramesh P. Lunbad, Mr. Dinesh Mhatre, Mr. Tripathi K. M. Manish Sawlani, Mr. Krishna Parplani and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

For Runwal Developers Private Limited

Signature of Mahesh Kulkarni, Director, DIN: 01237787

Regd. Office : Runwal & Orkser Equares, 5th Fl., Opp. San Churnathani Signal, Sion (E), Mumbai - 400 022. Tel. : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2409 3749 • E : corporate@runwal.com • www.runwal.com CIN : U 70100 MH 1986 PTC 048631



RUNWAL DEVELOPERS PVT. LTD.

Ref: Q4116 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MS. SEJATA RAO AND MR. RAVI SHARMA FOR THE PROJECT "RUNWAL TIMELESS"

"RESOLVED THAT Ms. Sejata Rao and Mr. Ravi Sharma - Directors of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and license agreement etc. and/or any deed/document subsequent thereto, which may be necessary from time to time in respect of flats/units/premises which are to be developed/constructed by the company on the property and/or any amenity/facility/TDR/affidavit/declaration/indemnity etc. with respect to the property as mentioned below:

All that piece and parcel of land measuring 11,730.11 square meters along with non-slam plot area measuring 300 aggregating to 12,120.11 square meters, bearing C.S. Nos. 4 (Part), 5 (Part), 6 (Part) and 7 (Part) Division, Sion situated at Pratiksha Nagar, Shastri Nagar, "C" Division, 17th Ward, Sion (E), Mumbai - 400 022, is bounded as follows:-

- On or towards East : by Pratiksha Nagar Depot Road;
On or towards West : by Shastri Nagar B Division;
On or towards North : by MHADA Buildings; and
On or towards South : by Mineral.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramesh P. Lunbad, Mr. Dinesh Mhatre, Mr. Tripathi K. M. Manish Sawlani, Mr. Krishna Parplani and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power in favour of Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malakar, Ms. Pushpa Latha V. Ms. Sweena Nair, Ms. Monica Gupte and Mr. Deepak Shah - Authorized Officials of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents, Sale Deed and/or any deed/documents subsequent thereto as above mentioned.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malakar, Ms. Pushpa Latha V. Ms. Sweena Nair, Ms. Monica Gupte and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramesh P. Lunbad, Mr. Dinesh Mhatre, Mr. Tripathi K. M. Manish Sawlani, Mr. Krishna Parplani and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

For Runwal Developers Private Limited

Signature of Mahesh Kulkarni, Director, DIN: 01237787

Regd. Office : Runwal & Orkser Equares, 5th Fl., Opp. San Churnathani Signal, Sion (E), Mumbai - 400 022. Tel. : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2409 3749 • E : corporate@runwal.com • www.runwal.com CIN : U 70100 MH 1986 PTC 048631

RUNWAL DEVELOPERS PVT. LTD.

Ref: Q4104 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 25 FEBRUARY 2022 APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED

AUTHORITY TO MR. YOGESH BAGRECHA, MS. ROCHELLE CHATTERJEE, MR. R.S.A MOHAN, MS. SHOBHA MALAKAR, MS. PUSHPA LATHA V. MS. SWEENA NAIR, MS. MONICA GUPTA AND MR. DEEPAK SHAH FOR THE PROJECT "RUNWAL TIMELESS"

"RESOLVED THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malakar, Ms. Pushpa Latha V. Ms. Sweena Nair, Ms. Monica Gupte and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and license agreement etc. and/or any deed/document subsequent thereto, which may be necessary from time to time in respect of flats/units/premises which are being developed/constructed by the company on the property and/or any amenity/facility/TDR/affidavit/declaration/indemnity etc. with respect thereto as mentioned below:

All that piece and parcel of land measuring 11,730.11 square meters along with non-slam plot area measuring 300 aggregating to 12,120.11 square meters, bearing C.S. Nos. 4 (Part), 5 (Part), 6 (Part) and 7 (Part) of the Salt Pan Division, Sion situated at Pratiksha Nagar, Shastri Nagar, "C" Division, 17th Ward, Sion (E), Mumbai and bounded as follows:-

- On or towards East : by Pratiksha Nagar Depot Road;
On or towards West : by Shastri Nagar B Division;
On or towards North : by MHADA Buildings; and
On or towards South : by Mineral.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malakar, Ms. Pushpa Latha V. Ms. Sweena Nair, Ms. Monica Gupte and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power only for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramesh P. Lunbad, Mr. Dinesh Mhatre, Mr. Tripathi K. M. Manish Sawlani, Mr. Krishna Parplani and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

For Runwal Developers Private Limited

Signature of Mahesh Kulkarni, Director, DIN: 01237787

Regd. Office : Runwal & Orkser Equares, 5th Fl., Opp. San Churnathani Signal, Sion (E), Mumbai - 400 022. Tel. : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2409 3749 • E : corporate@runwal.com • www.runwal.com CIN : U 70100 MH 1986 PTC 048631

करल ४
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RUNWAL DEVELOPERS PVT. LTD.

Ref: Q4/121 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 16 MARCH 2022 AS APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED.

AUTHORITY TO MS. SHATA RAO ANAND RAO & MS. SHANVA FOR THE PROJECT SITUATED AT D. N. NAGAR

"RESOLVED THAT Ms. Sujata Rao and Mr. Ravi Sharma - Directors of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the Agreement for Sale, deeds, documents and Sale Deed, leave and licence agreement etc. and/or any deed/document/subsequent thereto, which may be necessary from time to time in respect of flats/units/premises which are being developed/constructed by the company on the property and/or any amenity/facility/TDR/affidavit/declaration/indemnity etc. with respect to the properties as mentioned below:

I. All that pieces and parcel of land admeasuring approximately 89.53 square meters (Survey No.106-A and CTS No. 195 (part) of village & Taluka Andheri, Mumbai Suburban District, situate at D. N. Nagar, Mumbai 400 053.

- On and towards the North : By Building No.02
- On and towards the South : By Building No.06
- On and towards the West : By 40 feet road
- On and towards the East : By Building No.03



II. All that pieces and parcel of land admeasuring approximately 1070.05 square meters (687.53 square meters as per lease deed and 382.52 square meters additional land) (Survey No.106-A and CTS No. 195 (part) of village & Taluka Andheri, Mumbai Suburban District, situate at D. N. Nagar, Mumbai 400 053.

- On and towards the North : By 12.20 square meters wide road
- On and towards the South : By Building No.04
- On and towards the West : By 12.20 square meters wide road
- On and towards the East : By Building No.01

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramesh P. Lonkar, Mr. Dinesh Mhatre, Mr. Tripathi K. Mr. Manish Sawlani, Ms. Krishna Pampani and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT the above mentioned Directors of the Company, be and are hereby severally authorized to substitute the power in favour of Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malkar, Ms. Puspita Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company to sign, execute, verify, confirm, lodge, admit, acknowledge and register the documents for Sale, deeds, documents and Sale Deed, leave and licence agreement etc. and/or any deed/document/subsequent thereto, which may be necessary from time to time in respect of flats/units/premises which are being developed/constructed by the company on the property and/or any amenity/facility/TDR/affidavit/declaration/indemnity etc. with respect thereto as mentioned below:

Regd. Office : Runwal & Omkar Esquire, 5th Fl., Opp. Sion Churnabhalli Signal, Sion (E), Mumbai - 400 022
Tel: +91 - 22 - 6113 3000 • Fax: +91 - 22 - 2409 3749 • E: corporate@runwal.com • www.runwal.com
CIN: U 70100 MH 1988 PTC 046631

करल ४
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RUNWAL DEVELOPERS PVT. LTD.

deeds, documents, Sale Deed and/or any deed/document/subsequent thereto as above mentioned.

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malkar, Ms. Puspita Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramesh P. Lonkar, Mr. Dinesh Mhatre, Mr. Tripathi K. Mr. Manish Sawlani, Ms. Krishna Pampani and Mr. Akash Jajodia - Authorized Officials of the Company.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited

Mahesh Iyer
Director
DIN: 01337787



Regd. Office : Runwal & Omkar Esquire, 5th Fl., Opp. Sion Churnabhalli Signal, Sion (E), Mumbai - 400 022
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करल ४
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RUNWAL DEVELOPERS PVT. LTD.

Ref: Q4/122 (CR)

CERTIFIED TRUE COPY OF THE CIRCULAR RESOLUTION DATED 10 MARCH 2022 AS APPROVED BY THE BOARD OF DIRECTORS OF RUNWAL DEVELOPERS PRIVATE LIMITED.

AUTHORITY TO MR. YOGESH BAGRECHA, MS. ROCHELLE CHATTERJEE, MR. R.S.A MOHAN, MS. SHOBHA MALKAR, MS. PUSHPITA LATHA V, MS. SWEENA NAIR, MS. MONICA GUPTA AND MR. DEEPAK SHAH FOR THE PROJECT SITUATED AT D. N. NAGAR

"RESOLVED THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malkar, Ms. Puspita Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized for and on behalf of the Company to sign, execute, verify, confirm lodge, admit, acknowledge and register the Agreements for Sale, deeds, documents and Sale Deed, leave and licence agreement etc. and/or any deed/document/subsequent thereto, which may be necessary from time to time in respect of flats/units/premises which are being developed/constructed by the company on the property and/or any amenity/facility/TDR/affidavit/declaration/indemnity etc. with respect thereto as mentioned below:

I. All that pieces and parcel of land admeasuring approximately 89.53 square meters (Survey No.106-A and CTS No. 195 (part) of village & Taluka Andheri, Mumbai Suburban District, situate at D. N. Nagar, Mumbai 400 053.

- On and towards the North : By Building No.02
- On and towards the South : By Building No.06
- On and towards the West : By 40 feet road
- On and towards the East : By Building No.03



II. All that pieces and parcel of land admeasuring approximately 1070.05 square meters (687.53 square meters as per lease deed and 382.52 square meters additional land) (Survey No.106-A and CTS No. 195 (part) of village & Taluka Andheri, Mumbai Suburban District, situate at D. N. Nagar, Mumbai 400 053.

- On and towards the North : By 12.20 square meters wide road
- On and towards the South : By Building No.04
- On and towards the West : By 12.20 square meters wide road
- On and towards the East : By Building No.01

RESOLVED FURTHER THAT Mr. Yogesh Bagrecha, Ms. Rochelle Chatterjee, Mr. R.S.A Mohan, Ms. Shobha Malkar, Ms. Puspita Latha V, Ms. Sweena Nair, Ms. Monica Gupta and Mr. Deepak Shah - Authorized Officials of the Company, be and are hereby severally authorized to substitute the power for limited purpose of lodging, admitting and registration of the said documents with the concerned office of the Sub-Registrar of Assurances and other concerned authorities, duly signed and executed by them in favour of Mr. Sudhir Palav, Mr. Ramesh P. Lonkar, Mr. Dinesh Mhatre, Mr. Tripathi K. Mr. Manish Sawlani, Ms. Krishna Pampani and Mr. Akash Jajodia - Authorized Officials of the Company.

Regd. Office : Runwal & Omkar Esquire, 5th Fl., Opp. Sion Churnabhalli Signal, Sion (E), Mumbai - 400 022
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CIN: U 70100 MH 1988 PTC 046631

करल ४
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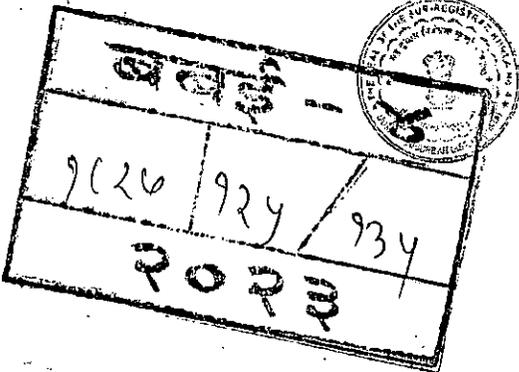


RUNWAL DEVELOPERS PVT. LTD.

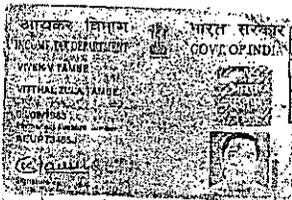
RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be and is hereby furnished to concerned authorities as and when required."

for Runwal Developers Private Limited

Mahesh Iyer
Director
DIN: 01337787

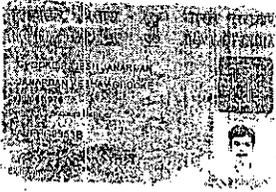


Regd. Office : Runwal & Omkar Esquire, 5th Fl., Opp. Sion Churnabhalli Signal, Sion (E), Mumbai - 400 022
Tel: +91 - 22 - 6113 3000 • Fax: +91 - 22 - 2409 3749 • E: corporate@runwal.com • www.runwal.com
CIN: U 70100 MH 1988 PTC 046631



करल ४
५९६८७० ५२
२०२२

करल ४
५९६८७० ५२
२०२२



करल - ४
७२४ ७२८ / ७३५
२०२२

CHALLAN
MTR Form Number 6

करल ४
५९६८७० ५२
२०२२

करल ४
५९६८७० ५२
२०२२

GRN	MH01168911202122P	BARCODE	11032022151201	Date	11/03/2022 15:12:01	Form ID	ARV1
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty	TAX ID / TAJ (If Any)					
Type of Payment	Registration Fee	PAN No. (If Applicable)	AAACR03012				
Office Name	MTR, JT SUB REGISTRAR, KIRLS, NO 4	Full Name	RUNWAL DEVELOPERS PRIVATE LIMITED				
Location	MUMBAI	Feedback No.	CTS NO (PART, SPART, BFAST) AND PREMISES/BUILDING (7)PART)				
Year	2021-2024 One Time	Remarks (If Any)	Subsidiary Name: RUNWAL DEVELOPERS PRIVATE LIMITED				
Account Head Details		Amount in Rs.	Amount in Words				
0050045501	Stamp Duty	500.00	Six Hundred Rupees Only				
0025006302	Registration Fee	100.00					
Total		600.00					
Payment Details		FOR USE IN RECEIVING BANK					
Cheque/DD Details		Bank CIN	Ref. No.	100002002001100303 1803022437700			
Cheque/DD No.		Bank Code	ISS Date	11032022-15-12:16 Not Verified with BSR			
Name of Bank		Bank Branch	STATE BANK OF INDIA				
Name of Branch		Branch No. / Code	Not Verified with BSR				

GRN	MH01168911202122P	Amount	600.00	Bank	STATE BANK OF INDIA	Date	11/03/2022 15:12:01
2	1859-291-5168	0007013441200122	11032022-17-53:11	1859000			600.00
Total Debit Amount							600.00



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Used	Defacement Amount
1	1859-291-5168	0007013441200122	11/03/2022-17-53:11	1859000	600.00

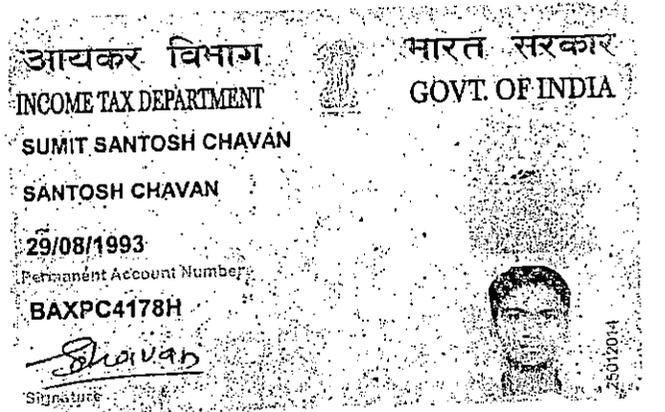
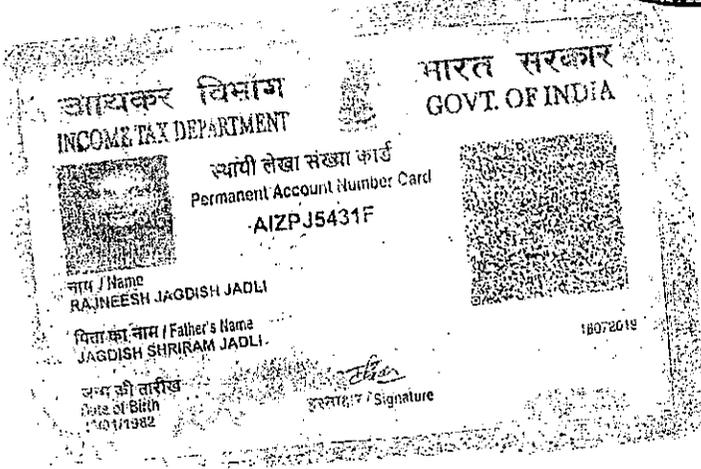
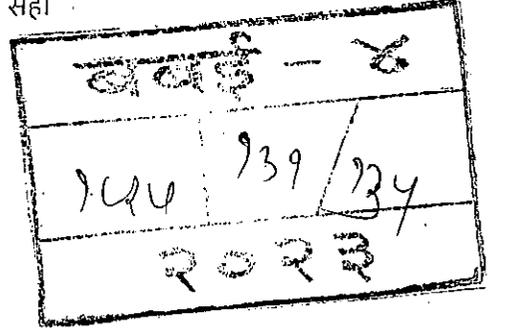
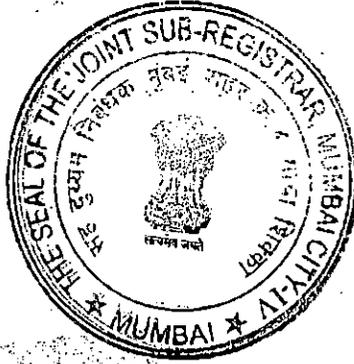
घोषणापत्र

मी सुधीर चालक याद्वारे घोषित करतो की, दुय्यम निबंधक सुधीर-8

यांचे कार्यालयात करनाम या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री केशवना डेवपय प्रावी इ. यांनी दि. १५-०५-२२ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे/निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक ०९-०५-२०२२

A. J. J.
कुलमुखत्यारपत्रधारकाचे नाव
व सही



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AKAPT4765H



नाम / Name
OMKAR VIJAY TENDULKAR

पिता/सोनाप / Father's Name
VIJAY SHANKAR TENDULKAR

जन्म तिथि /
Date of Birth
20/01/1992

हस्ताक्षर / Signature

Handwritten signature: OMKAR VIJAY TENDULKAR

Handwritten signature: OMKAR VIJAY TENDULKAR

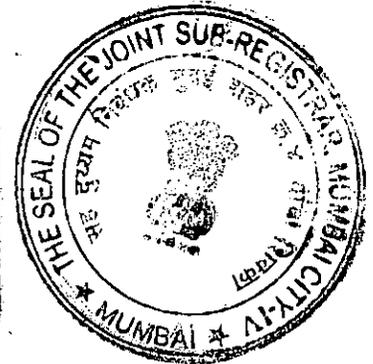
बचत - ४		
२०२०	१३३	१३५
२०२३		

In case this card is lost / found, kindly inform / return to:

Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
New Mumbai - 400 614.

इस कार्ड को खोने/पाने पर कृपया सूचित करें/सीटार
आयकर सेवा सेवा प्रदाता, UTITSL
प्लॉट नं. ३, सेक्टर ११, सीडीबी बेलपुर
नया मुंबई - ४०० ६१४

Aaykar Sampark Kendras
For Income Tax Related
Queries call Toll Free Nos.
1961
or
18001801961



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

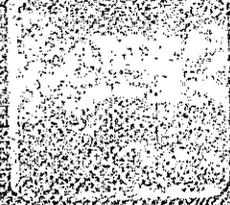
DGNPS9795C

नाम / Name
SIDDHOMKAR TENDULKAR

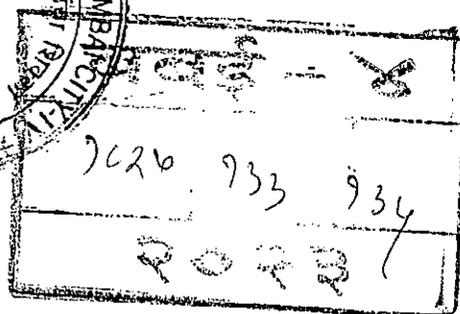
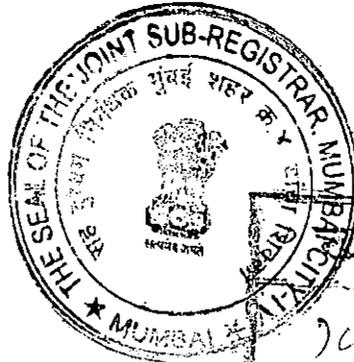
पिता का नाम / Father's Name
MOHAN DATTARAM SHIRKE

जन्म की तिथि / Date of Birth
23/12/1991

हस्ताक्षर / Signature



Siddhomkar



उत्पत्ति - ४
१७३/१५५
२०२२



508/1827

गुरुवार, 09 फेब्रुवारी 2023 10:01 म.पू.

दस्त गोषवारा भाग-1

बबई4

738/734

दस्त क्रमांक: 1827/2023

दस्त क्रमांक: बबई4 /1827/2023

बाजार मूल्य: रु. 1,93,25,819/-

मोबदला: रु. 2,08,12,619/-

भरलेले मुद्रांक शुल्क: रु.12,49,000/-

दु. नि. सह. दु. नि. बबई4 यांचे कार्यालयात

पावती:1990

पावती दिनांक: 09/02/2023

अ. क्र. 1827 वर दि.09-02-2023

सादरकरणाराचे नाव: ओमकार विजय तेंडुलकर

रोजी 9:57 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2700.00

पृष्ठांची संख्या: 135

एकुण: 32700.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, मुंबई-4

सह दुय्यम निबंधक, मुंबई-4

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (वोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 09 / 02 / 2023 09 : 57 : 55 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 09 / 02 / 2023 09 : 58 : 49 AM ची वेळ: (फी)



प्रतिज्ञापत्र

सदर दस्ताएवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्पत्ता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे

लिहून घेणारे

Missing Scan Doc Records and Files



09/02/2023 10 10:57 AM

दस्त गोषवारा भाग-2

खर्च 4

924/234

दस्त क्रमांक: 1827/2023

दस्त क्रमांक : खर्च 4/1827/2023

दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:रुणवाल डेक्कलपर्स प्रा. लिमिटेड तर्फे संचालक सुजाता राव तर्फे ऑथो. सिग्रेटरी दीपक शाह तर्फे मुखत्यार सुधीर पालव पत्ता:प्लॉट नं: - माळा नं: - , इमारतीचे नाव: 5 वा मजला , रुणवाल अँड ओमकार ईस्केअर , सायन चुनाभट्टी सिग्नलच्या समोर, सायन पूर्व, मुंबई, ब्लॉक नं: - , रोड नं: - , महाराष्ट्र, मुंबई. पिन नंबर:AAACR0395J	लिहून देणार वय :-65 स्वाक्षरी:-		
2	नाव:ओमकार विजय तेंडुलकर पत्ता:प्लॉट नं: - माळा नं: - , इमारतीचे नाव: बी-1801, खांपरी देव सोसायटी, जी डी आंबेकर रोड , परेल , मुंबई, ब्लॉक नं: - , रोड नं: - , महाराष्ट्र, मुंबई. पिन नंबर:AKAPT4765H	लिहून घेणार वय :-31 स्वाक्षरी:-		
3	नाव:सिद्धी ओमकार तेंडुलकर पत्ता:प्लॉट नं: - माळा नं: - , इमारतीचे नाव: बी-1801, खांपरी देव सोसायटी, जी डी आंबेकर रोड , परेल , मुंबई, ब्लॉक नं: - , रोड नं: - , महाराष्ट्र, मुंबई. पिन नंबर:DGNPS9795C	लिहून घेणार वय :-31 स्वाक्षरी:-		

वरील दस्ताऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:09 / 02 / 2023 10 : 03 : 40 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्ताऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सुमित चव्हाण - वय:27 पत्ता:शॉप न 8 धीरज रिजन्सी बोरीवली पूर्व मुंबई पिन कोड:400066		
2	नाव:रजनीश जदली - वय:37 पत्ता:शॉप न 8 धीरज रिजन्सी बोरीवली पूर्व मुं पिन कोड:400066		

शिक्का क्र.4 ची वेळ:09 / 02 / 2023 10 : 05 : 42 AM

सह दुय्यम निबंधक, मुंबई-4

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	OMKAR VIJAY TENDULKAR	eChallan	69103332023013011292	MH014459214202223E	1249000.00	SD	0007466274202223	09/02/2023
2		DHC		0902202300250	700	RF	0902202300250D	09/02/2023
3		DHC		0902202300234	2000	RF	0902202300234D	09/02/2023
4	OMKAR VIJAY TENDULKAR	eChallan		MH014459214202223E	30000	RF	0007466274202223	09/02/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

1827 /2023

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1. Verify Scanned Document for correctness and quality thumbnail (4 pages on a side) printed on a separate sheet.
2. Get print immediately after registration.

पुस्तक क्र. - १, खर्च ४/१८२७/२०२३ च्या सदर्तील नोंदला. दिनांक:- ९ FEB 2023

पाने आहेत १३५

सह. दुय्यम निबंधक जर्ग-२, मुंबई शहर-४



1.01
1.12

1916

4.4

1.1

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4

09/02/2023

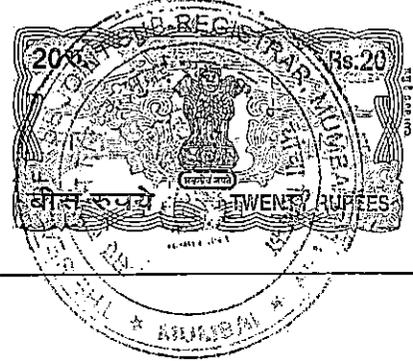
दस्त क्रमांक : 1827/2023

नोंदणी :

Regn:63m

गावाचे नाव : परेल-शिवडी

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	20812619
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	19325818.52
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन :सदनिका नं: 2201, माळा नं: 22 वा मजला, टॉवर 1, इमारतीचे नाव: निर्वाणा, ब्लॉक नं: परेल, मुंबई 400012, रोड : जी डी आंबेकर रोड, इतर माहिती: सोबत 1 कारपार्किंग सहित, सदनिका क्षेत्रफळ 726.03 चौ. फूट रेरा कारपेट((C.T.S. Number : 662 ;))
(5) क्षेत्रफळ	1) 74.22 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-रुणवाल डेव्हलपर्स प्रा. लिमिटेड तर्फे संचालक सुजाता राव तर्फे ऑथो. सिग्रेटरी दीपक शाह तर्फे मुखत्यार सुधीर पालव वय:-65; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 5 वा मजला , रुणवाल अँड ओमकार ईस्टेअर सायन चुनाभट्टी सिग्नलच्या समोर, सायन पूर्व, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-AAACR0395J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-ओमकार विजय तेंडुलकर वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी-1801, खापरी देव सोसायटी, जी डी आंबेकर रोड , परेल ,मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400012 पॅन नं:-AKAPT4765H 2): नाव:-सिद्धी ओमकार तेंडुलकर वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी-1801, खापरी देव सोसायटी, जी डी आंबेकर रोड , परेल ,मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400012 पॅन नं:-DGNPS9795C
(9) दस्तऐवज करून दिल्याचा दिनांक	09/02/2023
(10) दस्त नोंदणी केल्याचा दिनांक	09/02/2023
(11) अनुक्रमांक, खंड व पृष्ठ	1827/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1249000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह. दुय्यम निबंधक वर्ग-२,

मुंबई शहर क्र.-४

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	OMKAR VIJAY TENDULKAR	eChallan	69103332023013011292	MH014459214202223E	1249000.00	SD	0007466274202223	09/02/2023
2		DHC		0902202300250	700	RF	0902202300250D	09/02/2023
3		DHC		0902202300234	2000	RF	0902202300234D	09/02/2023
4	OMKAR VIJAY TENDULKAR	eChallan		MH014459214202223E	30000	RF	0007466274202223	09/02/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]