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दस्तावे. ६००६/२०२३
२/०४

Arhaire

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Dombivli this 14th day of June, 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 Square, 5th Floor, Opposite Sion Chunabhatti Signal, Off Eastern Express Highway, Sion (E), Mumbai 400 022 (through its duly Authorised Signatory Mr. Sachin Patil 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

Amol Dhondiram Khaire having his/her/their address at A-005, Sai Monarch, Opp. Vijay Complex, Near Abhinav Vidyalaya, Sagarli, Dombivli East, Thane-421201, 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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अप्रैल 2023

(Description of "the Project" viz. "RUNWAL GARDENS PHASE 5 Bldg. No. 39 to 42",

comprising 4 (four) Residential Buildings)

4 (four) residential buildings being Building No. 39, Building No.40, Building No.41 and Building No. 42 each having basement, plus still plus 1st to 27th upper floors, to be constructed in the Project on a portion of the Promoter Larger Land admeasuring 3011.81 sq. mtrs bearing survey nos. 7/2 (pt), 7/3 (pt), 4/1, 4/2 (pt), 4/9 (pt) more particularly described in the First Schedule hereinabove written

THE FOURTH SCHEDULE ABOVE REFERRED TO:

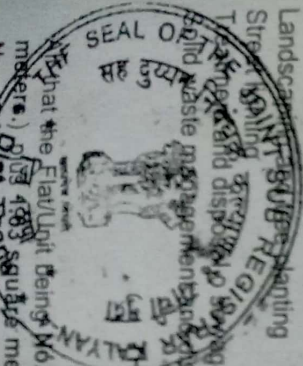
(Description of "Units and Premises/Flats and Tenements in the Project")

Building Nos.	Total No. of Flats/Units	Floors
39	515	Still plus 29 Nos. of Slabs of super structure, viz. 27 habitable floors
40	380	Still plus 29 Nos. of Slabs of super structure, viz. 27 habitable floors
41	380	Still plus 29 Nos. of Slabs of super structure, viz. 27 habitable floors
42	324	Still plus 29 Nos. of Slabs of super structure, viz. 27 habitable floors

THE FIFTH SCHEDULE ABOVE REFERRED TO:

(Description of "Project Common Areas and Amenities")

- Badminton Court
- Banquet Hall
- Children Play Area
- DG back up for essential common areas
- Double Heights Entrance Lobby
- Elevators of Reputed Brands
- Golf stimulator
- Gymnasium
- Indoor Games Court
- Library Zone
- Mega Gym
- Mini Theatre
- Pet creche zone
- Podcasting web studio Music Room
- Senior Citizen Corner
- Snooker Room
- Squash Court
- Swimming Pool
- Tennis Court
- TT room
- 24/7 Cafe
- Water supply
- Sewerage (Chamber, line, Septic Tank, STP)
- Storm Water drains
- Landscaping
- Street Lighting



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

That the Flat/Unit being No. 1601 admeasuring 306.24 square ft. carpet area (square meters), 1603 square meters, deck area and 0 no.

गावाचे नाव : घारीवली

देशाचा प्रकार	करारनामा
नोदणी	3463575
वाजारभाव(श्राडेपटयाच्या तितपट्टाकार आकारणी देतो की पट्टेदार ने कराने)	2273000
मू-भापन,पोटहिम्मा व घरक्रमांक(असल्यास)	
क्षेत्रफळ	
आकारणी किंवा जुडी देण्यात असलेले क्षेत्रा.	
दस्ताऐवज करून देणा-या/लिहून ठेवणा-या काराने नाव किंवा दिवाणी न्यायालयाचा मनामा किंवा आदेश असल्यास, प्रतिवादिने देव पत्ता.	
दस्ताऐवज करून घेणा-या पक्षकाराने व किंवा गाणी न्यायालयाचा हुकुमनामा किंवा आदेश ल्यास, प्रतिवादिने नाव दे पत्ता	
दस्ताऐवज करून दिल्याचा दिनांक	
0)दस्ता नोंदणी केल्याचा दिनांक	14/06/2023
1)अनुक्रमांक,खंड व पृष्ठ	8472/2023
2)वाजारभावाप्रमाणे मुद्रांक शुल्क	155870
3)वाजारभावाप्रमाणे नोंदणी शुल्क	30000
4)शेरा	

यांक्रमासाठी विचारान घेतलेला तपशील:-

शंक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



सह.दुय्यम निकायक कल्याण - ४



COMMENCEMENT CERTIFICATE (SITE-A)

To,
Director, M/s. Runwal Residency Pvt. Ltd.,

Runwal & Omkar E-square, 1st Floor,

Opp. Sion - Chunabhatti Signal, Sion (E), Mumbai-400 022

Sir,

With reference to your application for the grant of sanction of Amended C.C. as per UDCCR under Section 44 of The Maharashtra Regional and Town Planning Act, 1966, to carry out development work on land under reference. Permission is hereby granted, under section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXVIII of 1966) to you, for the proposed development of Site-A (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/E, 45/S/B, 45/6, 46/1, 46/2A, 46/2B, 46/3, 47/0, 49/0, 50/0, 51/0, 52/1, 52/2, 53/1A, 53-1B, 53/2A, 53/2B, 53/3A, 53/3B, 54/0 of Village Usarghar, Taluka-Kalyan, Dist. Thane 5 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, 5/1, 5/2, 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, 10/0, 11/0, 12/1, 12/2, 12/3, 12/4, 12/5, 12/6, 12/7, 12/8, 2/9, 12/10, 12/11, 12/12, 12/13, 12/14, 13/0, 14/1, 14/2A, 14/2B, 14/3, 14/4, 14/5, 15/0, 17/1, 17/2, 17/3, 7/4, 17/5, 17/6, 17/7, 17/8, 17/9, 17/10, 17/11, 18/0, 19/0, 22/0, 23/1, 23/2, 23/3, 23/11, 37/1, 37/2B, 37/2C, 37/2D, 37/3, 37/4, 37/21, 38/1, 38/2, 39/1, 39/2, 39/3, 40/0, 41/1A, 41/1B, 41/2, 41/3, 41/4, 42/2, 44/1, 44/2, 44/3, 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, 44/20, 49/0, 50/1, 50/2, 50/3, of Village Gharivali, Taluka-Kalyan, S. Nos. 67/1 of Village Sagaon, Taluka-Kalyan, Dist-Thane on Plot area of 4,64,428.00 sqm. [Out of the total ITP plot area of 5,33,750 sqm (53,3750 Ha.)] with now Proposed BUA of Sale Component (including Base FSI, Premium FSI & Ancillary Area FSI) of 7,84,354.72 sqm. (including Sale Res. Component + Sale Economic Activity Component), BUA of Social Housing Component of 55,566.93 sqm (in Site-A) as against the Total Entitlement Potential of Site-A of this ITP as per UDCCR is 12,84,842.08 sqm [including Base BUA of 4,64,428.00 sqm (Base FSI-1.00), Premium BUA of 3,18,597.81 sqm (Premium FSI of 0.70 after deducting the premium component of 2% Amenity Plot), Ancillary area FSI of 5,01,618.95 sqm (at 80% of Residential Component & 80% Non-Residential Component) as depicted on the total drawing 28 nos. shown in the built-up area table as mentioned below:

Mumbai Metropolitan Region Development Authority

Regional Office: Mulpurpuse Hall, 2nd Floor, Near Oswald Park, Pokharon Road No. 2, Majiwada, Thane (W) - 400 601.

Tel: (022) 21712195 / 21712197 Fax: (022) 21712197 E-mail: svd@mmrda.mmrda.gov.in