

*Nimbalkar*

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Dombivli, this <sup>th</sup> 28 day of Aug., 2023

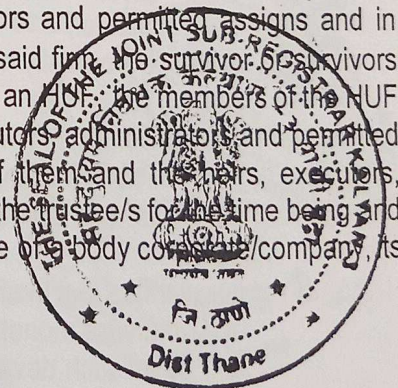
BETWEEN

**RUNWAL RESIDENCY PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its registered and corporate office at Runwal & Omkar Esquare, 4<sup>th</sup> Floor, Opposite Sion Chunabhatti Signal, Off Eastern Express Highway, Sion (E), Mumbai 400 022 (through its duly Authorised Signatory Mr. Ritesh Sawant authorized under Board Resolution/POA dated 30.08.22), hereinafter referred to as the "the Promoter" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **ONE PART**

<b>कॉर्पोरेशन - ३</b>	
दस्त क्र. <u>92e83</u>	<u>2023</u>

AND

Nitu Dacosta through his POA holder to Veena Nimbalkar having his/her/their address at Room No.25, Jaywant Niwas No.1, Ayre Road, Dombivli, Kalyan, Thane-421201, hereinafter referred to as "the Allottee", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual, his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators, and permitted assigns of such last surviving member of the co-parcenership 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**



*Nimbalkar*

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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 5<sup>th</sup> March 2019, issued by Wadia Ghandy & Co., and Supplementary Title Certificate dated 6<sup>th</sup> October, 2020, 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. 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.
- C. The Promoter has disclosed to the Allottee and the Allottee is aware of and acknowledges that the Promoters Larger Land is being developed as an Integrated Township Project pursuant to the Sanctioned Master Layout Plan ("Master Layout") dated 25.06.2020 amended on 09.05.2023 copy whereof is annexed hereto and marked as Annexure "B".
- D. 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 Mumbai 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 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").

- (b) The Promoter is developing the Promoter Larger Land in a phase wise manner comprising: -

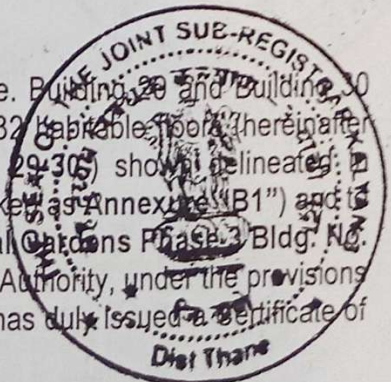
- (i) Several residential phases;  
(ii) Several commercial phases;  
(iii) Sewage Waste Management Plant;  
(iv) Electric Sub-station;  
(v) Mall;  
(vi) School;  
(vii) Community health centre;  
(viii) Town Hall;  
(ix) Community Market;  
(x) Public Parking Utilities; and,  
(xi) Other Public Utilities, 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 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

- (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 "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 subsequently revised vide certificate dated 08.09.2021.

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 "B 1") 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 subsequently revised vide Certificate dated 08.09.2021.
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 dated 01.07.2020 subsequently revised vide Certificate dated 08.09.2021.
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 subsequently revised vide Certificate dated 08.09.2021.
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 (hereinafter 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 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



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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 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.0206 of the 1 BHK Luxe-Deck type admeasuring 39.13 square metres carpet area plus 2.34 square metres deck area and 0.00 square metres utility area as per RERA on the 02nd Floor of Building No. 32 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.4304221/- (Rupees Forty Three Lakhs Four Thousand Two Hundred Twenty One Only).
- (ii) The Promoter shall provide to the Allottee absolutely free of any consideration, cost, charge and/or fee, permission to 0 (Zero) car/s in the car parking space in the Open/Basement/stilt/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.4304221/- (Rupees Forty Three Lakhs Four Thousand Two Hundred Twenty One Only) ("the Sale Consideration"). It is expressly agreed between the Parties that for the purpose of this Agreement, 10% (Ten 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.636675/- (Rupees Six Lakhs Thirty Six Thousand Six Hundred Seventy Five 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. 3667546/- (Rupees Thirty Six Lakhs Sixty Seven Thousand Five Hundred Forty Six 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 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 Indusind Bank Account No. 256005600008 maintained with Matunga Branch with IFSC Code INDB0000056 ("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 Indusind Bank Account No. 256005600021 maintained with Matunga Branch with IFSC Code INDB0000056 ("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

**THE THIRD SCHEDULE ABOVE REFERRED TO:**  
(Description of "the Project" viz. "RUNWAL GARDENS PHASE 4 Bldg. No. 31-32", comprising 2 (two) Residential Buildings)

2 (two) residential buildings being Building No. 31 and Building No. 32, each having stilt plus 32 upper floors, to be constructed in the Project on a portion of the Promoter Larger Land admeasuring 1324.67 sq. mtrs, bearing survey nos. 4/3Pt, 4/5Pt, 5/1Pt, 5/2Pt, 5/3Pt, 5/4Pt, 5/5Pt, 5/6Pt, 6/1Pt, 6/2Pt, 6/3Pt more particularly described in the First Schedule hereinabove written

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

Building Nos.	Total No. of Flats/Units	Floors
31	314	Stilt plus 33 Nos. of Slabs of super structure, viz. 32 habitable floors
32	314	Stilt plus 33 Nos. of Slabs of super structure, viz. 32 habitable 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 exclusively for the use of Phase 3 & proposed Phase 4 residents

- Double height entrance lobby
- Internal roads & footpaths
- Fire protection and fire safety requirements
- Electrical metre room, sub station, Receiving station
- Water supply
- Sewerage (Chamber Lines, Septic Tank, STP)
- Storm water drains
- Landscaping & Tree Planting
- DG back up in common area for services like common area lights, water supply & fire lifts
- Elevators of reputed brand
- Treatment and disposal of sewage and sullage water
- Solid waste management & disposal
- Street Lighting
- Water Conservation, Rain water Harvesting
- Common Parking at MLCP Bldg. 2
- Open Parking

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सं. १२९०३	२०२३
३५	१०४



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

All that the Flat/Unit being No. 0206 admeasuring 421.18 square ft. carpet area (equivalent to 39.13 square meters.) plus 2.34 square meters. deck area and 0.00 square mtrs. utility area on 02nd Floor in Building No. 32 in the Project to be knowr as "RUNWAL GARDENS PHASE 4 Bldg. No. 31-32", 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


कं. ३२/२०१३  
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३२/२०१३

- Good quality vitrified tiles in living, dining, passage, bedrooms & kitchen
- Anti-skid vitrified tiles in balconies & in toilet
- Ceramic tiles in dado above & below the kitchen platform and in toilets
- Acrylic paint with gypsum finish on walls
- Laminated solid core flush door shutters
- Anodized aluminium sliding windows with clear glass
- Concealed fire-retardant wiring with circuit breakers
- Provision of telephone, cable TV points & intercom
- Best reputed brand & exhaust fan in bathrooms and kitchen
- C.P 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
- Economical drop off zone in each building obby

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.

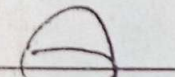
SIGNED AND DELIVERED )  
By the within named PROMOTER )  
RUNWAL RESIDENCY PVT. LTD. )  
  
By the hand of its Director/ )  
Authorized Signatory )  
Mr. Ritesh Sawant )

For RUNWAL RESIDENCY PVT. LTD.

*Ritesh Sawant*  




in the presence of ..... )  
Kaunwar Jayant )

2.  )

SIGNED AND DELIVERED )  
By the within named ALLOTTEE/S )

Nitu Dacosta )  
By the hands of through his POA holder )  
to Veenā Nimbalkar Dated-18.07.2023 )

  
Nimbalkar





**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 :  
**P51700029155**

Project: **Runwal Gardens Phase 4 Bldg No. 31-32 Plot Bearing / CTS / Survey / Final Plot No.: SURVEY NOS. 4/3PT, 4/5PT, 5/1PT, 5/2PT, 5/3PT, 5/4PT, 5/5PT, 5/6PT, 6/1PT, 6/2PT 6/3PT OF VILLAGE GHARIVAN 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:-

- 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 **29/04/2021** and ending with **31/12/2025** 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.

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Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

Dated: 29/04/2021  
Place: Mumbai

# Annexure H

File No. 34-21013/10/2021-SRO THANE

No. SROT/Growth Centre/2401/BP/ITP-Usarghar-Ghartvali-Sagaon-01/  
Site-A/Vol-XXVI/583/2021



## AMENDED COMMENCEMENT CERTIFICATE (SITE-A)

Date: 12 APR 2021

To,  
✓ Shri. Subodh S. Runwal, Director,  
M/s. Runwal Residency Pvt. Ltd.,  
Runwal & Omkar E-squares, 4<sup>th</sup> Floor,  
Opp. Sion - Chunsabhatti Signal, Sion (E), Mumbai-400 022

Sir,  
With reference to your application for the grant of sanction of Amended C.C. as per UDCPR under Section 44 of The Maharashtra Regional and Town Planning Act, 1966, to carry out development work on land under reference. Permission is hereby granted, under section 43 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to you for the proposed development of Site-A (plot area 115 Acres) within the proposed Integrated Township Project (ITP) (as mentioned in Tables below) on lands bearing S. Nos. 44/1, 44/2, 44/3, 44/4, 44/5, 44/6, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 45/1, 45/2, 45/3, 45/4, 45/5/A, 45/5/B, 45/6, 46/1, 46/2A, 46/2B, 46/3, 47/0, 49/0, 50/0, 51/0, 52/1, 52/2, 53/1A, 53/1/B, 53/2A, 53/2B, 53/3A, 53/3B, 94/0 of Village Usarghar, Taluka-Kalyan, Dist- Thane 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, 10/0, 11/0, 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, 13/0, 14/1, 14/2A, 14/2B, 14/3, 14/4, 14/5, 15/0, 17/1, 17/2, 17/3, 17/4, 17/5, 17/6, 17/7, 17/8, 17/9, 17/10, 17/11, 18/0, 19/0, 22/0, 23/1, 23/2, 23/3, 23/10, 37/1, 37/2B, 37/2C, 37/2D, 37/3, 37/4, 37/21, 38/1, 38/2, 39/1, 39/2, 39/3, 40/0, 41/1A, 41/1B, 41/2, 41/3, 41/4, 42/2, 44/1, 44/2, 44/3, 44/4, 44/5A, 44/5B, 44/6A, 44/6B, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 44/13, 44/14, 44/15, 44/16, 44/17, 44/18, 44/19, 44/20, 48/0, 50/1, 50/2, 50/3, of Village Ghartvali, Taluka-Kalyan, S. Nos. 67/1 of Village Sagaon, Taluka-Kalyan, Dist-Thane on Plot area of 4,64,428.00 sqm. [Out of the total ITP plot area of 5,33,750 sqm (53.3750 Ha.)] with now Proposed BUA of Sale Component (including Base & Premium FSI) of 5,60,144.48 sqm. (Including Sale Res. Component + Sale Economic Activity Component), BUA of Social Housing Component of 55,572.77 sqm and proposed BUA based on Ancillary Area FSI is 81,153.59 sqm having total proposed BUA of 6,96,870.84 sqm (In Site-A) as against the Total Entitlement Potential of Site-A of this ITP as per UDCPR is 12,84,842.08 sqm (including Base BUA of 4,64,428.00 sqm (Base FSI-1.0), Premium BUA of 3,16,597.61 sqm (Premium BUA after deducting the premium component of 2% Amenity Plot) (Premium FSI-0.70), Ancillary area FSI of 6,01,016.47 sqm (at 60% of Residential Component & 80% Non-Residential Component)) as depicted on the total drawing 23 nos. shown in the built-up area table as mentioned below:

Mumbai Metropolitan Region Development Authority

Sub Regional Office: Multipurpose Hall, 2nd Floor, Near Oswal Park, Pokhron Road No. 2, Majwada, Thane (W) 400 801  
Tel: (022) 2172195 / 2172197 Fax: (022) 2172197 E-mail: sro.thane@mmrda.maharashtra.gov.in





गावाचे नाव : घारीवली

बाजारभावाचा प्रकार  
बाजारभाव(भाडेपट्ट्याच्या  
आकारणी देतो की पट्टेदार ते  
अनुदान करावे)

करारनामा

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2915000

(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन : , इतर माहिती: विभाग क्र. 47/151/1, मूल्यदर 63900/-मौजे घारिवली स.नं. 4/1 व इतर वरील रुणवाल गार्डन्स फेज 4 प्रोजेक्ट,सदनिका नं. 0206,दुसरा मजला,विल्डिंग नं. 32,क्षेत्रफळ 39.13 चौ.मी. कार्पेट + 2.34 चौ.मी. डेक एरिया दि. 12/07/2019 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पा अंतर्गत प्रथम विक्रीकरारनाम्यास मुद्रांक शुल्कामध्ये 50% सवलत(टीपीएस-1218/4499/सीआर-54/19/ युडी-12 दि. 09/08/2019),रेरा क्रमांक पी51700029155( ( Survey Number : 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, 7/2ए, 7/2बी, 7/2सी, 7/3ए, 7/3बी, 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, 14/2ए, 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, 37/2बी, 37/2सी, 37/2डी, 37/3, 37/4, 37/21, 38/1, 38/2, 39/1, 39/2,39/3, 40, 41/1ए, 41/1बी, 41/2, 41/3, 41/4, 44/1, 44/4, 44/5ए, 44/5बी, 44/6ए, 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 उसरघर 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, 45/5ए, 45/5बी, 45/6, 46/1, 46/2ए, 46/2बी, 46/3, 47,49,50, 51(पैकी) , 52/1, 52/2, 53/1ए, 53/1बी, 53/2ए, 53/2बी, 53/3ए, 53/3बी, 94(पैकी) . ; )

(5) क्षेत्रफळ

1) 39.13 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 असल्यास,प्रतिवादिचे नाव व पत्ता.

1): नाव:-रुणवाल रेसिडेन्सी प्रा. लि. तर्फे डायरेक्टर यांचे तर्फे अधिकृत कुलमुखत्यार रितेश सावंत तर्फे कुलमुखत्यार म्हणून राजेश गजरे वय:-35; पत्ता:-प्लॉट नं. -, माळा नं: पाचवा मजला, इमारतीचे नाव: रुणवाल अॅन्ड ओमकार स्केअर, ब्लॉक नं: -, रोड नं: सायन चुनाभट्टी सिग्रल, ऑफ ईस्टर्न एक्सप्रेस हायवे, सायन पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AAFRCR1016H

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

1): नाव:-नितू डेकोस्टा यांचे तर्फे कु.मु.म्हणून विणा निंबाळकर - वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: जयवंत निवास नं. 1, ब्लॉक नं: रूम नं. 25, रोड नं: आयरे रोड, डोंबिवली, कल्याण, ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-CJVPD4903R

(9) दस्तऐवज करून दिल्याचा दिनांक

28/08/2023

(10)दस्त नोंदणी केल्याचा दिनांक

28/08/2023

(11)अनुक्रमांक,खंड व पृष्ठ

12943/2023

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

193700

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14)शेरा



सह.दुय्यम निबंधक वर्ग २ कल्याण क्र.३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.