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Rakesh Dixit
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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Dombivli this 27th day of FEB. 2023

BETWEEN

RUNWAL RESIDENCY PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956 having its registered and corporate office at Runwal & Omkar Esquare, 5th Floor, Opposite Sion Chunabhathi Signal, Off Eastern Express Highway, Sion (E), Mumbai 400 022 (through its duly Authorised Signatory Mr. Vikramaditya Upadhyay authorized under Board Resolution/POA dated 30.08.22), hereinafter referred to as the "the Promoter" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **ONE PART**

AND

Ravi Radheshyam Dixit through his POA holder to Rakesh Radheshyam Dixit And Kadambari Ravi Dixit through his POA holder to Swapnil Mahadev Madav having his/her/their address at Dixit Niwas, Room No.30, 4th Floor Road No.27, Shanti Nagar Wagle Estate, Thane (West)-400604, hereinafter referred to as "the Allottee", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual, his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-parcenary and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company, its successors and permitted assigns) of the **OTHER PART**

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WHEREAS:

- A. By virtue of various deeds, documents, writings and orders, the Promoter is the owner of, absolutely seized and possessed of and well and sufficiently entitled to all those pieces and parcels of land or ground measuring 4,65,228 square metres lying, being and situate at Village Gharivali and Village Usarghar in the Registration District and Sub-District at Thane ("Promoter Larger Land") more particularly described in the First Schedule written hereunder and shown delineated in black colour boundary line on the Plan annexed hereto and marked as Annexure "A". The title of the Promoter with respect to the Promoter Larger Land is more particularly described in the Report on Title dated 5th March 2019, issued by Wadia Ghandy & Co., and Supplementary Title Certificate dated 6th October, 2020, issued by Advocate S K. Dubey, as is uploaded and available on the website of the Authority (defined below) at <https://maharera.mahaonline.gov.in>.
- B. One Out-n-Out Infotech (India) LLP has represented to the Promoter that it is the owner of the adjoining and adjacent piece and parcel of land admeasuring 69,328 square metres lying and situate and Villages Sagaon, Gharivali and Usarghar Taluka Kalyan District, Thane ("Out-n-Out Land"). No representation is being made by the Promoter on the title of Out-n-Out Infotech (India) LLP to the Out-n-Out Land and the Promoter has not investigated the title of Cut-n-Out Infotech (India) LLP to the Out-n-Out Land.
- C. The Promoter is developing the Promoter Larger Land as an Integrated Township Project ("ITP") in accordance with the applicable Regulations framed by the Government of Maharashtra for development of an ITP ("ITP Regulations") as may be amended from time to time.
- D. Pursuant to the representations made by Out-n-Out Infotech (India) LLP, the Promoter has included the Out-n-Out Land as part of the proposal submitted by the Promoter for development of an ITP on the Promoter Larger Land, since the Promoter Larger Land and the Out-n-Out Land are contiguous to each other, without receiving any consideration or other benefit from Out-n-Out Infotech (India) LLP. It is the express understanding that the Promoter Larger Land will be developed by the Promoter while the Out-n-Out Land will be developed by Out-n-Out Infotech (India) LLP. The Promoter Larger Land and the Out-n-Out Land are collectively referred to as "the Larger Land". It is, however, clarified that although the Out-n-Out Land forms part of the same layout, the development to be undertaken on the Out-n-Out Land shall be registered as a separate real estate project. It is further clarified that no part of the FSI from the Out-n-Out Land shall be utilised on the Promoter Larger Land neither shall any FSI from the Promoter Larger Land be utilised on the Out-n-Out Land. Further, no representation is being made by the Promoter in respect of any development to be made on the Out-n-Out Land.
- E. The Promoter has disclosed to the Allottee and the Allottee is aware of and acknowledges that the Larger Land is being developed as an Integrated Township Project pursuant to the Sanctioned Master Layout Plan ("Master Layout") copy whereof is annexed hereto and marked as Annexure "B".

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The Promoter Larger Land will be developed as a single layout in a phase-wise manner. The principal and material aspects of the development on the Promoter Larger Land ("Whole Project") as disclosed by the Promoter are briefly stated below: -

(a) Subject to the receipt of approvals/sanctions from the Maharashtra Metropolitan Regional Development Authority ("MMRDA") and/or other competent authority(ies), the Promoter proposes to carry out construction on the Promoter Larger Land by consuming such FSI as may be available from time to time upon the Promoter Larger Land if any, or due to change in the applicable law or policy of MMRDA, or otherwise, on any other portion of the land comprising the Promoter Larger Land, as the case may be. In relation to this, the Promoter is entitled to amend, modify and/or substitute the Master layout, in full or in part, as may be required/ permissible under the applicable law from time to time. The Promoter has prepared and the Allottee has perused the proposed layout plans based on the (two) possible scenarios (collectively referred to as "Proposed Master Layouts") of the Larger Land which are annexed hereto and collectively marked as Annexure "C-1" and Annexure "C-2", which inter alia, specify the tentative location of the buildings to be constructed as part of the Whole Project, the services, the social housing component, the common areas and amenities, recreation ground, playground, and reservations, together with draft statements specifying the proposed total FSI proposed to be utilized on the Promoter Larger Land in each case ("Whole Project Proposed Potential").

(b) The Promoter is developing the Promoter Larger Land in a phase wise manner comprising:

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(ii) Several
 (iii) Sewage
 (iv) Electric
 (v) Mail
 (vi) School
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 (viii) Town H
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 (x) Public
 (xi) Other

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(plinth area) ("the said Phase 4 (Part I) Land"). The second part of the fourth residential phase is being developed by the Promoter on a portion of the Promoter Larger Land admeasuring 1475.77 square metres (plinth area) ("the said Phase 4 (Part II) Land"). The Promoter is also developing a commercial/retail building on a portion of the Promoter Larger Land admeasuring 6730.18 square metres (plinth area) ("Shopping Arcade Land")

S. The Promoter is already developing and/or proposes to develop in accordance with the sanctions and approvals obtained/to be obtained from MMRDA, the following buildings on the said Phase I Land, Phase II (Part 1) Land, Phase II (Part 2) Land, Phase 3 (Part I) Land, Phase 3 (Part II) Land, Phase 3 (Part III) Land and Shopping Arcade Land comprising the following:-

1. Phase I Land comprising of 13 (thirteen) buildings as set out below:

- (a) 12 residential buildings known as Building No. 1, Building No. 2, Building No. 3, Building No. 4, Building No. 5, Building No. 6, Building No. 7, Building No. 8, Building No. 9, Building No. 10, Building No. 11 and Building No. 12, each comprising Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors (hereinafter collectively referred to as "Phase I Residential Buildings");
- (b) 1 (one) multi-level car parking building with shops on the ground floor and the said Club House (defined below) on the terrace ("Phase 1 & 2 Commercial Building") as specified in Recital Clause (V) (v) hereinbelow;

(Phase I Residential Buildings are shown delineated in light blue colour boundary lines, and the Phase 1 & 2 Commercial Building is shown hatched in navy blue colour boundary lines on the plan annexed hereto and marked as Annexure "B 1") and to be identified as "Runwal garden Phase I project". The Phase I Project is registered by the Promoter 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"). The Authority has duly issued a Certificate of Registration bearing No. P51700022699 dated 12/10/2019 subsequently revised vide certificate dated 08.09.2021.

2. Phase II (Part 1) Land comprising of 6 residential (six) buildings i.e. Building 18, Building 19, Building 20, Building 21, Building 22 and Building 23 each comprising Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors (hereinafter collectively referred to as "Runwal Gardens Phase 2 Bldg. No. 18-23") shown delineated in green colour boundary lines on the plan annexed hereto and marked as Annexure "B1") and to be identified as "Runwal Gardens Phase 2 Bldg. No. 18-23". Runwal Gardens Phase 2 Bldg. No. 18-23 is registered by the Promoter as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51700024454 dated 23.01.2020 subsequently revised vide Certificate dated 08.09.2021.

3. Phase II (Part 2) Land comprising of 5 residential (five) buildings i.e. Building 13, Building 14, Building 15, Building 16 and Building 17 each comprising Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors (hereinafter collectively referred to as "Runwal Gardens Phase 2 Bldg. No. 13-17") shown delineated in pink colour boundary lines on the plan annexed hereto and marked as Annexure "B1") and to be identified as "Runwal Gardens Phase 2 Bldg. No. 13-17". Runwal Gardens Phase 2 Bldg. No. 13-17 is registered by the Promoter as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51700025677 subsequently revised vide certificate dated 08.09.2021.

4. Phase 3 (Part I) Land comprising of 3 residential (three) buildings i.e. Building 24, Building 25 and Building 26 each comprising Stilt plus 33 Nos. of Slabs of super structure, viz. 32 habitable floors (hereinafter collectively referred to as "Runwal Gardens Phase 3 Bldg. No. 24-26") shown delineated in orange colour boundary lines on the plan annexed hereto and marked as Annexure "B1") and to be identified as "Runwal Gardens Phase 3 Bldg. No. 24-26". Runwal Gardens Phase 3 Bldg. No. 24-26 is registered by the Promoter as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51700026228 dated 30.08.2020 subsequently revised vide certificate dated 08.09.2021.

P51700024454 dated 23.01.2020
08.09.2021



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the Allottee as advance payment (the payment and receipt whereof the Promoter does hereby admit and acknowledge).

HH. Under Section 13 of RERA, the Promoter is required to execute a written agreement for sale of the said Premises with the Allottee i.e. this Agreement and is also required to register this Agreement under the provisions of the Registration Act, 1908.

II. In accordance with and subject to the terms and conditions set out in this Agreement, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase and acquire, the Premises and the parking space on the specific terms and conditions as set out herein below.

JJ. The list of Annexures attached to this Agreement are stated hereinbelow:-

Annexure 'A'	Plan of Promoter Larger Land
Annexure 'B'	Sanctioned Master Layout Plan
Annexure 'B-1'	Approved Plan in respect of Phase 4
Annexure 'C-1'	Proposed Master Layout Plan
Annexure 'C-2'	Proposed Master Layout Plan
Annexure 'D'	RERA Certificate
Annexure 'E'	Locational Clearance
Annexure 'F'	Letter of Intent
Annexure 'G'	Layout Approval
Annexure 'H'	Commencement Certificates
Annexure 'I'	7/12 Extracts
Annexure 'J'	Floor Plan
Annexure 'K'	Payment Schedule

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

1. The above Recitals shall form an integral part of the operative portion of this Agreement, as if the same have been set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience and are not intended in derogation of RERA.

2. The Promoter shall construct in the Project comprising 2 (two) Residential Buildings to be known as Building No. 35 and Building No. 36 each consisting of such floors as set out in Recital 'V (ii)' above respectively described in the Third Schedule hereunder written, in accordance with the plans, designs and specifications as referred hereinabove, and as approved by the MMRDA from time to time. The Project shall have the Project Common Areas and Amenities that may be usable by the Allottee, jointly with all other allottees of the Phase 4 Project and/or the allottees of Phase 3, and are listed in the Fifth Schedule hereunder written.

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

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

The Allottee hereby agrees to purchase and acquire from the Promoter and the Promoter hereby agrees to sell to the Allottee, the said Premises bearing No.2102 of the 2 BHK Luxe-Deck type admeasuring 53.77 square metres carpet area plus 2.31 square metres deck area and 0.00 square metres utility area as per RERA on the 21st floor of Building No. 35 of the said Project (the said Premises, more particularly described in the Sixth Schedule hereunder written and shown in Red Colour hatched lines on the floor plan annexed and marked as Annexure 'J' hereto at and for the consideration of Rs.6076565/- (Rupees Sixty Lakhs Seventy Six Thousand Five Hundred Sixty Five Only).

(ii) The Promoter shall provide to the Allottee absolutely free of any consideration, cost, charge and/or fee, permission to park 0 (Zero) cars in the car parking space in the

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the Allottee as advance payment (the payment and receipt whereof the Promoter does hereby admit and acknowledge).

HH. Under Section 13 of RERA, the Promoter is required to execute a written agreement for sale of the said Premises with the Allottee i.e. this Agreement and is also required to register this Agreement under the provisions of the Registration Act, 1908.

II. In accordance with and subject to the terms and conditions set out in this Agreement, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase and acquire, the Premises and the parking space on the specific terms and conditions as set out herein below.

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- The Promoter shall construct in the Project comprising 2 (two) Residential Buildings to be known as Building No. 35 and Building No. 36 each consisting of such floors as set out in Recital 'V (ii)' above respectively described in the Third Schedule hereunder written, in accordance with the plans, designs and specifications as referred hereinabove, and as approved by the MMRDA from time to time. The Project shall have the Project Common Areas and Amenities that may be usable by the Allottee, jointly with all other allottees of the Phase 4 Project and/or the allottees of Phase 3, and are listed in the Fifth Schedule hereunder written.

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

3. Purchase of the Premises and Sale Consideration:



The Allottee hereby agrees to purchase and acquire from the Promoter and the Promoter hereby agrees to sell to the Allottee, the said Premises bearing No.2102 of the 2 BHK Luxe-Deck type measuring 54.77 square metres carpet area plus 2.31 square metres deck area and 0.00 square metres utility area as per RERA on the 21st floor of Building No. 35 of the said Project ("the said Premises") more particularly described in the Sixth Schedule hereunder written and shown in Red colour hatched lines on the floor plan annexed and marked as Annexure "J" hereto at and for the consideration of Rs.6076565/- (Rupees Sixty Lakhs Seventy Six Thousand Five Hundred Sixty Five Only).

- The Promoter shall provide to the Allottee absolutely free of any consideration, cost, charge and/or fee, permission to park 0 (Zero) cars in the car parking space in the

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- Cricket & football facility (Play ground)
- Toddler Park
- Children amusement zone
- Cycling track
- Wifi pillars
- Herb garden
- Pet creche / zone
- Gazebo with seating
- Secret garden
- Maze garden
- Bonsai garden
- Barbeque zone
- Cacti garden
- Sculpture park
- Reflexology zone
- Yoga deck
- Jogging track
- Star gazing deck
- Picnic gazebo
- Amphitheatre

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Township utilities

There are shops on the ground floor of the Phase 3 & 4 Commercial Building. The shops will be leased / sold so as to inter alia provide the following services/utilities

- Professional laundry
- Supermarket / departmental store
- Convenience shops
- ATM
- Co-working spaces

THE THIRD SCHEDULE ABOVE REFERRED TO:

(Description of 'the Project' viz 'RUNWAL GARDENS PHASE 4 Bldg. No. 35-36', comprising 2 (two) Residential Buildings)

2 (two) residential buildings being Building No. 35 and Building No. 36, each having basement, plus stilt plus 1st to 32 upper floors, to be constructed in the Project on a portion of the Promoter Larger Land admeasuring 1475.77 Sq. mtrs. bearing nos 44/54PT, 44/5B PT, 44/8PT, 44/9PT, 44/12PT, 50/2PT, 50/3PT more particularly described in the First Schedule hereinabove written

THE FOURTH SCHEDULE ABOVE REFERRED TO:

(Description of 'Units and Premises/Flats and Tenements in the Project')

Building Nos.	Total No. of Flats/Units	Floors
35	282	Stilt plus 33 Nos. of Slabs of super structure, viz. 32 habitable floors
36	282	Stilt plus 33 Nos. of Slabs of super structure, viz. 32 habitable floors

THE FIFTH SCHEDULE ABOVE REFERRED TO:

(Description of 'Project Common Areas and Amenities')

Phase 3 & 4 facilities

These facilities are planned for the Phase 3 & 4 residences and are exclusively for the use of Phase 3 & proposed Phase 4 residents

- Senior Citizen Sitting Area

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Vikesh Dixit

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- Herb Garden
- Kids Play Area
- Jogging Track
- Hammock Garden
- Yoga Zone
- Amphitheatre
- Doodle Corner
- Outdoor Gym

Common Area Facilities

These facilities are planned for the Phase 3 & 4 residents and are exclusively for the use of Phase 3 & proposed Phase 4 residents

- Double height entrance lobby
- Internal roads & footpaths
- Fire protection and fire safety requirements
- Electrical metre room, sub station, Receiving station
- Water supply
- Sewerage (Chamber Lines, Septic Tank, STP)
- Storm water drains
- Landscaping & Tree Planting
- DG back up in common area for services like common area lights, water supply & fire lifts
- Elevators of reputed brand
- Treatment and disposal of sewage and sullage water
- Solid waste management & disposal
- Street Lighting
- Water Conservation, Rain water Harvesting
- Common Parking at MLCP Bldg. 2
- Open Parking

THE SIXTH SCHEDULE ABOVE REFERRED TO: (Description of "the said Premises")

All that the Flat/Unit being No. 2102 admeasuring 589.54 square ft. carpet area (equivalent to 54.77 square meters.) plus 2.31 square meters. deck area and 0.00 square mtrs. utility area on 21st floor in Building No. 35 in the Project to be known as "RUNWAL GARDENS PHASE 4 Bldg. No. 35-36", to be constructed on a portion of the Promoter Larger Land, more particularly described in the First Schedule hereinabove.

THE SEVENTH SCHEDULE ABOVE REFERRED TO: (Internal Fittings and Fixtures to be provided in the Flat)

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- Good quality vitrified tiles in living, dining, passage, bedrooms & kitchen
- Anti-skid vitrified tiles in balconies & in toilet
- Ceramic tiles in dado above & below the kitchen platform and in toilets
- Acrylic paint with gypsum finish on walls
- Laminated solid core flush door shutters
- Anodized aluminium sliding windows with clear glass
- Concealed fire-retardant wiring with circuit breakers
- Provision of telephone, cable TV points & intercom
- Geyser of reputed brand & exhaust fan in bathrooms and kitchen
- CP fittings & sanitary wares of Jaguar or equivalent
- Polished granite parallel kitchen platform with stainless steel sink
- Provision for water purifier
- Provision for washing machine
- External walls painted with texture paint
- Ecommerce drop off zone in each building lobby

Jakesh Mittal

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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : P51700031319

Project: *Runwal Gardens Phase 4 Bldg No. 35-36 Plot Bearing / GTS / Survey / Final Plot No. : SURVEY NOS. 44/5APT, 44/5B PT, 44/8PT, 44/9PT, 44/12PT, 50/2PT, 50/3PT OF VILLAGE GHARIVALI at Kalyan, Thane, 421201.*

1. *Runwal Residency Private Limited* having its registered office / principal place of business at Tehsil: *Mumbai City, District: Mumbai City, Pin: 400022.*

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

- a. The promoter shall enter into an agreement for sale with the allottees;
- b. 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;
- c. 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 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.

- d. The Registration shall be valid for a period commencing from 15/10/2021 and ending with 06/03/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- e. The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
- f. That the promoter shall take all the pending approvals from the competent authorities

3. 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.

15/10/2021		06/03/2026	
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Dated: 15/10/2021

Place: Mumbai

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

गावाचे नाव : घारीवली

(1) विविधाभा प्रकार	बनारजामा	
(2) शेवती	6076565	
(3) अज्ञात नाव (भाडे पट्टा पाव्या वाक्यीय पट्टाकड आकारणी देतो की पट्टेदार ते नमुद करावे)	4854800	
(4) भू-भाषण, पॉटॅरिस्ता व परक्रमिक (अज्ञान्यास)		1) पालिकेचे गाव-कल्याण-घोडिवली इतर वर्णित इतर माहिती: विभाग क्र. 47/15/11 मुल्यकर 63900/- शेवते घारीवली म.न. 4/1 व इतर शेवते रजवात गार्डन्स फेज 4 प्रोजेक्ट, सदनिता नं. 2102 एकविसावा मजला विलिडम नं. 35, शेवफळ 54.77 चौ.मी. कार्पेट + 2.31 चौ.मी. डेक गरिमा दि. 12/07/2019 या अधिसूचनेनुसार विशेष यसाहत प्रकल्पा अंतर्गत प्रथम विक्रीकरा यान्यायाक मुद्रांक शुल्कासह 50%, मजलत (टीपीएम)-1218/4499/मीअर-54/19/ सुदी-12 दि. 09/08/2019), ररा क्रमांक पी51700031319 (Survey Number - 4/1,4/2, 4/3, 4/4, 4/5,4/6, 4/9,4/10, 4/11, 5/1,5/2, 5/3,5/4, 5/5,5/6, 6/1,6/2, 6/3,7/1, 7/2ए, 7/2बी, 7/2सी, 7/3ए, 7/3बी, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7,8/8, 8/9, 9/1,9/2, 9/3,9/4, 9/5,9/6, 9/7,9/8, 10,11, 12/1, 12/2, 12/3, 12/4,12/5, 12/6, 12/7, 12/8, 12/9, 12/10, 12/11, 12/12, 12/13, 12/14, 13,14/1, 14/2ए, 14/2बी, 14/3, 14/4, 14/5, 15,17/1, 17/2, 17/3, 17/4,17/5, 17/6, 17/7, 17/8, 17/9, 17/10, 17/11, 18,19, 22,23/1, 23/2, 23/3, 23/10, 37/1, 37/2बी, 37/2सी, 37/2सी, 37/3, 37/4, 37/21, 38/1, 38/2, 39/1, 39/2,39/3, 40, 41/1ए, 41/1बी, 41/2, 41/3, 41/4, 44/1, 44/4, 44/5ए, 44/5बी, 44/6ए, 44/6बी, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 44/13, 44/14, 44/15, 44/16, 44/17, 44/18, 44/19, 49,50/1, 50/2, 50/3, भौते स्वतःका म.न. 44/1, 44/2, 44/3, 44/4, 44/5, 44/6, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 45/1,45/2, 45/3,45/4, 45/5ए, 45/5बी, 45/6, 46/1, 46/2ए, 46/2बी, 46/3, 47,49,50, 51(एकी), 52/1, 52/2, 53/1ए, 53/1बी, 53/2ए, 53/2बी, 53/3ए, 53/3बी, 94(एकी). ;)
(5) शेवफळ		1) 54.77 चौ मीटर
(6) आकारणी किंवा भूदी रजवात असेल तेव्हा:		
(7) दस्तऐवज करत देणा-या पालिकेच्या वेवणा-या पालिकेचे नाव किंवा दिनामी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास,प्रतिवादिने तब्ये व तता		1) नाव-रजवात रसिधेन्मी प्रा. लि. तर्फे कार्यरतय याचे तर्फे अधिपुन मुद्रांकल्याय विक्रमादित्य उपाध्याय तर्फे कुलमुद्रांतान म्हणुन पालेश भजते रक्य:-34; पता-प्लॉट नं. -, माळा ते तानया नगर, इमारतीचे नाव- रजवात अर्बेड प्रोमकार म्हणुन, ब्लॉक नं. -, रोड नं. सायन पुनाभुदी गिणल, ऑफ इन्तन एम्प्लेय हायस, सायन पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400022 फॅन नं.-AAFQR1016H
(8) धन्मोदज करत देणा-या पालिकेचे व किंवा दिनामी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास,प्रतिवादिने तब्ये व तता		1) नाव-रज्यी राधेश्याम दिक्षित गाणे शु.मु. म्हणुन एकश राधेश्याम दिक्षित का:-30; पता-प्लॉट नं. -, माळा ते चौथे भजता, इमारतीचे नाव: दिक्षित निवास, ब्लॉक नं. रम नं. 30, रोड नं. रोड नं. 27, शांती नगर, बागळे इन्ड, ठाणे ए., महाराष्ट्र, ठाणे. पिन कोड:-400604 फॅन नं.-ASIPDS197W
(9) दन्तऐवज करत दिनायाचा दिनांक	27/02/2023	
(10) दन्त नोंदणी केलाचा दिनांक	27/02/2023	
(11) अनुक्रमिक, खंड व पृष्ठ	3046/2023	
(12) राजा-भाषायाची मुद्रांक शुल्क	273450	
(13) वावात भरल्याप्रमाणे नोंदणी शुल्क	30000	
(14) शेवत		

मुख्य निबंधक एच.डु.नि. कल्याण क्र.3

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-

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

