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RUNWAL RESIDENCY PRIVATE LTD.

Date: 05-02-2021

To:
The Assistant General Manager
State Bank of India

Dear Sir,

I/We, **Runwal Residency Pvt Ltd**, here by certify that:

1. I/We have transferable rights to the property described below, which has been allotted by me/us to Shri/Smt. **MANOJ KUMAR B. YADAV AND MANISHA YADAV** (name of the borrowers) herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Allotment Letter/Sale Agreement dated **15-12-2020**.

Description of the property	RUNWAL GARDENS – PHASE I
Flat No./ House No.	0801
Building No./Name	T6
Plot No	-----
Street No./Name	MANPADA-KALYAN SHILL ROAD
Locality Name	Usarghar-Gharivali
Area Name	-----
City Name	DOMBIVLI – EAST, THANE
Pin Code	421204

2. That the total consideration for this transaction is **Rs. 3,820,000.00/- (RUPEES THIRTY EIGHT LAKH TWENTY THOUSAND ONLY)** towards sale document.
3. The title of the property described above is clear, marketable, and free from all encumbrances and doubts.
4. I/We confirm that I/we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA (herein after referred to as "the Bank") as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

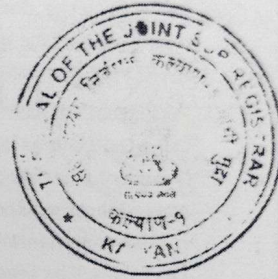
Regd. Office : Runwal & Omkar Esquare, 5th Flr., Opp. Sion Chunabhatti Signal, Sion (E), Mumbai-400 022.

Tel : +91 22 6113 3000 • Fax : +91 22 2409 3749 • E : corporate@runwal.com • www.runwal.com

CIN - U45400MH2011PTC212140

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Dorm this 15 day of, 12, 2020.

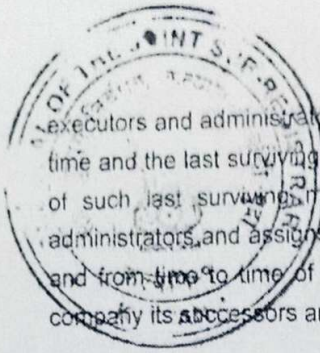
BETWEEN

RUNWAL RESIDENCY PVT LTD, a company incorporated under the provisions of the Companies Act, 1956 having its registered and corporate office at Runwal & Omkar Esquare, 5th Floor, Opp Sion Chunabhatti Signal, off Eastern Express Highway, Sion (E), Mumbai- 400022 through its duly Authorized Signatory Mr. VIKRAMADITYA UPADHYAY authorized under Board Resolution/ POA dated 03/09/2020 hereinafter referred to as the "the Promoter" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **ONE PART**;

AND

Manoj Kumar B. Yadav AND Manisha Yadav, having his/her/their address at **Shiv Shyam, Flat 3, Plot 6,,Sec 7, Shree Nagar,,Wagle Estate,Thane-400604,India** 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,

Manisha Yadav
Manisha Yadav



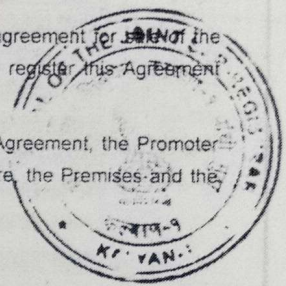
executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-parcenary and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/ company its successors and permitted assigns) of the **OTHER PART**

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 as is uploaded and available on the website of the Authority (defined below) at <https://maharera.mahaonline.gov.in>.
- B. One Out-n-Out Infotech (India) LLP has represented to the Promoter that it is the owner of the adjoining and adjacent piece and parcel of land admeasuring 69,328 square metres lying and situate and Villages Sagaon, Gharivali and Usarghar Taluka Kalyan District, Thane ("**Out-n-Out Land**"). No representation is being made by the Promoter on the title of Out-n-Out Infotech (India) LLP to the Out-n-Out Land and the Promoter has not investigated the title of Out-n-Out Infotech (India) LLP to the Out-n-Out Land.
- C. The Promoter is developing the Promoter Larger Land as an Integrated Township Project ("**ITP**") in accordance with the applicable Regulations framed by the Government of Maharashtra for development of an ITP ("**ITP Regulations**") as may be amended from time to time.
- D. Pursuant to the representations made by Out-n-Out Infotech (India) LLP, the Promoter has included the Out-n-Out Land as part of the proposal submitted by the Promoter for development of an ITP on the Promoter Larger Land, since the Promoter Larger Land and the Out-n-Out Land are contiguous to each other, without receiving any consideration or other benefit from Out-n-Out Infotech (India) LLP. It is the express understanding that the Promoter Larger Land will be developed by the Promoter while the Out-n-Out Land will be developed by Out-n-Out Infotech (India) LLP. The Promoter Larger Land and the Out-n-Out Land are collectively referred to as "**the Larger Land**". It is, however, clarified that although the Out-n-Out Land forms part of the same layout, the development to be undertaken on the Out-n-Out Land shall be registered as a separate real estate project. It is further clarified that no part of the FSI from the Out-n-Out Land shall be utilised on the Promoter Larger Land neither shall any FSI from the Promoter Larger Land be utilised on the Out-n-Out Land. Further, no representation is being made by the Promoter in respect of any development to be made on the Out-n-Out Land.
- E. The Promoter has disclosed to the Allottee and the Allottee is aware of and acknowledges that the Larger Land is being developed as an Integrated Township Project pursuant to the Sanctioned Master Layout Plan ("**Master Layout**") 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 ("**MMRDA**") 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 MMRDA, 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

Manish Yadav

- DD The carpet area of the said Premises as defined under the provisions of RERA is 40.68 square metres plus 0.00 square metres deck area and 0.00 square metres utility area, if any.
 - EE The Parties, relying on the confirmations, representations and assurances of each other to faithfully 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
 - FF 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. 3,820,000.00/- (RUPEES THIRTY EIGHT LAKH TWENTY 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. 1,112,976.00 /- (RUPEES ELEVEN LAKH TWELVE THOUSAND NINE HUNDRED SEVENTY SIX 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).
 - GG Under Section 13 of RERA, the Promoter is required to execute a written agreement for the 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.
 - HH 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.
- II. The list of Annexures attached to this Agreement are stated herein below,



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Annexure "A"	Plan of Promoter Larger Land
Annexure "B"	Sanctioned Master Layout Plan
Annexure "C -1"	Proposed Master Layout Plan
Annexure "C - 2"	Proposed Master Layout Plan
Annexure "D"	RERA Certificate
Annexure "D -1"	NOC issued by LICHL
Annexure "E"	Locational Clearance
Annexure "F"	Letter of Intent
Annexure "G"	Layout Approval Letter
Annexure "H"	Commencement Certificate
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 First Phase the said Project comprising 12 (twelve) Residential Buildings to be 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, Building No. 12 each consisting of such floors as set out in Recital 'U (ii)' above, and 1 (one) Commercial Building consisting of such floors as set out in Recital 'U (iii)' above and respectively described in the

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 Manisha Yadav

STATE BANK OF INDIA

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 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 contemplated by any of the disclosures already made to the Allottee.

3. Purchase of the Premises and Sale Consideration

(i) 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. 0801 of the 1BHK type admeasuring K^r 40.68 square metres carpet area plus 0.00 square metres deck area and 0.00 square metres utility area as per RERA on the 8th floor of Building No. 6 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 consideration of Rs. 3,820,000.00 /- (RUPEES THIRTY EIGHT LAKH TWENTY THOUSAND ONLY).

(ii) The Promoter shall provide to the Allottee absolutely free of any consideration, cost, charge and/or fee, permission to park 1 (ONE) car/s in the car parking space in the still/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. 3,820,000.00 /- (RUPEES THIRTY EIGHT LAKH TWENTY THOUSAND ONLY) ("the Sale Consideration"). 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. 1,112,976.00 /- (RUPEES ELEVEN LAKH TWELVE THOUSAND NINE HUNDRED SEVENTY SIX 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. 2,707,024.00 /- (RUPEES TWENTY SEVEN LAKH SEVEN THOUSAND TWENTY FOUR 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.

Mamisha Yadav
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Mamisha

- Jogging Track
- Hammock Garden
- Yoga Zone
- Amphitheatre
- Doodle Comer
- Adult Outdoor Gym

Common Area Facilities

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

- Double height entrance lobby
- Internal roads & footpaths
- Fire protection and fire safety requirements
- Electrical metre room, sub station
- Sewerage Treatment Plant
- Water supply
- Sewerage (Chamber Lines, STP)
- Storm water drain
- Landscaping
- DG back up in common area for services like common area lights, water supply & fire lifts
- Elevators of reputed brand
- Treatment and disposal of sewage and sullage water
- Solid waste management & disposal



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THE SIXTH SCHEDULE ABOVE REFERRED TO:

✓ (Description of "the said Premises")

All that the Flat/Unit being **No. 0801** admeasuring **437.890sq.ft.** carpet area (equivalent to **40.68**) plus **0.00 sq. mtrs.** deck area and **0.00 sq. mtrs.** utility area on **8th floor in Building No. 6** in the Project to be known as "**RUNWAL GARDENS PHASE I**", to be constructed on a portion of the Promoter Larger Land, more particularly described in the First Schedule hereinabove.

THE SEVENTH SCHEDULE ABOVE REFERRED TO:

(Internal Fittings and Fixtures to be provided in the Flat)

Specifications

- Good quality vitrified tiles in living, dining, passage, bedrooms & kitchen
- Anti-skid vitrified tiles in balconies & in toilet
- Ceramic tiles in dado above & below the kitchen platform and in toilets
- Acrylic paint with gypsum finish on walls
- Laminated solid core flush door shutters
- Anodized aluminium sliding windows with clear glass
- Concealed fire-retardant wiring with circuit breakers

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Manigra Yadav



15/12/2020

सूची क्र.2

दुय्यम निबंधक : दु.नि. कल्याण 1

दस्त क्रमांक : 8885/2020

नोंदणी :

Regn 63m

गावाचे नाव : धारीवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3820000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2504500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	

1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: मौजे धारीवली स.नं. 4/1,4/2, 4/3, 4/4, 4/5, 4/6, 4/9, 4/10, 4/11, 5/1, 5/2, 5/3, 5/4, 5/5, 5/6, 6/1, 6/2, 6/3, 7/1, 7/2, 7/3, 7/4, 7/5, 7/6, 7/7, 7/8, 7/9, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/9, 9/1, 9/2, 9/3, 9/4, 9/5, 9/6, 9/7, 9/8, 10, 11, 12/1, 12/2, 12/3, 12/4, 12/5, 12/6, 12/7, 12/8, 12/9, 12/10, 12/11, 12/12, 12/13, 12/14, 13, 14/1, 14/2, 14/2बी, 14/3, 14/4, 14/5, 15, 17/1, 17/2, 17/3, 17/4, 17/5, 17/6, 17/7, 17/8, 17/9, 17/10, 17/11, 18, 19, 22, 23/1, 23/2, 23/3, 23/10, 37/1, 37/2, 37/2बी, 37/2सी, 37/2डी, 37/3, 37/4, 37/21, 38/1, 38/2, 39/1, 39/2, 39/3, 40, 41/1, 41/2, 41/3, 41/4, 44/1, 44/2, 44/5, 44/5बी, 44/5ए, 44/6, 44/6बी, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 44/13, 44/14, 44/15, 44/16, 44/17, 44/18, 44/19, 49, 50/1, 50/2, 50/3, मौजे उत्तरघर स.नं. 44/1, 44/2, 44/3, 44/4, 44/5, 44/6, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 45/1, 45/2, 45/3, 45/4, 45/5, 45/5बी, 45/6, 46/1, 46/2, 46/2बी, 46/3, 47, 49, 50, 51 (पैकी), 52/1, 52/2, 53/1, 53/1बी, 53/2, 53/2बी, 53/3, 53/3बी, 94 (पैकी) वरील रुग्णाल गार्डन फेज 1 प्रोजेक्ट, सदनिका नं. 0801, आठवा मजला, बिल्डींग नं. 6, क्षेत्रफळ 40.68 चौ.मीटर कारपेट +0.00 चौरस मीटर बेक एरिया + 0.00 चौ. मीटर युटिलिटी एरिया सोबत 1 पार्किंग . दि .12/07/2019 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्प, अंतर्गत वित्तीयकरारनाम्यास मुद्रांक शुल्कांमध्ये 50% सबसत (टीपीएस-1218/4499/सीआर-54/19/युडी-12 दि .09/08/2019) (Survey Number : 4/1, 4/2, 4/3, 4/4, 4/5 व इतर. ;)

(5) क्षेत्रफळ 1) 40.68 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पसकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-रुग्णाल रेसिडेन्सी प्रा.लि तर्फे डायरेक्टर याचे तर्फे अधिकृत कुलमुखत्यार विक्रमादित्य उपाध्याय तर्फे कुलमुखत्यार कमलेश चौगुले -- वय:-32; पत्ता:-, -, -, पाचवा मजला, रुग्णाल अँड ऑफर इन्हेजर, सायन बुनामट्टी सिग्नलच्या समोर, ऑफ इस्टर्न एक्सप्रेस हायवे, सायन पूर्व., राखी कॅम्प, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400022 पॅन नं:-AAFCR1016H

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

1): नाव:-मनोज कुमार बी यादव -- वय:-39; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं: शिव श्याम, फ्लॉट 3, प्लॉट 6, सेक्शन 7, श्री नगर, बागळे ईस्टेट, ठाणे., महाराष्ट्र, THANE. पिन कोड:-400604 पॅन नं:-ABSPY5245L
2): नाव:-मनीषा यादव -- वय:-22; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं: शिव श्याम, फ्लॉट 3, प्लॉट 6, सेक्शन 7, श्री नगर, बागळे ईस्टेट, ठाणे., महाराष्ट्र, THANE. पिन कोड:-400604 पॅन नं:-BFRPY3224H

(9) दस्तऐवज करून दिल्याचा दिनांक	15/12/2020
(10) दस्त नोंदणी केल्याचा दिनांक	15/12/2020
(11) अनुक्रमांक, खंड व पृष्ठ	8885/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	95500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

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मुल्यांकनासाठी विचारात घेतलेला तपरील:-

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

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-





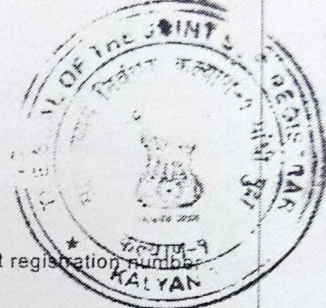
Annexure - D

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]



This registration is granted under section 5 of the Act to the following project under project registration number P51700022699

Project: Runwal Gardens Phase | Plot Bearing / CTS / Survey / Final Plot No.: Survey Nos 44, 45, 46, 47, 49, 50, 51, 52, 53, 94 of Village Usarghar Survey Nos 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 22, 23, 37, 38, 39, 40, 41, 42, 44, 49, 50 of Village Gharvali and Survey No 67 of Village Sagaon at DOMBIVLI, Kalyan, Thane, 421201;

1. Runwal Residency Private Limited having its registered office / principal place of business at Tehsil: Mumbai City, District: Mumbai City, Pin: 400022.
2. This registration is granted subject to the following conditions, namely:-
 - ◊ The promoter shall enter into an agreement for sale with the allottees;
 - ◊ The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - ◊ The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - ◊ The Registration shall be valid for a period commencing from 12/10/2019 and ending with 30/12/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - ◊ The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - ◊ That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 26-06-2020 13:03:54

2020-8	
2020	28/900
2020	

Home Top-up loan

LOS ID : HL/CL/PL/ED/20 - 20

Applicant Name : Mrs. Manoj Kumar Yadav.

Co - Applicant Name : Mrs. Manisha Yadav.

Contact Number (R) (O)

Applicant CIF : 85713267011

Co - Applicant CIF : 91233491564

Loan Account No. :

Collateral :

Loan Amount : 500,000/-	Tenure :
Interest Rate :	EMI :
Loan Type :	SBI LIFE : YES / NO
Individual Housing Loan _____	Maxgain _____ Flexi _____
Realty _____	Optima _____ Others: _____

Property Location :

Property Cost.

Name of Developer / Vendor :

Offer :

ZLAPHLTP2023600 2975189

Person :

AMT	
PROCESSING OFFICER	
RES/OFF	
TIR	03/07 MS legal.
VALUATION	03/07 Vashikala
SITE	
LOAN A/C	
T.D.	
D.E.	



Mulund (E) Branch(04210)



एम एम आर डी ए
MMRDA

स्वातंत्र्याचा अक्षर
No. SROT/Growth Centre /2401 /BP /ITP-Usarghar-Gharivali-01/ Site-A/
OC EWS LIG-1 & Part OC MLCP-1/Vol-38/500 /2023

27 MAR 2023
Date:

OCCUPANCY CERTIFICATE

To,

The Director, M/s. Runwal Residency Pvt. Ltd.,
4th Floor, Runwal & Omkar E-square,
Sion - Chunabhatti Signal, Off. Eastern Express Highway, Sion (E),
Mumbai - 400 022.

Sub: Occupancy Certificate to EWS LIG Building No 1 and Part Occupancy Certificate to Multi-Level Car Parking (MLCP-1) Building No 1 in Phase 1 in the Proposed Integrated Township Project (ITP) on land bearing S. Nos. 44/1, 44/2, 44/3, 44/4, 44/5, 44/6, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 45/1, 45/2, 45/3, 45/4, 45/5/A, 45/5/B, 45/6, 46/1/2, 46/2A, 46/2B, 46/3, 47/2, 49, 50, 51, 52/1, 52/2, 53/1A, 53/1B, 53/2A, 53/2B, 53/3A, 53/3B, 94/2 of Village Usarghar, Taluka Kalyan, S. Nos. 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/9, 4/10, 4/11, 5/1, 5/2, 5/3, 5/4, 5/5, 5/6, 6/1, 6/2, 6/3, 7/1, 7/2A, 7/2B, 7/2C, 7/3A, 7/3B, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/9, 9/1, 9/2, 9/3, 9/4, 9/5, 9/6, 9/7, 9/8, 10, 11, 12/1, 12/2, 12/3, 12/4, 12/5, 12/6, 12/7, 12/8, 12/9, 12/10, 12/11, 12/12, 12/13, 12/14, 13, 14/1, 14/2A, 14/2B, 14/3, 14/4, 14/5, 15, 17/1, 17/2, 17/3, 17/4, 17/5, 17/6, 17/7, 17/8, 17/9, 17/10, 17/11, 18, 19, 22, 23/1, 23/2, 23/3, 23/10, 37/1, 37/2B, 37/2C, 37/2D, 37/3, 37/4, 37/21, 38/1, 38/2, 39/1, 39/2, 39/3, 40, 41/1A, 41/1B, 41/2, 41/3, 41/4, 44/1 (Pt), 44/4, 44/5A, 44/5B, 44/6A, 44/6B, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 44/13, 44/14, 44/15, 44/16, 44/17, 44/18, 44/19, 49, 50/1, 50/2, 50/3 of Village Gharivali, Taluka-Kalyan, Dist-Thane.

- Ref:**
- 1 Location Clearance issued by UDD, GoM dt. 12/07/2019.
 - 2 Letter of Intent from Collector, Thane dt. 09/08/2019.
 - 3 MMRDA's Layout approval for the subject ITP dt. 24/09/2019, dt. 25/06/2020, dt. 17/10/2022, dt. 30/11/2022.
 - 4 MMRDA's CCs dt. 24/09/2019, dt. 03/10/2020, dt. 16/01/2020, dt. 27/02/2020, dt. 25/06/2020, dt. 30/07/2020, dt. 21/08/2020, dt. 03/10/2019, dt. 14/10/2020, dt. 23/11/2020, dt. 08/12/2020, dt. 14/12/2020, dt. 22/07/2021, dt. 05/08/2021, dt. 20/09/2021, dt. 29/10/2021, dt. 08/07/2022, dt. 15/07/2022, dt. 17/10/2022, dt. 30/11/2022.
 - 5 MMRDA's OC dt.11/10/2022.
 - 5 Approval remarks from Director, T.P., Pune dt. 11/06/2020 to the ITP layout.
 - 6 GoM notification dt. 23/12/2021.
 - 7 M/s. Saakaar Architects letter dt. 23/12/2022, dt. 20/01/2023, dt. 02/02/2023, 08/02/2023, dt. 30/12/2022, dt. 20/01/2023, dt. 02/02/2023, dt. 08/02/2023, dt.16/02/2023, dt.21/02/2023 & dt. 28/02/2023.
 - 8 MMRDA's deficiency letter dt. 03/01/2023, dt. 25/01/2023.

Sir,

The full/part development work of building/part building as mentioned in subject above is completed under the supervision of M/s Saakaar Architect, Shri. Sandeep Prabhu, Licensed Architect, License No CA/92/14860 and Structural Engineer Shri. Anand Kulkarni, License No 770/56/2011, M/s. Epicons Consultants Pvt. Ltd. may be occupied on the following conditions;

Mumbai Metropolitan Region Development Authority

Sub Regional Office : Multipurpose Hall, 2nd Floor, Near Oswal Park, Pokharan Road No. 2, Majiwada, Thane (W) - 400 601.
Tel.: (022) 21712195 / 21712197 Fax : (022) 21712197 E-mail : sro.thane@mailmmrda.maharashtra.gov.in

Development work on land u/r with the total built-up area as mentioned in the table below:

Phase	Building No	User	No. of Storey	Height (m)	No. of Wings	Total BUA in Sqm	No. of Units
Phase – 01	MLCP-1 (Part)	Residential	Basement 1 + Ground (Part) + 1 st + 2 nd Floor	9.45	--	84.59	--
TOTAL						84.59	--

Phase	Building No	User	No. of Storey	Height (m)	No. of Wings	Total BUA in Sqm	No. of Units
Social Housing	EWS LIG Building No. 1	Residential	Stilt + 1 st to 15 th upper Floors	46.70	01	8,482.21	147
TOTAL						8,482.21	147

Viz:

1. This certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if-
 - i) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Metropolitan Commissioner is contravened or is not complied with.
 - ii) The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misinterpretation.
2. This Certificate shall not entitle the applicant to occupy the land which is not in his ownership in any way.
3. The provisions in the proposal which are not confirming to applicable Development Control Regulation and other acts are deemed to be not approved.
4. That if any change in the user or constructed premises mentioned/depicted in completion/ as-built drawings is found at any time without prior permission of MMRDA then this Occupancy Certificate granted to your premises will be treated as cancelled & appropriate action will be taken.
5. That any change in the constructed premises and user thereof, any time in future would require prior approval of MMRDA.
6. This permission is issued without prejudice to action, if any, under the MR & TP Act, 1966.
7. That the acceptance to Development Completion Certificate will be issued only after satisfactory compliance of all the conditions of Occupancy Certificate and development of entire layout along with the supporting infrastructure such as road, street lights, landscaping, R.G. development, parking development, amenity development etc.;

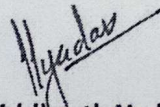
8. Applicant shall comply with all the conditions in Final CFO NOC dt. 25/02/2023 for MLCP-1 & dt. 27/01/2023 for EWS LIG Building No.1 from KDMC;
9. The responsibility of Structural Stability is completely lies with Structural Engineer as per Structural Stability certificate dt. 26/07/2022 for EWS LIG Building No.1 & 30/12/2022 for MLCP-1.
10. Applicant shall submit consent to operate for STP from MPCB for EWS LIG Building No 1 (Stilt + 1st to 15th floors) prior to occupancy of flats;
11. The applicant shall make the Rain Water Harvesting Structures operational as per Regulation no. 13.3 & 14.1 of sanctioned UDCPR prior to occupancy of any units of buildings;
12. The applicant shall make Solar Assisted Water Heating (SWH) System/ Roof Top Photovoltaic (RTPV) System operational as per Regulation no. 13.2 & 14.1 of sanctioned UDCPR prior to occupancy of any units of buildings;
13. The applicant shall make Grey Water Treatment and Recycling Plant operational as per Regulation no. 13.4 of sanctioned UDCPR prior to occupancy of any units of buildings;
14. The applicant shall make Solid waste management system operational to treat 100% wet waste being generated in the entire ITP as per Regulation no. 13.5 of sanctioned UDCPR prior to occupancy of any units of buildings;
15. Applicant shall comply and abide with all the conditions mentioned in all the NOC's from various competent authority with reference to the entire ITP prior to occupancy;
16. Applicant shall comply and abide with all the conditions mentioned in the undertaking's, letter's, representation submitted by applicant and architect with reference to the entire ITP prior to occupancy;
17. Any development carried out in contravention of or in advance of the Commencement Certificate is liable to be treated as unauthorized and may be proceeded against under sections 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;
18. 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;
19. Regarding any disputes, MMRDA shall stand indemnified. MMRDA reserves the right to modify or withdraw this approval in larger public interest;

20. The conditions as mentioned in the ITP Regulation dt. 08/03/2019, Regulation No. 14.1 of UDCPR along with amendments from time to time, Locational Clearance dt. 12/07/2019 issued by UDD, GoM, Letter of Intent dt. 09/08/2019 & 01/05/2022 issued by Collector, Thane, Government of Maharashtra notification dt. 23/12/2021, Layout approvals issued by MMRDA, Commencement Certificates issued by MMRDA with reference to the entire ITP shall be binding on the Applicant;
21. If any discrepancy found regarding charges w.r.t development charges, VUTP charges, Premium FSI payment, Ancillary FSI payments, Scrutiny fees, etc. or any other applicable charges then the applicant shall be liable to pay the same as stated in undertaking dt.12/07/2022;
22. It is binding on the applicant to pay Labour Cess in stages as per Labour Cess laws. The payment shall be deposited in Maharashtra Building and Other Labour Welfare Association, Mumbai' in account no. 3671178591, IFSC Code No.: CBIN0282611 of Central Bank of India, BKC Branch and submit receipt to MMRDA. If any discrepancy found in Labour Cess charges, the applicant shall be liable to pay the same;
23. The applicant shall abide to conditions mentioned in EC dt. 07/11/2019 & 10/06/2022 and upgrade the EC for the proposed development in ITP after receipt of CC/building plans to buildings of further phases and submit upgraded EC accordingly from time to time, as per GoM's circular of Environment Department dt. 30/01/2014;
24. As per regulation no. 14.1.1.9 (i) of UDCPR, out of the total tenements (i.e. 147 tenements) constructed as Social Housing component in EWS LIG Building No. 1 for which full OC is granted by MMRDA, one third (1/3rd) tenements (i.e. 49 tenements) shall be kept for Rental Housing tenements which will be disposed on Rent only by the project Proponents;
25. As per regulation no. 14.1.1.9 (v) of UDCPR, after allotment of tenements by MHADA, the project proponent shall dispose Social Housing Component tenements to the allottees at the construction cost mentioned in ASR applicable of the year of disposal (date of occupancy certificate) plus 25% additional cost. Out of this 25% additional cost, 1% shall be paid to MHADA towards administration charges;
26. As per regulation no. 14.1.1.9 (vii) of UDCPR, amalgamation of such Social Housing tenements shall not be permitted in any case;
27. As per regulation no. 14.1.1.9 (ix) of UDCPR, the Project Proponent/s shall maintain the premises and common spaces outside the building/s of social housing including concerned all basic infrastructure and amenities, in good condition in the same manner with the maintenance of remaining area of the project;

28. Applicant shall comply and abide with all the regulations mentioned applicable for social housing component in ITP;
29. Applicant / Project Proponent shall fulfil all the liabilities mentioned in the Regulation No. 14.1.1.10 & 14.1.1.12 of UDCPR;
30. That notarized undertaking cum Indemnity bond shall be submitted for abiding the above conditions;



Yours faithfully,


(Siddharth Yadav)
Planner,
Planning Division, MMRDA.

Enclosure: One Set of approved drawings (01/11 to 11/11)

Copy to:

1. Architect Sandeep Prabhu,
M/s. Saakaar Architects, 2nd floor, Nakshatra,
A wing, Near TMC, Almeida Road,
Panchpakhadi, Thane (W) – 400 602
2. Shri. Anand Kulkarni, Structural Engineer
M/s. Epicons Consultants Pvt. Ltd.,
216/A, Amargian Complex, Opp. ST Depot, LBS
Road, Khopat, Thane 400 601
3. The Commissioner, -----(with enclosure)
Kalyan-Dombivali Municipal Corporation,
Kalyan – 421 306.....With
reference to letter dt 26/08/2016
4. The Collector, Thane District----- (with-
out enclosure)

