



18/06/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 10970/2021

नोंदणी :

Regn:63m

गावाचे नाव : नाहूर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	12241629
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12956342
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : , इतर माहिती: सदनिका क्र. 706,7 वा मजला, विंग टॉवर नं. 4, बिल्डिंग नं. टॉवर 4, द सेंचुरी - टॉवर 4, बॉम्बे आग्रा रोड, न्यु तानसा पार्सप लाईन, नाहूर व्हिलेज, ता. कुर्ला, मुंबई...; रेगनुसार सदनिका क्षेत्र 643 चौ.फुट. कार्पेट व ओपन बाल्कनी क्षेत्र 47 चौ.फुट कार्पेट व सोबत एक कार पार्किंग सहित. (( C.T.S. Number : 544 आणि 544/1 ; ) )
(5) क्षेत्रफळ	1) 70.54 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-रुणवाल कन्स्ट्रक्शन्स चे भागिदार संजय डागा तर्फे कु.मु. स्विना नायर तर्फे कु.मु. म्हणून सुधीर पालव -- वय:-65; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रुणवाल आणि ओमकार स्केअर, 5 वा मजला, चुनाभट्टी सिग्नल समोर, ईस्टर्न एक्सप्रेस हायवे च्या बाजूला, सायन पुर्व, मुंबई, ब्लॉक नं:-, रोड नं: (AAAFR1211Q), महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रज्ञा अशोक होवाळ -- वय:-56; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: मुलुंड सहकार विश्व को ऑप ही सोसा लि ऑफ आय सी आय सी आय बँक जे एन रोड मुलुंड पश्चिम मुंबई, ब्लॉक नं:-, रोड नं: (ABMPH4262J), महाराष्ट्र, मुंबई. पिन कोड:-400080 पॅन नं:- 2): नाव:-अशोक यशवंत होवाळ -- वय:-66; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: मुलुंड सहकार विश्व को ऑप ही सोसा लि ऑफ आय सी आय सी आय बँक जे एन रोड मुलुंड पश्चिम मुंबई, ब्लॉक नं:-, रोड नं: (AATPH0693P), महाराष्ट्र, मुंबई. पिन कोड:-400080 पॅन नं:-
(9) दस्तऐवज करुन दिल्याचा दिनांक	25/03/2021
(10) दस्त नोंदणी केल्याचा दिनांक	18/06/2021
(11) अनुक्रमांक, खंड व पृष्ठ	10970/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	389000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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



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महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग  
मुल्यांकन अहवाल सन - २०२०-२०२१

- A -1) महानगरपालिका :- मुंबई
1. दस्ताचा प्रकार :- करारनामा अनुच्छेद क्रमांक : २५(घ)
2. सादरकर्त्याचे नाव :- प्रशा अशोक होवाळ
3. तालुका :- कुर्ली
4. गावाचे नाव :- नांदूर
5. नगरभूमापन क्रमांक :- 544, 544/1
6. मूल्य दरविभाग (झोन) :- 122 :- उपविभाग :- 565
7. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक  
प्रति चौ मी दर :- 152190 + 5% = 159799
8. दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ :- 70.54 चौ.फुट.कारपेट /  चौ.मी.विल्ट अप
9. कार पार्किंग :- 1 गच्ची :-      बाल्कनी :-
10. मजला क्रमांक :- 7वा उद्वाहन सुविधा :-
11. बांधकाम वर्ष :- नाविन घसारा :-
12. बांधकामाचा प्रकार :- आरसीसी / इतके पक्के / अर्धे पक्के / कच्चे
13. बाजारमूल्यदर तक्त्यातील मार्गदर्शन सूचना क्रमांक :-      ज्यान्वये दिलेली घट      चाट मुंबई उपनगर जिल्हा (बांध)
14. निर्धारित केलेले बाजारमूल्य :- 12956342/=-
15. दस्तामध्ये दर्शविलेला मोबदला :- 12241629/=-
16. देय मुद्रांक शुल्क :- 389000/=- भरलेले मुद्रांक शुल्क :- 389000/=-
17. देय नोंदणी फी :- 30,000/=-



लिपिक

सह दुय्यम निबंधक

A)  $70.54 \times 159799 \times 1.10 = 12399443/=-$

B)  $13.94 \times 159799 \times 25\% = 556899/=-$

12956342/=-

सह दुय्यम निबंधक कुर्ली - ४  
मुंबई उपनगर जिल्हा



CHALLAN  
MTR Form Number-6



GRN	MH013952317202021E	BARCODE			Date	25/03/2021-13:19:02	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)						
Office Name	KRL4_JT SUB REGISTRAR KURLA NO 4			Full Name	Pradnya Ashok Howar करल ४					
Location	MUMBAI			Flat/Block No.	20200 2 296 2029					
Year	2020-2021 One Time			Premises/Building	Flat No.705, Tower 4, The Sanctuary					
Account Head Details	Amount In Rs.	Premises/Building		Road/Street	Mulund West					
0030045501 Stamp Duty	389000.00			Area/Locality	Mumbai					
				Town/City/District						
				PIN	4	0	0	0	8	0
				Remarks (If Any)	PAN2=AAAFR1211Q~SecondPartyName=Runwal Constructions~					
				Amount In	Three Lak Eighty Nine Thousand Rupees Only					
Total	3,89,000.00			Words						
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	69103332021032518950	2670734334			
Cheque/DD No.				Bank Date	RBI Date	25/03/2021-13:20:41	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. : 9820114761

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

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

*Handwritten signature*

THE SANCTUARY 092



AGREEMENT FOR SALE

ARTICLES OF AGREEMENT ("the said Agreement") made at Mumbai on this 25<sup>TH</sup> day of MARCH in the Christian year Two Thousand and TWENTY ONE

BETWEEN

*[Handwritten signature]*  
RUNWAL CONSTRUCTIONS (PAN NO. AAAFR1211Q) a registered partnership firm having its office at 5th floor, Runwal & Omkar Esquare, Opp. Sion Chunabhatti Signal, Off Eastern Express Highway, Sion (East), Mumbai- 400 022 represented by its Partner/Authorized Signatory Mr. SANJAY DAGA, authorized vide letter of Authority dated \_\_\_\_\_ hereinafter referred to as the "PROMOTER / OWNER" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its partners, successors in title and assigns) of the ONE PART;

AND

Developers

*[Handwritten signature]*  
Purchaser/s  
*[Handwritten signature]*

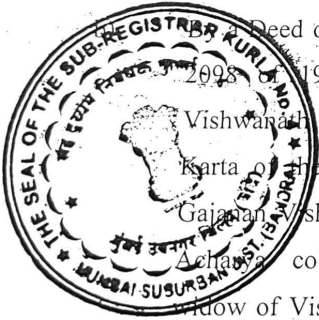
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“THE PURCHASER/S” as mentioned in “Annexure F” annexed hereto (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/ her/ their respective heirs, executors, administrators, successors and permitted assigns) of the OTHER PART.

The Promoter/Owner and the Purchaser/s shall hereinafter collectively be referred to as the ‘Parties’ and individually as the ‘Party’.

**WHEREAS:-**

- a) By an Agreement dated 30th April 1958 executed between Mr. Ramchandra Vishwanath Acharya (in his individual capacity as well as capacity as Manager / Karta of the Hindu Undivided Family) & Anr. referred therein as Vendors of the one part and M/s Rallis India Ltd. referred therein as purchaser of the other part, the Vendors have agreed to sell and transfer to the purchaser all piece and parcel of land aggregating to a total area admeasuring 11 acres or thereabouts being equivalent to 53240 (Fifty Three Thousand Two Hundred and Forty) sq. yds. or thereabout situate lying and being at Survey Nos. 91(part), 149(part), 156(part) on the terms and conditions as set out therein (hereinafter referred to as “the said larger property”).



Deed of Conveyance dated 13<sup>th</sup> November 1958 registered under No. BND-1958 on 9<sup>th</sup> December 1958 executed between Mr. Ramchandra Vishwanath Acharya (in his individual capacity as well as capacity as Manager / Karta of the Hindu Undivided Family consisting of himself, his adult brother Gajanan Vishwanath Acharya and mother Kamlabai), and Gajanan Vishwanath Acharya collectively called as the “Vendors” of the First Part and Kamalabai widow of Vishwanath Sadashiv Acharya of the Second Part and Rallis India Ltd. called the Purchaser of the Third Part, the parties agreed to sub-divide the above said larger property in to two plots as under;

- i) One plot comprising of Survey Nos. 91 (Part) and 149 (part) admeasuring 24200 sq. yds. or thereabout (“the front plot);
- ii) The other plot comprising of Survey Nos. 91 (part) and 149 (part) and 156 (Part) equivalent to 29040 sq. yds. or thereabout (the rear plot”);

*[Handwritten signature]*

Developers

*[Handwritten signature]*  
Purchaser/s

*[Handwritten signature]*



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

All that piece or parcel of land admeasuring 6 (Six) acres or thereabouts equivalent to 29040 (Twenty Nine Thousand & Forty) sq. yds. or thereabouts or equivalent to 24406.02 sq. mtrs or thereabouts situate on and to the west of the Bombay-Agra Road and to the east of the New Tansa Pipe Lines in the Village Nahur, Taluka Kurla (in Greater Mumbai) District Mumbai - Suburban, Registration and Sub-district Bandra and in T ward of the Municipal Corporation of Greater Mumbai comprised of City Survey No 544 and 544/1 Nahur Village, Taluka Kurla, Bombay Suburban District and City Survey Nos 91(part), 149(part) and 156(part) and bounded as follows:

On or towards the North

: by land forming portions of Survey Nos. 156, 91 and 149 beyond that by the boundary of the village of Mulund.



On or towards the East

: Partly by Mumbai - Agra Road leading from Mumbai to Thane and partly by portion of the Survey Nos. 149 and 91 conveyed to Ralliwolf Private Limited.

On or towards the South

: Partly by the portion of Survey No. 149 conveyed to Ralliwolf Private Limited and partly by another portion of the Survey No. 91;

On or towards the West

: By Tansa Pipelines and beyond that another portion of the Survey No. 91 and 156 acquired by the Government of Mulund Refugee Colony.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

(Description of the said project Property)

All that piece or parcel of land admeasuring about 741.63 sq.mtrs or thereabouts being the Portion of the said Property situate at City Survey No 544 and 544/1 Nahur Village, Taluka Kurla, Bombay Suburban District and City Survey Nos 91(part), 149(part) and 156(part).

*[Handwritten signature]*

Developers

*[Handwritten signature]*  
Purchaser/s  
*[Handwritten signature]*

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THE SANCTUARY 092

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 २०१० WITNESS WHEREOF

duplicate hereof the day and year first hereinabove mentioned the Parties hereto have executed and presented

SIGNED AND DELIVERED  
 By the within named PROMOTER/OWNER  
 RUNWAL CONSTRUCTIONS  
 Through its Partner Mr. Sanjay Daga  
 Through his Authorized Signatory  
 MS. SWEENA NAIR  
 in the presence

1. [Signature]
2. [Signature]

SIGNED SEALED AND DELIVERED  
 By the within named PURCHASERS/S

1. MRS. PRADNYA ASHOK HOWAL [Signature]
2. MR. ASHOK YASHWANT HOWAL [Signature]

in the presence of

1. [Signature]
2. [Signature]

RECEIVED of and from the Flat  
 Purchaser/s above named the sum of

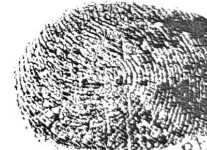
₹. 24,48,326 /- (RUPEES TWENTY FOUR  
 LAKH FORTY EIGHT THOUSAND ONLY) THREE  
 HUNDRED & TWENTY SIX ONLY  
 As advance payment or deposit paid by  
 The Purchaser/s to the Promoter/Owner



Developers



Sweena



We say received

FOR RUNWAL CONSTRUCTIONS

Sweena


PARTNER/AUTHORISED SIGNATORY

[Signature]  
 Purchaser/s

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ANNEXURE - "E"

C - 3

 **MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**FORM 'A'**  
**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**  
 No CHE/ES/5881/T/337(NEW)/CC/1/NEW  
**COMMENCEMENT CERTIFICATE**

To,  
 Ms. Pallavi Matkari Authorized Signatory of M/s.  
 Runwal Constructions  
 Runwal & Omkar Esquare, 5th Flr, Opp. Sion  
 Chunabatti signal, Sion (East) Mumbai - 400 022.

Sir,

With reference to your application No. CHE/ES/5881/T/337(NEW)/CC/1/NEW Dated. 15 Mar 2019 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 15 Mar 2019 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. 544, 544/1 Division / Village / Town Planning Scheme No. NAHUR - T situated at L.B.S. Marg Road / Street in T Ward 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.

That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be occupied by any person until occupancy permission has been granted.

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.

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.

This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-

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. **Executive Engineer (BP) ES II** Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.





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२०२१		

This CC is valid upto 27/7/2021

Issue On : 28 Jul 2020

Valid Upto : 27 Jul 2021

Application Number :

CHE/ES/5881/T/337(NEW)/CC/1/NEW

Remark :

C.C. up to stilt slab as per approved plans dated 27.03.2020



Name : LOTAN SUKADBO  
AHIRE  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 28-Jul-2020 19:43:42

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

Executive Engineer, Building Proposal

Eastern Suburb T Ward Ward

Cc to :

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

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ANNEXURE - "F"

FLAT / PURCHASER'S DETAILS

Sr. No	Particulars	Details
1.	Name of Purchaser/s	Mrs. PRADNYA ASHOK HOWAL Mr. ASHOK YASHWANT HOWAL
2.	Address of Purchaser/s	D/11 , MULUND SAHAKAR VISHWA CHS , OFF ICICI BANK , J.N.ROAD,, MULUND WEST. , Mumbai, MAHARASHTRA, INDIA, 400080
3.	Description of the said Flat/ Premises	2.00BHK
4.	Project	THE SANCTUARY - TOWER 4
5.	Building Name	TOWER 4
6.	Wing	TOWER 4
7.	Floor	7
8.	Flat No.	706
9.	Carpet 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; AND	Carpet area of flat 643 Sq. Feet. equivalent to 59.74 sqmtr. Area of enclosed/open balcony <del>4.36</del> 4.7 sq.mtr. equivalent to 47 sq.ft. and/or Service/utility area _____ sq.mtr. equivalent to _____ sq.ft. and/or Open Terrace _____ sq.mtr. equivalent to _____ sq.ft. for which no additional consideration is payable
10.	Additional Areas exclusive to the said Flat / Premises (limited area and facilities available with the said flat / Premises).	a. _____ Sq. Mts b. _____ Sq. Mts c. _____ Sq. Mts Also for which no additional consideration is payable
11.	No. of Car Parks included in the Agreement	01 (ONE)
12.	Sale Consideration for said Flat/ Premises @ Carpet Area	Rs.12241629/-
13.	Other Charges and Deposits	Rs. 659511/-
14.	PAN No. of Purchaser/s	ABMPH4262J , AATPH0693P
15.	Consent U/s 14 of the RERA Act 2016 (or any similar provision under prevailing law)	The Purchaser/s hereby give his/her/their specific consent for the following: Layout comprising of 5 towers with Tower 1 (B1) upto 24th floors, Tower 3 (B2) upto 24th floors, Tower 2 (C) upto 50th floors, Tower 4 (A2) upto 50th floors, Tower 5 (A1) upto 50th floors alongwith podiums and basements.
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.
17.	Details of Mortgage/Charge as referred in Recital (S) of the Agreement	As on date the said Property has been mortgaged to HDFC Bank Limited for the Project Finance availed by the Owners
18.	Layout Approval of the said Project.	Layout comprising of 5 buildings as mentioned in Clause 2 of the Agreement for Sale. The copy of Layout Approval dated 26/07/2017 is annexed hereto as Annexure "N"



3 BHK

3 BHK

Developers

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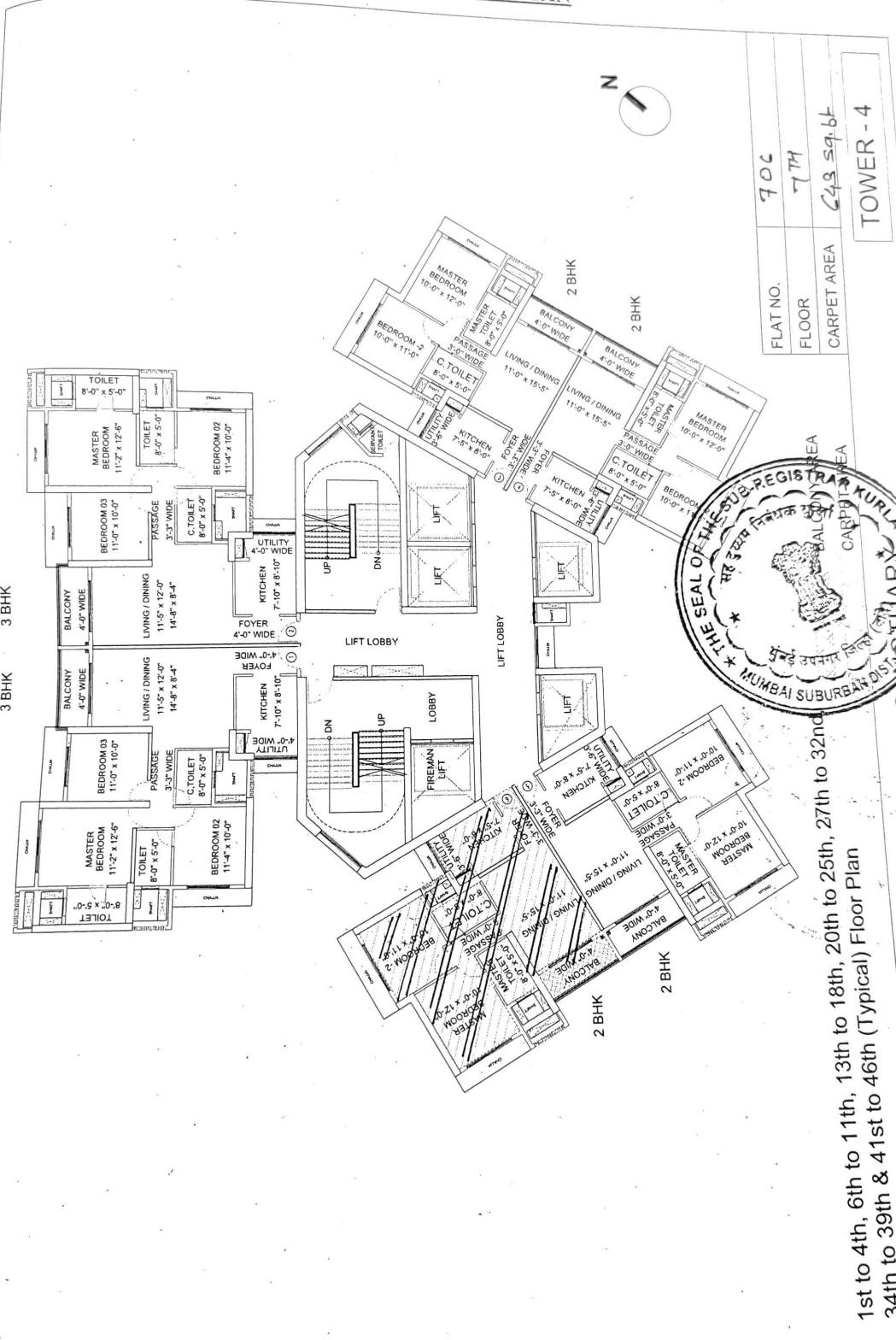
Purchaser/s

*Pradnya Ashok Howal*  
*Ashok Yashwant Howal*

करल ४		
७०६०	१०६	१५

ANNEXURE - G-29

FLOOR PLAN



FLAT NO.	७०६
FLOOR	७TH
CARPET AREA	८४३ sq.ft
TOWER - 4	



THE SANCTUARY  
1st to 4th, 6th to 11th, 13th to 18th, 20th to 25th, 27th to 32nd  
34th to 39th & 41st to 46th (Typical) Floor Plan

THE SANCTUARY 092  
THE SANCTUARY 092

For RUNWAL CONSTRUCTIONS

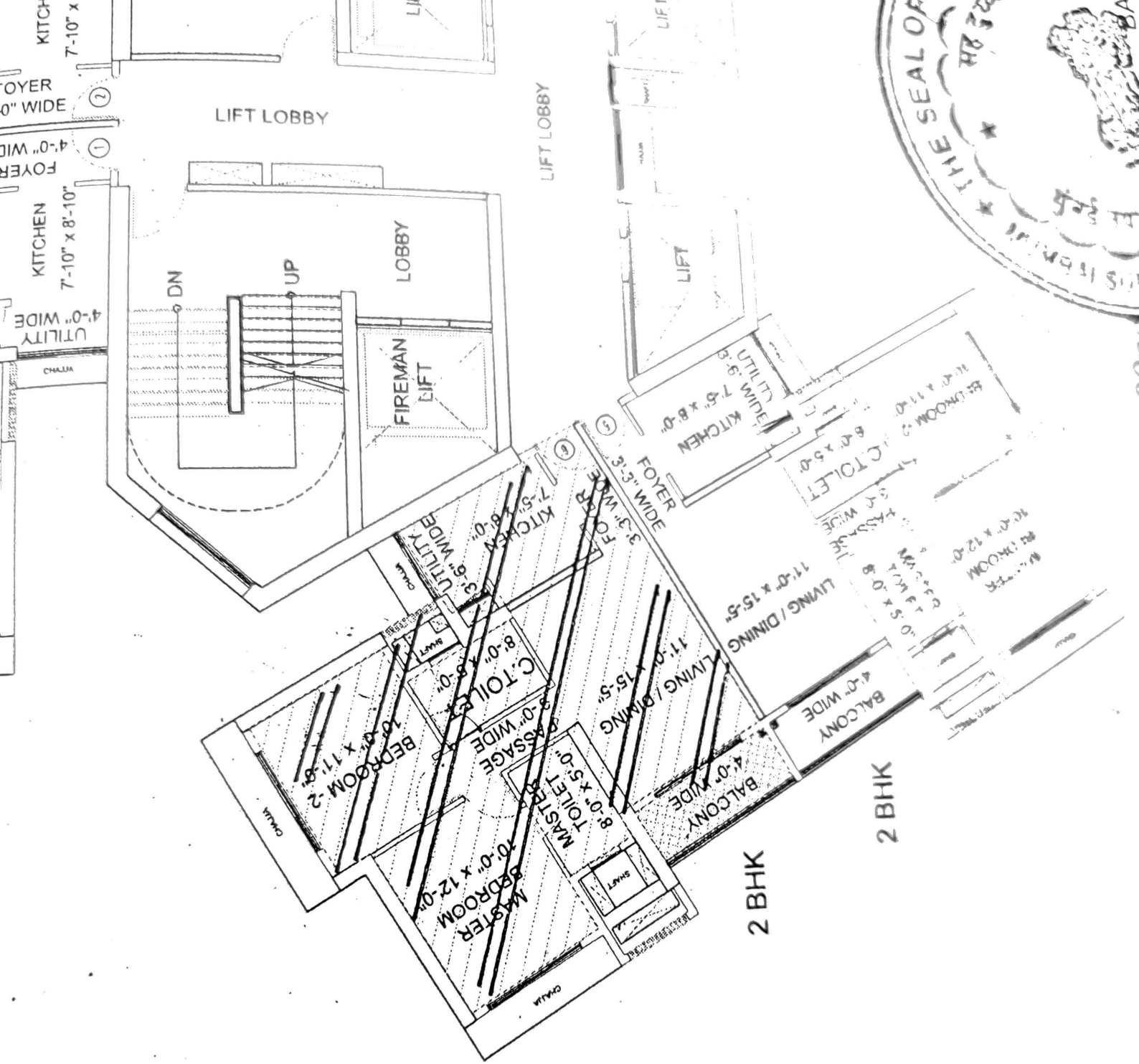
*Sweene*  
Authorized Signatory

Developers

*Bue*  
Purchaser/s

2,950.00  
E & O  
Total  
Tax Am  
25.00  
225.00  
CONSULTANT  
ANK OF IN  
2114  
LJ Andheri (E)

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करल ४		
१०६०	११४	११५
२०२१		

ANNEXURE - "L"



**Maharashtra Real Estate Regulatory Authority**

**REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'  
[See rule 6(a)]**

This registration is granted under section 5 of the Act to the following project under project registration number :  
P51800025926  
Project: **THE SANCTUARY - TOWER**, Plot Bearing / CTS / Survey / Final Plot No.: 544 AND 544/1 at Kurla, Kurla,  
Mumbai Suburban, 400080;

1. Runwal Constructions having its registered office / principal place of business at Tehsil: Ward FNorth, District: Mumbai City, Pin: 400022.
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;



The entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

◦ The Registration shall be valid for a period commencing from 31/07/2020 and ending with 31/12/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with Rule 5.

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.

Signature valid  
Digitally Signed by  
Dr. Vasant Pramanand Prabhu  
(Secretary, MahaRERA)  
Date:31-07-2020 22:24:23

Dated: 31/07/2020  
Place: Mumbai

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

THE SANCTUARY 092