



03/2023

सूची क्र.2

दुय्यम निबंधक : मह.दु.नि. कल्याण 3

दस्त क्रमांक : 4644/2023

नोदणी :

Regn:63m

गावाचे नाव : घारीवली

विलेखाचा प्रकार	करारनामा
1) मोबदला	5094500
1) बाजारभाव(भाडेपट्ट्याच्या बतितपट्टाकार आकारणी देतो की पट्टेदार ते मुद करावे)	4319900
1) भू-मापन,पोटहिस्मा व घरक्रमांक(असल्याम)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन : , इतर माहिती: विभाग क्रं.47/151/1,मूल्यदर 63900/-मौजे घारिवली स.नं. 4/1 व इतर वरील रुणवाल गार्डन्स फेज 4 प्रोजेक्ट,सदनिका नं. 2505,पंचविमावा मजला,विल्डिंग नं. 38,क्षेत्रफळ 45.49 चौ.मी. कार्पेट + 2.42 चौ.मी. डेक एरिया + 1 कार पार्किंग स्पेस सह दि. 12/07/2019 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पा अंतर्गत प्रथम विक्रीकरारनाम्यास मुद्रांक शुल्कामध्ये 50% सवलत(टीपीएस-1218/4499/सीआर-54/19/ युडी-12 दि. 09/08/2019)रेरा क्र पी51700046550((Survey Number : मौजे घारिवली स.नं 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, 37/2डी, 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, मौजे उसरघर स.नं. 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(पैकी). 52/1, 52/2, 53/1ए, 53/1बी, 53/2ए, 53/2बी, 53/3ए, 53/3बी, 94(पैकी). ;))
5) क्षेत्रफळ	1) 45.49 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 असल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रुणवाल रेसिडेन्सी प्रा. लि. तर्फे डायरेक्टर यांचे तर्फे अधिकृत कुलमुखत्यार विक्रमादित्य उपाध्याय तर्फे कुलमुखत्यार म्हणून राजेश गजरे - वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: पाचवा मजला, , इमारतीचे नाव: रुणवाल अॅन्ड ओमकार स्केअर, ब्लॉक नं: -, रोड नं: सायन चुनाभट्टी सिग्नल, ऑफ ईस्टर्न एक्सप्रेस हायवे, सायन पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AAFRCR1016H
8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-एगनेल बी. रॉड्रीग्स - वय:-56; पत्ता:-प्लॉट नं: 136/137, माळा नं: -, इमारतीचे नाव: शारदा दर्शन , ब्लॉक नं: 302, रोड नं: सेक्टर 9 डों आंबेडकर गार्डन जवळ न्यू पनवेल पुर्व रायगड , महाराष्ट्र, राईगार: (ं:). पिन कोड:-410206 पॅन नं:-ALFPR2764L 2): नाव:-एनसिता एगनेल रॉड्रीग्स वय:-22; पत्ता:-प्लॉट नं: 136/137, माळा नं: -, इमारतीचे नाव: शारदा दर्शन , ब्लॉक नं: 302, , रोड नं: सेक्टर 9 डों आंबेडकर गार्डन जवळ न्यू पनवेल पुर्व रायगड , महाराष्ट्र, राईगार: (ं:). पिन कोड:-410206 पॅन नं:-DWVPR1158C 3): नाव:-लीडिया एगनेल रॉड्रीग्स वय:-51; पत्ता:-प्लॉट नं: 136/137, माळा नं: -, इमारतीचे नाव: शारदा दर्शन , ब्लॉक नं: 302, रोड नं: सेक्टर 9 डों आंबेडकर गार्डन जवळ न्यू पनवेल पुर्व रायगड , महाराष्ट्र, राईगार: (ं:). पिन कोड:-410206 पॅन नं:-AIPR5740C
9) दस्तऐवज करून दिल्याचा दिनांक	30/03/2023
10)दस्त नोदणी केल्याचा दिनांक	30/03/2023
11)अनुक्रमांक,खंड व पृष्ठ	4644/2023
12)बाजारभावाप्रमाणे मुद्रांक शुल्क	229260
13)बाजारभावाप्रमाणे नोदणी शुल्क	30000
14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



सं. क्र. २०२३
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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Dombivli this 30th day of March, 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 Chunabhatti Signal, Off Eastern Express Highway, Sion (E), Mumbai 400 022 (through its duly Authorized 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

Agnel B Rodrigues And Ancita Agnel Rodrigues And Lydia Agnel Rodrigues having his/her/their address at Flat No.302, Sharda Darshan, Plot No.136/ 137, Sector 9, Near Dr. Ambedkar Garden, New Panvel East, Dist- Raigad, Navi Mumbai-410206, 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 coparcenary 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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These facilities are planned for the Phase 3 & 4 residents and are 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. 2505 admeasuring 489.65 square ft. carpet area (equivalent to 45.49 square meters.) plus 2.42 square meters. deck area and 0.00 square mtrs. utility area on 25th floor in Building No. 38 in the Project to be known as "RUNWAL GARDENS PHASE 4 Bldg. No. 38", to be constructed on land 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)

Specifications

- 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

कलन - ३	
दस्ता क्र. २०३२	२०२३
३४	६६



IN WITNESS WHEREOF the parties, hereinabove have set their respective hands and signed this Agreement for Sale at Dumbhni (Maharashtra) in the presence of attesting witness, signed on the day first above written.

SIGNED AND DELIVERED
By the within named PROMOTER
RUNWAL RESIDENCY PVT. LTD.

By the hand of its Director/

) RUNWAL RESIDENCY PVT. LTD.

)

)

)





ANNEXURE - D

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 : **P51700046550**

Project: **Runwal Gardens Phase 4 Bldg No. 38** , Plot Bearing / CTS / Survey / Final Plot No.: **Village Gharivali S No. 44/5pt, 44/8pt, 44/9pt at Kalyan, Thane, 421201;**

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

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.

 - The Registration shall be valid for a period commencing from **12/08/2022** and ending with **30/06/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - 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.

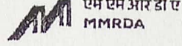
कलनि - ३	
दस्ता क्र. २५२२	२०२३
Signature valid ४२	७७०

Dated: **12/08/2022**
Place: **Mumbai**

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



ANNEXURE - H



No. 2/KO1/Growth Centre/2401/BP/ITP-USarghar-Gharivali-01/ Vol-34/473/2022

Date: 15 JUL 2022

COMMENCEMENT CERTIFICATE

To, Director, M/s. Runwal Residency Pvt. Ltd., Runwal & Omkar E-square, 4th Floor, Opp. Sion - Chunarhatti Signal, Sion (E), Mumbai-400 022

Permission is hereby granted, under section 45 of the Maharashtra Regional & Town Planning Act, 1956 (Maharashtra Act No. XXXVII of 1966) to you for the proposed development (plot area 46.44 Ha) within the proposed Integrated Township Project (ITP) (as mentioned in Tables below) on lands bearing S. Nos. 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, 45/5/A, 45/5/B, 45/6, 46/1 (P1), 46/2A, 46/2B, 46/3, 47(P1), 49, 50, 51, 52/1, 52/2, 53/1A, 53/1B, 53/2A, 53/2B, 53/3A, 53/3B, 94 (P1) of Village Usarghar, Taluka Kalyan, S. Nos. 4/1, 4/2, 4/3, 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, 7/2A, 7/2B, 7/2C, 7/3A, 7/3B, 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, 14/2A, 14/2B, 14/3, 14/4, 14/5, 15, 1/1, 1/2, 1/3, 1/4, 1/5, 1/6, 17/1, 17/2, 17/3, 17/4, 17/5, 18, 19, 22, 23/1, 23/2, 23/3, 23/10, 37/1, 37/2B, 37/2C, 37/2D, 37/3, 37/4, 37/21, 38/1, 38/2, 39/1, 39/2, 39/3, 40, 41/1A, 41/1B, 41/2, 41/3, 41/4, 44/1 (P1), 44/4A, 44/5A, 44/5B, 44/6A, 44/6B, 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 of Village Gharwal, Taluka Kalyan, Dist-Thane on Plot area of 4,64,428.00 sqm with now proposed BUA of Including Sale Component (including Base FSI, Premium FSI & Ancillary Area FSI) of 8,35,567.48 sqm. (Including Sale Res. Component + Sale Economic Activity Component), BUA of Social Housing Component of 55,566.93 sqm as against the Total Entitlement Potential of this ITP as per UDOPCR is 12,84,642.08 sqm (including Base BUA of 4,64,428.00 sqm (Base FSI-1.00), Premium BUA of 3,13,537.61 sqm (Premium FSI of 0.70 after deducting the premium component of 2% Amenity Plot), Ancillary area FSI of 5,01,616.95 sqm (at 60% of Residential Component & 80% Non-Residential Component)] as depicted on the total

drawing 80 nos. shown in the built-up area table mentioned below. Regional Office: Maharashtra Hall, 2nd Floor, Near Chawal Park, Pasharan Road No. 2, Malviya Thane (W) - 400 001, Tel. (022) 27121855 / 27121977 Fax: (022) 27121937 E-mail: sra.thane@mmrd.maharashtra.gov.in

Table 1 - Indicating the details of buildings for which revised commencement certificate is per UDOPCR & already granted (For Sale Component)

Table 2 - Indicating the details of buildings for which amended commencement certificate as per UDOPCR & already granted (For Sale Component)

Table 3 - Indicating the details of buildings for which amended commencement certificate as per UDOPCR & already granted (For Sale Component)

Table 4 - Indicating the details of buildings for which revised commencement certificate as per UDOPCR & already granted (For Sale Component)

Table 5 - Indicating the details of buildings for which revised commencement certificate as per 27 stages DCR (upto 4th level is already granted) (For Sale Component)

Table 6 - Indicating the details of buildings for which revised commencement certificate as per UDOPCR & already granted (For Sale Component)

Table 7 - Indicating the details of buildings for which revised commencement certificate as per UDOPCR & already granted (For Sale Component)

Table 8 - Indicating the details of buildings for which revised commencement certificate as per UDOPCR & already granted (For Sale Component)

Table 9 - Indicating the details of buildings for which revised commencement certificate as per UDOPCR & already granted (For Sale Component)

Table 10 - Indicating the details of buildings for which revised commencement certificate as per UDOPCR & already granted (For Sale Component)

Table 11 - Indicating the details of buildings for which revised commencement certificate as per UDOPCR & already granted (For Sale Component)

Table 12 - Indicating the details of buildings for which revised commencement certificate as per UDOPCR & already granted (For Sale Component)

Table 13 - Indicating the details of buildings for which revised commencement certificate as per UDOPCR & already granted (For Sale Component)