

Date: 1 OCT 2021

Mumbai Metropolitan Region Development Authority, 2nd Floor, Near David Park, Park Road, Thane (W) - 400 602.

Reference to your application for the grant of sanction of Amended C.C. as per Section 44 of The Maharashtra Regional and Town Planning Act, 1966, to the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. 10 of 1966) in relation to the proposed development of Site-A (plot area 48.44 Ha) within the proposed Township Project (ITP) (as mentioned in Tables below) on lands situated at Village Usarghar, Taluka Kalyan, Dist. Thane. Nos. 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Annexure H

Table 1 - indicating the details of buildings for which Amended Commencement Certificate as per UDCPR is already granted for Site-A (Plot Area 48.44 Ha) (Owner M/s. Mumbai Residential Pvt. Ltd.) (For Sale Component)

User	Type of Wing / Building No.	No. of Storey	Ht. (In M)	No. of Wings	Base area (In Sq.M.)	Premium area (In Sq.M.)	Auxiliary area (In Sq.M.)	Total BUA (In Sq.M.)	No. of Units
Residential User (Part of Phase-01)	Building-01	22 + 01 + 01	22.00	01	13,120.27	0.00	8,272.76	21,393.03	246
	Building-02	22 + 01 + 01	22.00	01	12,458.02	0.00	7,945.41	20,403.43	214
	Building-03	22 + 01 + 01	22.00	01	12,351.12	0.00	7,410.37	19,761.49	211
	Building-04	22 + 01 + 01	22.00	01	12,365.12	0.00	7,910.37	20,275.49	214
	Building-05	22 + 01 + 01	22.00	01	12,408.02	0.00	7,945.41	20,353.43	214
Total for Sale Component (Residential)					51	51	51,292.93	1,44,387.78	1,088

Table 2 - indicating the details of buildings for which Amended Commencement Certificate as per UDCPR is already granted for Site-A (Plot Area 48.44 Ha) (Owner M/s. Mumbai Residential Pvt. Ltd.) (For Sale Component)

User	Type of Wing / Building No.	No. of Storey	Ht. (In M)	No. of Wings	Base area (In Sq.M.)	Premium area (In Sq.M.)	Auxiliary area (In Sq.M.)	Total BUA (In Sq.M.)	No. of Units	
Residential User (Phase-1 & 2)	Building-01	22 + 01 + 01	22.00	01	13,120.27	0.00	8,272.76	21,393.03	246	
	Building-02	22 + 01 + 01	22.00	01	12,458.02	0.00	7,945.41	20,403.43	214	
	Building-03	22 + 01 + 01	22.00	01	12,351.12	0.00	7,410.37	19,761.49	211	
	Building-04	22 + 01 + 01	22.00	01	12,365.12	0.00	7,910.37	20,275.49	214	
	Building-05	22 + 01 + 01	22.00	01	12,408.02	0.00	7,945.41	20,353.43	214	
	Building-06	22 + 01 + 01	22.00	01	12,365.12	0.00	7,910.37	20,275.49	214	
	Building-07	22 + 01 + 01	22.00	01	12,408.02	0.00	7,945.41	20,353.43	214	
	Building-08	22 + 01 + 01	22.00	01	12,365.12	0.00	7,910.37	20,275.49	214	
	Building-09	22 + 01 + 01	22.00	01	12,408.02	0.00	7,945.41	20,353.43	214	
	Building-10	22 + 01 + 01	22.00	01	12,365.12	0.00	7,910.37	20,275.49	214	
	Building-11	22 + 01 + 01	22.00	01	12,408.02	0.00	7,945.41	20,353.43	214	
	Building-12	22 + 01 + 01	22.00	01	12,365.12	0.00	7,910.37	20,275.49	214	
	Building-13	22 + 01 + 01	22.00	01	12,408.02	0.00	7,945.41	20,353.43	214	
	Building-14	22 + 01 + 01	22.00	01	12,365.12	0.00	7,910.37	20,275.49	214	
	Building-15	22 + 01 + 01	22.00	01	12,408.02	0.00	7,945.41	20,353.43	214	
	Building-16	22 + 01 + 01	22.00	01	12,365.12	0.00	7,910.37	20,275.49	214	
	Building-17	22 + 01 + 01	22.00	01	12,408.02	0.00	7,945.41	20,353.43	214	
	Building-18	22 + 01 + 01	22.00	01	12,365.12	0.00	7,910.37	20,275.49	214	
	Building-19	22 + 01 + 01	22.00	01	12,408.02	0.00	7,945.41	20,353.43	214	
	Building-20	22 + 01 + 01	22.00	01	12,365.12	0.00	7,910.37	20,275.49	214	
	Building-21	22 + 01 + 01	22.00	01	12,408.02	0.00	7,945.41	20,353.43	214	
	Building-22	22 + 01 + 01	22.00	01	12,365.12	0.00	7,910.37	20,275.49	214	
	Building-23	22 + 01 + 01	22.00	01	12,408.02	0.00	7,945.41	20,353.43	214	
	Total for Sale Component (Residential)					23	23	1,82,192.43	5,15,154.48	2,14,107.91

Mumbai Metropolitan Region Development Authority, 2nd Floor, Near David Park, Park Road, Thane (W) - 400 602.

Table 1 - indicating the details of buildings for which Amended Commencement Certificate as per UDCPR is already granted for Site-A (Plot Area 48.44 Ha) (Owner M/s. Mumbai Residential Pvt. Ltd.) (For Sale Component)

User	Type of Wing / Building No.	No. of Storey	Ht. (In M)	No. of Wings	Base area (In Sq.M.)	Premium area (In Sq.M.)	Auxiliary area (In Sq.M.)	Total BUA (In Sq.M.)	No. of Units
Residential User (Part of Phase-01)	Building-01	22 + 01 + 01	22.00	01	13,120.27	0.00	8,272.76	21,393.03	246
	Building-02	22 + 01 + 01	22.00	01	12,458.02	0.00	7,945.41	20,403.43	214
	Building-03	22 + 01 + 01	22.00	01	12,351.12	0.00	7,410.37	19,761.49	211
	Building-04	22 + 01 + 01	22.00	01	12,365.12	0.00	7,910.37	20,275.49	214
	Building-05	22 + 01 + 01	22.00	01	12,408.02	0.00	7,945.41	20,353.43	214
Total for Sale Component (Residential)					51	51	51,292.93	1,44,387.78	1,088

Table 2 - indicating the details of buildings for which Amended Commencement Certificate as per UDCPR is already granted for Site-A (Plot Area 48.44 Ha) (Owner M/s. Mumbai Residential Pvt. Ltd.) (For Sale Component)

User	Type of Wing / Building No.	No. of Storey	Ht. (In M)	No. of Wings	Base area (In Sq.M.)	Premium area (In Sq.M.)	Auxiliary area (In Sq.M.)	Total BUA (In Sq.M.)	No. of Units
Residential User (Phase-1)	Building-01	22 + 01 + 01	22.00	01	13,120.27	0.00	8,272.76	21,393.03	246
	Building-02	22 + 01 + 01	22.00	01	12,458.02	0.00	7,945.41	20,403.43	214
	Building-03	22 + 01 + 01	22.00	01	12,351.12	0.00	7,410.37	19,761.49	211
	Building-04	22 + 01 + 01	22.00	01	12,365.12	0.00	7,910.37	20,275.49	214
	Building-05	22 + 01 + 01	22.00	01	12,408.02	0.00	7,945.41	20,353.43	214
	Building-06	22 + 01 + 01	22.00	01	12,365.12	0.00	7,910.37	20,275.49	214
	Building-07	22 + 01 + 01	22.00	01	12,408.02	0.00	7,945.41	20,353.43	214
	Building-08	22 + 01 + 01	22.00	01	12,365.12	0.00	7,910.37	20,275.49	214
	Building-09	22 + 01 + 01	22.00	01	12,408.02	0.00	7,945.41	20,353.43	214
	Building-10	22 + 01 + 01	22.00	01	12,365.12	0.00	7,910.37	20,275.49	214
Total for Sale Component (Residential)					10	10	80,880.58	2,14,107.91	8,220

Table 3 - indicating the details of buildings for which Amended Commencement Certificate as per UDCPR is already granted for Site-A (Plot Area 48.44 Ha) (Owner M/s. Mumbai Residential Pvt. Ltd.) (For Sale Component)

User	Type of Wing / Building No.	No. of Storey	Ht. (In M)	No. of Wings	Base area (In Sq.M.)	Premium area (In Sq.M.)	Auxiliary area (In Sq.M.)	Total BUA (In Sq.M.)	No. of Units
Residential User (Phase-2)	Building-01	22 + 01 + 01	22.00	01	13,120.27	0.00	8,272.76	21,393.03	246
	Building-02	22 + 01 + 01	22.00	01	12,458.02	0.00	7,945.41	20,403.43	214
	Building-03	22 + 01 + 01	22.00	01	12,351.12	0.00	7,410.37	19,761.49	211
Total for Sale Component (Residential)					3	3	33,929.66	93,557.95	361

Table 4 - indicating the details of buildings for which Amended Commencement Certificate as per UDCPR is already granted for Site-A (Plot Area 48.44 Ha) (Owner M/s. Mumbai Residential Pvt. Ltd.) (For Sale Component)

User	Type of Wing / Building No.	No. of Storey	Ht. (In M)	No. of Wings	Base area (In Sq.M.)	Premium area (In Sq.M.)	Auxiliary area (In Sq.M.)	Total BUA (In Sq.M.)	No. of Units
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- Professional laundry
- Supermarket / departmental store
- Convenience shops
- ATM
- Co-working spaces

THE THIRD SCHEDULE ABOVE REFERRED TO:

(Description of "the Project" viz. "RUNWAL GARDENS PHASE 5 Bldg. No. 39 to 42" comprising 4 (four) Residential Buildings)

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

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

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

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

- Badminton Court
- Banquet Hall
- Children Play Area
- DG back up for essential common areas
- Double Heights Entrance Lobby
- Elevators of Reputed Brand
- Golf simulator
- Gymnasium
- Indoor Games Court
- Library Zone
- Mega Gym
- Mini Theatre
- Pet creche zone
- Podcasting web studio Music Room
- Senior Citizen Corner
- Snooker Room
- Squash Court
- Swimming Pool
- Tennis Court
- TT room
- 24/7 Café
- Water supply
- Sewerage (Chamber, line, Septic Tank, STP)
- Storm Water drains
- Landscaping and tree planting
- Street lighting
- Treatment and disposal of sewage and sullage water
- Solid waste management and disposal

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

All that the Flat/Unit being No. 1312 admeasuring 353.60 square ft. carpet area (equivalent to 32.85 square meters.) plus 1.63 square meters deck area and 0.00 square mtrs. utility area on 13th Floor in Building No. 41 in the Project to be known as "RUNWAL GARDENS PHASE 5 Bldg. No. 39 to 42", 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, bedroom
- Anti-skid vitrified tiles in balconies & in toilet
- Ceramic tiles in dado above & below the kitchen platform and in toilet
- 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

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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.

For RUNWAL RESIDENCY PVT. LTD.

By the hand of its Director

Authorized Signatory

Mr. Vikramaditya Upadhyay / Director/Authorised Signatory

In the presence of

1. Ganesh Jasthi
2. [Signature]

SIGNED AND DELIVERED
By the within named ALLOTTEE/S

Nehal Anand Pawar



Nawar

Rpawar

Ref. No. 58900-16/ITSL/OPR/2023-24
Date: 17th October, 2023

To,
Runwal Residency Private Limited
Runwal & Omkar Esquare, 5th Floor,
Opp. Sion-Chunabhatti Signal,
Sion (E), Mumbai- 400 022

Dear Sir/ Ma'am,

Ref: No Objection for sale of Flat at Runwal Gardens, Dombivli

This is to confirm that the aforesaid premises are currently mortgaged to IDBI Trusteeship Services Limited ("ITSL") (the "Trustee"), 17, R. Kamani Marg, Ballard Estate, Mumbai- 400 001 vide:

- Security Trustee Agreement dated 23rd June 2022, executed by and amongst ITSL, IndusInd Bank and Runwal Residency Private Limited (the "Company")
- Deed of Mortgage cum charge dated 19th July 2022, executed by and amongst ITSL and Company.

Your Company has requested a No Objection Certificate to enable sale of unit to the purchaser/s ("Purchaser/s") detailed hereto vide its mail dated 17th October, 2023. We state that on the basis of email approval received from the Lender i.e. IndusInd Bank Limited dated 17th October, 2023 we have No Objection of Sale of the said Unit(s) to the Purchaser/s as detailed below.

Unit No.	Tower	Customer Name	Saleable Area	Carpet Area	Agreement Value (INR)	Received Value (INR)
T41-1312	T41	Nehal Anand Pawar Ruchita Nehal Pawar	625	353.6	41,82,001	4,18,198

We state that, consent is hereby accorded for sale of the said Unit/s to the Purchaser/s subject to the following conditions:

- This consent hereby granted is restricted to the said Unit described above in the project Runwal Gardens of the Company, being constructed at Dombivli in order to enable sale of the said Unit to the Purchaser/s. Notwithstanding anything contained hereinabove, the consent hereby granted shall not authorize the Company to sell any other unit in the said project without applying to Trustee for a fresh consent letter.
- The consent hereby granted is subject to the Purchaser/s depositing all the moneys payable as consideration for purchase of the said Units bearing Account Name: RRPL - Runwal Gardens Phase 5 Bldg No. 39 to 42 - Collection a/c Account No 256005600012' held with IndusInd Bank, Mumbai, IFSC: INDB0000056 if the Purchaser/s fail to deposit such monies/ sales proceeds in the said Account, the NOC shall automatically stand revoked/ cancelled.
- In the event the sale to the Purchaser/s is cancelled for any reason, the consent above accorded shall automatically stand revoked forthwith and your Company shall have to apply for a fresh consent in relation to sale of the said Unit to any other person.
- Please note that the Trustee shall continue to hold mortgage and charge on behalf of Lender, over the Project, underlying land and other properties except for the aforesaid Units (i.e. after receipt of the entire sale consideration in the aforesaid Account) till such time the facilities availed by the Company are fully repaid.
- This certificate is being given without any prejudice or liabilities of any nature on part of the Trustee/ Lender/ or its officer.
- Our mortgage and charge on all other properties shall continue in full force and effect.
- The Purchaser may also reconfirm the authenticity of this NOC with our Company's representative Mr. Gaurav Jeswani on email gaurav.jeswani@idbitrustee.com

Yours faithfully,
For IDBI Trusteeship Services Limited




(Authorised Signatory)

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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 :

PS1700031609

Project: Runwal Gardens Phase 5 Bldg No. 39 to 42 , Plot Bearing / CTS / Survey / Final Plot No.: S No 7-2 pt, 7-3 pt, 4-1, 4-2 pt and 4-9 pt at 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 (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.

- The Registration shall be valid for a period commencing from 03/11/2021 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.
- 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.

०३/११-२१	
२४	१३

Signature valid
Digitally Signed by
Dr. Vasant Manoj Patil
(Secretary, MahaREHA)
Date: 03/11/2021 17:42:58

Signature and seal of the Authorized Officer
MahaREHA
Thane

Dated: 03/11/2021
Place: Mumbai



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 3

अनुक्रमांक : 15422/2023

नोंदणी :

Regn:63m

15/2023

154

गावाचे नाव : घारीवली

लेखाचा प्रकार	करारनामा
बंदना	4182001
वाजारभाव(भाडेपट्ट्याच्या तेंपट्ट्याबाबत आकारणी देतो की पट्टेदार ते करावे)	2605400
समाप्त,पोटहिस्ता व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: विभाग क्रं. 47/151/1, मूल्यदर 63900/- मीजे घारिवली स.नं. 4/1,4/2,4/9,7/2ए,7/2बी,7/2सी,7/3ए,7/3बी वरील रणवाल गाईन्स फेज 5 प्रोजेक्ट,सदनिका नं. 1312,तेरावा मजला,बिल्डिंग नं. 41,क्षेत्रफळ 32.85 चौ.मी. कार्पेट + 1.63 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 क्र. पी51700031609((Survey Number : 4/1, 4/2, 4/9, 7/2ए, 7/2बी, 7/2सी, 7/3ए, 7/3बी :))
क्षेत्रफळ	1) 32.85 चौ.मीटर
कारवी किंवा जुडी देण्यात असेल तेव्हा.	
स्तोबज करून देणा-या/लिहून ठेवणा-या गराचे नाव किंवा दिवाणी न्यायालयाचा नामा किंवा आदेश असल्यास,प्रतिवादिचे व पत्ता.	1): नाव:-रणवाल रेसिडेन्सी प्रा. लि. तर्फे डायरेक्टर यांचे तर्फे अधिकृत कुलमुखत्यार विक्रमादित्य उपाध्याय तर्फे कुलमुखत्यार म्हणून राजेश गजरे वय:-35; पत्ता:-प्लॉट नं. -, माळा नं. पाचवा मजला, इमारतीचे नाव: रणवाल अॅन्ड ओमकार स्केअर, ब्लॉक नं. -, रोड नं: सायन चुनाभट्टी सिग्नल, ऑफ ईस्टर्न एक्सप्रेस हायवे, सायन पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-AAFQR1016H
स्तोबज करून घेणा-या पक्षकाराचे व किंवा ती न्यायानयाचा हुकुमनामा किंवा आदेश नास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नेहाल आनंद पवार वय:-28; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं: रुम नं. 104, रोड नं: अहमदाबाद रोड, वाकोला डवरी नगर, गेट नं. 2, सांताक्रुझ पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400055 पॅन नं:-CZFPF6834B 2): नाव:-रुचिता नेहाल पवार वय:-28; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं: रुम नं. 104, रोड नं: अहमदाबाद रोड, वाकोला डवरी नगर, गेट नं. 2, सांताक्रुझ पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400055 पॅन नं:-FZFPF5374Q
स्तोबज करून दिल्याचा दिनांक	17/10/2023
दस्त नोंदणी केल्याचा दिनांक	17/10/2023
अनुक्रमांक,खंड व पृष्ठ	15422/2023
वाजारभावाप्रमाणे मुद्रांक शुल्क	188200
वाजारभावाप्रमाणे नोंदणी शुल्क	30000
धेरा	



(Signature)

सह दुय्यम निबंधक वर्ग-2 कल्याण क्रं-3

कनासाठी विचारात घेतलेला तपशील:-

शुल्क आकारताना निवडलेला अनुच्छेद :-

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

कलन-३	
दस्त क्र. 94722	2023
✓	LB



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Dombivli this 17th day of Oct. 2023

BETWEEN

Vikramaditya Upadhyay authorized under Board Resolution/POA dated 28.08.23, 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

Nehal Anand Pawar And Ruchita Nehal Pawar having his/her/their address at 104 Ahmedabad Road, Vakola Dawari Nagar Gate No.2, Santacruz East, Mumbai-400055, 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-parceners 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

N. Pawar

R. Pawar

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