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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Dombivli this 19 day of FEB, 2020

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, 5<sup>th</sup> Floor, Opposite Sion Chunabhatti Signal, Off Eastern Express Highway, Sion (E), Mumbai 400 022 (through its duly Authorised Signatory Mr. Adrian D Souza authorized under Board Resolution/POA dated 10-02-2020, 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**

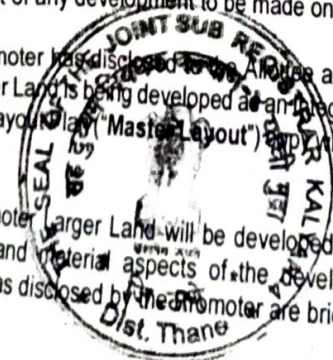
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AND

**RAMSINGH B SEKHAWAT** having his/her/their address at **FLAT NO.B-108, RAGNIGHADA, SANGHAVI GARDEN, MANPADA ROAD, DOMBIVLI EAST**, 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 coparcenery 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**

**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 4,60,628 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 5<sup>th</sup> March 2019 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 Out-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**") Plan No. 109/2019, whereof is annexed hereto and marked as **Annexure "B"**.
- F. 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:-





**FOR ALLOTTEE:**

**RAMSINGH B SEKHAWAT**  
FLAT NO. B-108, RAGNIGHADA, SANGHAVI GARDEN,  
MANPADA ROAD, DOMBIVLI EAST  
Notified Email ID: ramsinghpiyu@gmail.com

**FOR PROMOTER:**

**Runwal Residency Pvt. Ltd.,**  
Runwal & Omkar Esquare, 4<sup>th</sup> Floor, Opp. Sion Chunabhatti Signal, off Eastern  
Express Highway, Sion (E), Mumbai- 400 022  
Notified Email ID: customer.care@runwal.com

It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

**43. Joint Allottees:**

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee 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 Allottees.

**44. Stamp Duty and Registration Charges:**

The charges towards stamp duty fees and registration charges of this Agreement and all out of pocket costs, charges and expenses on all documents for sale and/or transfer of the said Premises and the said Car Parking Space/s shall be borne by the Allottee alone.

**45. Dispute Resolution:**

Any dispute or difference between the Parties in relation to this Agreement and/or the terms hereof shall be settled amicably. In case of failure to settle such dispute amicably, such dispute or difference shall be referred to the Authority as per the provisions of the RERA and the Rules and Regulations, thereunder.

**46. Governing Law:**

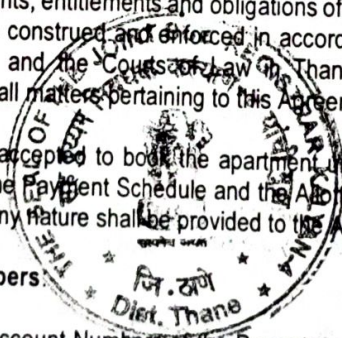
This Agreement and the rights, entitlements and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India as applicable in Thane City, and the Courts of Law in Thane/Mumbai will have exclusive jurisdiction with respect to all matters pertaining to this Agreement.

47. In case the Allottee/s has accepted to book the apartment under CLP payment scheme, the Allottee/s hereby accepts the Payment Schedule and the Allottee/s hereby agrees and accepts that no further discount of any nature shall be provided to the Allottee/s.

**48. Permanent Account Numbers:**

Details of the Permanent Account Numbers of the Promoter and Allottee are set out below:-

Party	PAN No.
Runwal Residency Private Limited	AAFCR1016H
RAMSINGH B SEKHAWAT	CGZPS4769K



*[Handwritten signature and scribbles]*



49. Construction of this Agreement:

(i) Any reference to any statute or statutory provision shall include:-

(a) all subordinate legislation made from time to time under that provision (whether or not amended, modified, re-enacted or consolidated); and

(c) any amendment, modification, re-enactment, substitution or consolidation thereof (whether before, on or after the date of this Agreement) to the extent such amendment, modification, re-enactment, substitution or consolidation applies or is capable of applying to any transactions entered into under this Agreement as applicable, and (to the extent liability thereunder may exist or can arise) shall include any past statutory provision (as from time to time amended, modified, re-enacted, substituted or consolidated) which the provision referred to has directly or indirectly replaced;

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(ii) Any reference to the singular shall include the plural and vice-versa;

(iii) Any references to the masculine, the feminine and/or the neuter shall include each other;

(iv) The Schedules and Annexes form part of this Agreement and shall have the same force and effect as if expressly set out in the body of this Agreement, and any reference to this Agreement shall include any schedules to it;

(v) References to this Agreement or any other document shall be construed as references to this Agreement or that other document as amended, varied, novated, supplemented or replaced from time to time;

(vi) Each of the representations and warranties provided in this Agreement is independent of other representations and warranties in this Agreement and unless the contrary is expressly stated, no clause in this Agreement limits the extent or application of another clause;

(vii) References to a person (or to a word importing a person) shall be construed so as to include:

(a) An individual, firm, partnership, trust, joint venture, company, corporation, body corporate, unincorporated body, association, organization, any government, or state or any agency of a government or state, or any local or municipal authority or other governmental body (whether or not in each case having separate legal Personality/separate legal entity); and

(b) That person's successors in title and assigns or transferees permitted in accordance with the terms of this Agreement.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**  
(Description of "Promoter Larger Land")

ALL THOSE pieces and parcels of land bearing Survey 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, 14/2, 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, 40/1, 40/2, 40/3, 40/4, 40/5, 40/6, 40/7, 40/8, 40/9, 40/10, 40/11, 40/12, 44/1, 44/2, 44/13, 44/14, 44/15, 44/16, 44/17, 44/18, 44/19, 49, 50/1, 50/2, 50/3, 50/4, 50/5, 50/6, 50/7, 50/8, 50/9, 50/10, 50/11, 50/12, 50/13, 50/14, 50/15, 50/16, 50/17, 50/18, 50/19, 50/20, 50/21, 50/22, 50/23, 50/24, 50/25, 50/26, 50/27, 50/28, 50/29, 50/30, 50/31, 50/32, 50/33, 50/34, 50/35, 50/36, 50/37, 50/38, 50/39, 50/40, 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On or towards North: By Property bearing S. Nos. 42A, 42B & Ors. at Village Gharivali  
 On or towards South: By Plot bearing S. Nos. 2, 3, 37 & Ors. at Village Gharivali  
 On or towards East: By 30 mt. wide Kalyan-Shil Road  
 On or towards West: By Property bearing S. Nos. 43, 93 & Ors. at Village Usarghar

**THE SECOND SCHEDULE ABOVE REFERRED TO:**  
 (Description of "Whole Project Common Areas and Amenities")

**Central garden facilities (For Township)**

These facilities are planned under proposed central garden and are handed over to authorities after completion of ITP and are open to general public.

- Chess plaza
- Health juice kiosks
- Skating rink
- 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

4/1 to 6, 4/9-11, 5/1 to 6, 6/1 to 3,  
 7/1, 7/2A to C, 7/3A, 7/3B, 8/1 to 9,  
 9/1 to 8, 10, 11, 12/1 to 14, 13, 14/1,  
 14/2A, 14/2B, 14/3 to 5, 15, 17/1 to 11,  
 18, 19, 22, 23/1 to 3, 23/10, 37/1,  
 37/2B to D, 37/3, 37/4, 37/21,  
 38/1, 38/2, 39/1 to 3, 40, 41/1A,  
 41/1B, 41/2 to 4, 44/1, 44/4, 44/5A  
 44/5B, 44/6A, 44/6B, 44/7 to 19, 49,  
 50/1 to 3 at village Gharivali &  
 bearing S. Nos. 44/1 to 12, 45/1 to 4  
 44/5A, 44/5B, 45/6, 46/1, 46/2A,  
 46/2B, 46/3, 47,  
 49, 50, 51 (pt), 52/1,  
 52/2, 53/1A, 53/1B,  
 53/2A, 53/2B, 53/3A  
 53/3B, 94 (pt)

**Township utilities**

There are shops on the ground floor of the 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. "RUNVAL GARDENS PHASE I", comprising 11 Residential Buildings, 1 Proposed Residential Building and 1 Commercial Building)

**Residential Buildings:**

11 (Eleven) residential buildings being 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 having still plus 23 upper floors, to be constructed in the Project on a portion of the Promoter Larger Land more particularly described in the First Schedule hereinabove written

**Proposed Residential Building:**

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1 (one) additional residential building being Building No.1 proposed to have stilt plus 23 upper floors to be constructed in the Project on a portion of the Promoter Larger Land more particularly described in the First Schedule hereinabove written

**Commercial Building:**

1 (one) multi-level car parking building having 2 (two) level Basements, Ground and 15 upper Floors, (and additionally proposed 3 more floors) with shops on the ground floor and the Club House on the topmost two floors to be constructed in the Project on a portion of the Promoter Larger Land 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
1 (Proposed)	179 Units (Proposed)	Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors (Proposed)
2	134 Units	Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors
3	179 Units	Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors
4	134 Units	Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors
5	179 Units	Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors
6	179 Units	Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors
7	179 Units	Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors
8	134 Units	Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors
9	179 Units	Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors
10	134 Units	Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors
11	179 Units	Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors
12	134 Units	Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors
Commercial Building	15 Shops (Proposed) and Club House	Shops at Ground Level and Club House on topmost 2 floors (Proposed)

**THE FIFTH SCHEDULE ABOVE REFERRED TO:  
(Description of "Project Common Areas and Amenities")**

**Phase I & II facilities**

These facilities are planned for the Phase I residences and are exclusively for the use of phase I & proposed Phase II residents

- Multipurpose Court
- Senior Citizen Sitting Area
- Herb Garden
- Kids Play Area
- Basketball Court
- Temple
- Jogging Track
- Hammock Garden
- Yoga Zone
- Amphitheatre





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- Doodle Corner
- Adult Outdoor Gym

**Common Area Facilities**

These facilities are planned for the phase I residents and are exclusively for the use of phase I & proposed Phase II residents

- Double height entrance lobby
- Internal roads & footpaths
- Fire protection and fire safety requirements
- Electrical metre room, sub station
- Sewerage Treatment Plant
- Water supply
- Sewerage (Chamber Lines, STP)
- Storm water drain
- Landscaping
- 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

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

All that the Flat/Unit being No. 0703 admeasuring 490.52 sq. ft. carpet area (equivalent to 45.57 sq. mtrs.) plus 0.00 sq. mtrs. deck area and 1.21 square mtrs. utility area on 7th floor in Building No. 8 in the Project to be known as "RUNWAL GARDENS PHASE I", 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)

**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



*(Handwritten signature)*


IN WITNESS WHEREOF the parties hereinabove have set their respective hands and signed this Agreement for Sale at \_\_\_\_\_ (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  
Mr. \_\_\_\_\_  
in the presence of .....

For RUNWAL RESIDENCY PVT. LTD.

Director/Authorised Signatory



1. 

2. 

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SIGNED AND DELIVERED  
By the within named ALLOTTEE/S

RAMSINGH B SEKHAWAT

in the presence of

1. 

2. 

RECEIVED of and from the Flat/Unit  
Allottee/s/s above named the sum of  
Rs. 42714/-  
Rupees Forty Two Thousand  
Seven Hundred Fourteen Only  
Towards advance payment or deposit  
paid by the Allottee/s to the Promoter

For RUNWAL RESIDENCY PVT. LTD.

Director/Authorised Signatory





# RUNWAL RESIDENCY PRIVATE LTD.



Date – 28.02.2020

To,  
The Manager,  
COSMOS BANK,  
MUMBAI.

Re: Permission to mortgage Flat No. 0703 in the Tower No. 8 in the project known as "RUNWAL GARDENS".

Dear Sir,

This is to confirm that we have agreed to sale Flat No. 0703 admeasuring 45.57 square meters carpet area plus 0.00 square meters deck area and 1.21 square meters utility area on 7<sup>th</sup> Floor in the Tower No. 8 in the project known as "RUNWAL GARDENS" situated at plot bearing/CTS / Survey/Final plot no.: Survey Nos 44, 45, 46,47,49,50,51,52,53,94 of village Usarghar Survey Nos 4,5,6,7,8,9,10,11,12,13,14,15,17,18,19,22,23,37,38,39,40,41,42,44,49,50 of village Gharvali and survey No. 67 of village Sagaon at Dombivli, Kalyan, Thane, 421201 to RAMSINGH B SEKHAWAT (hereinafter called as the 'Buyers') for a total consideration of Rs.4271386/- (Rupees Forty Two Lakhs Seventy One Thousand Three Hundred Eighty Six Only) under an agreement dated 19<sup>th</sup> February 2020.

We confirm that we have obtained and/or will be obtaining necessary permission/approvals/sanctions for construction of the said building and the said flat from all the concerned competent authorities.

We have not borrowed from any financial institution for the purchase of the Property and have not created any encumbrances on the Property allotted to the said purchasers and the title of the Flat described above is clear, marketable and free from all encumbrances and doubts save & except the mortgages that have been created in favor of **Vistra ITCL (India) Ltd** being debenture trustee acting on behalf of the debenture holders. However, **Vistra ITCL (India) Ltd** has already given us their NOC for mortgaging the said flat.

We have no objection to your giving a loan to the above Buyers and their mortgaging the said flat with you by way of security for the repayment of the loan, notwithstanding anything to the contrary contained in the terms of said agreement for sale, if at all. But **RAMSINGH B SEKHAWAT** will only be solely & fully liable & responsible to pay & clear the entire loan amount, interest, etc. and every part thereof.



# RUNWAL RESIDENCY PRIVATE LTD.

We also agree to inform and give proper notice to the Co-operative Housing Society as and when formed, about the flat being so mortgaged.

All Cheques/ Pay orders/Demand Drafts/ Bankers Cheque may please be issued in the name of "RRPL C1 Master Collection Escrow Account 100"

Yours faithfully,  
For RUNWAL RESIDENCY PVT LTD.



*[Handwritten Signature]*  
AUTHORIZED SIGNATORY



RUNWAL RESIDENCY PVT LTD

GSTIN:27AAFRCR1016H1ZO

TAX INVOICE



Serial No:RV19/60/50006793

DATE: 14-02-2020

TO,  
Mr. Ramsingh Babusingh Sekhawal  
B-108, Rajnigandha 1st floor sanvi garden Manpada Road Near Union Bank Dombivali  
East Kalyan Thane  
MAHARASHTRA (27) India - 421201  
Contact No. 9320611223

Dear Sir/Madam,

Flat No. T8-0703 Runwal Gardens - Tower B situated at RUNWAL GARDENS, VILLAGE GHARIVALI & USARGHAR IN-  
FRONT OF PREMIERE GROUND POST - MANPADA, KALYAN SHIL ROAD THANE - 421204 MAHARASHTRA INDIA.

HSN/SAC Code: 9954

This letter bears reference to your booking dated 01-11-2019 for the above mentioned flat at RUNWAL GARDENS. As per the terms and conditions of booking, we would like to inform you that in line with the payment schedule, your amount against this flat booking is due and payable ON COMPLETION OF PLINTH as per below:

**The statement of your Flat:**

Total Agreement Value:

(I) Past Outstanding:-	Rs.	42,71,386.00/-
Amount Demanded:	Rs.	12,94,230.00/-
Amount Received:	Rs.	1,28,142.00/-
Amount Payable	Rs.	11,66,088.00/-
Basic Payable (A)	Rs.	11,54,543.00/-
Tax Payable (B)	Rs.	11,545.00/-
(II) Current Demand	Rs.	

**ON COMPLETION OF PLINTH**

Total Value :	Rs.	4,27,138.00/-
Less: ITC value @ %	Rs.	4,27,138.00/-
Net Value: (C)	Rs.	0.00/-
Less: Deemed value of land (1/3rd of Net Value):	Rs.	4,27,138.00/-
Taxable Value:	Rs.	1,42,365.00/-
CGST @ 0.75% On Taxable Value	Rs.	2,84,773.00/-
SGST @ 0.75% On Taxable Value	Rs.	2,136.00/-
Total Tax On Current Demand (D)	Rs.	2,136.00/-
Total Current Outstanding towards Basic (A+C)	Rs.	4,272.00/-
- Less TDS Applicable (E)	Rs.	15,81,681.00/-
Final Amount to paid towards Basic Cost (A+C-E)	Rs.	0.00/-
Total Tax Payable (B+D)	Rs.	15,81,681.00/-
	Rs.	15,817.00/-

Kindly send us the Cheque/Pay order of Rs. 1,581,681.00/- in the name of " RRPL C1 MASTER COLLECTION ESCROW  
ACCOUNT 100 " OR through RTGS/NEFT- Bank name: HDFC Bank; A/C No. 57500000422359; IFSC Code : HDFC0000163  
Payments on or before 29-02-2020 to avoid interest. Address of the Bank: RUPAM CENTRE CINE PLANET, SION CIRCLE SION  
AST) MUMBAI- 400022 MAHARASHTRA

Kindly send us the Cheque/Pay order of Rs. 15,817.00/- in the name of " RRPL PHASE 1 GST A/C " OR through RTGS/NEFT -

Bank name: HDFC Bank; Account No: 57500000332272; IFSC CODE :- HDFC0000163. payments on or before 29-02-2020 to avoid interest. Address of the Bank: RUPAM CENTRE, CINE PLANET, SION CIRCLE, SION EAST, MUMBAI-400022 MAHARASHTRA.

Please pay TDS of Rs 0.00/- as per the provisions of Income Tax and furnish us the TDS certificate (Form 16B) immediately.

Note:

1. Please ignore this Invoice if payment is already made.
2. Any Delay in payment will attract interest at the applicable rate along with GST as applicable.
3. If Demand Letter is not received, kindly collect it from the Head Office.
4. Kindly confirm the details of RTGS/NEFT payments immediately on customer.care@runwal.com with the Flat details & payment transaction reference number.
5. Payment made against any demand raised by us, will be adjusted against interest on delayed payment (if any), applicable statutory levies & remaining against apartment value, in the same order.
6. Any delay in payment & filing of statement of TDS/TDS returns (Form 26QB) shall invite late fees under the Income Tax Act 1961.

If you need any further assistance please feel free to contact us on 022-48807065.

Yours Faithfully,  
For RUNWAL RESIDENCY PVT LTD



CIN No. U45400MH2011PTC21214

Site Office: RUNWAL GARDENS, VILLAGE GHARIVALI & USARGHAR IN-FRONT OF PREMIERE GROUND POST – MANPADA, KALYAN SHIL ROAD THANE - 421204 MAHARASHTRA INDIA, EMAIL ID: CUSTOMER.CARE@RUNWAL.COM, Website: WWW.RUNWALGARDENS.COM.

Place Of supply: MAHARASHTRA ( 27 )

Head Office: RUNWAL RESIDENCY PVT LTD, 4TH FLOOR, RUNWAL AND OMKAR ESQUARE, OFF. EASTERN EXP HIGHWAY, OPP SION CHUNABHATTI SIGNAL, SION EAST, MUMBAI - 400022 MAHARASHTRA INDIA.

This is system generated invoice and does not require signature.