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Tuesday, August 23, 2022
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पावती

Original/Duplicate

नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 12006 दिनांक: 23/08/2022

गावाचे नाव: घारीवली

दस्तऐवजाचा अनुक्रमांक: कलन3-10722-2022

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: नंदकिशोर शंकर राणे

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 75

रु. 30000.00

रु. 1500.00

एकूण:

रु. 31500.00

Joint Sub Registrar Kalyan 3

सह.दुय्यम विवेक र्ण २ कल्याण क्र.३

बाजार मूल्य: रु.4917000 /-

मोबदला रु.5760000/-

भरलेले मुद्रांक शुल्क : रु. 2595500/-

- 1) देयकाचा प्रकार: DHC रकम: रु.1500/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2308202206048 दिनांक: 23/08/2022
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006762195202223E दिनांक: 23/08/2022
बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

- 1) Tourism Unit in A zone. : Mudrank-2016/436/UOR No 7/CR128/M1 Dated 11th Jan 2018 (sr.1)

मुळ दस्तऐवज परत मिळाला.

सह. दुय्यम विवेक र्ण-२

Valuation ID	202208236456	मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)	23 August 2022, 04:43:01 PM
मूल्यांकनाचे वर्ष	2022		
जिल्हा	ठाणे		
मूल्य विभाग	तालुका : कल्याण		
उप मूल्य विभाग	47/15/1-रुग्णवाला मायसिटी व रुग्णवाला गाईन		
क्षेत्राचे नांव	Kalyani/Dombival Municipal Corporation	सर्व्हे नंबर / म. भू. क्रमांक	मोजमापनाचे एकक चौ मीटर
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	कार्यालय 73800	औद्योगिक 73800	
खुली जमीन 9600	निवासी सदनिका 63900	दुकाने 79900	
बांधीव क्षेत्राची माहिती	मिळकतीचा प्रकार- मिळकतीचे वय- मजला -	निवासी सदनिका 0 TO 2 वर्षे 21st and Above	बांधीव Rs 26620/- 54 93 चौ मीटर
बांधकाम क्षेत्र (Built Up)- बांधकामाचे वर्गीकरण- उद्दवाहन सुविधा-	60 423 चौ मीटर 1-आर सी सी आहे		
Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018			
मजला निहाय घट/वाढ	= 110 / 100 Apply to Rate= Rs 70290/-		
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर) = ((70290-9600) * (100 / 100)) + 9600) = Rs. 70290/-		
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 70290 * 60 423 = Rs 4247132 67/- 13 94 चौ मीटर = 13 94 * (63900 * 25/100) = Rs 222691 5/-		
E) बंदिस्त वाहन तळाचे क्षेत्र बंदिस्त वाहन तळाचे मूल्य			
Applicable Rules	= 3, 9, 18, 19, 15		
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मॅईन-नाईन मजला क्षेत्र मूल्य + लगतच्या गळीचे मूल्य (खुली बाळकनी) + वरील गळीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाळकनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 4247132.67 + 0 + 0 + 0 + 222691.5 + 0 + 0 + 0 + 0 + 0 = Rs. 4469824/- + 10 x (9600) = 4917000/- = ₹ चव्वेचाळीस लाख एकोणसत्तर हजार आठ शे चोवीस /-		

Home

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Rane

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN	2308202206048
Date	23/08/2022
Received from JT SUB REGISTRAR KALYAN, Mobile number 8454819276, an amount of Rs.1500/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Kalyan 3 of the District Thane.	
Payment Details	
Bank Name	SBIN
Date	23/08/2022
Bank CIN	10004152022082305644
REF No.	223507366643
This is computer generated receipt, hence no signature is required.	

कलन - ३
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CHALLAN
MTR Form Number-6



GRN	MH006762195202223E	BARCODE					Date	23/08/2022-16:05:38	Form ID	25.2
Department	Inspector General Of Registration				Payer Details					
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)					
Office Name	KLN3_KALYAN NO 3 JOINT SUB REGISTRA				PAN No.(If Applicable)	ACZPR1732P				
Location	THANE				Full Name	NANDKISHOR SHANKAR RANE				
Year	2022-2023 One Time				Flat/Block No.	RUNWAL GARDEN PHASE-4, FLAT NO.2201,				
	Account Head Details				Premises/Building	FLOOR NO 22ND,BLDG NO.37				
	Amount In Rs.				Road/Street	USARGHAR, GHARIVALI, DOMBIVLI EAST				
0030046401	Stamp Duty				Area/Locality	52.41 SQ. MTR.				
0030063301	Registration Fee				Town/City/District					
					PIN	4 2 1 2 0 4				
					Remarks (If Any)	PAN2=AAFRCR1016H--SecondPartyName=RUNWAL RESIDENCY PVT LTD~CA=5760000				
					Amount In	Two Lakh Eighty Nine Thousand Five Hundred Rupees				
					Words	Only				
Total	2,89,500.00									
Payment Details	IDBI BANK				FOR USE IN RECEIVING BANK					
	Cheque-DD Details				Bank CIN	Ref. No.	69103332022082318330 2763055962			
Cheque/DD No.					Bank Date	RBI Date	Not Verified with RBI			
Name of Bank					Bank-Branch	IDBI BANK				
Name of Branch					Scroll No. , Date	Not Verified with Scroll				

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दुर्यम निबंधक कार्यालयत नोंदणी करायच्या दस्तासाठी लागू आहे. नोंदणी करायच्या दस्तासाठी सदर चालन लागू नाही.

(Handwritten Signature)



(Handwritten Signature)

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SPIN	REMS
	



Runwal

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Dombivli this 23rd day of AUG, 2022

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 Authorized Signatory Mr. Sachin Patil authorized under Board Resolution/POA dated 09/09/21), 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

कलन - ३

Nandkishor Shankar Rane And Manali Nandkishor Rane having his new address at 4/301, Ozoner 2 Valley, Parsik Nagar Old Mumbai Pune Road, Kalwa (W), Thane-400605, 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 or successors and permitted assigns) of the **OTHER PART**



[Signature]

[Symbol]

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 & 19.08.2021 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 Sgaon, 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") copy 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:

(a)	Subject to the receipt of approvals/sanctions from the Maharashtra Metropolitan Regional Development Authority ("MRDA") 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 MRDA, 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 2 (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 ").
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- (b) The Promoter is developing the Promoter Larger Land in a phase wise manner comprising:

- (i) Several residential phases;
- (ii) Several commercial phases;
- (iii) Sewage Waste Management Plant;

2 MRDA

- (iv) Electric Sub-station;
- (v) Mall;
- (vi) School;
- (vii) Community health centre;
- (viii) Town Hall;
- (ix) Community Market;
- (x) Public Parking Utilities; and,
- (xi) Other Public Utilities, if any.

(c) It is clarified that the Promoter will be entitled to develop, transfer, dispose of, use, operate, manage and otherwise monetise the School, Mall, Community Health Centre, Town Hall, Community Market and other such development in the manner it deems fit and proper and the Allottee will have no right, title or interest therein. It is further clarified that the same may be accessible and available even for the general public and will not be restricted to the allottees of the Whole Project. The Promoter, at its sole discretion, shall be entitled to formulate such rules and regulations or impose such terms and conditions as may be necessary for the use and operation of the aforesaid development as it may deem fit and proper.

(d) In addition to the aforesaid, the Promoter is also developing, for the benefit of the Larger Land, the following reservations required to be developed and handed over to the concerned authorities under the current ITP Regulations/applicable law ("ITP Reservations") :-

- (i) 1 (one) bus station;
- (ii) 1 (one) police station;
- (iii) 1 (one) fire station
- (iv) Recreation ground ("RG");
- (v) Playground ("PG"); and,
- (vi) Garden

(e) It is clarified that the Promoter shall be entitled to deal with the concerned authorities with respect to the development and handing over of the ITP Reservations and any relaxations or benefits accruing or arising therefrom shall be to the benefit of the Promoter. It is also clarified that the reservations to be developed on the Promoter Larger Land from time to time may change, the law relating to handing over of reservations may change, the location of the reservations may change either on account of change in law or on account of shifting by the Promoter, quantum and extent of the reservations may change and the Promoter may be entitled to develop the reservations from time to time as per applicable law. It is also clarified that in the event of any change in policy or the relevant rules and regulations, the policy, rules and regulations as may be applicable at the relevant time shall be followed and development/handling over will be undertaken accordingly. The Promoter may develop facilities on the RG as may be permitted by law such as Club House, Multipurpose Hall, Gymnasium and other facilities from time to time.

(e) There is a multi-modal corridor passing through the Promoter Larger Land which is marked on the Proposed Master Layout (defined below);

(f) As a part of the ITP Regulations, the Promoter is required to construct small tenements for persons from EWS and LIG categories ("**Social Housing Component**"), as a social responsibility on the terms and conditions specified in the ITP Regulations. In the event the Promoter is entitled and/or permitted to sell/ dispose of all or any part of the Social Housing Component then the Promoter shall register the same as a separate real estate project, in the manner as provided in the ITP Regulations and proper.



G. The Allottee has perused the Master Layout of the Larger Land which is annexed hereto and marked as Annexure "B", which specifies the location of the Whole Project; the Social Housing Component, the common areas, facilities and amenities in the Whole Project that may be usable by the allottees of the Whole Project and also by the general public ("**Whole Project Common Areas and Amenities**") and the ITP Reservations on the Larger Land as per the ITP Regulations, together with a draft proforma specifying the total FSI to be utilized on the Larger Land ("**Whole Project Potentially**"). The Whole Project Common Areas and Amenities are listed in **Second Schedule** hereunder written.

H. The Promoter shall be entitled to designate any spaces/areas in the Whole Project including of the terrace and at basement levels of such buildings comprised in the Whole Project for third party services providers, for facilitating provision and maintenance of utility services (such as power, water, drainage and radio and electronic communication) to be availed by the other allottees in the Whole Project. Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method as the Promoter may deem fit and proper. For this purpose, the Promoter may lay and provide the

M. S. Srinivasan

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necessary infrastructures such as cables, pipes, wires, meters, antennae, base sub-stations, towers etc.

I. The scheme and scale of development proposed to be carried out by the Promoter on the Promoter Larger Land will be as set out in the Master Layout and/or Proposed Master Layouts, as amended and approved by the concerned authorities from time to time;

J. The Promoter shall be entitled to put hoarding/boards of their Brand Name or such other hoardings/boards for advertisement purposes in the form of Neon Signs, MS Letters, Vinyl & Sun Boards on the Promoter Larger Land and on the façade, terrace, compound wall or other part of the buildings/towers/wings as may be developed from time to time, at all times. The Promoter shall also be entitled to place, select, decide hoarding/board sites and be entitled to a full and free unconditional right of way and means and access to such place or places for the purpose of repair, maintenance, painting or changing the logo/ signs. The Allottees confirm that they shall not object to the same.

K. The Promoter shall be entitled to confer title of a particular building/wing to such society/ies, as mentioned at Clause 14 hereinbelow.

L. The details of formation of the Apex Body/ Federation to be formed by and consisting of the ultimate organisations formed in respect of various buildings constructed / to be constructed on the Promoter Larger Land, to maintain, administer and manage the Whole Project ("Federation") and conferment of title upon the Federation with respect to the Promoter Larger Land and Whole Project Common Areas and Amenities and/or other common areas and amenities, all common areas, facilities and amenities, basements, podiums and other spaces and areas on the Promoter Larger Land are mentioned at Clauses 15 and 16 hereinbelow.

M. The statutory approvals mandatorily require the Promoter to hand over certain stipulated percentage of the Promoter Larger Land to the concerned authorities or develop the same as public amenities. The Promoter shall determine and identify the portion and location of the Promoter Larger Land to be handed over for complying with the terms and conditions of statutory approvals. The portion of the Promoter Larger Land remaining balance after handing over the stipulated percentage if any, to the MMRDA or any other statutory, local or public bodies or authorities and/or after developing public amenities, only would be available for transferring and/or conveying to the Federation.

N. The nature of development of the Promoter Larger Land will be phase wise and would constitute a mixture of users as may be permissible under applicable law from time to time.

O. The Promoter would be entitled to aggregate any contiguous land parcel with the development of the Promoter Larger Land, as provided under the Proviso to Rule 4(4) of the RERA Rules.

P. The Promoter is entitled to amend, modify and/or substitute the Master Layout, in full or in part, as may be required by the applicable law from time to time.

Q. The Promoter will be entitled to develop the Promoter Larger Land by itself or in joint venture with any other person and will also be entitled to mortgage and charge the Promoter Larger Land and the structures to be constructed thereon from time to time.

R. Out of the residential phases being developed on the Promoter Larger Land, the first residential phase is being developed by the Promoter on a portion of the Promoter Larger Land admeasuring 10,674.18 square metres in the area ("the said Phase I Land"). The first part of the second residential phase is being developed by the Promoter on a portion of the Promoter Larger Land admeasuring 2464.15 square metres in the area ("the said Phase II (Part I) Land"). The second part of the second residential phase is being developed by the Promoter on a portion of the Promoter Larger Land admeasuring 2168.48 square metres in the area ("the said Phase II (Part 2) Land"). The first part of the third residential phase is being developed by the Promoter on a portion of the Promoter Larger Land admeasuring 1987.09 square metres in the area ("the said Phase 3 (Part I) Land"). The second part of the third residential phase is being developed by the Promoter on a portion of the Promoter Larger Land admeasuring 1297.85 square metres in the area ("the said Phase 3 (Part II) Land"). The third part of the third residential phase is being developed by the Promoter on a portion of the Promoter Larger Land admeasuring 1433.90 square metres in the area ("the said Phase 3 (Part III) Land"). The first part of the fourth residential phase is being developed by the Promoter on a portion of the Promoter Larger Land admeasuring 1324.67 square metres in the 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 in the area ("the said Phase 4 (Part II) Land"). The third 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 III) Land**"). The Fifth residential phase is being developed by the Promoter on a portion of the Promoter Larger Land admeasuring 3011.81 square metres (plinth area) ("the said **Phase 5 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 I) Land, Phase II (Part 2) Land, Phase 3 (Part I) Land, Phase 3 (Part II) Land, Phase 3 (Part III) Land, Phase 4 (Part I) land, Phase 4 (Part II) land, Phase 4 (Part III) land, Phase 5 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 rectified on 10.05.2022.

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. P51700024154 dated 23.01.2020 rectified on 04.05.2022.

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 on 01.07.2020 rectified on 25.05.2022.

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 rectified on 18.05.2022.

5. Phase 3 (Part II) Land comprising of 2 residential (two) buildings i.e. Building 27 and Building 28 each comprising Stilt plus 33 Nos. of Slabs of super structure, viz. 32 habitable floors therein



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collectively referred to as "Runwal Gardens Phase 3 Bldg. No. 27-28") shown delineated in violet colour boundary lines on the plan annexed hereto and marked as Annexure "B1") and to be identified as "Runwal Gardens Phase 3 Bldg. No. 27-28". Runwal Gardens Phase 3 Bldg. No. 27-28 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. P51700026927 dated 03.11.2020 subsequently revised vide certificate date dated 08.09.2021.

6. Phase 3 (Part III) Land comprising of 2 residential (two) buildings i.e. Building 29 and Building 30 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. 29-30") shown delineated in chocolate colour boundary lines on the plan annexed hereto and marked as Annexure "B1") and to be identified as "Runwal Gardens Phase 3 Bldg. No. 29-30". Runwal Gardens Phase 3 Bldg. No. 29-30 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. P51700028344 dated 18.02.2021 rectified on 25.05.2022.

7. Shopping Arcade Land comprising 1 (one) commercial/retail building ("Shopping Arcade") having 6 no. of slabs of super structures hereinafter referred to as "Runwal Gardens Shopping Arcade" shown delineated in yellow colour boundary lines on the plan annexed hereto and marked as Annexure "B1") and to be identified as "Runwal Gardens Shopping Arcade". Runwal Gardens Shopping Arcade 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. P51700026438 dated 22.09.2020 rectified on 25.05.2022.

8. Phase 4 (Part I) Land comprising of 2 residential (two) buildings i.e. Building 31 and Building 32 each comprising Basement plus Stilt plus 33 Nos. of Slabs of super structure, viz. 32 habitable floors (hereinafter collectively referred to as "Runwal Gardens Phase 4 Bldg. No. 31-32") shown delineated in Grey colour boundary lines on the plan annexed hereto and marked as Annexure "B1") and to be identified as "Runwal Gardens Phase 4 Bldg. No. 31-32". Runwal Gardens Phase 4 Bldg. No. 31-32 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. P51700029155 dated 29.04.2021 rectified on 25.05.2022.

9. Phase 4 (Part II) Land comprising of 2 residential (two) buildings i.e. Building 33 and Building 34 each comprising Basement plus Stilt plus 33 Nos. of Slabs of super structure, viz. 32 habitable floors (hereinafter collectively referred to as "Runwal Gardens Phase 4 Bldg. No. 33-34") shown delineated in black colour boundary lines on the plan annexed hereto and marked as Annexure "B1") and to be identified as "Runwal Gardens Phase 4 Bldg. No. 33-34". Runwal Gardens Phase 4 Bldg. No. 33-34 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. P51700030533 dated 30.08.2021.

10. Phase 4 (Part III) Land comprising of 2 residential (two) buildings i.e. Building 35 and Building 36 each comprising Basement plus Stilt plus 33 Nos. of Slabs of super structure, viz. 32 habitable floors (hereinafter collectively referred to as "Runwal Gardens Phase 4 Bldg. No. 35-36") shown delineated in White colour boundary lines on the plan annexed hereto and marked as Annexure "B1") and to be identified as "Runwal Gardens Phase 4 Bldg. No. 35-36". Runwal Gardens Phase 4 Bldg. No. 35-36 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. P51700031319 dated 15.10.2021 rectified on 25.05.2022.

11. Phase 5 Land comprising of 4 residential (two) buildings i.e. Building 39, Building 40, Building 41 and Building 42 each comprising Basement plus Stilt plus 29 Nos. of Slabs of super structure, viz. 27 habitable floors (hereinafter collectively referred to as "Runwal Gardens Phase 4 Bldg. No. 39-42") shown delineated in Indian Red colour boundary lines on the plan annexed hereto and marked as Annexure "B1") and to be identified as "Runwal Gardens Phase 4 Bldg. No. 39-42" 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. P51700031609 dated 03.11.2021.

The Promoter is now developing another phase ("Phase 4 (Part IV)") on a portion of the Promoter Larger known as "Runwal Gardens Phase 4 Bldg. No. 37") admeasuring 738.5 square metres after referred to as the said Land and comprising of one residential buildings i.e. "Building" (more particularly described in the Third Schedule hereunder) which buildings are shown delineated in Red colour boundary lines on the plan annexed

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- (ix) The Promoter shall develop certain recreation ground in the Project. The recreation ground to be developed by the Promoter in the Project shall be for the common benefit of the allottees of the Project and the balance proposed residential portion of Phase 4.
- (x) The Promoter shall be entitled to put hoarding/boards of their Brand Name or such other hoardings/boards for advertisement purposes in the form of Neon Signs, MS Letters, Vinyl & Sun Boards on the said Land and/or the Project and on the façade, terrace, compound wall or other part of the buildings/towers/wings as may be developed from time to time, at all times. The Promoter shall also be entitled to place, select, decide hoarding/board sites and be entitled to a full and free unconditional right of way and means and access to such place or places for the purpose of repair, maintenance, painting or changing the logo/ signs. The Allottees confirm that they shall not object to the same.
- (xi) The Promoter shall be entitled to designate any spaces/areas in the Project (including on the terrace and/or at the basement levels of the Project) for third party service providers, for facilitating provision and maintenance of utility services (such as power, water, drainage and radio and electronic communication) to be availed by the Allottee and other allottees of apartments/flats in the Project and/or other allottees in the Whole Project. Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method. For this purpose, the Promoter may lay and provide the necessary infrastructures such as cables, pipes, wires, meters, antennae, base sub-stations, towers etc.
- (xii) The details of formation of the Society, and conferment of title upon the Society with respect to the Project, are more particularly specified in Clauses 13 and 14 below.
- (xiii) Copies of the Locational Clearance dated 12th July 2019 granted by the Urban Development Department and the Letter of Intent dated 9th August 2019 issued by the Collector, There are annexed hereto as **Annexure "E"** and **Annexure "F"** respectively.
- (xiv) MMRDA had issued Layout Approved Letter bearing No. SROT/Growth Centre/2401/BP/ITP-Layout/Usarghar-Gharivali-Sagaon-01/1776/2019 dated 24.09.2019, which was further amended vide Amended Layout Approved Letter bearing No. SROT/Growth Centre/2401/BP/ITP-Amend Layout/Usarghar-Gharivali-Sagaon-01/440/2020 dated 25/06/2020. Copy of Amended Layout approval letter dated 25/06/2020 is annexed hereto as **Annexure "G"**. MMRDA had issued Commencement Certificate (Site-A) bearing No. SROT/Growth Centre/2401/BP/ITP Usarghar-Gharivali-Sagaon-01/Site-A/Vol-XXVII/383/2021 dated 12-04-2021 and further amended vide Commencement Certificate (Site-A) bearing No. latest vide SROT/Growth Centre/2401/BP/ITP-Usarghar-Gharivali-Sagaon-01/Site-A/Vol-31/720/2021 dated 05.08.2021 amended on 29.10.2021, 15.12.2021. Further MMRDA has issued Commencement certificate for building the no. 37 the Real Estate project vide SROT/Growth Centre/2401/BP/ITP-Usarghar-Gharivali-01/Vol-34/973/2022 dated 15.07.2022. A Copy of the Commencement Certificate dated 15.07.2022 is annexed hereto as **Annexure "H"**. Approvals/Commencement Certificate as and when sanctioned/amended by MMRDA from time to time with respect to the Real Estate Project, shall be uploaded on RERA website.

The above details along with the annexures to the RERA Certificate, are available for inspection on the website of the Authority at <https://maharera.mahaonline.gov.in>.

- W. The Allottee/s is/are desirous of purchasing a residential premises/flat/s/lop bearing No. 2201 on the 22nd floor of Building No. 37 of the Project known as **"RUNWAL GARDENS PHASE 4 Bldg. No. 370???"** (hereinafter referred to as **"the said Premises"**).
- X. The Promoter has entered into standard agreement/s with an Architect registered with the Council of Architects and such agreement is as per the agreement prescribed by the Council of Architects.
- Y. The Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Project shall be under the professional supervision of the Architect and the structural Engineer (or any suitable replacements / substitutes thereof) till the completion of the Project.



hereto and marked as Annexure "B-1") and proposed as a "real estate project" which has been registered by the Promoter as such ("the Real Estate Project" / "the 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. P51700033206 dated 09.02.2022 ("the RERA Certificate") for the Real Estate Project and a copy of the RERA Certificate is annexed and marked as Annexure "D" hereto.

U. The Allottee has, prior to the date hereof, examined copy of the RERA Certificate and has caused the RERA Certificate to be examined in detail by his/hers/its Advocates and Planning and Architectural consultants. The Allottee has agreed and consented to the development of the Larger Land including the said Land in a phase-wise manner. The Allottee has also examined all documents recited hereinabove and the documents and information uploaded by the Promoter on the website of the Authority as required by RERA and the RERA Rules and has understood the documents and information in all respects.

V. The principal and material aspects of the development of the Project as sanctioned under the RERA Certificate, are briefly stated below:

- (i) The name of the Project shall at all times be known as "RUNWAL GARDENS PHASE 4 Bldg. No. 37". The Project consists of one residential building "Residential Building". The Promoter has availed a Loan Facility from Indusind Bank Limited and the land on which building No. 37 is being constructed is mortgaged with IDBI Trusteeship services Ltd to secure the aforesaid Loan Facility.
- (ii) The Promoter have applied to Indusind Bank Limited/IDBI Trusteeship services Ltd for the grant of its No Objection for sale of the said premises as per the Mortgage Deed executed for the facility availed.
- (iii) Building No. 37 of the Project comprising basement plus siltit plus 1st to 32 Floors having 33 no. of slabs of super structures (32 habitable floors) of which the Promoters have got the Commencement Certificate of all the floors sanctioned as on date; and,
- (iv) The Project shall comprise units/premises consisting of apartments and flat/s and tenement/s as per the details provided in the **Fourth Schedule** hereunder written;
- (v) Total FSI of 26359.83 square metres has been proposed for consumption in the construction and development of the project of which FSI of 23359.83 square meters has been sanctioned.

(vi) As a part of development of the Project, and in accordance with the Commencement Certificate, the Promoter will develop certain common areas and amenities and a multilevel car park inter alia comprising 1 (one) basement level + ground + 1st to 20 parking floors + 21st and 22nd floors for club house for use in common, for the Project Phase 3 and the Phase 4 to be developed by the Promoter on the Promoter Larger Land ("Phase 3 & 4 Commercial Building"). The common areas and amenities provided in the Project for the exclusive benefit of the allottees of the said Phase 3 and Phase 4, to be constructed in the Phase 3 & 4 Commercial Building, are listed in the **Fifth Schedule** hereunder written ("Project Common Areas and Amenities").

(vii) As a part of development of the Project, and in accordance with the Commencement Certificate issued by MMRDA (defined hereinbelow), the Promoter will also construct a club house on a portion of the Phase 3 & 4 Commercial Building ("the said Club House"). The Promoter has informed the Allottee that it shall construct the said Club House by using the FSI. Accordingly, the said Club House is not a common area and facility and/or a common amenity and will always remain separate and independent. The Allottee confirms and acknowledges the same.

(viii) The Allottee shall also use and access the Project Common Areas and Amenities and the Whole Project Common Areas and Amenities. The access to the Whole Project will be from the D P Roads as shown in the Plans, which access shall be common and be used by the Allottee and all other allottees/occupants of the premises in the Whole Project (defined hereafter) and the Project. The Promoter may, at its sole discretion, however, provide a separate access to the Project as may be permitted and sanctioned by MMRDA.

- Z. The Promoter has the right to sell the said Premises in the Project to be constructed by the Promoter, and, to enter into this Agreement with the Allottee of the Premises and to receive the sale consideration in respect thereof.
- AA. On demand from the Allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the Promoter Larger Land, the said Land, and the plans, designs and specifications prepared by the Promoter's Architects, Messrs Saakar and of such other documents as are specified under RERA and the Rules and Regulations made thereunder, including *inter-alia* the following: -
- (i) All approvals and sanctions issued by the competent authorities for the development of the Project and the Whole Project including layout plans, master plan, approved plans, building plans, floor plans, change of user permissions, C.C., Parking Plans, Traffic NOC, MOEF EC, MCZMA NOC etc. and such other documents as required under Section 11 of RERA;
 - (ii) All title documents by which the Promoter has acquired the right and entitlement to develop the Promoter Larger Land viz. land admeasuring approximately 4,65,228 square metres in the aggregate bearing diverse survey numbers including the said Land admeasuring 738.45 square metres (plinth area);
 - (iii) All the documents mentioned in the Recitals hereinabove;
 - (iv) Title Report on Title 5th March 2019 issued by Wadia Ghandy & Co., Advocates, Solicitors & Notary and Supplementary Title Certificate dated 19th August 2021, issued by Advocate S.K. Dubey ("**Title Certificate**"), certifying the right/entitlement of the Promoter. Since the Title Certificate is voluminous it is not annexed hereto; however, the Title Certificate is uploaded and available on website of the Authority at <https://maharera.mahaonline.gov.in.>; and
 - (v) The certified true copies of the 7/12 Extracts for the Promoter Larger Land are annexed and collectively marked as **Annexure "I"** hereto.
 - (vi) An authenticated copy of the plan of the said Premises, is annexed and marked as **Annexure "J"** hereto.
- BB. While sanctioning the plans, approvals and permissions as referred to hereinabove, the competent authorities have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Project and upon due observance and performance of which only, the Occupation Certificate in respect of the Project shall be granted by the competent authority.
- CC. Further, (i) the requisite approvals and sanctions, for development of the Project from the competent authorities are obtained and/or are being obtained, and (ii) all approvals and sanctions from other relevant statutory authorities as may be required for development of the Project are applied for and/or in process of being obtained and/or obtained by the Promoter. The Promoter has accordingly commenced construction of the Project in accordance with the sanctioned plans, proposed plans and approvals and permissions, as referred hereinabove.
- DD. Prior to execution of this Agreement, the Allottee has/have obtained independent legal advice with respect to this Agreement and the transaction contemplated herein with respect to the said Premises made enquiries thereon and is satisfied with respect to, (i) the title of the Promoter to develop the Project and the Whole Project, and such title being clear and marketable (ii) the approvals and permissions (including plans and CC) obtained till date and (iii) the Promoter's entitlement to develop the Project? and the Whole Project and to construct the Project thereon as mentioned in this Agreement and applicable law and to sell the premises therein. The Allottee undertakes that he/she/it/they has/have verified with his/her/its/their financial advisor and confirm(s) that the Allottee has/have the financial capability to consummate the transaction.
- EE. The carpet area of the said Premises as defined under the provisions of RERA is 52.41 square metres, plus 2.52 square metres deck area and 0.00 square metres utility area, if any.
- FF. The Parties, relying on the confirmations, representations and assurances of each other to truthfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter:
- GG. The Promoter has agreed to sell to the Allottee and the Allottee has agreed to purchase and acquire from the Promoter, the said Premises, at or for the price of **Rs.5760000/- (Rupees Fifty Seven Lakhs Sixty**



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Thousand Only) and upon the terms and conditions mentioned in this Agreement ("Sale Consideration"). Prior to the execution of these presents, the Allottee has paid to the Promoter, a sum of **Rs.1711543/-(Rupees Seventeen Lakhs Eleven Thousand Five Hundred Forty Three Only)** being part payment of the Sale Consideration of the Premises agreed to be sold by the Promoter to 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 single Residential Building to be known as Building No. 37 consisting of such floors as set out in Recital 'V (ii)' above 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 may be required by any of the disclosures already made to the Allottee.

3. **Purchase of the Premises and Sale Consideration:**
 (i) 93 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.2201 of the **2 BHK Prime-Deck** type admeasuring **52.41** square metres carpet area plus **2.52** square metres deck area and **0.00** square metres utility area as per RERA on the **22nd floor** of Building No. 37 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 sale consideration of **Rs.5760000/- (Rupees Fifty Seven Lakhs Sixty Thousand Only)**.



(ii) The Promoter shall provide to the Allottee absolutely free of any consideration, cost, charge or other fee, permission to park **1 (One) car/s** in the car parking space in the

Open/Basement/Phase 3 & 4 Commercial Building. The location and number of the car parking space shall be identified at the time of handing over possession of the said Premises.

(iii) The total aggregate consideration amount for the said Premises is **Rs.5760000/- (Rupees Fifty Seven Lakhs Sixty Thousand Only)**. It is expressly agreed between the Parties that for the purpose of this Agreement, 20% (twenty percent) of the Sale Consideration is earnest money and is referred to herein as the "Earnest Money".

(iv) The Allottee has paid before execution of this Agreement, a sum of **Rs.1711543/- (Rupees Seventeen Lakhs Eleven Thousand Five Hundred Forty Three Only)** on account Earnest Money / advance payment, as applicable, and hereby agrees to pay to the Promoter the balance amount of the Sale Consideration of **Rs. 4048457/- (Rupees Forty Lakhs Forty Eight Thousand Four Hundred Fifty Seven Only)** in the manner and payment instalments more particularly set out in Annexure "K" hereto.

(v) The Allottee agrees to pay the Sale Consideration in instalments as set out in Annexure 'K' hereto, along with applicable taxes, within 7 (seven) days from the date of written demand made by the Promoter, subject to deduction of applicable TDS as per the Income Tax Act, 1961. The TDS shall be deducted at the time of making payment of instalment and remitted by Allottee in the government account in accordance with the provisions of the Income Tax Act, 1961. The Allottee further agrees and undertakes to submit to the Promoter, the original TDS Certificate within 7 (seven) days from the date of payment of TDS. The Allottee is aware and agrees that it is only upon the Allottee submitting the TDS Certificate to the Promoter, that the amount of TDS shall be credited to his account. On the failure of the Allottee in submitting the TDS Certificate, the Promoter shall be entitled not to give credit to the Allottee in respect of the amount of TDS. Further, the Allottee is aware that payment of TDS in the government account is solely the responsibility of the Allottee and in the event of the Allottee not paying the TDS in accordance with the provisions of Income Tax Act, 1961, the Allottee alone shall be liable for the consequences as per the Income Tax Act, 1961, and the Promoter shall not be responsible for non-payment or delayed payment thereof.

(vi) It is clarified that the Sale Consideration shall be payable by the Allottee in the Bank Account No. 5750000861426 maintained with Sion Branch with IFSC Code HDFC0000163 ("the said Account"). It is clarified that in accordance with RERA and the RERA Rules, 70% of the Sale Consideration shall be transferred in the Bank Account No. 5750000861044 maintained with Sion Branch with IFSC Code HDFC0000163 ("the RERA Account").

(vii) The Sale Consideration excludes taxes (consisting of tax paid or payable by way of GST and all levies, duties and cesses or any other indirect taxes which may be levied, in connection with the construction of and carrying out the Project and/or with respect to the said Premises and/or this Agreement). It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now or which may become applicable / payable in future) including GST and all other indirect and direct taxes, duties and impositions applicable and/or levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies on any amount payable under this Agreement and/or on the transaction contemplated herein and/or in relation to the said Premises, shall be borne and paid by the Allottee alone and the Promoter shall not be liable to bear or pay the same or any part thereof. All these payments will be made by the Allottee as and when called upon by the Promoter and/or as required by the concerned Government or authority, as the case may be. The Allottee agrees and accepts that the Sale Consideration value is arrived at mutually as per prevailing market rates and conditions, after considering the benefit of any additional input tax credit accruing to the Promoter under the GST law, Post-absorption of the incremental tax impact under GST by the Promoter, to the extent absorbed by it, the Allottee/s hereby unconditionally and irrevocably agrees and accepts that the Promoter has no further obligation to pass any additional benefit under the anti-profiteering provisions under Section 71 of CGST Act, 2017.

(viii) The Sale Consideration is escalation-free, save and except escalations/increases due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies / Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification / order / rule / regulation / demand / notices / issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable subsequent payments.

Post-absorption of the incremental tax impact under GST by the Promoter, to the extent absorbed by it, the Allottee/s hereby unconditionally and irrevocably agrees and accepts that the Promoter has no further obligation to pass any additional benefit under the anti-profiteering provisions under Section 71 of CGST Act, 2017.



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(ix) It is agreed between the parties that in the event the Allottee has/have availed of the benefit of any subvention scheme or any other scheme as may have been made available to the Allottee, the terms and conditions of such scheme including the subvention scheme and any letters, NOCs, Indemnity Bonds, Deeds, Agreements / Tripartite Agreements, MOUs, etc. as may have been executed between the Promoter and the concerned Banks/Financial Institutions shall apply and the Allottee/s shall comply with the same. The Promoter shall also be authorized to take such steps under the schemes and documents executed in that regard, as deemed fit by the Promoter.

(x) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after construction of the said building is complete and the Occupation Certificate is granted by the MMRDA or such other competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (three per cent). The total Sale Consideration payable on the basis of the carpet area of the Premises, shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area, and if such reduction would be more than the defined limit of 3%, then the Promoter shall refund the excess money paid by Allottee, within 45 (forty-five) days with interest at the rate specified in the RERA Rules, from the date when possession of the said Premises shall be offered by the Promoter, till the date of refund. If there is any increase in the carpet area, over and above the defined limit of 3%, then the Promoter shall demand additional amount from the Allottee towards Sale Consideration, which shall be payable by the Allottee prior to taking possession of the Premises. It is clarified that the payments to be made by the Promoter/Allottee, as the case may be, under this Clause, shall be made at the same rate per square metre as agreed herein. The Allottee will not have any right to claim possession of the said Premises till the Allottee makes payment of all dues towards the consideration of the said Premises as well as other charges and amounts as demanded by the Promoter.

(xi) The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her/its name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his/her/its payments in any manner.

(xii) On a written demand being made by the Promoter upon the Allottee with respect to a payment amount (whether Sale Consideration or any other amount payable in terms of this Agreement), the Allottee shall pay such amount to the Promoter, within 7 (seven) days of the Promoter's said written demand, without any delay, demur or default. If the Allottee fails to make payment of any amounts in terms of this Agreement within the time as specified herein, then, the Promoter shall be entitled to recover, and the Allottee shall be liable pay the same to the Promoter with interest at the Interest Rate (defined hereinafter), on all delayed payments, for the period of delay viz. computed from their respective due dates, till the date such amounts are fully and finally paid together with the interest thereon at the Interest Rate.

(xiii) If the Allottee enters into any loan/financing arrangement with any bank/financial institution, such bank/financial institution shall be required to disburse/pay all such amounts due and payable to the Promoter under this Agreement, in the same manner detailed in this Clause 3 and Clause 20 herein below (which will not absolve Allottee of its responsibilities under this Agreement).

(xiv) The Promoter shall be entitled to securitise the Sale Consideration and other amounts payable by the Allottee under this Agreement (or any part thereof), in the manner permissible under RERA, in favour of any persons including banks/financial institutions and shall also be entitled to transfer and assign to any persons the right to directly receive the Sale Consideration and other amounts payable by the Allottee under this Agreement or any part thereof. Upon receipt of such intimation from the Promoter, the Allottee shall be required to make payment of the Sale Consideration and other amounts payable in accordance with this Agreement, in the manner as intimated.

4. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by MMRDA or any other authority at the time of sanctioning the plans of the Project or thereafter and shall, before handing over possession of the said Premises to the Allottee, obtain from the MMRDA, the Occupation Certificate in respect of the Premises.

5. Time is of the essence of this Agreement for the Promoter as well as the Allottee. The Promoter shall complete the respective time schedules for completing the said Premises and offering possession of the Premises to the Allottee after receiving the Occupation Certificate in respect thereof and the Project Common Areas and amenities in the Project that may be usable by the Allottee as listed in the Fifth Schedule hereunder written. Similarly, the Allottee shall make timely payments of all instalments of the

Shri. Yashwantrao Chavan Pratishthan
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Sale Consideration and other dues payable by him/her/it and meeting, complying with and fulfilling all its other obligations under this Agreement.

The Promoter has notified and the Allottee is aware that the Whole Project Common Areas and Amenities to be provided in the Whole Project are being developed in a phase-wise manner and are to be shared by all the respective allottees and occupants therein and that the same will be completed on or before completion of the Whole Project subject to Force Majeure events. It is further clarified that all the amenities and facilities comprised therein may not be ready at the time of the Promoter offering possession of the said Premises to the Allottee and may not be available for use and enjoyment immediately.

6. **FSI, TDR and development potential with respect to the said Project on the said Land:**

The Allottee hereby agrees, accepts and confirms that the Promoter proposes to develop the Project (including by utilization of the full development potential) in the manner more particularly detailed in Recital V (iv) above and all the plans and specifications pertaining thereto and the Allottee has agreed to purchase the said Premises based on the unfettered and vested rights of the Promoter in this regard.

7. **FSI, TDR and development potential with respect to the Proposed Future and Further Development of the Promoter Larger Land/ Whole Project:**

The Allottee hereby agrees, accepts and confirms that the Promoter proposes to develop the Whole Project on the Promoter Larger Land (by utilization of the full development potential) and to develop the same in phase-wise manner and has undertaken/ will undertake multiple real estate projects therein in the manner more particularly detailed at Recital 'F' above and as depicted in the Proposed layout plans at Annexure "C-1" and Annexure "C-2" hereto constituting the Proposed Master Layout and the Proposed Whole Project Potential and the Allottee has agreed to purchase the said Premises based on the unfettered and vested rights of the Promoter in this regard.

8. **Club House**

(i) The Promoter intends to construct a club house on a portion of the Phase 3 & 4 Commercial Building ("the said Club House").

(ii) The Promoter has informed the Allottee that it shall construct the said Club House by using the FSI. Accordingly, the said Club House is not a common area and facility and/or a common amenity and will always remain separate and independent. The Allottee confirms and acknowledges the same.

(iii) The Promoter has informed the Allottee that the Promoter shall be entitled to sell/ lease/ license the Club House to any person ("the Club House Entity") to operate and maintain the said Club House. The consideration / rent / fees received from such a sale/ lease/ license shall belong absolutely to the Promoter. The Promoter or the Club House Entity will be entitled to reconstruct or develop the said Club House by utilising its FSI without any obstruction or consent from any person or society or federation and in the event the building in which the said Club House is located has to be redeveloped or reconstructed, then the said Club House will also be redeveloped and reconstructed accordingly.

(iv) The title of the said Club House and the amenities/facilities therein shall vest with the Promoter of the Club House Entity, as the case may be, who will be entitled to manage and deal with and dispose of the same in such manner as may be determined by it. All fees or otherwise as payable by the members of the said Club House and/or their guests shall belong absolutely to the Promoter or the Club House Entity, as the case may be.

(v) The Allottee is further aware that the said Club House shall be accessible only by way of a separate entrance and exit.

(vi) The said Club House will admit members on the terms and conditions as formulated by the Promoter or the Club House Entity and will be subject to the discretion of the Promoter or the Club House Entity. The membership will be open for all the occupants of the said Project and also outsiders on the payment of such membership fee and/or charges. "Club House fees" as may be decided by the Promoter or the Club House Entity and the same shall be appropriated by the Promoter or the Club House Entity to its own account. The Promoter or the Club House Entity shall frame the necessary rules and regulations for the operation of the said Club House.

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I hereby agree to the above terms and conditions.
Signature: [Signature]



[Signature]

(vii) The Allottee has been made aware that the construction of the said Project and the Whole Project is phase-wise and that the said Club House shall be constructed on a portion of the Phase 3 & 4 Commercial Building. The Allottee confirms that he is aware that the construction of the said Club House may not be completed/ it may not be operational by the Possession Date (defined below). The Promoter will be entitled to determine when to commence and complete the construction of the said Club House.

9. Possession Date, Delay and Termination:

- (i) The Promoter shall offer possession of the said Premises to the Allottee on or before 31.03.2026 or such extended date as may be allowed by MahaRERA from time to time due to Covid-19 pandemic, along with an extension of 12 months ("**Possession Date**"). Provided however, that the Promoter shall be entitled to reasonable extension of time from the Possession Date for giving delivery of the Premises ("**grace period**"), if the completion of the Project is delayed on account of any or all of the following factors: -
- (a) Any force majeure events;
 - (b) Any notice, order, rule, notification of the Government and/or other public or competent authority/court;
 - (c) Any stay order/injunction order issued by any Court of Law, competent authority, M.M.R.D.A, statutory authority;
 - (d) Any other circumstances that may be deemed reasonable by the Authority.
- (ii) If the Promoter fails to offer possession of the said Premises to the Allottee on the Possession Date or within the grace period, (save and except for the reasons as stated in sub-clause (i) (a) to (d) herein above), then the Allottee shall be entitled to either of the following options: -
- (a) call upon the Promoter by giving a written notice by Courier / E-mail / Registered Post A.D. at the address provided by the Promoter ("**Interest Notice**"), to pay interest at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon, for every month of delay from the expiry of the grace period ("**the Interest Rate**"), on the Sale Consideration paid by the Allottee. The interest shall be paid by the Promoter to the Allottee till the date of offering to hand over of the possession of the said Premises by the Promoter to the Allottee;

OR

- (b) the Allottee shall be entitled to terminate this Agreement by giving a written notice to the Promoter by Courier / E-mail / Registered Post A.D. at the address provided by the Promoter ("**Allottee Termination Notice**"). On the receipt of the Allottee Termination Notice by the Promoter, this Agreement shall stand terminated and cancelled. Within a period of 30 days from the date of receipt of the Termination Notice by the Promoter, to formally cancel this Agreement for Sale, the Allottee shall execute and register a Deed of Cancellation as may be specified by the Promoter and upon registering the same, the Promoter shall refund to the Allottee by a post dated cheque dated 30 (thirty) days from the date of execution of the Deed of Cancellation, the amounts already received by the Promoter under this Agreement with interest thereon at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon ("**Interest Rate**"), to be computed from the date the Promoter received such amount/part thereof till the date such amounts with interest are duly repaid. On such repayment of the amounts by the Promoter (as stated in this clause), the Allottee shall have no claim of any nature whatsoever against the Promoter and/or the said Premises and/or car park and the Promoter shall be entitled to deal with and/or dispose of the said Premises and/or the car park in the manner it deems fit and proper.



(iii) In case the Allottee elects its remedy under sub-clause (ii) (a) above then in such a case the Allottee shall subsequently not be entitled to the remedy under sub-clause (ii) (b) above and shall be deemed to be continuing in the Project with the date of possession as may be revised by the Promoter, without claiming any further compensation or damages in that regard from the Promoter.

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(iv) Subject to the right of the Promoter to terminate this Agreement, if the Allottee fails to make any payment on the stipulated date/s and time/s as required under this Agreement, then, the Allottee shall pay to the Promoter interest at the Interest Rate, on all and any such delayed payments computed from the date such amount was due and payable, till the date such amounts are fully and finally paid together with the interest thereon.

(v) Without prejudice to the right of the Promoter to charge interest at the Interest Rate, as mentioned in Clause 3 (xii) above, and any other rights and remedies available to the Promoter, either (a) on the Allottee committing default in payment on a due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her/its proportionate share of taxes levied by concerned local authority and other outgoings) and/or (b) the Allottee committing three defaults of instalments of the Sale Consideration, the Promoter shall be entitled, at its own option and discretion, to terminate this Agreement, without any reference or recourse to the Allottee. Provided that, the Promoter shall give a notice of 15 (fifteen) days in writing to the Allottee ("Default Notice"), by Courier / E-mail / Registered Post A.D. at the address provided by the Allottee, of its intention to terminate this Agreement with detail/s of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of the Default Notice, including making full and final payment of any outstanding dues together with interest thereon computed at the Interest Rate, then at the end of the period specified in the Default Notice, the Promoter shall be entitled to terminate this Agreement by issuance of a written notice to the Allottee ("Promoter Termination Notice"), by Courier / E-mail / Registered Post A.D. at the address provided by the Allottee. On the dispatch of the Promoter Termination Notice by the Allottee, this Agreement shall stand terminated and cancelled. It is agreed that on such termination and cancellation, the Allottee shall execute and register a Deed of Cancellation in respect of the said Premises in the manner as stated in this sub-clause, and the Promoter shall be entitled to forfeit the Earnest Money being 20% of the Sale Consideration and all other outgoings and expenses incurred by the Promoter including interest on any overdue payments, brokerage/referral fees, taxes paid/payable and administrative charges as determined by the Promoter ("Forfeiture Amount") as and by way of agreed genuine pre-estimate of liquidated damages. Within a period of 30 (thirty) days of execution and registration of the Deed of Cancellation in respect of the said Premises and further upon resale of the said Premises to another allottee, whichever is later, the Promoter shall, after deduction of the Forfeiture Amount, refund the balance amount of the Sale Consideration to the Allottee. In the event the Allottee has availed of financial assistance from any Bank or Financial Institute for the purchase of the said Premises, then the Promoter shall deposit the refund amount directly with such Bank/Financial Institution and the Allottee shall seek refund of dues, if any, from such Bank/Financial Institution. Upon the termination of this Agreement, the Allottee shall have no claim of any nature whatsoever against the Promoter and/or the said Premises and/or car park and the Promoter shall be entitled to deal with and/or dispose of the said Premises and/or car parks in the manner it deems fit and proper. It is agreed that in the event the Allottee fails to execute and register a Deed of Cancellation in respect of the said Premises as mentioned above, the Promoter shall be entitled to retain the refund amount and the Allottee shall not be entitled to claim any right, title or interest over the said Premises or to claim any interest on the amount to be refunded, if any and that the agreement shall be deemed to be cancelled and terminated even in case the allottee fails to execute and register the Deed of Cancellation in respect thereof.

(vi) It is further agreed between the Promoter and the Allottee that in case of termination/cancellation of this Agreement, due to any reasons whatsoever, if the Promoter suffers a loss due to an account of non-adjustment of taxes paid earlier on the sale of the said Premises in terms of the prevailing law, then the said loss, costs etc. shall be adjusted/covered from any amount refundable/payable to the Allottee by the Promoter and accordingly the balance amount, if any, only shall be refunded/ paid to the Allottee.

9. The Project Common Areas and Amenities in the Project that may be usable by the Allottee are listed in the **Fifth Schedule** hereunder written. The Whole Project Common Areas and Amenities in the Whole Project that may be usable by the Allottee are listed in the **Second Schedule** hereunder written. The internal fitting and fixtures in the said Premises that shall be provided by the Promoter are listed in the **Seventh Schedule** hereunder written.

10. **Procedure for taking possession:**

(i) Upon obtainment of the Occupancy Certificate from the MMRDA or such other competent authority and upon payment by the Allottee of the requisite instalments of the Sale Consideration and all other amounts due and payable in terms of this Agreement, the Promoter

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shall offer possession of the said Premises to the Allottee in writing ("Possession Notice"). The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the Occupancy Certificate of the Project, provided the Allottee has made payment of the requisite instalments of the Sale Consideration and all other amounts due and payable in terms of this Agreement.

- (ii) The Allottee shall take possession of the said Premises within 15 days of the Possession Notice.
- (iii) Upon receiving the Possession Notice from the Promoter as per Clause 10 (i) above, the Allottee shall take possession of the said Premises from the Promoter by executing necessary Possession Letter, indemnities, undertakings, declaration and such other documentation as may be prescribed by the Promoter, and the Promoter shall give possession of the said Premises to the Allottee. In the event the Allottee fails and / or neglects to take possession of the Premises within 15 (fifteen) days from the date of the Possession Notice, the Allottee shall be liable to pay demurrage charges to the Promoter at the rate of Rs. 75/- per square foot of net area per month or part thereof from the expiry of the aforementioned 15 (fifteen) days period till such time the Allottee takes possession of the Premises. Notwithstanding the aforesaid, it shall be deemed that the Allottee has taken possession of the Premises on the expiry of the 15 (fifteen) days from the date of the Possession Notice and the Allottee shall alone be responsible / liable in respect of any loss or damage that may be caused to the Premises after this date.

- 11. If within a period of 5 (five) years from the date of handing over the said Premises to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the said Premises or the said building or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such defects, then the Allottee may be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the RERA. It is clarified that the Promoter shall not be liable for any such defects if the same have been caused by reason of the wilful default and/or negligence of the Allottee and/or any other allottees in the Project or by wear and tear in regular course. The Allottee is notified and is aware that all natural materials that are to be installed in the said Premises and/or in the Project and/or that form part of the amenities, including, tiles, timber etc., are susceptible to tonality differences, and their non-conformity, natural discoloration, or variations at the time of installation will be unavoidable. The Allottee is further informed and agrees that the warranties with respect to any equipment, appliances and electronic items (white goods) provided by the Promoter in the said Premises or in the said Project, as the case may be, shall be as per the standard warranties provided by their respective manufacturers only and in the event of any defect in such equipment, appliances and electronic items, the Allottee shall deal with the concerned dealer/equipment installer/manufacturer directly and the Promoter shall not be liable for the same. It is agreed and acknowledged that beyond the manufacturer warranties, annual maintenance contracts shall be obtained by the Allottees, Society, Project Apex Body, and/or the Federation as the case may be at its costs and expenses. It is further agreed that the appliances and electronic items installed and forming part of the said Premises and/or the Project as the case may be, shall be maintained, serviced and repaired only by the manufacturers, suppliers, dealers or authorized third party maintenance providers and if such equipment, appliances and electronic items are maintained, serviced and repaired, and/or tampered with, in any manner by any person other than the manufacturers, suppliers, dealers or authorized third party maintenance providers, then the warranties in respect thereof shall be rendered void.

- 12. The Allottee shall use the said Premises or any part thereof or permit the same to be used only for residential purpose. The Allottee shall use the car parking space only for purpose of parking vehicle.

Declaration of the Society and Other Societies:

The Promoter may form separate societies for each building forming part of the said Project to be constructed on the said Land.

- (iii) Upon 51% of the total number of units/premises in each building being registered by allottees, the Promoter shall initiate the process for applying to the competent authorities to form a co-operative housing society to comprise solely of the Allottee and other allottees of units/premises in that said building, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with the provisions of RERA and the RERA Rules.



provisions of the RERA and RERA Rules, in respect of the said building in which the allottees of the respective premises in the said building alone shall be joined as members ("the Society").

(iv) For this purpose, the Allottee shall, from time to time, sign and execute the application for registration and/or membership and all other papers, forms, writings and documents necessary for the formation and registration of the Society and for becoming a member thereof, including the bye-laws of the Society and shall duly fill in, sign and return to the Promoter within 7 (seven) days of the same being made available to the Allottee, so as to enable the Promoter to register the Society. No objection shall be taken by the Allottee if any changes or modifications are made in the draft/final bye-laws of the Society, as may be required by the Registrar of Co-operative Societies or any other Competent Authority.

(v) The name of the Society shall be solely decided by the Promoter.

(vi) The Society shall admit all purchasers of flats and premises in the said building as members, irrespective of such purchasers purchasing their respective units subsequent to the formation and registration of the Society, upon the Promoter calling upon the Society to admit such purchasers as its members, without charging any fee, transfer fee, premium or any other amount of any nature whatsoever, from such purchasers.

(vii) The Promoter shall be entitled, but not obliged to, join as a member of the Society in respect of unsold premises in the said building, if any. Post execution of the Society Conveyance (as defined hereinafter), the Promoter shall continue to be entitled to such unsold premises and to undertake the marketing etc. in respect of such unsold premises. The Promoter shall not be liable or required to bear and/or pay any amount by way of contribution, outgoing, deposits, transfer fees / charges and/or non-occupancy charges, donation, premium any amount, compensation whatsoever to the Society/Apex Body/Federation for the sale / allotment or transfer of the unsold areas in the said building/ the Project or elsewhere, save and except the municipal taxes at actuals (levied on the unsold premises) and a sum of Rs.1000/- (Rupees One Thousand only) per month in respect of each unsold premises towards the outgoing.

(viii) Upon receipt of the full occupation certificate with respect to the said building of the said Project, the Society shall be responsible for the operation and management and/or supervision of the said building and its common areas, amenities and facilities, and the Allottee shall extend necessary co-operation and shall do the necessary acts, deeds, matters and things as may be required in this regard. Post the receipt of the full occupation certificate of the said building of the said Project, the Allottee shall be liable to bear and pay his/her/its share of outgoing as may be determined by the Society.

(ix) It is clarified that the Promoter may at its sole discretion form separate societies for each building in the Project ("Other Societies").

(x) For the sake of convenience and for ease of management, the Promoter may, at its sole discretion form an apex society comprising the Society and the Other Societies in the Project ("the Project Apex Society"). Upon formation of the Project Apex Society, the Allottee shall be liable to bear and pay his/her/its share of outgoing as may be determined by the Project Apex Society.

(xi) The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Society and/or Other Societies and/or the Project Apex Society, including in respect of (a) any documents, instruments, papers and writings, and (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be borne and paid by the respective Society/Other Societies/ Project Apex Society and their respective members/intended members including the Allottee, as the case may be, and the Promoter shall not be liable towards the same.

14. Conveyance to the Society and Other Societies:

(i) Within 3 months from the date of issuance of the full Occupation Certificate or the full Completion Certificate with respect to the said building, and subject to the receipt of the entire sale consideration and other amounts due and payable by all the allottees of all the units/premises in the said building, whichever is later or latest, the part of the said building comprising the habitable floors and common areas and amenities therein together with the FSI development potential consumed in construction thereof, shall be conveyed to the Society vide a registered indenture of conveyance, provided however that the basements, podium and stairs shall be retained by



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the Promoter and shall not be conveyed to the Society ("**Society Conveyance**"). The Society shall be required to join in execution and registration of the Society Conveyance. The costs, expenses, charges, levies and taxes on the Society Conveyance and the transaction contemplated thereby including stamp duty and registration charges shall be borne and paid by the Society alone. Post the receipt of the full occupation certificate, the Society shall be responsible for the operation and management and/or supervision of the said building including any common areas facilities and amenities and the Promoter shall not be responsible for the same.

- (ii) It is clarified that with respect to the Phase 3 & 4 Commercial Building only the shops and the FSI/development potential consumed in construction thereof shall be conveyed to the society formed for the same.
 - (iii) The Promoter shall execute and register similar conveyances in favour of the Other Societies with respect to their respective buildings.
 - (iv) The Allottee for himself and as prospective member of the Society acknowledges that the FSI and development potential of the Project arises from the Promoter Larger Land and the Allottee shall not raise any claim or demand in respect thereof.
- It is clarified that the Project Common Areas and Amenities will be conveyed/ handed over to the Apex Society of the Project and the proposed fourth residential phase.
- (v) It is further clarified that the Promoter may form separate societies for the various buildings/towers/wings forming part of the various phases of the Whole Project ("**Other Phase Society/ies**") and such apex societies comprising one or more Other Phase Society/ies ("**Other Phase Apex Society**") as the Promoter may deem fit and proper.

15. Formation of the Federation:

- (i) Within a period of 3 (three) months of obtainment of the full Occupation Certificate or full completion certificate of the last building in the Whole Project, the Promoter shall initiate the process for applying to the competent authorities to form a federation of societies comprising the Society and/or Other Societies and/or the Project Apex Society and/or Other Phase Society/ies and/or Other Phase Apex Society, as the case may be, and as the Promoter may deem fit and proper, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with the provisions of RERA and the RERA Rules ("**Federation**").
- (ii) The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Federation, including in respect of (a) any documents, instruments, papers and writings, and (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be proportionately borne and paid by the Society and/or Other Societies and/or the Project Apex Society and/or Other Phase Society/ies and/or Other Phase Apex Society and/or the Federation, as the case may be and its members/intended members, and the Promoter shall not be liable toward the same.

- (iii) Till the formation of the Federation, the Promoter shall undertake the maintenance and management of such common areas facilities and amenities more particularly specified in the **Second Schedule** hereunder written (excluding those handed over to the Society/ Other Societies/ Project Apex Society / Other Phase Society/ies/ Other Phase Apex Society under their respective Society Conveyance). Post the formation of the Federation, the Federation shall be responsible for the operation and management and/or supervision of the Promoter Larger Land involving any common areas facilities and amenities and the Promoter shall not be responsible for the same and the Allottee will have to make necessary contributions and payments as decided by the Federation from time to time.

16. Conveyance of the Promoter Larger Land to the Federation:

Within a period of 3 (three) months of registration of the Federation, and subject to the receipt of the entire sale consideration and other amounts due and payable by all the allottees of all the units premises in the Whole Project, whichever is later or latest, the Promoter shall execute and register an instrument of Conveyance whereby the Promoter shall convey all its right, title and interest in the Promoter Larger Land and in all areas, spaces, common areas, facilities and

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amenities in the Promoter Larger Land that are not already conveyed to the respective Society and/or Other Societies and/or the Project Apex Society and/or Other Phase Society/ies and/or Other Phase Apex Society, in favour of the Federation ("Federation Conveyance"). It is clarified that the portion of the Promoter Larger Land remaining balance after handing over the stipulated percentage if any, to the MM/RDA or any other statutory, local or public bodies or authorities and/or after developing public amenities, only will be transferred and conveyed to the Federation.

- (ii) The Allottee and/or the Society and/or Other Societies and/or the Project Apex Society and/or Other Phase Society/ies and/or Other Phase Apex Society and/or the Federation shall not raise any objection or dispute if the area of the Whole Project shall be at variance with or may be less than the area contemplated and referred to herein, including by virtue of any reservations and/or the reservations being handed over and transferred to government authorities or acquired by them during the course of development of the Whole Project or for any other reason of the like nature.
- (iii) The Federation and all its member societies shall be required to join in execution and registration of the Federation Conveyance. The costs, expenses, charges, levies and taxes on the Federation Conveyance and the transaction contemplated thereby including stamp duty and registration charges shall be borne and paid by the Federation alone.

17. The Allottee shall, before delivery of possession of the said Premises in accordance with the Clause 10 above, pay to the Promoter, the following amounts towards charges and deposits, as the case may be:-

- (i) **Rs. 651/-** for share money, application entrance fee of the Society, Apex Body and Federation;
- (ii) **Rs. 19349/-** for formation and registration of the Society, Apex Body and Federation;

- (iii) Charges towards water, electricity, and other utility and services connection charges and/or deposit/s, if any, shall be payable in addition to the above, at actuals;

The above amounts are not refundable and the Allottee will not be entitled to ask for accounts or statement of accounts from the Promoter in respect of the above amounts deposited by the Allottee with the Promoter. The Promoter shall maintain a separate account in respect of sums received from the Allottee as advance or deposit, above amounts and towards on account of the share capital for the formation of the Society, applicable taxes including GST etc. or towards the outgoings, legal charges and shall utilize the amounts only for the purposes for which they have been received. It is clarified that the said other amounts, any other amount other than the Sale Consideration shall be payable by the Allottee in to a separate Bank Account which will be intimated by the Promoter to the Allottee. It is clarified that in the event the Allottee fails to pay the aforesaid sums as and when called upon, then without prejudice to the rights and remedies available to the Promoter, the Promoter shall be entitled to charge interest at the Interest Rate on the outstanding sums and not be obligated to offer/ handover possession of the said Premises to the Allottee.

18. (a) The Allottee shall pay to the Promoter a sum of **Rs. 20,000/-** for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/ Advocates of the Promoter in connection with this Agreement, the transaction contemplated hereby, the formation of the Society/Apex Body/Federation, for preparing the rules, regulations and by-laws of the Society/Apex Body/Federation, and, the cost of preparing and engrossing the Society Conveyance, Apex Body Conveyance, Federation Conveyance and other deeds, documents and writings.

(b) The Allottee shall, in addition to the amount specified in Clause 17 hereinabove, pay to the Promoter a further sum of **Rs. 25,000/-** being interest free refundable security deposit for carrying out fit-out works in the said Premises, which shall be refunded (without any interest) to the Allottee upon completion of the fit-out work and subject to compliance of all conditions as may be specified by the Promoter, and provided that the Allottee has not caused any damage to the structure of the building and has not carried out any unauthorized work, while carrying out such fit-out work. In the event, the Allottee shall have carried the fit-out work or any other interior work in the said Premises in breach of any of the conditions specified herein, the Promoter shall be entitled to forfeit the said interest free refundable security deposit.

19. The Promoter has informed the Allottee that there may be common access road, street lights, common recreation space, passages, electricity and telephone cables, water lines, gas pipelines, drainage lines, sewerage lines, sewerage treatment plant and other common amenities and conveniences in the

layout of the Promoter Larger Land which shall be maintained and paid for in the manner set out hereinabove.

20. **Loan and Mortgage:**

- (i) The Allottee shall be entitled to avail loan from a bank/financial institution and to mortgage the said Premises by way of security for repayment of the said loan to such bank/financial institution, with the prior written consent of the Promoter. The Promoter shall be entitled to refuse permission to the Allottee for availing any such loan and for creation of any such mortgage/charge, in the event the Allottee has/have defaulted in making payment of the Sale Consideration and/or other amounts payable by the Allottee under this Agreement.
- (ii) All the costs, expenses, fees, charges and taxes in connection with procuring and availing of the said loan, mortgage of the said Premises, servicing and repayment of the said loan, and any default with respect to the said loan and/or the mortgage of the said Premises, shall be solely and exclusively borne and incurred by the Allottee. The Promoter shall not incur any liability or obligation (monetary or otherwise) with respect to such loan or mortgage.
- (iii) The agreements and contracts pertaining to such loan and mortgage shall not impose any liability or obligation upon the Promoter in any manner, and shall be subject to and shall ratify the right and entitlement of the Promoter to receive the balance Sale Consideration and balance other amounts payable by the Allottee under this Agreement.
- (iv) In the event of any enforcement of security/mortgage by any bank/financial institution, the Promoter shall be entitled to extend the necessary assistance/support as may be required under applicable law.

21. **Representations and Warranties of the Promoter:**

The Promoter hereby represents and warrants to the Allottee as follows, subject to what is stated in this Agreement and all its **Schedules and Annexes**, subject to what is stated in the Title Certificate, and subject to the RERA Certificate: -

- (i) The Promoter has clear title and has the requisite rights to carry out development upon the Promoter Larger Land and also has actual, physical and legal possession of the Promoter Larger Land for the implementation of the Whole Project, subject to the terms and conditions of the Indentures mentioned above, the litigations and the mortgages referred to in the Title Certificate and as updated by the Promoter from time to time on the website of the Authority as required by RERA and the RERA Rules.
- (ii) The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the Project;
- (iii) There are no encumbrances upon the Project except those disclosed in this Agreement and the Title Certificate and as updated by the Promoter from time to time on the website of the Authority as required by RERA and the RERA Rules;

- (iv) There are no litigations pending before any Court of law with respect to the Project except those as updated by the Promoter from time to time on the website of the Authority as required by RERA and the RERA Rules;

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All approvals, licenses and permits issued by the competent authorities with respect to the Project are valid and subsisting and have been obtained by following due process of law. Further all approvals/licenses and permits to be issued by the competent authorities with respect to the Project, shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project and common areas;



(vii) The Promoter has the right to enter into this Agreement and has not committed or omitted to enter into any agreement for sale and/or development agreement or arrangement with any person or party with respect to the said Land and the right, title and interest of the Allottee created herein, may be residually affected;

The Promoter has not entered into any agreement for sale and/or development agreement or arrangement with any person or party with respect to the said Land and

the said Premises, which will, in any manner, adversely affect the rights of Allottee under this Agreement;

- (viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Premises to the Allottee in the manner contemplated in this Agreement;
- (ix) At the time of execution of the Society Conveyance, the Promoter shall handover to the Society, lawful, vacant, peaceful, physical possession of the structure, together with common areas so long as they shall be forming part of the Society, save and except the basements, podium and stilts retained by the Promoter;
- (x) The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Project to the competent Authorities till the Society Conveyance and thereupon shall be proportionately borne by the Society;
- (xi) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the Land) has been received or served upon the Promoter in respect of the Land and/or the Project except those disclosed to the Allottee.

22. The Promoter may appoint a third party / agency for the purpose of operating and maintaining the Project and the Promoter Larger Land including any common areas facilities and amenities on such terms and conditions as it may deem fit.

23. The Promoter shall be entitled to designate any spaces/areas on the Promoter Larger Land or any part thereof (including on the terrace and basement levels of the Project) for third party service providers, for facilitating provision and maintenance of utility services (including power, water, drainage and radio and electronic communication) to be availed including by the purchaser/s of the units/premises to be constructed thereon. Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method as the Promoter may deem proper in accordance with applicable law. Further, the infrastructure (including cables, pipes, wires, meters, antennae, base sub-stations, towers) in respect of the utility services may be laid/provided in the manner the Promoter may require, and may be utilized in common including by purchaser/s of units/premises in the Project/ on the Promoter Larger Land, as the case may be. The Promoter and its workmen/agents/contractors/employee and any third party contractors shall be entitled to access and service such infrastructure and utilities over the Promoter Larger Land.

24. The Promoter shall be entitled to control advertising, marketing, signage, hoarding and all other forms of signage whatsoever within the Promoter Larger Land at all times. Such advertising and signage may comprise of hoardings, print media, electric signs, and may be constructed in a permanent or temporary manner and may be maintained, serviced, repaired and replaced and the Promoter and its nominees shall have access to such hoardings, print media and electric signage for this purpose.

25. The Promoter shall be entitled to transfer and/or assign the benefit of additional F.S.I./ T.D.R. or any other rights of the Promoter Larger Land to any third party and/or to allow any third parties to use and/or consume T.D.R. or any other benefits or advantages of any other properties, on the Promoter Larger Land, who shall be entitled to all the rights mentioned above, including ~~to go~~ ^{to go} ~~to~~ ^{to} ~~the~~ ^{the} ~~fundamental~~ ^{fundamental} entitlement of the above. The Allottee/s agree(s), accept(s) and confirm(s) that the fundamental entitlement of the Promoter to utilise, exploit and consume the full development potential of the Whole Project (both inherent and further/future) as stated at Recital 'F (a)' above, ~~would require the Promoter to amend,~~ ^{would require the Promoter to amend,} modify, vary, alter, change, substitute and rescind the plans in respect of the Whole Project or any part thereof (including layout plans, building plans, floor plans) and undertake ~~such~~ ^{such} ~~modified/alteted/new~~ ^{modified/alteted/new} construction and development in accordance therewith.

26. For all or any of the purposes mentioned under this Agreement, the Promoter shall be entitled to keep and/or store any construction materials, on any portion of the Promoter Larger Land and/or to have additional electricity supply and/or additional water supply and for the purpose of construction, to do all such further acts, deeds, matters and things as may be necessary. In such an event or otherwise, the Allottee/s shall not take any objection or otherwise, on the ground of any nuisance, noise and/or shall not claim any easement rights and/ or any other rights in the nature of easement or restrictive or other rights of any nature whatsoever. The Allottee/s directly and/ or indirectly, shall not in any act, deed, matter or thing, whereby the Promoter may be prevented from putting any such additional and/ or new construction and/ or shall not raise objection and/ or obstruction, hindrance or otherwise.

Stamp:
I, Prakash Kumar, being the Promoter of the Project, do hereby confirm that the above mentioned details are true and correct to the best of my knowledge and belief.



Prakash Kumar

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27. The Allottee, with intention to bring all persons into whosever hands the Premises and/or its rights, entitlements and obligations under this Agreement, may come, hereby covenants with the Promoter as follows: -

- (i) To maintain the said Premises at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the said Premises is taken and shall not do or suffer to be done anything in or to the Project which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the said building in which the said Premises is situated and the said Premises itself or any part thereof without the consent of the local authorities and Promoter.
- (ii) Not to store in the said Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Project in which the said Premises is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, lifts, common passages or any other structure of the building in which the said Premises is situated, including entrances of the Project in which the said Premises is situated and in case any damage is caused to the Project in which the said Premises is situated or the said Premises on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.
- (iii) To carry out at his own cost all internal repairs to the said Premises and maintain the said Premises in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the Project in which the said Premises is situated or the said Premises which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- (iv) Not to demolish or cause to be demolished the said Premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the Project in which the said Premises is situated and shall keep the portion, sewers, drains and pipes in the said Premises and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the Project in which the said Premises is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardi or other structural members in the said Premises without the prior written permission of the Promoter and/or the Society;
- (v) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Promoter Larger Land and/or the Whole Project and/or the Project in which the said Premises is situated or any part thereof whereby any increased premium shall become payable in respect of the insurance;
- (vi) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premises in the compound or any portion of the Promoter Larger Land and/or the Project in which the said Premises is situated.

(vii) To pay to the Promoter within 15 (fifteen) days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the Project in which the said Premises is situated.

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(viii) Not to change the user of the said Premises without the prior written permission of the Promoter and Society;



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Rate if any. In the event the Allottee is desirous of transferring the said Premises and/or its rights under this Agreement prior to making such full and final payment, then, the Allottee shall be entitled to effectuate such transfer only with the prior written permission of the Promoter.

(xi) The Allottee shall observe and perform all the rules and regulations which the Society and Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the Project and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society /Apex Body/Federation regarding the occupancy and use of the said Premises in the Project and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

(xii) The Allottee shall permit the Promoter and its surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Premises and the Project or any part thereof to view and examine the state and condition thereof. Furthermore, for the purpose of making, laying down, maintaining, repairing, rebuilding, cleaning, lighting and keeping in order and good condition all services, drains, pipes, cables, water covers, gutters, wires, walls, structure or other conveniences belonging to or serving or used for the Project, the Promoter and their surveyors and agents with or without workmen and others, shall be permitted at reasonable times to enter into the said Premises or any part thereof and undertake the necessary works.

(xiii) The Allottee agrees not to do or omit to do or cause to be done by any party known to him any act, deed or thing or behave inappropriately or correspond or communicate in a manner that would in any manner affect or prejudice or defame the Building / Project or the Promoter or its representatives. In the event the Allottee does or omits to do any such act, deed or any such thing then the Promoter shall, without prejudice to any other rights or remedies available in law, have the option to terminate this Agreement sending the Allottee Termination Notice.

(xiv) All terms, conditions, covenants, stipulations and provisions contained in any agreement/s, undertakings, declarations, indemnity bond/ bonds, deeds and writing/s given/executed and/or may be executed by the Promoter in favour of MMRDA and the concerned bodies/authorities in respect of the Promoter Larger Land and its development, shall be binding upon the Allottee/s and Society including the Federation as may be formed of the purchaser/s of flat/ premises.

(xv) The Allottee has seen the representations made by the Promoter on the website of the Regulatory Authority as required by RERA read with RERA Rules and shall keep himself updated with all the matters relating to the Project and/or Promoter Larger Land, as the case may be, which the Promoter will upload from time to time.

(xvi) Till the entire development of the Promoter Larger Land is completed, the Allottee/s shall not interfere in any manner in any work of development or construction and the Promoter alone shall have full control, absolute authority and say over the un-allotted areas, roads, open spaces, gardens, infrastructure facilities, recreation facilities and/ or any other common facilities or the amenities to be provided in the Promoter Larger Land and the Allottee/s shall have no right or interest in the enjoyment and control of the Promoter in this regard. The Promoter shall, in the interest of the Allottee, and the Project, be entitled to take decisions regarding management and allocation of funds/monies, and the type, mode, quality of services to be provided in respect of the Project, and the management and administration thereof.

(xvii) The Allottee/s shall not take any objection, on the ground of nuisance, annoyance, and/or claiming any rights, of easement, and/ or any rights in nature of an easement and/ or obstruction of light, air, ventilation, open space and/ or open area, and/ or on any other grounds, of any nature whatsoever and/ or shall not directly or indirectly do anything and/ or shall not ask for an injunction, and/ or prohibitory order and/ or calling the Municipal or any other authorities to issue stop work notice, and/ or withdraw and/ or suspend or cancel any orders passed and/ or approved Plans so as to prevent the Promoter, or any of their nominees or transferees, from developing and/ or to carry out construction, on the Promoter Larger Land.

(xviii) The Allottees are aware and confirm that the Whole Project Common Areas shall be usable by the allottees of the Whole Project, the Project Common Areas and Amenities shall be usable exclusively by the allottees of the Phase 3 and Phase 4, the RG and PG shall be utilised in accordance with the prevailing rules and regulations and the General Services to be developed on



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the Promoter Larger Land shall be for the use and benefit of the public at large and shall not be restricted to the allottees of the Whole Project. The Allottees agree and confirm that they shall not be entitled to claim any right, title, interest in the General Services and in the Social Housing Component, which may be determined by the Promoter and the other concerned authorities from time to time.

(xix) It is further agreed that the Promoter shall not be required to give inspection of the said Premises to the Allottee till the time the Promoter calls upon the Allottee to come forward and take inspection of the said Premises before offering for possession.

(xx) Till the Federation Conveyance is executed in favour of the Federation, the Allottee shall permit the Promoter and its surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Promoter Larger Land, the buildings/towers/wings/units thereon, or any part thereof, to view and examine the state and condition thereof.

(xxi) Not to affix any fixtures or grills on the exterior of the Project or any part thereof for the purposes of drying clothes or for any other purpose and not to have any laundry drying outside the said Premises. For fixing grills on the inside of the windows, the standard design for the same shall be obtained by the Allottee from the Promoter and the Allottee undertakes not to fix any grill having a design other than the standard design approved by the Promoter. If the Allottee has affixed fixtures or grills on the exterior of the said Premises for drying clothes or for any other purpose or if the Allottee has affixed a grill having a design other than the standard approved design, the Allottee shall be liable to pay such sum as may be determined by the Promoter/ the Society to the Promoter / the Society, as the case may be.

(xxii) The Allottee shall not create any hardship, nuisance or annoyance to any other allottees in the Project.

(xxiii) The Allottee has expressly agreed to take prior written consent from the Promoter or the society, as the case may be, before carrying out any changes/alteration/modification in the Said Premises or part thereof. If the Allottee has carried out such changes/alteration/modification without the written consent of the promoter or the society will not be liable for any consequences or compensation on account of such changes/alterations/modifications.

(xxiv) The Allottee agrees and covenants that the name of the Project shall at all times be **RUNWAL GARDENS PHASE 4 Bldg. No. 37** and shall not be changed without the prior written permission of the Promoter.

(xxv) The Allottee agrees and covenants that the Whole Project Common Areas and Amenities and any other areas as may be designated by the Promoter including common open areas, common landscapes and driveways etc. in/on the Whole Project/ Promoter Larger Land shall be an integral part of the layout of the development of the Whole Project and the Promoter Larger Land including the neighbouring buildings/towers on the Promoter Larger Land and neither the Allottee nor any person or entity on the Allottee's behalf shall, at any time claim any exclusive rights with respect to the same.

(xxvi) The Allottee agrees and covenants that the entry and exit points and access to the Whole Project and the Promoter Larger Land shall be common to all allottees, users and occupants in the Whole Project including all buildings, towers and structures thereon. The Allottee agrees and covenants to not demand any separate independent access and/or entry/exit point exclusively for himself/herself themselves and/or any other allottees, users and/or occupants in the Project, the Whole Project and/or any part thereof.

(xxvii) The wet and dry garbage generated in and from the said Premises shall be separated by the Allottee and the wet garbage generated in and from the Project shall be treated separately by the Society and/or jointly by all the allottees/purchasers/occupants of the respective premises in the Project, in accordance with the rules and regulations as may be specified by MMRDA from time to



in the event the Allottee is/are non-resident Indian citizen or a Person of Indian Origin or an Overseas Citizen of India, or a foreign national/citizen then it shall be the Allottee's sole obligation and liability to comply with the provisions of all applicable laws, including Foreign Exchange Management Act, 1999 and Reserve Bank of India rules and regulations, and all other applicable/necessary requirements of the Government or any other authority, from time to time, including those pertaining to remittance of payment for acquisition of immovable properties in

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India. Refunds (if any) to be made to such Allottees for any reason whatsoever, shall be made only in Indian Rupees.

(xxix) The Allottee shall not demand or claim any partition or division of the Allottee's ultimate interest in the Project and/or Whole Project Land and/or the Project Common Areas and Amenities and/or the Whole Project Common Areas and Amenities, or any part thereof. The Allottee expressly agrees, understands and confirms that his interest therein will be impartible, and will be held only through the Society formed by the Promoter in respect of the Project, of which he shall be admitted a prospective member.

(xxx) The Allottee confirms and acknowledges that the plans, layout plans, approvals etc. of the Project are not the subject matter of this Agreement and there shall be no right, entitlement, or interest of the Allottee in respect thereof, and are also not the subject matter of this Agreement. So far as the Allottee's right and scope of this Agreement is concerned, the same is limited to an agreement for allotment and sale of the said Premises strictly upon and subject to the terms, conditions and provisions herein. The Allottee/s shall also not have any claim, save and except, in respect of the said Premises hereby agreed to be allotted and sold.

(xxxi) The Allottee hereby agrees and undertakes to indemnify and keep indemnified and saved harmless at all times, the Promoter against all loss or damage, and/or against any suits, actions, proceedings or notices that the Promoter or any of its directors, executives of employees may sustain and suffer, and all costs, charges and expenses, that they may incur by reason of the Allottee's failure, breach, default, non-observance, non-performance, or non-compliance of any of the terms, conditions and provisions of this Agreement, and/or any accident or injury caused to or suffered by the Allottee, or his family members, guests, servants, agents, representatives.

(xxxii) The Allottee shall not hold the Promoter liable or responsible for any harm, injury, loss or damage caused to the Allottee by, or through any failure, malfunction, explosion or suspension of electricity, telephone, gas, water, drainage, or sewerage, supply or connections to the Project whether or not the same is caused by any Force Majeure Events, or otherwise however.

28. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Premises or the Project or the Promoter Larger Land and/or any buildings/towers/wings as may be constructed thereon, or any part thereof. The Allottee shall have no claim save and except in respect of the said Premises hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces and all other areas and spaces and lands will remain the property of the Promoter as hereinbefore mentioned until the Society Conveyance and the Federation Conveyance, as the case may be.

29. **Promoter shall not mortgage or create a charge:**

After the Promoter executes this Agreement, it shall not mortgage or create a charge on the said Premises and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such said Premises. Provided however, that nothing shall affect the already subsisting mortgage/charge created over the said Premises, which will be subject to the no-objection received from the mortgagees therein. The Promoter shall however have a right to raise finances on the Promoter Larger Land and other areas excluding the said Premises.

30. **Binding Effect:**

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the Schedules and Annexures along with the payments due as stipulated in the Payment Plan at Clause 3 above, within 30 (thirty) days from the date of receipt by the Allottee and secondly appears for registration of the same before the concerned Office of the Sub-Registrar of Assurances as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, the application of the Allottee and allotment of the premises shall be treated as cancelled with applicable forfeiture.

31. **Nominee:**



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(i) The Allottee hereby nominates **Nishant Nandkishor Rane** ("**said Nominee**") as his/her/their nominee in respect of the said Premises. On the death of the Allottee, the Nominee shall assume all the obligations of the Allottee under this Agreement and in respect of the said Premises, and shall be liable and responsible to perform the same, so far as permissible in law. The Allottee shall at any time hereafter be entitled to substitute the name of the Nominee. The Promoter shall only recognize the Nominee or the nominee substituted by the Allottee (if such substitution has been intimated to the Promoter in writing) and deal with him/her/them in all matters pertaining to the said Premises, till the time the necessary order of the Court of law has been obtained by any legal heirs and/or representatives of the Allottee.

(ii) The heirs and legal representatives of the Allottee shall be bound by any or all the acts, deeds, dealings, breaches, omissions, commissions etc. of and/or by the Nominee.

32. **Entire Agreement:**

This Agreement, along with its **schedules and annexures**, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, booking form, letter of acceptance, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

33. **Right to Amend:**

This Agreement may only be amended through written consent of the Parties.

34. **Provisions of this Agreement applicable to Allottee/subsequent allottees:**

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent allottees of the said Premises, in case of a transfer, as the said obligations go along with the said Premises, for all intents and purposes.

35. **Severability:**

If any provision of this Agreement shall be determined to be void or unenforceable under the RERA Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of this Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to the RERA or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

36. **Method of calculation of proportionate share:**

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in the Project or the Whole Project, as the case may be, the same shall be in proportion to the carpet area of the said Premises to the total carpet area of all the other premises/units/areas/spaces in the Project or the Whole Project, as the case may be.



38.



Waiver Sub-Registration
No appearance, indulgence or relaxation or inaction by either Party at any time to require performance of any of the provisions of these presents shall in any way affect, diminish or prejudice the rights of such Party to require performance of that provision and any waiver or acquiescence by such Party of any breach or any of the provisions of these presents by the other Party shall not be construed as a waiver or acquiescence of any continuing or succeeding breach of such provisions or a waiver of any right under

or arising out of these presents, or acquiescence to or recognition of rights and/or position other than as expressly stipulated in these presents.

39. **Place of Execution:**

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's office, or at some other place, which may be mutually agreed between the Promoter and the Allottee. After the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar.

40. The Allottee and/or Promoter shall present this Agreement at the proper office of registration within the time limit prescribed by the Registration Act, 1908 and the Parties will attend such office and admit execution thereof.

41. All notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Courier or Registered Post A.D or notified Email ID/Under Certificate of Posting at their respective addresses specified below:

FOR ALLOTTEE:

**Nandkishor Shankar Rane
Manali Nandkishor Rane**

4/302, Ozone Valley, Parsik Nagar Old Mumbai Pune Road, Kalwa (W), Thane-400605
Notified Email ID: **ranenandkishor30@gmail.com**

FOR PROMOTER:

Runwal Residency Pvt. Ltd.,

**Runwal & Omkar Esquare, 4th 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.

42. **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.

43. **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.

44. **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.

45. **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.

3	₹	₹ 90,000/-	₹ 20,000/-
FOR ALLOTTEE		FOR PROMOTER	



Signature

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46. In case the Allottee/s has accepted to book the apartment under CLP or any other payment scheme as the case may be, the Allottee/s hereby accepts the Payment Schedule in respect thereof and the Allottee/s hereby agrees and accepts that no further discount of any nature shall be provided to the Allottee/s.

47. **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	AAFRCR1016H
Nandkishor Shankar Rane	ACZPR1732P
Manali Nandkishor Rane	AMUPR8762Q

48. **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,
 - (b) 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;
- (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;

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 (vii) References to a person (or to a word importing a person) shall be construed so as to include
 39 (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



The 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")

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(Handwritten signature)

ALL THOSE pieces and parcels of land bearing Survey 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, 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 at Village Gharivai and 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, 45/5A, 45/5B, 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), at Village Usarghar, in aggregate, admeasuring 4,65,228 square metres, lying and being and situate at Tal. Kalyan, District Thane, and bounded as follows:

On or towards North: By Property bearing S. Nos. 42A, 42B & Ors. at Village Gharivai
 On or towards South: By Plot bearing S. Nos. 2, 3, 37 & Ors. at Village Gharivai
 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 proposed facilities (subject to approval from authorities) are planned under proposed central garden and are to be 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

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

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THE THIRD SCHEDULE ABOVE REFERRED TO:
(Description of "the Project" viz. "RUNWAL GARDENS PHASE 4 Bldg. No. 37", comprising single Residential Building)

Single residential buildings being Building No. 37 each having basement, plus stilt plus 1st to 32 upper floors, to be constructed and sanctioned till date, in the Project to be constructed on a land admeasuring 738.45 bearing survey nos. 44/5(pt), 23/1(pt), a portion of the Promoter Larger Land, more particularly described in the **First Schedule** hereinabove.

THE FOURTH SCHEDULE ABOVE REFERRED TO:
(Description of "Units and Premises/Flats and Tenements in the Project")

Building Nos.	Total No. of Flats/Units sanctioned till date	Floors
37	280	Stilt plus 33 Nos. of Slabs of super structure, viz. 32 habitable sanctioned 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
- 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 for the use of Phase 3 & proposed Phase 4 residents

- Double height entrance lobby
- Internal roads & footpaths
- Fire protection and fire safety requirements
- Electric fire room sub station, Receiving station



- 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 LCP Bldg. 2
- Open Parking

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

30

All that the Flat/Unit being No. 2201 admeasuring 564.14 square ft. carpet area (equivalent to 52.41 square meters.) plus 2.52 square meters. deck area and 0.00 square mtrs. utility area on 22nd floor in Building No. 37 in the Project 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.

**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
- 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



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

Mr. Sachin Patil

in the presence of)

1. Pradeep)

2. Swati)

SIGNED AND DELIVERED

By the within named **ALLOTTEE/S**

Nandkishor Shankar Rane

Manali Nandkishor Rane

in the presence of

1. Pradeep)

2. Swati)

) For **RUNWAL RESIDENCY PVT. LTD.**



) **Director/Authorised Signatory**



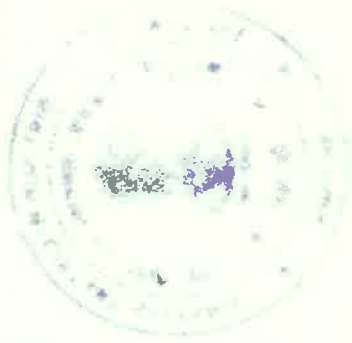
RECEIVED of and from the Flat/Unit)
Allottee/s above named, the sum of)

Rs.1711543/-

(Rupees Seventeen Lakhs Eleven Thousand Five Hundred Forty Three Only)

Towards advance payment or deposit)
paid by the Allottee/s to the Promoter.)

1711543	
1711543	



For **RUNWAL RESIDENCY PVT. LTD.**


Director/Authorised Signatory

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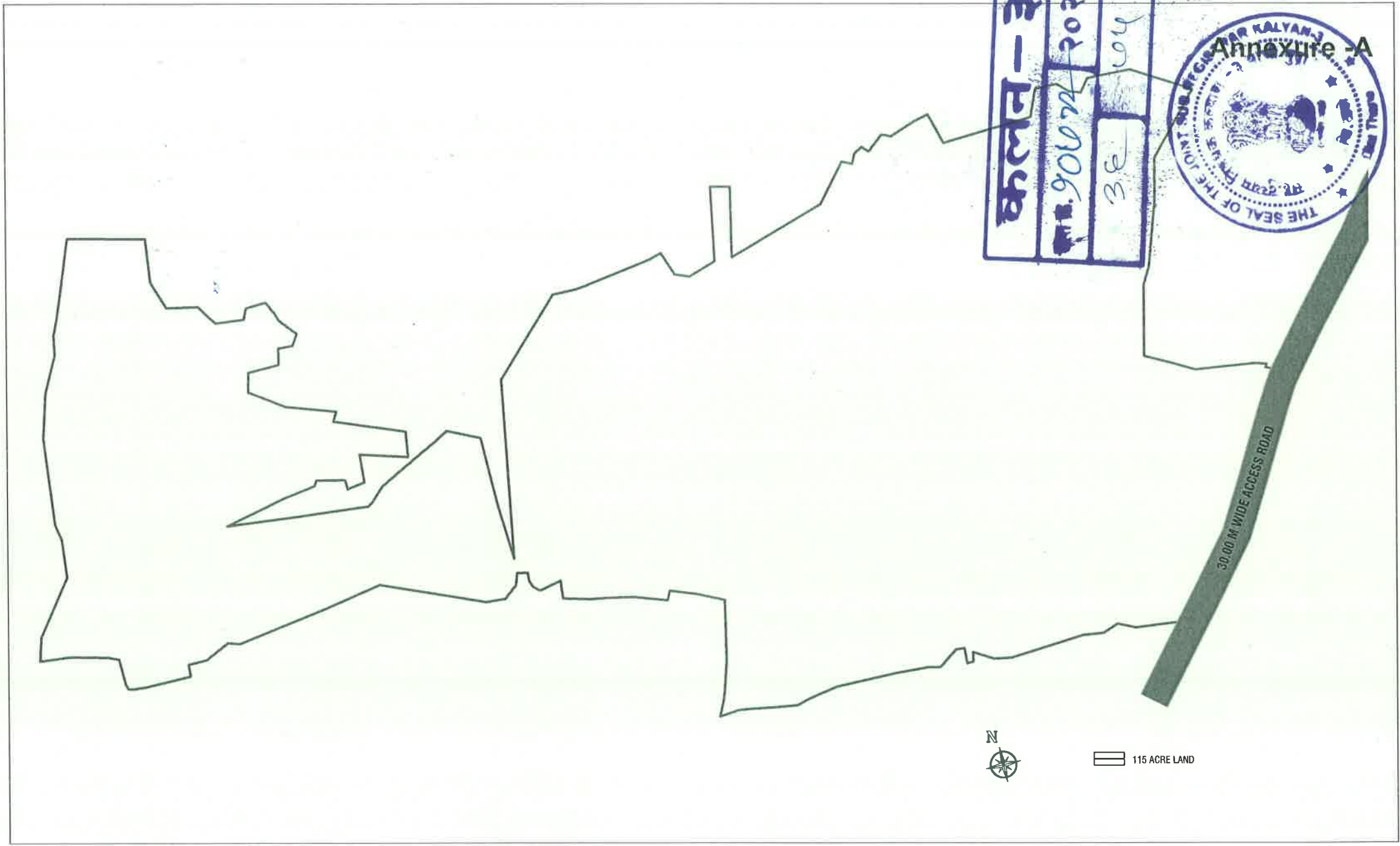


ANNEXURE A

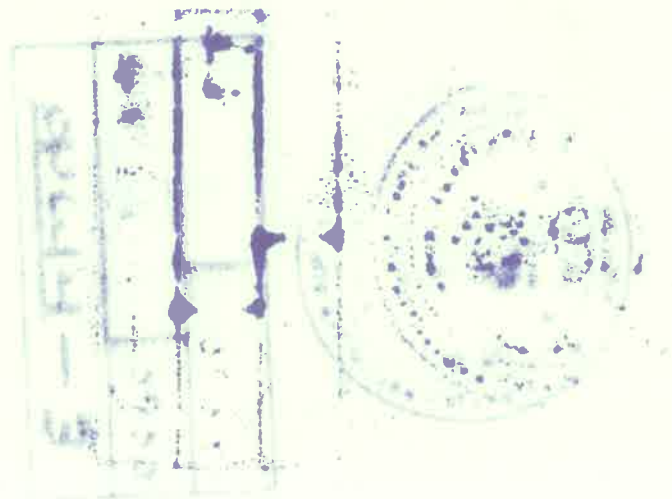
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Annexure -A



115 ACRE LAND



Annexure-B

THE SUB-REGISTRAR, KALYAN-3

36002-2022

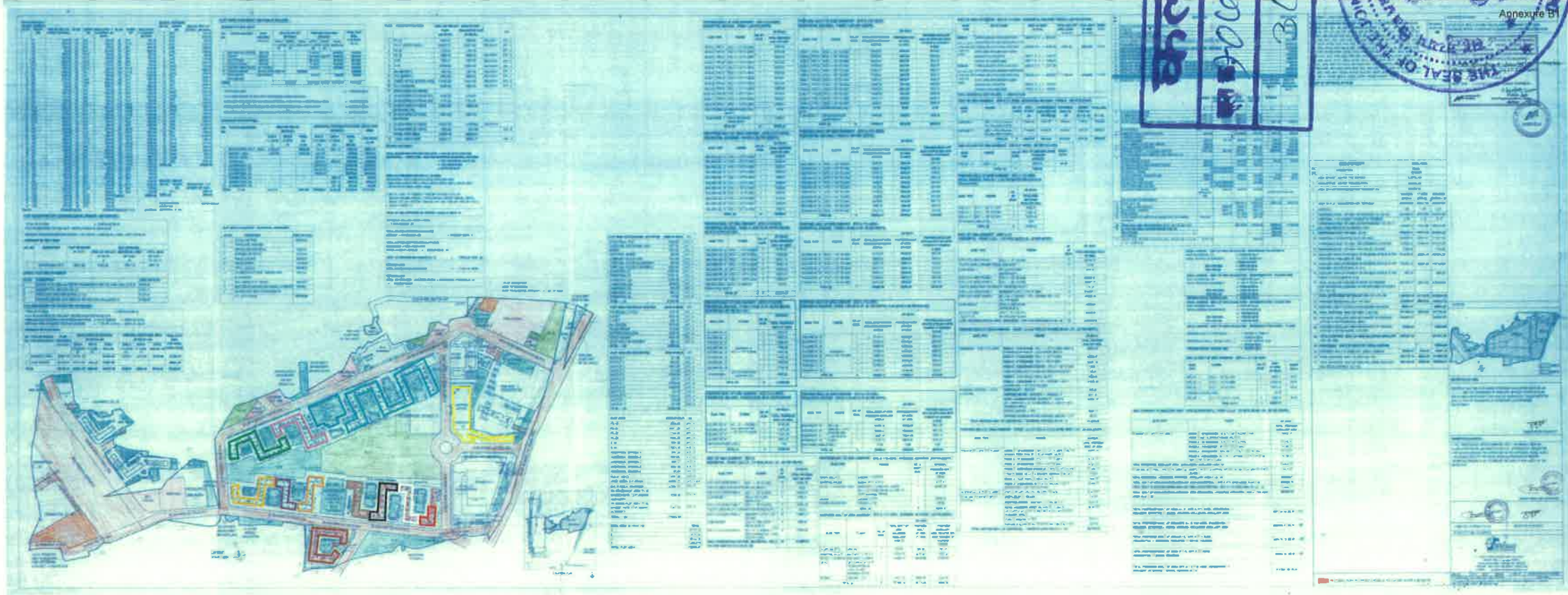
3604

THE SEAL OF THE JUDGE SUB-REGISTRAR, KALYAN-3
Dist. Thane

The site plan shows a central circular road with a diameter of approximately 100 feet. To the left of the circle, there is a large rectangular plot containing several smaller rectangular plots, likely for residential units. To the right of the circle, there is another large rectangular plot, also containing smaller plots. The plan includes various annotations, dimensions, and a north-south orientation. The drawing is rendered in black lines on a light background.

5-1-1950
5055



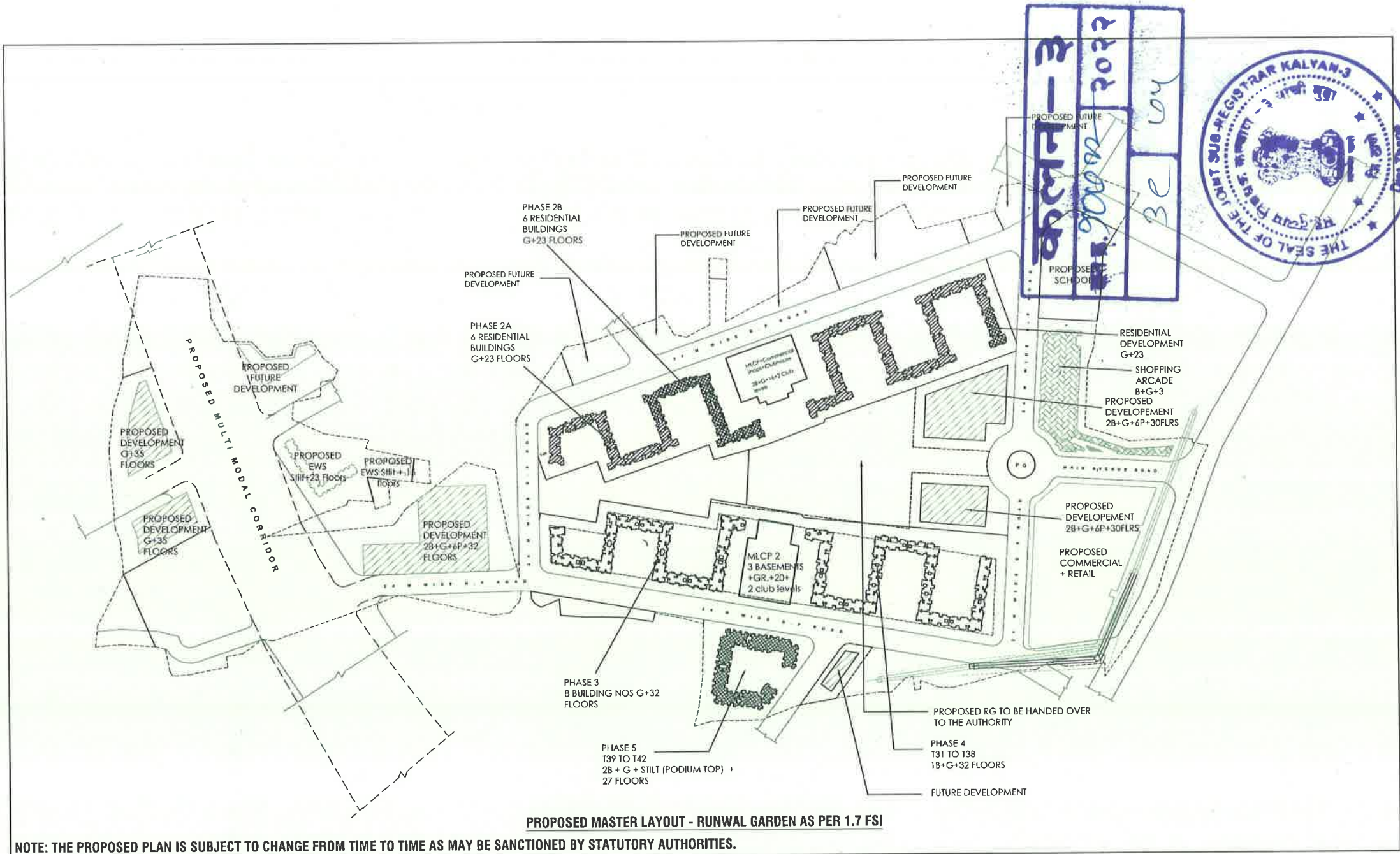


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NOV 2022
 B. C. Jay



Annexure B1



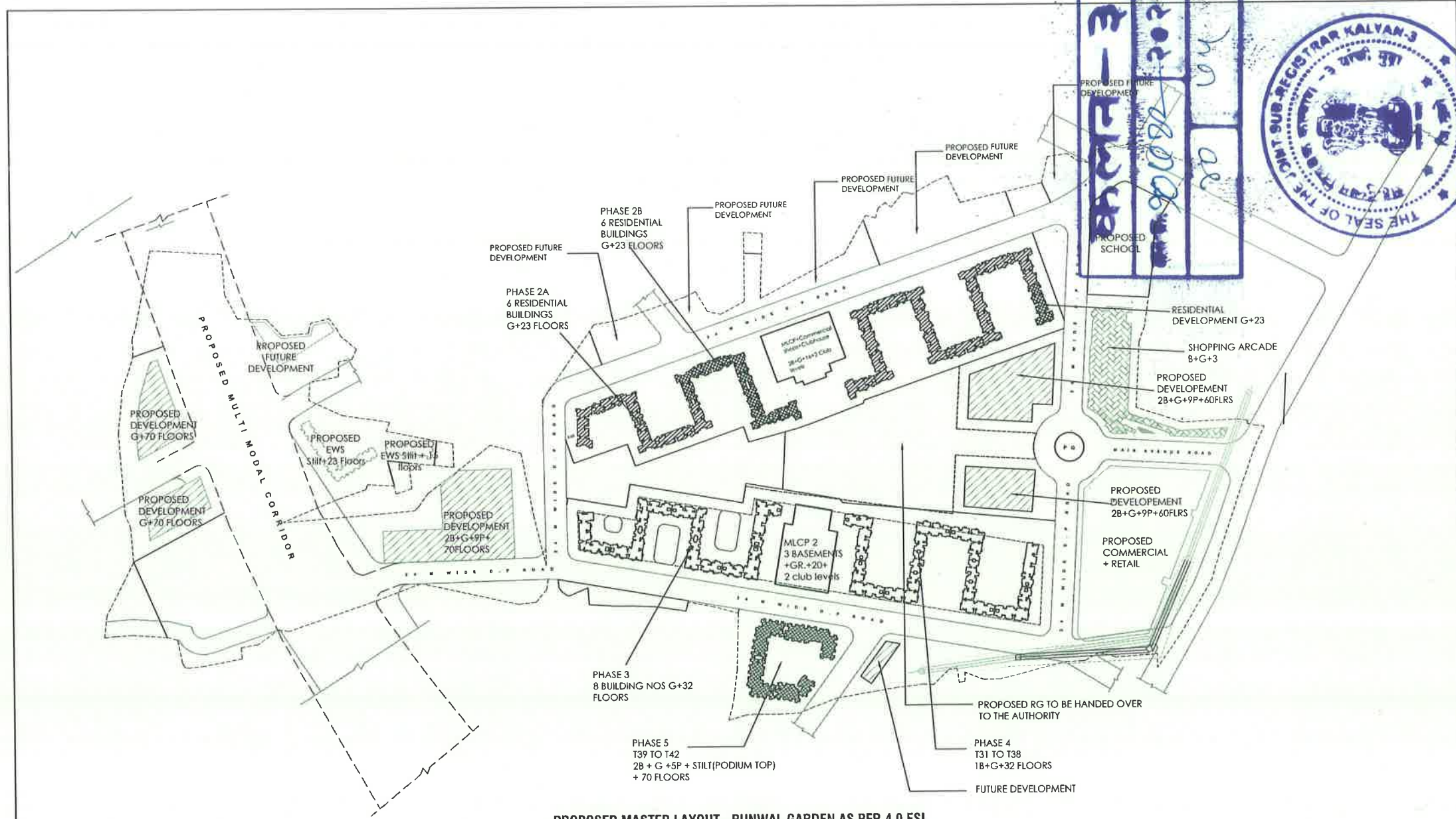


PROPOSED MASTER LAYOUT - RUNWAL GARDEN AS PER 1.7 FSI

NOTE: THE PROPOSED PLAN IS SUBJECT TO CHANGE FROM TIME TO TIME AS MAY BE SANCTIONED BY STATUTORY AUTHORITIES.

1-1-1919
1-1-1919
1-1-1919



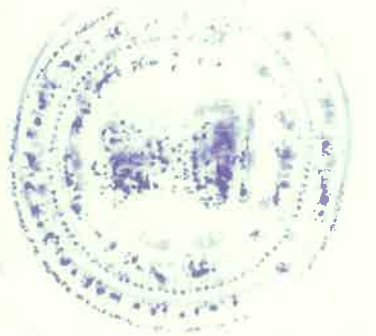


2023-2024
 28/08/2023
 20/08/2023



PROPOSED MASTER LAYOUT - RUNWAL GARDEN AS PER 4.0 FSI

NOTE: THE PROPOSED PLAN IS SUBJECT TO CHANGE FROM TIME TO TIME AS MAY BE SANCTIONED BY STATUTORY AUTHORITIES.





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 gharivali, 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.**
- This registration is granted subject to the following conditions, namely:-
 - o The promoter shall enter into an agreement for sale with the allottees;
 - o 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;
 - o 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.
- o 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.
 - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - o 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**

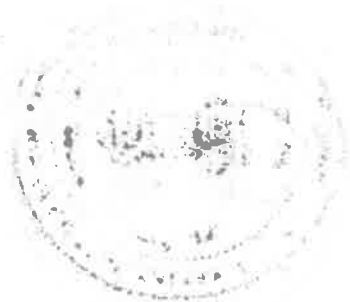
Place: **Mumbai**

Signature valid

Digitally Signed by Dr. Vasu Ram and Prabhu (Secy Maharashtra) Date: 09-02-2022 15:31:49	3	09/02/2022
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Signature and seal of the Authorized Officer,
Maharashtra Real Estate Regulatory Authority





16
 (III) With respect to Development—
 Township Project from the concerned power supply company before the approval of the Master Plan as per the provision of the Regulation for Development of Integrated Township Project.

(1) The said Integrated Township Project of the Applicant has access from the existing Shil Phata-Kalyan Road. As per the provision of the Regulation for Integrated Township Project, the project shall have the 18.00 mt. wide access road. The Collector, Thane shall ensure the existence of the 18.00 mt. wide access road before granting the Letter of Intent to the said Applicant.

(2) The Applicant shall have to submit the Authorised Contour Map of the area of the said Integrated Township Project to the concerned Planning Authority. The maximum area of the lands in the said project having slope 1:5 or more and also the area as per Regulations 21(H) should not be more than 40% of the total project area and the premium for the Hill Top and Hill slope zone as per the provision 7.1.2 of the Integrated Township regulation shall be applicable and paid by the Applicant before the letter of Intent. No construction shall be permissible on the lands having slope equal to or more than 1:5 in the said project as per the authorised Contour Map, whether such lands are specifically marked as such on the Regional Plan or not.

(3) The said Integrated Township Project is affected by the alignment of Multimodal Corridor. The Applicant shall obtain and submit the necessary No Objection certificate from the concern Department/Component Authority regarding the distance to be kept from the said Multimodal Corridor and the terms and conditions mentioned in the same shall be strictly followed by the applicant company.

(4) The Applicant shall provide access road of required width as specified in prevailing Development Control Regulations but not less than 9.00 mt. in width to private and Government lands surrounded by the said Integrated Township Project.

(5) It shall be binding on the Applicant to keep intact the public roads and other rights (wharves) in the said Integrated Township Project. The existing roads/Regional Plan roads/ proposed roads shall be kept open for the general public.

(6) In the said Integrated Township Project area, the provision of C.D. work for the nala/canal with the approval of the concerned department shall be binding on the Applicant. Also in the said Integrated Township Project, the distance from the river, nallas, canals, lakes and other water resources shall be kept by the Applicant as per the prevailing Development Control Regulations.

(7) The Applicant shall have to plan and earmark the lands at suitable locations for public purpose reservations alongwith the Regional Plan proposals if any, for the population to be accommodated within the Integrated Township Project as per regulation and shall plan and develop the same at their own cost.

(8) In the said Integrated Township Project, some lands are affected by existing structures. The Applicant shall demolish the same before applying for the Master layout as per the provision of the Regulation for Development of Integrated Township Project to the concerned Planning Authority.

(9) It shall be binding on the Applicant to provide the System of Rain Water Harvesting in each building of the Integrated Township Project.

(10) It shall be binding on the Applicant to provide the system of Waste-Water Recycling in each building of the Integrated Township Project, for reuse of the used water.

(11) It shall be binding on the Applicant to provide and operate Solar Energy Systems



Annexure to the Application for Integrated Township Project filed on 12th July 2019.
 The Applicant is the Applicant for Integrated Township Project, for reuse of the used water.
 The Applicant, Dist. Thane, is notified Integrated Township Project.

Sr. No.	Area Sq. Mtr.
1	1020.00
2	2630.00
3	1540.00
4	80.00
5	4270.00
6	4070.00
7	4250.00
8	2280.00
9	1420.00
10	2260.00
11	3060.00
12	2710.00
13	230.00
14	100.00
15	350.00
16	1870.00
17	610.00
18	1160.00
19	3570.00
20	1970.00
21	1220.00
22	1210.00
23	3060.00
24	3060.00
25	4050.00
26	4120.00
27	2730.00
28	940.00
29	2930.00
30	7210.00
31	4500.00
32	10600.00
33	180.00

17
 (IV) Other Terms and Conditions—

(1) The Government of Maharashtra has modified the Regulation for the Development of Integrated Township Project vide Notification dated 8th March 2019. The Collector, Thane shall ensure the fulfillment of necessary documents as per the provisions mentioned in this modified regulations before granting the Letter of Intent to the said Applicant.

(2) The Regulation for Development of Integrated Township Project sanctioned by the Government and the amendment/ orders, etc in the Regulation for Development of Integrated Township Project from time to time shall be binding on the Applicant.

(3) If the terms and conditions mentioned above are not obeyed by the Applicant the powers/ rights of cancellation of the Locational Clearance granted vide this notification are reserved with Government. If Locational Clearance stands cancelled due to non-compliance, or non fulfillment of above stated conditions then the premium or any other amount paid by the Applicant to the Government, shall not be refunded to the Applicant.

(4) The details of land under the Notified Integrated Township Project are given in 'Schedule-A' appended hereto and the plan showing the boundaries of the said Project is given in 'Schedule-B' appended hereto.

(5) The details of land and the plan i.e. 'Schedule-A' and 'Schedule-B' respectively shall be available for the inspection of the general public, during office hours on all working days for a period of one month at the following offices:—

(a) The Metropolitan Commissioner, Mumbai Metropolitan Region Development Authority, Bandra-Kurla Complex, Bandra (E), Mumbai

(b) The Collector, Thane

(c) The Joint Director of Town Planning, Konkarn Division, Konkarn Bhuvan, Belapur, Navi Mumbai.

(d) The Commissioner, Kalyan-Dombivli Municipal Corporation, Kalyan.

(e) The Assistant Director of Town Planning, Thane Branch, Thane

4. This Notification shall come into force on the date of its publication in the Maharashtra Government Gazette

5. This Notification shall also be available on the Government Website: www.maharashtra.gov.in

By order and in the name of the Governor of Maharashtra,

ASHOK K. KHADEKAR,
 Section Officer

(1)	(2)	(3)
34	97	250.00
35	92	1570.00
36	93	350.00
37	94	750.00
38	95	1460.00
39	96	1620.00
40	97	450.00
41	98	230.00
42	100	860.00
43	110	4020.00
44	121	810.00
45	122	610.00
46	123	530.00
47	124	250.00
48	125	1010.00
49	126	450.00
50	127	1550.00
51	128	760.00
52	129	1010.00
53	1210	780.00
54	1211	450.00
55	1212	1120.00
56	1213	1270.00
57	1214	860.00
58	1300	2050.00
59	1471	860.00
60	1472A	4330.00
61	1472B	2530.00
62	1463	5260.00
63	1444	130.00
64	1445	2450.00
65	1501	1850.00
66	1671	600.00
67	1672	560.00
68	1771	4480.00
69	1772	560.00
70	1773	4300.00
71	1774	2530.00

(1)	(2)	(3)
72	17/5	880.00
73	17/6	350.00
74	17/7	2710.00
75	17/8	760.00
76	17/9	1690.00
77	17/10	1870.00
78	17/11	2460.00
79	18/0	760.00
80	19/0	6830.00
81	20/1	17020.00
82	20/2	2100.00
83	21/1	50.00
84	21/2	10900.00
85	21/3	330.00
86	21/4	250.00
87	22/0	2830.00
88	23/1	16270.00
89	23/2	400.00
90	23/3	1450.00
91	23/10	1640.00
92	37/1	3400.00
93	37/2B	3570.00
94	37/2C	9600.00
95	37/2D	2730.00
96	37/3	1200.00
97	37/4	300.00
98	37/21	3800.00
99	38/1	4200.00
100	39/2	3000.00
101	39/1	800.00
102	39/2	600.00
103	39/3	700.00
104	40/0	200.00
105	41/1A	4700.00
106	41/1B	3100.00
107	41/2	6500.00
108	41/3	1600.00
109	41/4	500.00

(1)	(2)	(3)
110	42/2	8000.00
111	44/1	17000.00
112	44/2	7600.00
113	44/3	3800.00
114	44/4	400.00
115	44/5A	13200.00
116	44/5B	13200.00
117	44/6A	10000.00
118	44/6B	14600.00
119	44/7	2300.00
120	44/8	3300.00
121	44/9	2200.00
122	44/10	700.00
123	44/11	2000.00
124	44/12	1900.00
125	44/13	2400.00
126	44/14	5600.00
127	44/15	5500.00
128	44/16	2800.00
129	44/17	6100.00
130	44/18	1800.00
131	44/19	7800.00
132	44/20	3200.00
133	49/0	3670.00
134	50/1	610.00
135	50/2	500.00
136	50/3	940.00
137	51/1	2380.00
138	51/2	4350.00
139	56/1	1200.00
140	56/2	1300.00
VILLAGE - USARGHAR		
141	44/1	810.00
142	44/2	4960.00
143	44/3	450.00
144	44/4	2380.00
145	44/5	1080.00
146	44/6	2680.00

(1)	(2)	(3)
147	44/7	400.00
148	44/8	1170.00
149	44/9	2250.00
150	44/10	1160.00
151	44/11	4090.00
152	44/12	1550.00
153	45/1	1800.00
154	45/2	9760.00
155	45/3	2430.00
156	45/4	2020.00
157	45/5A	2530.00
158	45/5B	2150.00
159	45/6	1260.00
160	46/1	2280.00
161	46/2A	1400.00
162	46/2B	350.00
163	48/3	1360.00
164	47/0	5560.00
165	49/0	3080.00
166	50/0	22160.00
167	51/0	3670.00
168	52/1	6780.00
169	52/2	12540.00
170	53/1A	5600.00
171	53/1B	5510.00
172	53/2A	2070.00
173	53/2B	2050.00
174	53/3A	530.00
175	53/3B	510.00
176	94/0	5400.00
VILLAGE - SAGAON		
177	67/1	3560.00
Total Area		533750 Sq.Mtr.
		Approximate 53.3750 Ha.Ar.

By order and in the name of the Governor of Maharashtra,

ASHOK K. KHANDEKAR,
Section Officer.

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19. The applicant shall install the Rain Water Harvesting System as per UDD's Notification No. TPB/432001/21/33/CR-23001/UD-11; Dt. 10/03/2005;

20. Regarding any disputes MMRDA shall stand indemnified. MMRDA reserves the right to modify or withdraw this approval in larger public interest;

21. The applicant shall obtain permissions under the provisions of other applicable statutes, wherever necessary, and shall submit the same to MMRDA;

22. The development shall be strictly as per the Notification no. TPS-18/16/CR 388 (Part-1)/537/(TC)(G)SP/UD-13, dated 08/03/2019 amended from time to time and the Development Control Regulations in force for the 27 Villages Notified Area of Kalyan and Ambemath Taluka;

23. The applicant shall submit the proposal for Commencement Certificate as per the Development Control Regulations in force for 27 Villages Notified Area of Kalyan and Ambemath Taluka and as per provisions laid down in Regulation No. 6 of Amendment 'A' of the Integrated Township Project Notification dated 08/03/2019 amended from time to time;

24. The applicant shall provide 9.00 m wide access to private, land locked and government lands which are within the said Project and also surrounded by the said Project at your cost;

25. The responsibility of authenticity of documents vests with the Applicant and his Licensed Architect. All the documents submitted /produced to MMRDA shall be considered to be authentic on the basis of the undertakings given by the Licensed Architect / Applicant / Developer;

26. The applicant shall get the entire land within the proposed project surveyed and get the internal roads and development plan roads, amenity areas, development plan reservations etc. demarcated from the TILR and accordingly submit a consolidated TILR map and get the same verified with approved plans, from the Lands & Estate Cell of MMRDA, prior to requesting for Issuance of Occupancy Certificate;

27. In case any discrepancies are observed in the approved plans vis-à-vis the consolidated map issued by TILR which will effect the layout, buildings etc w.r.t to the requirements of DCRs or any conditions in the NOCs that are not submitted prior to this approval but are required to be or will be submitted subsequently (such as Railway, Highway, Electric Authorities for HT lines etc), the applicant will have to accordingly amend the lay-out, locations of buildings etc. and obtain fresh Commencement Certificate for the same from MMRDA and only then proceed with construction accordingly.

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a. If there is any change in alignment of MMC, then it will be binding on applicant to obtain revised 'Approval/NOC' for MMC and accordingly

b. Applicant should ensure to maintain connectivity within layout.

c. As per the provision of Clause 5.1 of the said Clause 12.5 of the Notification dated 08/03/2019 for the development of 'Integrated Township Project', the applicant is required to submit the Bank Guarantee for the development of the basic infrastructure of the 'Integrated Township Project' under reference before requesting for the issuance of Commencement Certificate for the said 'Integrated Township Project'.

46. That an undertaking cum Indemnity bond shall be submitted for abiding the above conditions;

47. The provisions of TPS shall be applicable to the applicant's ITP and the applicant shall pay the necessary applicable fees, charges, etc to MMRDA as and when made applicable by MMRDA under TPS as ensured by the applicant at their Undertaking dated 13.08.2019;

48. The applicant shall obtain the Consent to establish from MPCB before applying for Commencement Certificate for the buildings in other phases of this Integrated Township Project from MMRDA;

49. The applicant shall abide to conditions mentioned in EC and obtain revised EC for proposed development in ITP after receipt of CC/building plans to buildings of further phases and submit EC prior to commencement of construction on site as per GoM's circular, Environment Department dt 30/03/2014.

28. The permissible built-up area will be restricted any time in future on the basis of the minimum of land areas considering the minimum internal lines of boundaries of the layout. consolidated TILR maps by survey of external boundaries for the proposed project, actual area in possession as per survey maps and the land area as per ownership documents;

29. The conditions of NOC dated 30/11/2018 & 07/05/2019 from Water Resource Department shall be binding on the Applicant;

30. The conditions of NOC dated 02/11/2018, 18/02/2019 & 20/04/2019 from Deputy Conservator of Forest, Forest Department, Government of Maharashtra shall be binding on the Applicant;

31. The conditions as mentioned in the ITP Regulation dt. 08/03/2018, Localional Clearance dt. 12/07/2019 issued by UDD, GoM and Letter of Intent dated 09/08/2019 issued by Collector, Thane shall be binding on the Applicant;

32. The conditions of NOC dated 24/10/2018, 21/02/2019 & 09/04/2019 from Archaeological Survey of India shall be binding on the Applicant;

33. The conditions of NOC dated 14/12/2018, 05/02/2019 & 09/04/2019 from Thasildar, Kalyan regarding Ownership, Non-Tribal & Non-Government Land shall be binding on the Applicant;

34. The applicant shall keep the required setback distances in respect of set back from HT lines, if any;

35. The applicant shall co-operate with MMRDA officials/representative at all times of site visit and carry out instructions given;

36. The applicant shall abide by all the conditions of all the NOCs obtained/ will be obtained/ required to be obtained from the Competent Authorities for the proposed development on the land under reference;

37. The existing structures if any on land under reference shall be demolished before requesting Commencement Certificate;

38. Applicant shall submit NOC from respective Gram Panchayat mentioning that Cremation Ground & Burial Ground is available in the village prior to application for building permission of other phases of this ITP;

39. Applicant shall provide the required plot area for 'Other Public utilities', as per the requirements as and when insisted by MMRDA;

40. Applicant shall provide Public Parking Facilities as per the norms of sanctioned DCR for 27 Villages of Kalyan and Ambemath Taluka before requesting building permission to other phases of the I.T.P.;

41. Applicant shall provide Solid Waste Management as per the requirements before requesting building permission to other phases of the I.T.P.;

50. The Multi-Level Car Parking (MLCP-1) with Shops on Ground Floor, Toilet and Club House on terrace shall be allowed subject to the condition that the MLCP will be used exclusively for car parking purpose and that the Shops and Club House shall be computed in FSI computation;

51. The said podium parking, stilt parking, basement parking areas shall be exclusively used for parking purposes except otherwise specified in this ITP subject to the approval from Chief Fire Officer regarding required side marginal open spaces;

52. The responsibility to ensure adequate access of width prescribed by Planning Authority to all the lands of this ITP shall vest with the project proponent. The location, shape, size and profile of the 2% land parcel for Planning Authority in this ITP shall be provided by the project proponent/developer as per the requirement of MMRDA and at the location approved by MMRDA;

53. The applicant shall obtain NOC from MIDC for Water Supply before applying for commencement certificate for the buildings in other Phases of this Integrated Township Project (ITP);

54. The applicant shall obtain prior approval from HRC before proceeding for construction of building height more than 70 M. in the said ITP;

55. The applicant shall not misuse the free of FSI components of the building in the said ITP as ensured by them in their letter dt. 13/08/2019;

56. The Layout Approval is granted for the entire ITP area of 132 Acre (53.3750 Ha) in the name of M/s Runwal Residency Pvt. Ltd. [with restricted development on lands bearing S. Nos 15(1), 15(2) of Vill. Gharwali & S No 67/1 of Vill. Saganol]. The building permissions shall be obtained by the project proponents/developers separately as per the Registered Joint Venture Agreement dated 02/08/2019 and the Letter of Intent dt. 09/08/2019 from Collector, Thane for Site-A (comprising of 115 Acre in the name of M/s Runwal Residency Pvt. Ltd) and Site-B (comprising of 17 Acre in the name of M/s. Out N Out InfoTech (I) LLP within this ITP. The responsibility of proving the required amenities, infrastructure, utilities, etc. in the ITP area shall rest solely on both the project proponents/developers of this ITP as ensured by the Architect in their letter dt. 13/08/2019;

57. The applicant shall obtain NOC from TATA POWER, consent for Power Supply from MSEDCL before applying for commencement certificate for the buildings in other Phases of this Integrated Township Project (ITP). The applicant shall obtain the MSEDCL NOC before applying for Commencement Certificate for buildings in other phases of this ITP;

59. This permission is granted as per the layout approved by DTP, Pune by letter dt. 11/06/2020. The applicant shall abide by the terms and conditions of this letter;

59. Applicant shall handover an area @ 2% of the gross area of ITP (10,675.91 sqm) shall be earmarked and shall be handed over free of cost to the respective Authority for Development of the City Level Facilities and separate 7/12 extract in name of competent authority shall be obtained and submit to MMRDA;

60. The applicant shall provide area for Electric Sub-Station as per requirement while applying for building permission of other phases;

61. The Applicant shall construct the required 24.00 m wide road in their part of ITP layout and in the part of 24.00 m wide alignment passing through S No 95 of villages usrighter the applicant shall obtain registered right of way and submit the same to MMRDA before requesting occupancy certificate of any building. However the applicant can proceed to construct the road to the extent of availability of road width till submission of right of way.

62. The applicant shall construct the required proportionate Social Housing Component in the said ITP in the form of built-up units and obtain approval from MMRDA for the same within 03 months;

This Letter of Amended Layout Approval is issued with the approval of Metropolitan Commissioner, MMRDA


(Siddhihath S. Yadav)
Planner,
Planning Division



Enclosure: Amended Layout drawings nos. 03/03 (total 03 no of drawing sheet).

Copy to:

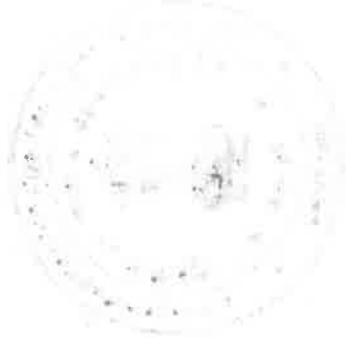
1. Mr. Sandeep Prabhu (Architect), Sakshar Architects, 2nd Floor, Nakehera, A Wing, Near TMC, Airoda Road, Panchpakhadi, Thane (W) - 400 602.
2. The Collector,
Collector Office, Thane, As required U/s 45 of MR & TP Act, 1966.
3. The Municipal Commissioner,
Kalyan-Dombivli Municipal Corporation,
Shankarao Chowk, Kalyan(W) - 421 301, With reference to KDMC's letter No. 20/2016/2017/2018/2019, dated 26/08/2016.



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No. SRO/Growth Control/2401/8P/TP-Usanghar-Gharivall-01/
Vol-34/1923/2022

Date: 15 JUL 2022

COMMENCEMENT CERTIFICATE

To,
Director, M/s. Runwal Residency Pvt. Ltd.,
Runwal & Omkar Esquire, 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 46.14 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, 45/1 (P), 46/2A, 46/2B, 46/3, 47/1(P), 48, 50, 51, 52/1, 52/2, 53/1A, 53/1B, 53/2A, 53/2B, 53/3A, 53/3B, 54 (P) of Village Usanghar, Talukakalpen, S. Nos. 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/7, 4/8, 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, 37/2, 37/3, 37/2C, 37/2D, 37/3, 37/4, 37/21, 38/1, 38/2, 39/1, 39/2, 39/3, 40, 41/3A, 41/1B, 41/2, 41/3, 41/4, 44/1 (P), 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, 45, 50/1, 50/2, 50/3 of Village Ghansoli, Taluka-Kalyan District are on Plot area of 4.64428000 sqm. with now proposed BUA of Sale Component (including Base FS), Premium FS1 & Ancillary Area FS1) 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 the ITP as per UDCP is 12,84,642.08 sqm (including Base BUA of 4,64,428.00 sqm (Base FS1-100), Premium BUA of 3,18,597.61 sqm (Premium FS1 of 0.70 after deducting the premium component of 2% Amenity Plot), Ancillary area FS1 of 5,01,616.95 sqm (at 60% of Residential Component & 80% Non Residential Component) as depicted on the total drawing 80 nos. Shaded in Yellow in the attached plan as developed by Authority

Sub-Regional Office, "Mullur" Post Office, Near Chaveli Post, Fakhration Road No 2, Rajivwade Thane (W) - 400 001

Tel: (022) 273235 / 273236 Fax: (022) 273237 E-mail: sro.thane@mhrda.gov.in

Table 1: Indicating the details of buildings for which revised commencement certificate is per UDCP & already granted for Sale Component. Columns include User, Type of Wing / Building No, No. of Storey, No. of Wings, Base area, Premium area, Ancillary area, Total BUA, and No. of Units.

Table 2: Indicating the details of buildings for which revised commencement certificate is per UDCP & already granted for Sale Component. Columns include User, Type of Wing / Building No, No. of Storey, No. of Wings, Base area, Premium area, Ancillary area, Total BUA, and No. of Units.

Table 3: Indicating the details of buildings for which revised commencement certificate is per UDCP & already granted for Sale Component. Columns include User, Type of Wing / Building No, No. of Storey, No. of Wings, Base area, Premium area, Ancillary area, Total BUA, and No. of Units.

Table 4: Indicating the details of buildings for which revised commencement certificate is per UDCP & already granted for Sale Component. Columns include User, Type of Wing / Building No, No. of Storey, No. of Wings, Base area, Premium area, Ancillary area, Total BUA, and No. of Units.

Table 5: Indicating the details of buildings for which revised commencement certificate is per UDCP & already granted for Sale Component. Columns include User, Type of Wing / Building No, No. of Storey, No. of Wings, Base area, Premium area, Ancillary area, Total BUA, and No. of Units.

Table 6: Indicating the details of buildings for which revised commencement certificate is per UDCP & already granted for Sale Component. Columns include User, Type of Wing / Building No, No. of Storey, No. of Wings, Base area, Premium area, Ancillary area, Total BUA, and No. of Units.

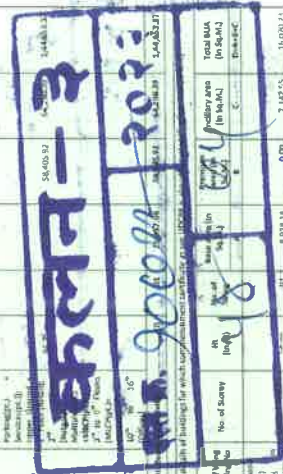
Table 7: Indicating the details of buildings for which revised commencement certificate is per UDCP & already granted for Sale Component. Columns include User, Type of Wing / Building No, No. of Storey, No. of Wings, Base area, Premium area, Ancillary area, Total BUA, and No. of Units.

Table 8: Indicating the details of buildings for which revised commencement certificate is per UDCP & already granted for Sale Component. Columns include User, Type of Wing / Building No, No. of Storey, No. of Wings, Base area, Premium area, Ancillary area, Total BUA, and No. of Units.

Table 9: Indicating the details of buildings for which revised commencement certificate is per UDCP & already granted for Sale Component. Columns include User, Type of Wing / Building No, No. of Storey, No. of Wings, Base area, Premium area, Ancillary area, Total BUA, and No. of Units.

Table 10: Indicating the details of buildings for which revised commencement certificate is per UDCP & already granted for Sale Component. Columns include User, Type of Wing / Building No, No. of Storey, No. of Wings, Base area, Premium area, Ancillary area, Total BUA, and No. of Units.

Table 11: Indicating the details of buildings for which revised commencement certificate is per UDCP & already granted for Sale Component. Columns include User, Type of Wing / Building No, No. of Storey, No. of Wings, Base area, Premium area, Ancillary area, Total BUA, and No. of Units.



User	Type of Work / Building No.	No. of Floors	Area (sq. m)	Permitted area (sq. m)	Permitted area (sq. m)	Total area (sq. m)	Final DCA (sq. m)	
State Government	Public Building	01	705.97	0.00	0.00	705.97	705.97	
Commercial	Commercial (P&I)	01	208.63	0.00	0.00	208.63	208.63	
Total for said development (sum of all)							914.60	914.60

User	Type of Work / Building No.	No. of Floors	Area (sq. m)	Permitted area (sq. m)	Total area (sq. m)	Final DCA (sq. m)	
State Government	Public Building	01	705.97	0.00	705.97	705.97	
Commercial	Commercial (P&I)	01	208.63	0.00	208.63	208.63	
Total for said development (sum of all)							914.60

Sl. No.	Name of Applicant	Area (sq. m)	Permitted area (sq. m)	Total area (sq. m)	Final DCA (sq. m)	
1.	State Government	705.97	0.00	705.97	705.97	
2.	Commercial	208.63	0.00	208.63	208.63	
Total for said development (sum of all)						914.60

Sl. No.	Name of Applicant	Area (sq. m)	Permitted area (sq. m)	Total area (sq. m)	Final DCA (sq. m)	
1.	State Government	705.97	0.00	705.97	705.97	
2.	Commercial	208.63	0.00	208.63	208.63	
Total for said development (sum of all)						914.60

Approval to the Commencement Certificate is granted under Section 45 of the said Act, subject to the following conditions:

1. The Applicant shall submit the following documents to the Metropolitan Commissioner, MMIRDA at - **MMIRDA** before applying for the Commencement Certificate:

2. The Applicant shall submit the following documents to the Metropolitan Commissioner, MMIRDA at - **MMIRDA** before applying for the Commencement Certificate:

3. The Applicant shall submit the following documents to the Metropolitan Commissioner, MMIRDA at - **MMIRDA** before applying for the Commencement Certificate:

37. Approval to the Commencement Certificate is granted under Section 45 of the said Act, subject to the following conditions:

38. The Applicant shall submit the following documents to the Metropolitan Commissioner, MMIRDA at - **MMIRDA** before applying for the Commencement Certificate:

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45. The Applicant shall submit the following documents to the Metropolitan Commissioner, MMIRDA at - **MMIRDA** before applying for the Commencement Certificate:

46. The Applicant shall submit the following documents to the Metropolitan Commissioner, MMIRDA at - **MMIRDA** before applying for the Commencement Certificate:

47. The Applicant shall submit the following documents to the Metropolitan Commissioner, MMIRDA at - **MMIRDA** before applying for the Commencement Certificate:

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59. The Applicant shall submit the following documents to the Metropolitan Commissioner, MMIRDA at - **MMIRDA** before applying for the Commencement Certificate:

60. The Applicant shall submit the following documents to the Metropolitan Commissioner, MMIRDA at - **MMIRDA** before applying for the Commencement Certificate:

- The development works in respect of which permission is granted under this certificate is not carried out as the user thereof is not in accordance with the sanctioned plans.
- Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Metropolitan Commissioner, MMIRDA is contravened or is not complied with.
- The Metropolitan Commissioner, MMIRDA is satisfied that the same is obtained through fraud or misrepresentation and in such an event the applicant and every person deriving title through or under him shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

4. The permission / commencement certificate shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of issue.

5. The application for renewal shall be made before expiry of one year if the work is not already commenced. Provided that, no such renewal shall be necessary if the work is commenced within the period of valid permission and such permission shall remain valid till the work is completed.

6. Such renewal can be done for three consecutive terms of one year each which together shall have to be submitted to obtain development permission afresh under section 44 of Maharashtra Regional & Town Planning Act, 1966.

7. Conditions of this certificate shall be binding not only on applicant but his/her heirs, successors, executors, administrators and assigns & every person deriving title through or under him;

8. The provisions in the proposal which are not conforming to applicable Unified Development Control & Promotion Regulations (UDCR) and other acts are deemed to be not approved;

9. The proposal shall be got certified to be earthquake resistant from the licensed structural engineer and certificate shall be submitted to MMIRDA before Occupancy Certificate;

10. Any development carried out in contravention of or in violation of the Commencement Certificate is liable to be treated as unauthorized and may be proceeded against under Section 53 or, as the case may be, section 54 of the M.R.T.P. Act, 1966. The applicant and/or his agents in such cases may be proceeded against under section 52 of the said Act. To carry out an unauthorized development is treated as a cognizable offence and is punishable with imprisonment apart from fine;

11. The applicant shall obtain permissions under the provisions of other applicable statutes, wherever necessary, prior to commencement of the construction;

12. The applicant shall be solely responsible for compliance of all the conditions mentioned in all the NOCs/Clearances obtained/will be obtained/required to be obtained from the competent authorities for the proposed development on the land under reference;

13. The applicant shall develop RIS areas and shall plant the required number of trees in the RIS area as per DCRs & TRP Notification and shall submit final NOC from the Tree Authority before applying for Occupancy Certificate;

14. Applicant shall submit NOC from concern tree authority prior to start of any construction work on site.

15. The applicant shall submit notice for start of work before commencement of construction on site;

16. The applicant shall give intimation in the prescribed form in Appendix F of sanctioned UDCPR certified by Architect / licensed Engineer / Supervisor to the Authority after the completion of work upon which final NOC from Tree Authority before commencement of buildings effected by trees on site and final NOC for External SWD, external water supply, Sewerage and Electricity supply for full potential of the plot and other required NOCs prior to requesting for Occupancy Certificate;

17. The Development shall be strictly as per the provisions of DP for Notified Area of 27 villages of Kolhapur and Ambernath Taluka sanctioned as 3(1) of MR & TP Act, 1966;

18. The responsibility of authenticity of documents vests with the Applicant and his Licensed Architect. All the documents submitted/subscribed to MMIRDA shall be considered to be authentic on the basis of the undertakings given by the Licensed Architect/Applicant/Developer;

19. MMIRDA shall not be responsible for any dispute regarding ownership of any land portion and it shall be sole responsibility of Applicant and his successors only. The applicant shall mean the Architect/Land owner/POA holder etc. and their successors who have approached MMIRDA for the approval. MMIRDA shall stand indifferent from any disputes and notified undertaking shall be submitted by applicant within a week from the date of the Commencement Certificate;

20. Neither the granting of this permission nor the approval of the drawings and specifications, nor the inspection, made by the officials during the development, shall in any way relieve the Applicant/Architect/Structural Engineer/Developer of such development from full responsibility for carrying out the work in accordance with the requirements of all applicable Acts/Rules/Regulations;

21. Regarding any disputes, MMIRDA shall stand indifferent. MMIRDA reserves the right to modify or withdraw this approval in larger public interest;

22. The applicant shall sign the Memorandum of Understanding (MoU) with MMIRDA as and when called upon by the MMIRDA and pay the Infrastructural Development Charge (IDC) or any other charge as approved by MMIRDA in future for lands falling within Kolhapur Growth Center boundary and as ensured by applicant in undertaking dated 13/08/2019;

23. The applicant shall sign the Memorandum of Understanding (MoU) with MMIRDA as and when called upon by the MMIRDA and pay the Infrastructural Development Charge (IDC) or any other charge as approved by MMIRDA in future for lands falling within Kolhapur Growth Center boundary and as ensured by applicant in undertaking dated 13/08/2019;

24. The applicant shall abide with norms, design, planning etc. from respective consultants for Third party certification for parking arrangement and maneuverability, Internal SWD, Internal Water works & Rain water harvesting, Internal drainage works, Internal Mechanical & Electrical, Structural design & plan showing the structural details for the proposed building, Detailed plan & design for Sewerage Treatment Plant from consultant, Internal road, Horticulture and Solid waste Management plan for all the buildings/structures in TTP;

25. The applicant shall submit NOC from Competent Fire Authority at the time of submission of intimation of Plot Completion and final NOC may be submitted for Occupancy certificate of any buildings/structures.

26. It shall be binding on the developer/applicant to submit a Self-declaration Form to comply with the environmental conditions (Appendix XIV) along with Form 1A and certification by the Qualified Building Engraving Authority prior to commencement of any development on site;

27. The applicant should obtain separate 7/12 extracts for A.G., DP Roads, DP reservations, amenities etc. and submit the same to MMIRDA before requesting Occupancy Certificate;

28. The applicant should submit Churnin / Premium or receipt of Conversion tax, non-agricultural statement, and wherever applicable, naranara or other Government dues as per Govt. of Maharashtra's Ordinance dated 05/01/2007 prior to commencement of work on site;

29. The applicant should submit NOC from Concerned Fire Authority at the time of submission of intimation of Plot Completion and final NOC may be submitted for Occupancy certificate of any buildings/structures.

30. It shall be binding on the developer/applicant to submit a Self-declaration Form to comply with the environmental conditions (Appendix XIV) along with Form 1A and certification by the Qualified Building Engraving Authority prior to commencement of any development on site;

31. The applicant should obtain separate 7/12 extracts for A.G., DP Roads, DP reservations, amenities etc. and submit the same to MMIRDA before requesting Occupancy Certificate;

32. The applicant should submit Churnin / Premium or receipt of Conversion tax, non-agricultural statement, and wherever applicable, naranara or other Government dues as per Govt. of Maharashtra's Ordinance dated 05/01/2007 prior to commencement of work on site;

33. The applicant should submit NOC from Concerned Fire Authority at the time of submission of intimation of Plot Completion and final NOC may be submitted for Occupancy certificate of any buildings/structures.

34. It shall be binding on the developer/applicant to submit a Self-declaration Form to comply with the environmental conditions (Appendix XIV) along with Form 1A and certification by the Qualified Building Engraving Authority prior to commencement of any development on site;

35. The applicant should obtain separate 7/12 extracts for A.G., DP Roads, DP reservations, amenities etc. and submit the same to MMIRDA before requesting Occupancy Certificate;

36. The applicant should submit Churnin / Premium or receipt of Conversion tax, non-agricultural statement, and wherever applicable, naranara or other Government dues as per Govt. of Maharashtra's Ordinance dated 05/01/2007 prior to commencement of work on site;

37. The applicant should submit NOC from Concerned Fire Authority at the time of submission of intimation of Plot Completion and final NOC may be submitted for Occupancy certificate of any buildings/structures.

38. It shall be binding on the developer/applicant to submit a Self-declaration Form to comply with the environmental conditions (Appendix XIV) along with Form 1A and certification by the Qualified Building Engraving Authority prior to commencement of any development on site;

41. The applicant shall obtain permission/Approval for amalgamation/subdivision of lands u/r, as depicted in the accompanying drawing;
42. The applicant shall submit fresh amalgamated / separate 7/12 extract;
43. For any change and variation in the plans, prior approval of MMROA shall be obtained;
44. The work of filling of low lying land, diverting drains, laying sewer lines etc. if any, should not be done unless the due intimation is given to concerned Authority and their permission is obtained for proceeding with the work;
45. All the conditions of conditional local area clearance dated 17/07/2019 granted by the Government of Maharashtra for the Integrated Township Project on the land under reference shall be binding on the applicant;
46. That the Water Supply shall be sourced / supplied with portable quality by developer at his cost. The norms of recycling the water/ rain water harvesting shall be applicable as prescribed by Government from time to time;
47. The applicant shall comply with and abide by all the conditions mentioned in MSEDCL NOC dt. 30.06.2020 (No. SE/KEN/17/ET/01009) for supply of 33 Mega Watt for the entire ITP. Applicants shall provide area for Flatrate Sub Station as per Electricity Company's requirements and that the substation shall be constructed for supply of Electricity to the project as per the Electricity Company's requirements. The applicant shall abide by the requirements of Electric Company. The applicants should obtain remarks from Electric Deptt & LCO Deptt for Substation provided in structure. The applicant shall obtain the final M/SEDCCL NOC before applying for Occupancy Certificate for buildings in this ITP;
48. Applicant shall provide area for Electric Sub Station as per Electricity Company's requirements and that the substation shall be constructed for supply of Electricity to the project as per the Electricity Company's requirements. The applicant shall abide by the requirements of Electric Company. The applicants should obtain remarks from Electric Deptt & LCO Deptt for Substation provided in structure. The applicant shall obtain the final M/SEDCCL NOC before applying for Occupancy Certificate for buildings in this ITP;
49. Applicant shall provide area for Electric Sub Station as per Electricity Company's requirements and that the substation shall be constructed for supply of Electricity to the project as per the Electricity Company's requirements. The applicant shall abide by the requirements of Electric Company. The applicants should obtain remarks from Electric Deptt & LCO Deptt for Substation provided in structure. The applicant shall obtain the final M/SEDCCL NOC before applying for Occupancy Certificate for buildings in this ITP;
50. All the Amenities, Utilities, Facilities and the Road Network shall be fully developed by the Developer at his own cost as per the specifications given by the MMROA. The amenities shall be in concurrence with the sanctioned provisions of UDPCR & DP for 27 Villages notified Area published u/s 31(1) of MR & TP Act, 1986;
51. **DP Requirements and the DP shall be developed within the ITP shall be developed by the applicant and after the development shall be made available to the general public.**
52. Those adequate arrangements for disposing the Solid Waste shall be made for the Entire Project on regular basis;
53. That the setback area if any and the DP Roads shall be duly constructed and handed over to the Concerned Authorities before requesting for occupation permission or as directed by MMROA;
54. The development shall be strictly as per the notification no. TFS-1346/C1948/Pur-1/15/371(CC)/SP/UD-13, dated 08/03/2019 amended from time to time and as per the provisions of UDPCR 2020;
55. The applicant shall submit the proposal for Commencement Certificate as per the provisions of UDPCR 2020 and as per provisions laid down in Regulation No. 6 of Annexure 'X' of the Integrated Township Project Notification dated 08/03/2019 amended from time to time;
56. The applicant shall provide 3.00 m wide access to private, land locker and government lands which are within the said project and also surrounded by the said Project at your cost;
57. The applicant shall get the entire land within the proposed project surveyed and get the internal roads and development plan roads, amenity areas, development plan reservations etc. demarcated from the TDS and accordingly submit a consolidated TDS map and get the same verified with approved plans from the Lands & Estate Cell of MMROA, prior to requesting for issuance of Occupancy Certificate;
58. In case any discrepancies are observed in the approved plans vis a vis the consolidated map issued by the applicant, the applicant shall get the same corrected and resubmitted to the Lands & Estate Cell of MMROA, prior to requesting for issuance of Occupancy Certificate;
59. The permissible built up area will be restricted any time in future on the basis of the minimum of land area considering the minimum internal lines of boundaries of the layout, consolidated TDS maps by survey of external boundaries for the proposed project, actual area in possession as per survey maps and the land area as per ownership documents;
60. The conditions of NOC dated 30/11/2018 & 07/05/2019 from Water Resources Department shall be binding on the Applicant;
61. The conditions of NOC dated 02/11/2018, 16/02/2019 & 20/04/2019 from Deputy Conservator of Forest, Forest Department, Govt. of Maharashtra shall be binding on the Applicant;
62. The conditions as mentioned in the ITP Regulation dt. 08/03/2019, Local Area Clearance dt. 12/07/2019 issued by UDO, Govt. Letter of Intent dated 09/08/2019 issued by Collector, Thane shall be binding on the Applicant;
63. The conditions of NOC dated 24/10/2018, 21/03/2019 & 05/04/2019 from Archaeological Survey of India shall be binding on the Applicant;
64. The conditions of NOC dated 14/12/2018, 05/02/2019 & 08/04/2019 from Tahsildar, Kalyan regarding Ownership, Non-Tribal & Non-Government Land shall be binding on the Applicant;
65. The applicant shall keep the required setback distances in respect of set back from RT lines, if any;
66. The applicant shall on operate with MMROA official/representative at all times of site visit and carry out instructions given;
67. The applicant shall abide by all the conditions of all the NOCs obtained/ will be obtained/ required to be obtained from the Competent Authorities for the proposed development on the land under reference;
68. The existing structures if any on land under reference shall be demolished before requesting Commencement Certificate;
69. Applicant shall submit NOC from respective Gram Panchayat mentioning that Crematorium Ground & Burial Ground is available in the said village, prior to requesting occupancy certificate of buildings in this ITP;
70. Applicant shall provide the required plot area for 'Other Public utilities', as per the requirements as and when insisted by MMROA;
71. Applicant shall provide Public Parking Facilities as per provisions of UDPCR 2020 before requesting building permission to other phases of the ITP;
72. Applicant shall provide Solid Waste Management as per the requirements before requesting building permission to other phases of the ITP;
73. The ITP shall have access of 10.00 M width or more width before requesting for the issuance of Occupancy Certificate for the 'Integrated Township Project' under reference;
74. The Applicant shall ensure adequate connectivity within their layout under reference;
75. The applicant shall obtain prior approval from Multi Model Corridor (MMC) before applying for commencement certificate for the buildings in vicinity of MMC of this Integrated Township Project (ITP) to MMROA subject to:
- The applicant shall obtain prior Approval/ NOC from MMC before start of any construction of structure/ buildings in the vicinity of MMC as shown in layout plan;
 - If there is any change in alignment of MMC, then it will be binding on applicant to obtain revised Approval/NOC from MMC and accordingly amend the layout;
 - Applicant should ensure to maintain connectivity within layout;
 - Any decision from competent authority for MMC passing through layout will be binding on applicant;
76. As per the provision of Clause 6.1(i) read with Clause 12.6 of the notification dated 08/03/2019 for the development of 'Integrated Township Project', the applicant is required to submit the Bank Guarantee for the development of the basic infrastructure of the 'Integrated Township Project' under reference before requesting for the issuance of Commencement Certificate for the said 'Integrated Township Project'.
77. The provisions of TPS shall be applicable to the applicant's ITP and the applicant shall pay the necessary applicable fees, charges, etc. to MMROA, as and when made applicable by MMROA under TPS as ensured by the applicant in their Underwriting dated 13.08.2019;
78. The applicant shall submit the consent to establish bank from MPCB as per Minutes of Meeting of 13th Consent Approvals Committee held on 09.10.2020 and abide by the said terms and conditions;
79. Applicant shall submit NOC from MPCB prior to intimation of plinth completion of the buildings and shall be binding on the applicant to intimation of plinth completion of the buildings and shall be binding on the applicant to intimation of plinth completion of the buildings and shall be binding on the applicant to intimation of plinth completion of the buildings and shall be binding on the applicant to intimation of plinth completion of the buildings;
80. The applicant shall submit NOC from Competent Authority at the time of submission of intimation of Plinth Completion and final NOC prior to requesting for Occupancy Certificate of any buildings/structures;
81. The applicant shall abide to conditions mentioned in EC dt. 03/03/2020 and upgrade the EC for the proposed development in ITP after receipt of CC/building plans to buildings of lumbar physics and submit

82. The applicant shall submit fresh amalgamated / separate 7/12 extract;
83. For any change and variation in the plans, prior approval of MMROA shall be obtained;
84. The work of filling of low lying land, diverting drains, laying sewer lines etc. if any, should not be done unless the due intimation is given to concerned Authority and their permission is obtained for proceeding with the work;
85. All the conditions of conditional local area clearance dated 17/07/2019 granted by the Government of Maharashtra for the Integrated Township Project on the land under reference shall be binding on the applicant;
86. That the Water Supply shall be sourced / supplied with portable quality by developer at his cost. The norms of recycling the water/ rain water harvesting shall be applicable as prescribed by Government from time to time;
87. The applicant shall comply with and abide by all the conditions mentioned in MSEDCL NOC dt. 30.06.2020 (No. SE/KEN/17/ET/01009) for supply of 33 Mega Watt for the entire ITP. Applicants shall provide area for Flatrate Sub Station as per Electricity Company's requirements and that the substation shall be constructed for supply of Electricity to the project as per the Electricity Company's requirements. The applicant shall abide by the requirements of Electric Company. The applicants should obtain remarks from Electric Deptt & LCO Deptt for Substation provided in structure. The applicant shall obtain the final M/SEDCCL NOC before applying for Occupancy Certificate for buildings in this ITP;
88. Applicant shall provide area for Electric Sub Station as per Electricity Company's requirements and that the substation shall be constructed for supply of Electricity to the project as per the Electricity Company's requirements. The applicant shall abide by the requirements of Electric Company. The applicants should obtain remarks from Electric Deptt & LCO Deptt for Substation provided in structure. The applicant shall obtain the final M/SEDCCL NOC before applying for Occupancy Certificate for buildings in this ITP;
89. Applicant shall provide area for Electric Sub Station as per Electricity Company's requirements and that the substation shall be constructed for supply of Electricity to the project as per the Electricity Company's requirements. The applicant shall abide by the requirements of Electric Company. The applicants should obtain remarks from Electric Deptt & LCO Deptt for Substation provided in structure. The applicant shall obtain the final M/SEDCCL NOC before applying for Occupancy Certificate for buildings in this ITP;
90. All the Amenities, Utilities, Facilities and the Road Network shall be fully developed by the Developer at his own cost as per the specifications given by the MMROA. The amenities shall be in concurrence with the sanctioned provisions of UDPCR & DP for 27 Villages notified Area published u/s 31(1) of MR & TP Act, 1986;
91. **DP Requirements and the DP shall be developed within the ITP shall be developed by the applicant and after the development shall be made available to the general public.**
92. Those adequate arrangements for disposing the Solid Waste shall be made for the Entire Project on regular basis;
93. That the setback area if any and the DP Roads shall be duly constructed and handed over to the Concerned Authorities before requesting for occupation permission or as directed by MMROA;
94. The development shall be strictly as per the notification no. TFS-1346/C1948/Pur-1/15/371(CC)/SP/UD-13, dated 08/03/2019 amended from time to time and as per the provisions of UDPCR 2020;
95. The applicant shall submit the proposal for Commencement Certificate as per the provisions of UDPCR 2020 and as per provisions laid down in Regulation No. 6 of Annexure 'X' of the Integrated Township Project Notification dated 08/03/2019 amended from time to time;
96. The applicant shall provide 3.00 m wide access to private, land locker and government lands which are within the said project and also surrounded by the said Project at your cost;
97. The applicant shall get the entire land within the proposed project surveyed and get the internal roads and development plan roads, amenity areas, development plan reservations etc. demarcated from the TDS and accordingly submit a consolidated TDS map and get the same verified with approved plans from the Lands & Estate Cell of MMROA, prior to requesting for issuance of Occupancy Certificate;
98. In case any discrepancies are observed in the approved plans vis a vis the consolidated map issued by the applicant, the applicant shall get the same corrected and resubmitted to the Lands & Estate Cell of MMROA, prior to requesting for issuance of Occupancy Certificate;
99. The permissible built up area will be restricted any time in future on the basis of the minimum of land area considering the minimum internal lines of boundaries of the layout, consolidated TDS maps by survey of external boundaries for the proposed project, actual area in possession as per survey maps and the land area as per ownership documents;
100. The conditions of NOC dated 30/11/2018 & 07/05/2019 from Water Resources Department shall be binding on the Applicant;
101. The conditions of NOC dated 02/11/2018, 16/02/2019 & 20/04/2019 from Deputy Conservator of Forest, Forest Department, Govt. of Maharashtra shall be binding on the Applicant;
102. The conditions as mentioned in the ITP Regulation dt. 08/03/2019, Local Area Clearance dt. 12/07/2019 issued by UDO, Govt. Letter of Intent dated 09/08/2019 issued by Collector, Thane shall be binding on the Applicant;
103. The conditions of NOC dated 24/10/2018, 21/03/2019 & 05/04/2019 from Archaeological Survey of India shall be binding on the Applicant;
104. The conditions of NOC dated 14/12/2018, 05/02/2019 & 08/04/2019 from Tahsildar, Kalyan regarding Ownership, Non-Tribal & Non-Government Land shall be binding on the Applicant;
105. The applicant shall keep the required setback distances in respect of set back from RT lines, if any;
106. The applicant shall on operate with MMROA official/representative at all times of site visit and carry out instructions given;
107. The applicant shall abide by all the conditions of all the NOCs obtained/ will be obtained/ required to be obtained from the Competent Authorities for the proposed development on the land under reference;
108. The existing structures if any on land under reference shall be demolished before requesting Commencement Certificate;
109. Applicant shall submit NOC from respective Gram Panchayat mentioning that Crematorium Ground & Burial Ground is available in the said village, prior to requesting occupancy certificate of buildings in this ITP;
110. Applicant shall provide the required plot area for 'Other Public utilities', as per the requirements as and when insisted by MMROA;
111. Applicant shall provide Public Parking Facilities as per provisions of UDPCR 2020 before requesting building permission to other phases of the ITP;
112. Applicant shall provide Solid Waste Management as per the requirements before requesting building permission to other phases of the ITP;
113. The ITP shall have access of 10.00 M width or more width before requesting for the issuance of Occupancy Certificate for the 'Integrated Township Project' under reference;
114. The Applicant shall ensure adequate connectivity within their layout under reference;
115. The applicant shall obtain prior approval from Multi Model Corridor (MMC) before applying for commencement certificate for the buildings in vicinity of MMC of this Integrated Township Project (ITP) to MMROA subject to:
- The applicant shall obtain prior Approval/ NOC from MMC before start of any construction of structure/ buildings in the vicinity of MMC as shown in layout plan;
 - If there is any change in alignment of MMC, then it will be binding on applicant to obtain revised Approval/NOC from MMC and accordingly amend the layout;
 - Applicant should ensure to maintain connectivity within layout;
 - Any decision from competent authority for MMC passing through layout will be binding on applicant;
116. As per the provision of Clause 6.1(i) read with Clause 12.6 of the notification dated 08/03/2019 for the development of 'Integrated Township Project', the applicant is required to submit the Bank Guarantee for the development of the basic infrastructure of the 'Integrated Township Project' under reference before requesting for the issuance of Commencement Certificate for the said 'Integrated Township Project'.
117. The provisions of TPS shall be applicable to the applicant's ITP and the applicant shall pay the necessary applicable fees, charges, etc. to MMROA, as and when made applicable by MMROA under TPS as ensured by the applicant in their Underwriting dated 13.08.2019;
118. The applicant shall submit the consent to establish bank from MPCB as per Minutes of Meeting of 13th Consent Approvals Committee held on 09.10.2020 and abide by the said terms and conditions;
119. Applicant shall submit NOC from MPCB prior to intimation of plinth completion of the buildings and shall be binding on the applicant to intimation of plinth completion of the buildings and shall be binding on the applicant to intimation of plinth completion of the buildings and shall be binding on the applicant to intimation of plinth completion of the buildings;
120. The applicant shall submit NOC from Competent Authority at the time of submission of intimation of Plinth Completion and final NOC prior to requesting for Occupancy Certificate of any buildings/structures;
121. The applicant shall abide to conditions mentioned in EC dt. 03/03/2020 and upgrade the EC for the proposed development in ITP after receipt of CC/building plans to buildings of lumbar physics and submit



93. The applicant shall construct the required proportionate Social Housing Component in the said ITP in the form of built-up units and obtain approval from MMRDA for the same within 3 months;
94. This permission is granted as per the layout approved by DTP, Pune by letter dt. 11/05/2020. The applicant shall abide by the terms and conditions of this letter;
95. The applicant shall construct the requisite 24.00 m wide road in their part of ITP layout and in the part of 24.00 m wide alignment passing through S. No. 13 of village Udaygar the applicant shall obtain registered right of way and submit the same to MMRDA before requesting occupancy certificate of any building. However, the applicant can proceed to construct the road to the extent of availability of road width till submission of right of way;
96. Applicant shall comply with all the conditions mentioned in Highway NOC dt. 13.05.2019;
97. Applicant shall comply and abide with all the conditions mentioned in Metro NOC dt. 17/05/2021 from Metro-PUC;
98. Applicant shall provide mechanical ventilation with in per requirements of UODCR;
99. Applicant shall comply with all the conditions mentioned in NOC for Storm Water drain and shall submit final NOC prior to requesting for Occupancy Certificate;
100. Applicant shall comply with all the conditions mentioned in NOC for Sewage Treatment and shall submit final NOC prior to requesting for Occupancy Certificate;
101. The applicant shall abide by the rules and regulations of Social Housing (ENS/JUG) and shall submit NOC from CPO regarding maintaining minimum assigned open spaces of 6.00 M. around the ENS/JUG buildings including underground systems for parking purposes;
102. Applicant shall submit Neighbour Undertaking stating that all the terms and conditions mentioned in MMRDA's Circular No. TCRP-2/MS/2016/2186/750/2020 dated 10.09.2020 are binding on them and shall be followed scrupulously;
103. Applicant shall also submit undertaking that they shall make aware to the prospective buyers in the project and the RESA holders about the treatment payment facility enabled by you in the various payments to be made to MMRDA and the provision in the Circular about initiating action by MMRDA against the default in payment on scheduled date;
104. Applicant shall submit voluntarily based indemnifying letter to MMRDA staff against any dispute, litigation, RTI's compliance etc. regarding the entitlement payment facility notified by them;
105. Applicant shall abide all the conditions and requirements of Maharashtra Chawls (Regulations) Rules, 1964, as amended from time to time for Subpart in Road-2 Building in Sls-A of ITP;
106. Applicant shall note that the Premium deposited in their name shall be refunded to them only after the actual construction/completion of BUA through provision 63 for the areas/floors on which the BUA is to be utilized;
107. All the conditions of Govt. of Maharashtra's Circulars in GN No. B-2008-12-14/2007-2008 dt. 14/01/2021 for availing 50% exemption in Premium BUA amount shall be applicable to the applicant and the applicant shall submit an Undertaking regarding the same to MMRDA, if there is any

change/alteration/modification/verification/review etc received from government regarding the said CA then the same shall be binding & applicable on this applicant and applicant shall abide with it.

108. Applicant shall comply with all the conditions mentioned in tree NOC from WDMC.

109. If any discrepancy found regarding charges w.r.t development charges, VUTP charges, Premium FSI payment, Auxiliary FSI payment, Security fees, etc. or any other applicable charges then the applicant shall be liable to pay the same. The applicant shall submit an Undertaking regarding the same to MMRDA;

110. Applicant shall get approval for revised letter of intent from Collector, Thane and revised layout approval from MMRDA as per Govt notification dt. 23/12/2021;

111. All the conditions mentioned in GOM notification dt. 23/12/2021 shall be binding on the applicant;

112. That no/retorted undertaking cum indemnity Bond shall be submitted for abiding above conditions by applicant.

13/05/2021
 (Signature)
 (Name)
 Planning Director



Copy with set of approved total drawings S/NO to S/NO nos.:

1. Mr. Sandeep Prakash (Architect),
 Saaksh Architects, 2nd Floor, Nalchurni, A Wing, Near TMC,
 Almeida Road, Panchyabudhi, Thane (W) - 400 602.

2. The Collector, Collector Office, Thane. As stipulated in S-15 of MR & TP Act, 1956

3. The Municipal Commissioner,
 Kalyan-Corombul Municipal Corporation, Shankarnagar Chowk,
 Kalyan(W) - 411021
 with reference to KDMC's letter
 No. BE/KA/01/09/2019/07/52 dt
 26/01/2016

कलम - ३	
दस्ता क्र. 900	२०२२
५००	०५



23 - 11/13/00
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Annexure "K"		T37-2201
Particulars	Milestone %	Flat Cost
BOOKING TOKEN	1.0%	57600
WITHIN 7 DAYS POST BOOKING	4.0%	230400
WITHIN 15 DAYS POST BOOKING	5.0%	288000
ON COMPLETION OF EXCAVATION	20.0%	1152000
ON COMPLETION OF PLINTH	15.0%	864000
ON INITIATION OF 3RD FLOOR	4.0%	230400
ON INITIATION OF 6TH FLOOR	4.0%	230400
ON INITIATION OF 9TH FLOOR	4.0%	230400
ON INITIATION OF 12TH FLOOR	4.0%	230400
ON INITIATION OF 15TH FLOOR	4.0%	230400
ON INITIATION OF 18TH FLOOR	3.0%	172800
ON INITIATION OF 21ST FLOOR	3.0%	172800
ON INITIATION OF 24TH FLOOR	3.0%	172800
ON INITIATION OF 27th FLOOR	3.0%	172800
ON COMPLETION OF TOP FLOOR	3.0%	172800
ON COMPLETION OF BLOCKWORK OF THE UNIT	5.0%	288000
ON COMPLETION OF INTERNAL PLASTER, FLOORING AND TILING OF THE UNIT	5.0%	288000
COMPLETION OF THE EXTERNAL PLUMBING, ELECTRICAL FITTINGS LIFT, DOORS AND WINDOWS UPTO THE FLOOR LEVEL OF THE APARTMENT	5.0%	288000
ON POSSESSION/RECEIPT OF OC/ COMPLETION CERTIFICATE.	5.0%	288000
Total	100%	5760000

\$

[Signature]

M. K. S.

कमान-३
 वस. नं. १०१०१२/२०२२
 ६०/०५





कलन-३
दिनांक ०२/०३/२०२२
पृष्ठ १/१

"RESOLVED FURTHER THAT the above mentioned authorized signatory(s) of the Company (1) Mr. Viharnaditya Upadhyay 2) Mr. Sachin Paul and 3) Mr. Rishabh Sarmah be and are hereby authorized to administer the power for limited purpose of lodging, maintaining, registering any document or provisional deeds with the concerned office of the Registrar of Companies and other concerned authorities, duly signed and stamped by them, in conformity with the employment certificate of the company/group/company, jointly and/or severally, being the representatives of the Company.

"RESOLVED FURTHER THAT the above-mentioned authorized signatories of the Company be and are hereby authorized to do any of the above mentioned things as may be considered expedient and necessary in this regard on behalf of the Company.

"RESOLVED FURTHER THAT copies of the aforesaid resolution may be certified to be true by any one Director of the company and such certified true copies be furnished in any form as may be required.

"RESOLVED FURTHER THAT the aforesaid authority to (1) Mr. Viharnaditya Upadhyay, 2) Mr. Sachin Paul and 3) Mr. Rishabh Sarmah shall subsist for a period of One year from the date of registration of POA in favour of them with the concerned Sub-Registrar office.

Per Renewal Kaidbary Private Limited

(Signature)
Rishabh Sarmah
DIN: 08895217



कलन-३
दिनांक ०२/०३/२०२२
पृष्ठ १/१



कलन-३
दिनांक ०२/०३/२०२२
पृष्ठ १/१

RENEWAL OF POWER OF ATTORNEY
Unique Registration Authority of Maharashtra
Kalyan-3, Maharashtra

आवेदनकर्ता का पता: 8106 62018 2192
पता: जयपुर, नरेंद्र नगर

8106 62018 2192



कलन-३
दिनांक ०२/०३/२०२२
पृष्ठ १/१

कलन-३

दिनांक ०२/०३/२०२२

पृष्ठ १/१



1. Name of the Candidate: **कलन-3**

2. Roll Number: **20022022**

3. Date: **20/07/2022**

4. Name of the Candidate: **कलन-3**

5. Roll Number: **20022022**

6. Date: **20/07/2022**

7. Name of the Candidate: **कलन-3**

8. Roll Number: **20022022**

9. Date: **20/07/2022**

10. Name of the Candidate: **कलन-3**

11. Roll Number: **20022022**

12. Date: **20/07/2022**

13. Name of the Candidate: **कलन-3**

14. Roll Number: **20022022**

15. Date: **20/07/2022**

16. Name of the Candidate: **कलन-3**

17. Roll Number: **20022022**

18. Date: **20/07/2022**

19. Name of the Candidate: **कलन-3**

20. Roll Number: **20022022**

21. Date: **20/07/2022**

22. Name of the Candidate: **कलन-3**

23. Roll Number: **20022022**

24. Date: **20/07/2022**

25. Name of the Candidate: **कलन-3**

26. Roll Number: **20022022**

27. Date: **20/07/2022**

28. Name of the Candidate: **कलन-3**

29. Roll Number: **20022022**

30. Date: **20/07/2022**

31. Name of the Candidate: **कलन-3**

32. Roll Number: **20022022**

33. Date: **20/07/2022**

34. Name of the Candidate: **कलन-3**

35. Roll Number: **20022022**

36. Date: **20/07/2022**

37. Name of the Candidate: **कलन-3**

38. Roll Number: **20022022**

39. Date: **20/07/2022**

40. Name of the Candidate: **कलन-3**

41. Roll Number: **20022022**

42. Date: **20/07/2022**

43. Name of the Candidate: **कलन-3**

44. Roll Number: **20022022**

45. Date: **20/07/2022**

46. Name of the Candidate: **कलन-3**

47. Roll Number: **20022022**

48. Date: **20/07/2022**

49. Name of the Candidate: **कलन-3**

50. Roll Number: **20022022**

51. Date: **20/07/2022**

52. Name of the Candidate: **कलन-3**

53. Roll Number: **20022022**

54. Date: **20/07/2022**

55. Name of the Candidate: **कलन-3**

56. Roll Number: **20022022**

57. Date: **20/07/2022**

58. Name of the Candidate: **कलन-3**

59. Roll Number: **20022022**

60. Date: **20/07/2022**

61. Name of the Candidate: **कलन-3**

62. Roll Number: **20022022**

63. Date: **20/07/2022**

64. Name of the Candidate: **कलन-3**

65. Roll Number: **20022022**

66. Date: **20/07/2022**

67. Name of the Candidate: **कलन-3**

68. Roll Number: **20022022**

69. Date: **20/07/2022**

70. Name of the Candidate: **कलन-3**

71. Roll Number: **20022022**

72. Date: **20/07/2022**

73. Name of the Candidate: **कलन-3**

74. Roll Number: **20022022**

75. Date: **20/07/2022**

76. Name of the Candidate: **कलन-3**

77. Roll Number: **20022022**

78. Date: **20/07/2022**

कलम - ३
दि. २०/०८/२०२२
४

Joint Signatories (1) Mr. Mohan Jayraj Pillai, (2) Mr. Ritesh Srinivasan, and (3) Mr. Vikramaditya Chaurvanshkar Upadhyay;

(1) Mr. Vikramaditya Chaurvanshkar Upadhyay, in his capacity as a director of the Company, hereby certifies that the information furnished in the Schedule herunder is true and correct to the best of his knowledge and belief and that the same is in accordance with the facts and circumstances of the Company.

(2) Mr. Mohan Jayraj Pillai, in his capacity as a director of the Company, hereby certifies that the information furnished in the Schedule herunder is true and correct to the best of his knowledge and belief and that the same is in accordance with the facts and circumstances of the Company.

(3) Mr. Ritesh Srinivasan, in his capacity as a director of the Company, hereby certifies that the information furnished in the Schedule herunder is true and correct to the best of his knowledge and belief and that the same is in accordance with the facts and circumstances of the Company.

IN WITNESS WHEREOF, we have set our hands and subscribed our names in this Special Power of Attorney on this 20th day of September 2022.



SIGNED AND DELIVERED
By the within named
M/s. RUNWAL RESIDENCY PRIVATE LTD.
Through its authorized signatory (Name: _____)
(1) Mr. Mohan Jayraj Pillai
(2) Mr. Ritesh Srinivasan

Page 3 of 5

कलम - ३
दि. २०/०८/२०२२
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कलम - ३
दि. २०/०८/२०२२
४

Joint Signatories (1) Mr. Krishna Narayan Baveja, (2) Mr. Rajesh Anand Gajjar, and (3) Mr. Kuntesh Shankar Chaugule, all two have right to execute the above in accordance with the facts and circumstances of the Company.

(1) Mr. Krishna Narayan Baveja, in his capacity as a director of the Company, hereby certifies that the information furnished in the Schedule herunder is true and correct to the best of his knowledge and belief and that the same is in accordance with the facts and circumstances of the Company.

(2) Mr. Rajesh Anand Gajjar, in his capacity as a director of the Company, hereby certifies that the information furnished in the Schedule herunder is true and correct to the best of his knowledge and belief and that the same is in accordance with the facts and circumstances of the Company.

(3) Mr. Kuntesh Shankar Chaugule, in his capacity as a director of the Company, hereby certifies that the information furnished in the Schedule herunder is true and correct to the best of his knowledge and belief and that the same is in accordance with the facts and circumstances of the Company.

THE SCHEDULE

ALL THOSE pieces and parcels of land of project contained and/or to be constructed and known as "RUNWAL GARDENS" in the land bearing Survey No. 41 to 49, 49 to 51, 51 to 53, 53 to 55, 55 to 57, 57 to 59, 59 to 61, 61 to 63, 63 to 65, 65 to 67, 67 to 69, 69 to 71, 71 to 73, 73 to 75, 75 to 77, 77 to 79, 79 to 81, 81 to 83, 83 to 85, 85 to 87, 87 to 89, 89 to 91, 91 to 93, 93 to 95, 95 to 97, 97 to 99, 99 to 101, 101 to 103, 103 to 105, 105 to 107, 107 to 109, 109 to 111, 111 to 113, 113 to 115, 115 to 117, 117 to 119, 119 to 121, 121 to 123, 123 to 125, 125 to 127, 127 to 129, 129 to 131, 131 to 133, 133 to 135, 135 to 137, 137 to 139, 139 to 141, 141 to 143, 143 to 145, 145 to 147, 147 to 149, 149 to 151, 151 to 153, 153 to 155, 155 to 157, 157 to 159, 159 to 161, 161 to 163, 163 to 165, 165 to 167, 167 to 169, 169 to 171, 171 to 173, 173 to 175, 175 to 177, 177 to 179, 179 to 181, 181 to 183, 183 to 185, 185 to 187, 187 to 189, 189 to 191, 191 to 193, 193 to 195, 195 to 197, 197 to 199, 199 to 201, 201 to 203, 203 to 205, 205 to 207, 207 to 209, 209 to 211, 211 to 213, 213 to 215, 215 to 217, 217 to 219, 219 to 221, 221 to 223, 223 to 225, 225 to 227, 227 to 229, 229 to 231, 231 to 233, 233 to 235, 235 to 237, 237 to 239, 239 to 241, 241 to 243, 243 to 245, 245 to 247, 247 to 249, 249 to 251, 251 to 253, 253 to 255, 255 to 257, 257 to 259, 259 to 261, 261 to 263, 263 to 265, 265 to 267, 267 to 269, 269 to 271, 271 to 273, 273 to 275, 275 to 277, 277 to 279, 279 to 281, 281 to 283, 283 to 285, 285 to 287, 287 to 289, 289 to 291, 291 to 293, 293 to 295, 295 to 297, 297 to 299, 299 to 301, 301 to 303, 303 to 305, 305 to 307, 307 to 309, 309 to 311, 311 to 313, 313 to 315, 315 to 317, 317 to 319, 319 to 321, 321 to 323, 323 to 325, 325 to 327, 327 to 329, 329 to 331, 331 to 333, 333 to 335, 335 to 337, 337 to 339, 339 to 341, 341 to 343, 343 to 345, 345 to 347, 347 to 349, 349 to 351, 351 to 353, 353 to 355, 355 to 357, 357 to 359, 359 to 361, 361 to 363, 363 to 365, 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to 533, 533 to 535, 535 to 537, 537 to 539, 539 to 541, 541 to 543, 543 to 545, 545 to 547, 547 to 549, 549 to 551, 551 to 553, 553 to 555, 555 to 557, 557 to 559, 559 to 561, 561 to 563, 563 to 565, 565 to 567, 567 to 569, 569 to 571, 571 to 573, 573 to 575, 575 to 577, 577 to 579, 579 to 581, 581 to 583, 583 to 585, 585 to 587, 587 to 589, 589 to 591, 591 to 593, 593 to 595, 595 to 597, 597 to 599, 599 to 601, 601 to 603, 603 to 605, 605 to 607, 607 to 609, 609 to 611, 611 to 613, 613 to 615, 615 to 617, 617 to 619, 619 to 621, 621 to 623, 623 to 625, 625 to 627, 627 to 629, 629 to 631, 631 to 633, 633 to 635, 635 to 637, 637 to 639, 639 to 641, 641 to 643, 643 to 645, 645 to 647, 647 to 649, 649 to 651, 651 to 653, 653 to 655, 655 to 657, 657 to 659, 659 to 661, 661 to 663, 663 to 665, 665 to 667, 667 to 669, 669 to 671, 671 to 673, 673 to 675, 675 to 677, 677 to 679, 679 to 681, 681 to 683, 683 to 685, 685 to 687, 687 to 689, 689 to 691, 691 to 693, 693 to 695, 695 to 697, 697 to 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865 to 867, 867 to 869, 869 to 871, 871 to 873, 873 to 875, 875 to 877, 877 to 879, 879 to 881, 881 to 883, 883 to 885, 885 to 887, 887 to 889, 889 to 891, 891 to 893, 893 to 895, 895 to 897, 897 to 899, 899 to 901, 901 to 903, 903 to 905, 905 to 907, 907 to 909, 909 to 911, 911 to 913, 913 to 915, 915 to 917, 917 to 919, 919 to 921, 921 to 923, 923 to 925, 925 to 927, 927 to 929, 929 to 931, 931 to 933, 933 to 935, 935 to 937, 937 to 939, 939 to 941, 941 to 943, 943 to 945, 945 to 947, 947 to 949, 949 to 951, 951 to 953, 953 to 955, 955 to 957, 957 to 959, 959 to 961, 961 to 963, 963 to 965, 965 to 967, 967 to 969, 969 to 971, 971 to 973, 973 to 975, 975 to 977, 977 to 979, 979 to 981, 981 to 983, 983 to 985, 985 to 987, 987 to 989, 989 to 991, 991 to 993, 993 to 995, 995 to 997, 997 to 999, 999 to 1001, 1001 to 1003, 1003 to 1005, 1005 to 1007, 1007 to 1009, 1009 to 1011, 1011 to 1013, 1013 to 1015, 1015 to 1017, 1017 to 1019, 1019 to 1021, 1021 to 1023, 1023 to 1025, 1025 to 1027, 1027 to 1029, 1029 to 1031, 1031 to 1033, 1033 to 1035, 1035 to 1037, 1037 to 1039, 1039 to 1041, 1041 to 1043, 1043 to 1045, 1045 to 1047, 1047 to 1049, 1049 to 1051, 1051 to 1053, 1053 to 1055, 1055 to 1057, 1057 to 1059, 1059 to 1061, 1061 to 1063, 1063 to 1065, 1065 to 1067, 1067 to 1069, 1069 to 1071, 1071 to 1073, 1073 to 1075, 1075 to 1077, 1077 to 1079, 1079 to 1081, 1081 to 1083, 1083 to 1085, 1085 to 1087, 1087 to 1089, 1089 to 1091, 1091 to 1093, 1093 to 1095, 1095 to 1097, 1097 to 1099, 1099 to 1101, 1101 to 1103, 1103 to 1105, 1105 to 1107, 1107 to 1109, 1109 to 1111, 1111 to 1113, 1113 to 1115, 1115 to 1117, 1117 to 1119, 1119 to 1121, 1121 to 1123, 1123 to 1125, 1125 to 1127, 1127 to 1129, 1129 to 1131, 1131 to 1133, 1133 to 1135, 1135 to 1137, 1137 to 1139, 1139 to 1141, 1141 to 1143, 1143 to 1145, 1145 to 1147, 1147 to 1149, 1149 to 1151, 1151 to 1153, 1153 to 1155, 1155 to 1157, 1157 to 1159, 1159 to 1161, 1161 to 1163, 1163 to 1165, 1165 to 1167, 1167 to 1169, 1169 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1883 to 1885, 1885 to 1887, 1887 to 1889, 1889 to 1891, 1891 to 1893, 1893 to 1895, 1895 to 1897, 1897 to 1899, 1899 to 1901, 1901 to 1903, 1903 to 1905, 1905 to 1907, 1907 to 1909, 1909 to 1911, 1911 to 1913, 1913 to 1915, 1915 to 1917, 1917 to 1919, 1919 to 1921, 1921 to 1923, 1923 to 1925, 1925 to 1927, 1927 to 1929, 1929 to 1931, 1931 to 1933, 1933 to 1935, 1935 to 1937, 1937 to 1939, 1939 to 1941, 1941 to 1943, 1943 to 1945, 1945 to 1947, 1947 to 1949, 1949 to 1951, 1951 to 1953, 1953 to 1955, 1955 to 1957, 1957 to 1959, 1959 to 1961, 1961 to 1963, 1963 to 1965, 1965 to 1967, 1967 to 1969, 1969 to 1971, 1971 to 1973, 1973 to 1975, 1975 to 1977, 1977 to 1979, 1979 to 1981, 1981 to 1983, 1983 to 1985, 1985 to 1987, 1987 to 1989, 1989 to 1991, 1991 to 1993, 1993 to 1995, 1995 to 1997, 1997 to 1999, 1999 to 2001, 2001 to 2003, 2003 to 2005, 2005 to 2007, 2007 to 2009, 2009 to 2011, 2011 to 2013, 2013 to 2015, 2015 to 2017, 2017 to 2019, 2019 to 2021, 2021 to 2023, 2023 to 2025, 2025 to 2027, 2027 to 2029, 2029 to 2031, 2031 to 2033, 2033 to 2035, 2035 to 2037, 2037 to 2039, 2039 to 2041,

आयकर विभाग, दिल्ली
आयकर अधिनियम, 1961

आयकर अधिनियम, 1961
आयकर अधिनियम, 1961

कलन - ३
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आयकर अधिनियम, 1961
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आयकर अधिनियम, 1961
आयकर अधिनियम, 1961

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



नाम / Name
NANDKISHOR SHANKAR RANE

पिता का नाम / Father's Name
SHANKAR ABAJI RANE

जन्म की तारीख /
Date of Birth
30/06/1966

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ACZPR1732P



29092018

हस्ताक्षर / Signature

(Signature)



भारत सरकार
GOVERNMENT OF INDIA



नंदकिशोर शंकर राणे
Nandkishor Shankar Rane

जन्म तारीख / DOB: 30/06/1966

पुरुष / MALE
Mobile No.: 9833354758

3474 0397 2989
VID: 9100 9916 1191 7148



माझे आधार, माझी ओळख

(Signature)



भारत सरकार

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविय्याचा क्रमांक / Enrollment No 1171/020006/72161

To.

मनाली नंदकिशोर राणे
Manali Nandkishor Rane
47302,OZONE VALLEY
OLD MUMBAI PUNE ROAD
NEAR AMRUT AANGAN,PARSIK NAGAR KHARIGAOAN
KALWA
Kaliwa Thane
Maharashtra 400605
9969055702

02/02/2012

Ref: 114 / 04C / 126296 / 126836 / P



UE128862343IN



आपला आधार क्रमांक / Your Aadhaar No. :

8864 8550 3045

आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



मनाली नंदकिशोर राणे
Manali Nandkishor Rane

जन्म वर्ष / Year of Birth : 1966
स्त्री / Female



8864 8550 3045

आधार — सामान्य माणसाचा अधिकार

(Signature)

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



नाम / Name

MANALI NANDKISHOR RANE

पिता का नाम / Father's Name

BABAJI MAHADEV MOHITE

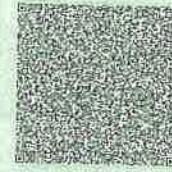
जन्म की तारीख /

Date of Birth

15/03/1971

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AMUPR8762Q



29092018

हस्ताक्षर / Signature

(Signature)

(Signature)

कलन-३
वस्त क्र. 900000-2022
३४ ०५

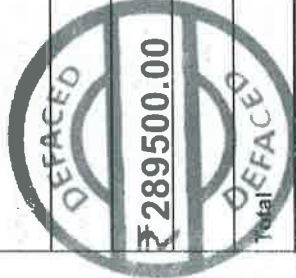




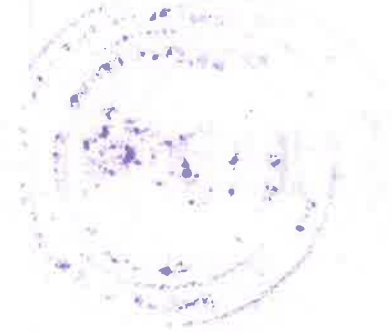
CHALLAN
MTR Form Number-6



GRN	MH006762195202223E	BARCODE		Date	23/08/2022-16:05:38	Form ID	25.2
Department	Inspector General Of Registration						
Type of Payment	Stamp Duty Registration Fee						
Office Name	KLN3_KALYAN NO 3 JOINT SUB REGISTRA						
Location	THANE						
Year	2022-2023 One Time						
Account Head Details	Amount In Rs.						
	0030046401 Stamp Duty	259500.00					
0030063301 Registration Fee	30000.00						
Flat/Block No.	RUNWAL GARDEN PHASE-4, FLAT NO.2201,						
Premises/Building	FLOOR NO.22ND,BLDG NO.37						
Road/Street	USARGHAR, GHARIVALI, DOMBIVLI EAST.						
Area/Locality	52.41 SQ. MTR.						
Town/City/District							
PIN	4 2 1 2 0 4						
Remarks (If Any)	PAN2=AAFRCR1016H-SecondPartyName=RUNWAL RESIDENCY PVT LTD-CA=5760000						
Amount In	Two Lakh Eighty Nine Thousand Five Hundred Rupees						
Words	Only						
FOR USE IN RECEIVING BANK							
Bank CIN	Ref. No.		69103332022082318330 2763055962				
Bank Date	RBI Date		23/08/2022-16:06:49 Not Verified with RBI				
Bank-Branch	IDBI BANK						
Scroll No. , Date	Not Verified with Scroll						
Department ID :	9833354758						
NOTE:- This challan is valid for document to be registered in Sub Registrar office only	Not an original document						
सदर चलन केवल दृश्यम निबंधक कार्यालयत नोंदणी करावयाच्या दस्तासाठी लागू आहे	नोंदणी न करावयाच्या दस्तासाठी लागू नाही						
<div style="border: 2px solid blue; padding: 5px; display: inline-block;"> <p>दस्ता ३.१००००-२०२२</p> <p>७१ ०५</p> </div>							
Challan Defaced Details							
Sr. No.	Remarks	Defacement No.	Defacement Date	Defacement Amount			
1	(IS)-72-10722	0003366796202223	23/08/2022-17:16:32	30000.00			
2	(IS)-72-10722	0003366796202223	23/08/2022-17:16:32	259500.00			
Total Defacement Amount				2,89,500.00			



कलम -	
क्र. 96022	२०२०
७२	७५



72/10722

मंगळवार, 23 ऑगस्ट 2022 5:59 म.नं.

दस्त गोषवारा भाग-1

कलन3

दस्त क्रमांक: 10722/2022

दस्त क्रमांक: कलन3 /10722/2022

बाजार मूल्य: रु. 49,17,000/-

मोबदला: रु. 57,60,000/-

भरलेले मुद्रांक शुल्क: रु.2,59,500/-

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Tourism Unit in A zone. : Mudrank-2016/436/UOR No 7/CR128/M1 Dated 11th Jan 2018 (sr.1)

दु.नि. सह. दु. नि. कलन3 यांचे कार्यालयात

पावती:12006 पावती दिनांक: 23/08/2022

अ. क्रं. 10722 वर दि.23-08-2022

सादरकरणाऱ्याचे नाव: नंदकिशोर शंकर राणे

रोजी 5:11 म.नं. वा. हजर केला.

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी

रु. 1500.00

पृष्ठांची संख्या: 75

दस्त हजर करणाऱ्याची मही:

एकुण: 31500.00

Joint Sub Registrar Kalyan 3

Joint Sub Registrar Kalyan 3

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्रा क्रं. 1 23 / 08 / 2022 05 : 11 : 22 PM ची वेळ: (सादरीकरण)

शिक्रा क्रं. 2 23 / 08 / 2022 05 : 12 : 47 PM ची वेळ: (फी)

रु. ऐवजासोबत जोडलेले कागदपत्रे, कुलमुखत्यार पत्र
व्यक्ती इत्यादि बनावट आढळून आल्यास याची
संपूर्ण जबाबदारी निव्यादकांची राहिल.

K.S.Chavhan
लिहून देणार

लिहून देणार

MNSR



कलन-३	
दस्ता क्र. 90022	2022
08	04





23/08/2022 5 55:40 PM

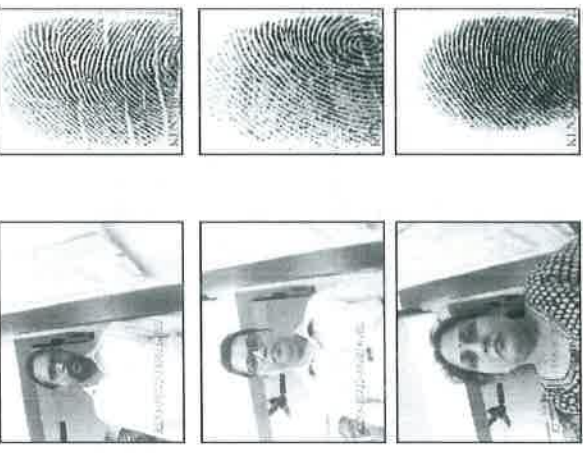
दस्त गोषवारा भाग-2

कालन3
दस्त क्रमांक:10722/2022दस्त क्रमांक :कलन3/10722/2022
दस्ताचा प्रकार :-करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार

छायाचित्र अंगाळ्याचा ठसा

- 1 नाव:रुणवाल रसिडेन्सी प्रा. लि. तर्फे डायरेक्टर यांचे तर्फे अधिकृत कुलमुखत्यार मचिन पाटील तर्फे कुलमुखत्यार म्हणून कमलेश चौगुले पत्ता:प्लॉट नं:-, माळा नं: पाचवा मजला, इमारतीचे नाव: रुणवाल अॅन्ड ओमकार स्केअर, ब्लॉक नं:-, रोड नं: सायन चुनाभट्टी सिप्राल, ऑफ ईस्टर्न एक्सप्रेस हायवे, मायन पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AAFRCR1016H
- 2 नाव:नंदकिशोर शंकर राणे पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ओझोन व्हॅली, ब्लॉक नं: 4/302, रोड नं: पारसिक नगर, ओल्ड मुंबई पुणे रोड, कळवा प., ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर:ACZPR1732P
- 3 नाव:मनाजी नंदकिशोर राणे पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ओझोन व्हॅली, ब्लॉक नं: 4/302, रोड नं: पारसिक नगर, ओल्ड मुंबई पुणे रोड, कळवा प., ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर:AMUPR8762Q

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्रा क्र.3 ची वेळ:23 / 08 / 2022 05 : 43 : 32 PM

ओळख:-

खालील इमम असे निवेदीत करताना की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

- अनु क्र. पक्षकाराचे नाव व पत्ता
- 1 नाव:ज्योती शिंदे -
वय:33
पत्ता:डोंविवली पूर्व
पिन कोड:421201
- 2 नाव:स्वामी विंशे - -
वय:30
पत्ता:डोंविवली पूर्व
पिन कोड:421201

छायाचित्र

अंगाळ्याचा ठसा



प्रमाणित करण्यात येते की तसे दस्त
क्र.:900722... च्या... याने आहेत
पुस्तक क्रमांक पर नोंदवले
दिनांक 23 / 08 / 2022

शिक्रा क्र.4 ची वेळ:23 / 08 / 2022 05 : 50 : 13 PM

Joint Sub Registrar Kalyan 3

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	NANDKISHOR SHANKAR RANE	eChallan	69103332022082318330	MH006762195202223E	259500.00	SD	0003366796202223	23/08/2022
2		DHC		2308202206048	1500	RF	2308202206048D	23/08/2022
3	NANDKISHOR SHANKAR RANE	eChallan		MH006762195202223E	30000	RF	0003366796202223	23/08/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charge]



10722 /2022

1. Verify Scanned Document for correctness through thumbnail (4 pages on a scan) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to rajeshbabbaria@gmail.com



23/08/2022

सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. कल्याण 3

दस्त क्रमांक : 10722/2022

नोंदणी :

Regn:63m

गावाचे नाव : घारीवली

(1) विलेखाचा प्रकार
(2) मोबदला
(3) बाजारभाव(भाडेपट्ट्याच्या बाबत)पट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)

करारनामा
5760000
4917000

(4) भू-मापन, प्लॉटहिस्सा व घरक्रमांक(अमल्याम)

1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : , इतर माहिती: , इतर माहिती: विभाग क्र. 47/151/1, मूल्यदर 63900/-मौजे घारिवली स.नं. 44/5अ, 44/5ब, 23/1 वरील रुग्णाल गार्डन्स फेज 4 प्रोजेक्ट, मदतिका नं. 2201, बाविसावा मजला, बिल्डिंग नं. 37, क्षेत्रफळ 52.41 चौ.मी. कार्पेट + 2.52 चौ.मी. डेक एरिया + 1 कार पार्किंग स्पेस सह दि. 12/07/2019 च्या अधिसूचनेनुसार विशेष वसाहत प्रकला अंतर्गत प्रथम विक्रीकरारनाम्याम मुद्रांक शुल्कामध्ये 50% मवलत(टीपीएम-1218/4499/मीआर-54/19/ युडी-12 दि. 09/08/2019), रेग क्रमांक पी51700033206((Survey Number : 44/5अ, 44/5ब, 23/1 ;))

(5) क्षेत्रफळ

1) 52.41 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 अमल्याम, प्रतिवादिचे नाव व पत्ता.

1): नाव:-रुग्णाल रेसिडेन्सी प्रा. लि. तर्फे डायरेक्टर यांचे तर्फे अधिकृत कुलमुखव्यार मचिन पाटील तर्फे कुलमुखव्यार म्हणून कमलेश चौगुले वय:-33; पत्ता:-प्लॉट नं. -, माळा नं: पाचवा मजला, इमारतीचे नाव: रुग्णाल अॅन्ड ओमकार स्क्वेअर, ब्लॉक नं. -, रोड नं: सायन चुनाभट्टी सिग्नल, ऑफ ईस्टर्न एक्सप्रेस हायवे, सायन पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-AAFCR1016H

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता

1): नाव:-नंदकिशोर शंकर राणे वय:-56; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ओझोन व्हॅली, ब्लॉक नं: 4/302, रोड नं: पारसिक नगर, ओल्ड मुंबई पुणे रोड, कळवा प., ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-ACZPR1732P
2): नाव:-मनाली नंदकिशोर राणे वय:-52; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ओझोन व्हॅली, ब्लॉक नं: 4/302, रोड नं: पारसिक नगर, ओल्ड मुंबई पुणे रोड, कळवा प., ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-AMUPR8762Q

(9) दस्तऐवज करून दिल्याचा दिनांक

23/08/2022

(10) दस्त नोंदणी केल्याचा दिनांक

23/08/2022

(11) अनुक्रमांक, खंड व पृष्ठ

10722/2022

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

259500

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) शंरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



मह. दुय्यम निबंधक वर्ग २ कल्याण क्र.३

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	NANDKISHOR SHANKAR RANE	eChallan	69103332022082318330	MH006762195202223E	259500.00	SD	0003366796202223	23/08/2022
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3	NANDKISHOR SHANKAR RANE	eChallan		MH006762195202223E	30000	RF	0003366796202223	23/08/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

