

कलम - ३	
दस्ता क्र. 3084	2023
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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Dom this 28th 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 Chunabhatti Signal, Off Eastern Express Highway, Sion (E), Mumbai 400 022 (through its duly Authorised Signatory, Mr. Kamaditya V. Pathyay 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

Amit Anil Potdar having his/her/their address at Aashirwad House, Near Girl School, Sonar Aali, Mhasla, Raigad-402105, 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**

Amit Anil Potdar

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- 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. 3103 admeasuring 496.01 square ft. carpet area (equivalent to 46.08 square meters) plus 2.20 square meters. deck area and 0.00 square mtrs. utility area on 31st floor in Building No. 3103 to be known as "RUNWAL GARDENS PHASE 4 Bldg. No. 37", to be constructed on land a portion of the Promoter Larger Land, more particularly described in the First Schedule hereinabove.

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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
- Good quality 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
- CP fittings 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

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

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

By the hand of its Director/
Authorized Signatory



For RUNWAL RESIDENCY PVT. LTD



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:
P51700033206

Project: Runwal Gardens Phase 4 Bldg No. 37 , Plot Bearing / CTS / Survey / Final Plot No.:44/5 part 23/1 part
Gharivali at gharivle, 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:-

- 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 (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.

- The Registration shall be valid for a period commencing from 09/02/2022 and ending with 31/03/2026 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

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.

Dated: 09/02/2022

Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
Secretary, MahaRERA
Date: 09-02-2022 15:34:49

क्र. 3084	2023
Signature and seal of the Authorized Officer	
Maharashtra Real Estate Regulatory Authority	

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No. SROT/Growth Centre/2401/8P/ITP-Usarghar-Gharivali -01/
Vol- 34/973/2022

Date: 15 JUL 2022

COMMENCEMENT CERTIFICATE

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

Sir,
Permission is hereby granted, under section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXVII 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 (Pt), 46/2A, 46/2B, 46/3, 47(Pt), 49, 50, 51, 52/1, 52/2, 53/1A, 53/1B, 53/2A, 53/2B, 53/3A, 53/3B, 94 (Pt) of Village Usarghar, Taluka Kalyan, S. Nos. 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, 7/2A, 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, 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, 37/2B, 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 (Pt), 44/4, 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 Gharivali, Taluka Kalyan, Dist-Thane on Plot area of 4,64,428.00 sqm with now proposed BUA of 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 UDCPR is 12,84,642.08 sqm (including Base BUA of 4,64,428.00 sqm (Base FSI-1.00), Premium BUA of 3,18,597.61 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 as mentioned below:

Mumbai Metropolitan Region Development Authority
Sub Regional Office - Mulund West Hall, 2nd Floor, Near Dowlal Park, Pukharn Road No. 2, Majiwada, Thane (W) - 400 602
Tel: (022) 21712195 / 21712197 Fax: (022) 21712197 E-mail: sro.thane@mmrda.mh.gov.in

Building No.	Plot No.	Area (In Sq.M.)	Value	Area (In Sq.M.)	Value	Total	
Building - 29	01	13,274.41	0.00	7,864.65	21,239.06	314	
Building - 30	01	12,640.27	0.00	7,587.76	20,228.03	314	
Total: Sale Component (Residential)		07	90,561.23	0.00	54,336.73	1,44,897.96	2,285

User	Type of Wing / Building No.	No. of Storey	Ht (In M)	No. of Wings	Base area (In Sq.M.)		Ancillary area (In Sq.M.)	Total BUA (In Sq.M.)	No. of Units
					A	B			
Residential User (Phase-4)	Building - 31	Basement + 1st to 32nd Floor	95.95	01	0.00	13,840.07	8,304.04	22,144.11	314
	Building - 32		95.95	01	0.00	13,347.24	8,028.35	21,375.59	314
	Building - 33		95.95	01	09.00	14,911.77	8,988.52	23,900.29	282
	Building - 34		95.95	01	14,933.29	46.60	8,988.52	23,968.41	282
	Building - 35		95.95	01	14,933.29	46.60	8,988.52	23,968.41	282
	Building - 36		95.95	01	14,932.67	46.13	8,988.52	23,969.32	282
	Building - 37		95.95	01	8,010.93	6,529.36	8,759.94	23,300.23	282
	Building - 38		95.95	01	0.00	11,144.48	6,046.67	17,831.13	250
	Total		08	51,880.27	58,876.88	47,712.08	1,58,469.23	2,285	

Table-1 - Indicating the details of buildings for which re-

User	Type of Wing / Building No.	No. of Storey	Ht (In M)
Residential User (Phase-1)	Building - 1 (Type A)	5th + 1 to 23rd Floor	69.90
	Building - 2 (Type B1)		69.90
	Building - 3 (Type C1)		69.90
	Building - 4 (Type B2)		69.90
	Building - 5 (Type D1)		69.90
	Building - 6 (Type C2)		69.90
	Building - 7 (Type D2)		69.90
	Building - 8 (Type B3)		69.90
	Building - 9 (Type C3)		69.90
	Building - 10 (Type B4)		69.90
	Building - 11 (Type D3)		69.90
	Building - 12 (Type E)		69.90
Total for Sale Component (Residential).....(A) =			

Table-2 - Indicating the details of buildings for which re-

User	Type of Wing / Building No.	No. of Storey	Ht (In M)
Residential User (Phase-2)	Building - 13	5th + 1 to 23rd Floor	69.90
	Building - 14		69.90
	Building - 15		69.90
	Building - 16		69.90
	Building - 17		69.90
	Building - 18		69.90
	Building - 19		69.90
	Building - 20		69.90
	Building - 21		69.90
	Building - 22		69.90
Building - 23	69.90		
Total for Sale Component (Residential).....(B) =			

Table-3 - Indicating the details of buildings for which re-

User	Type of Wing / Building No.	No. of Storey	Ht (In M)
Residential User (Phase-3)	Building - 24	5th + 1 to 32nd Floor	96.00
	Building - 25		96.00
	Building - 26		96.00
	Building - 27		96.00
	Building - 28		96.00

Table-4 - Indicating the details of buildings for which re-

User	Type of Wing / Building No.	No. of Storey	Ht (In M)
Sale (Economic Activity) Component Commercial User (Phase-3&2)	Shops	Gst.(Pt.) Commercial (Shops)	10.00
	Shops		10.00
	Shops		10.00
	Shops		10.00
	Shops		10.00
	Shops		10.00
	Shops		10.00
	Shops		10.00
	Shops		10.00
	Shops		10.00
Total for Sale Component (Economic Activity).....(C) =			

Table-5 - Indicating the details of buildings for which re-

User	Type of Wing / Building No.	No. of Storey	Ht (In M)
Sale			

गावाचे नाव : घारीवली

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	4785100
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4106300
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन :; इतर माहिती: विभाग क्रं 47/151/1,मूल्यदर 63900/-म घारीवली स.नं. 44/5अ व इतर(पैकी)वरील रुणवाल गार्डन फेज 4 बिल्डींग न .37 प्रोजेक्ट,सदनिका न .3103,एकतिसावा मजला,बिल्डींग न .37,क्षेत्रफळ 46.08 चौ .मी कार्पेट +2.20 चौ .मी डेक एरिया +0.00 चौ .मी युटिलिटी एरिया सोबत 0 कार पार्किंग .दि .12/07/2019 च्या अधिसूचनेनुसार विशेषव साहत प्रकल्प,अंतर्गत विक्रीकरारनाम्यास मुद्रांक शुल्कांमध्ये 50%सवलत(टीपीएस-1218/4499/सीआर-54/19/ युडी-12 दि .09/08/2019)(रेरा नं.पी51700033206)((Survey Number : 44/5अ , 44/5ब, 23/1s))
(5) क्षेत्रफळ	1) 46.08 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रुणवाल रेसिडेन्सी प्रा.लि तर्फे डायरेक्टर याचे तर्फे अधिकृत स्वाक्षरीकर्ता विक्रमादित्य उपाध्याय तर्फे कुलमुखत्यार म्हणुन कमलेश चौगुले वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: चौथा मजला, इमारतीचे नाव: रुणवाल अँड ओमकार, ब्लॉक नं: -, रोड नं: सायन चुनाभट्टी सिग्रल ,ऑफ इस्टर्न एक्सप्रेस हायवे ,सायन पूर्व , महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AAFRCR1016H
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अमित अनिल पोतदार वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आशीर्वाद हाऊस , ब्लॉक नं: -, रोड नं: गर्ल्स स्कूल जवळ सोनार अली म्हसळा रायगड , महाराष्ट्र, राईगाह:(:). पिन कोड:-402105 पॅन नं:-AZAPP2694L
(9) दस्तऐवज करुन दिल्याचा दिनांक	28/02/2023
(10)दस्त नोंदणी केल्याचा दिनांक	28/02/2023
(11)अनुक्रमांक,खंड व पृष्ठ	3065/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	215330
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक वर्ग-२ कल्याण क्रं-३



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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