

सूची क्र.2

दुय्यम निबंधक : मह दु.नि. कल्याण 3
दस्त क्रमांक : 15343/2023
नोंदणी :
Regn.63m

16/10/2023

गावाचे नाव : घारीवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदना	3963330
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2605400
(4) भू-मापन, नोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : , इतर माहिती: विभाग क्रं. 47/151/1, मूल्यदर 63900/- मौजे घारिवली स.नं. 4/1, 4/2, 4/9, 7/2ए, 7/2बी, 7/2सी 7/3ए, 7/3बी वरील रुणवाल गार्डन्स फेज 5 प्रोजेक्ट, मदनिका नं. 1602, सोळावा मजला, विल्डिंग 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 क्रं. पी51700031609((Survey Number : 4/1, 4/2, 4/9, 7/2ए, 7/2बी, 7/2सी, 7/3ए, 7/3बी ;))
(5) क्षेत्रफळ	1) 32.85 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनाम किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- रुणवाल रेसिडेन्सी प्रा. लि. तर्फे डायरेक्टर यांचे तर्फे अधिकृत कुलमुखत्यार रितेश मावंत तर्फे कुलमुखत्यार म्हणून रोजेश बजरे वय:-35; पत्ता:- प्लॉट नं:-, माळा नं:- पाचवा मजला, इमारतीचे नाव: रुणवाल अॅन्ड ओमकार स्केअर, ब्लॉक नं:-, रोड नं:- सायन चुनाभट्टी सिग्नल, ऑफ ईस्टर्न एक्सप्रेस हायवे, सायन पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400022 फॅन नं:-AAFGR1016H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनाम किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- बविता मोहन शिंदे वय:-45; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: आदर्श चाळ, ब्लॉक नं:-, रोड नं:- अशोक नगर, वैभव स्टोर संमोर, पाईपलाईन, एस. व्ही. रोड, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400072 फॅन नं:-BVIPS6078L
(9) दस्तऐवज करून दिल्याचा दिनांक	16/10/2023
(10) दस्त नोंदणी केल्याचा दिनांक	16/10/2023
(11) अनुक्रमांक, खंड व पृष्ठ	15343/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	178360
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



(Signature)

५ सह दुय्यम निबंधक वर्ग-२ कल्याण क्रं-३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क अकारताना निवडलेला अनुच्छेद :-

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



CHALLAN
MTR Form Number-6



GRN	MH009547658202324E	BARCODE		Date	16/10/2023-13:58:26	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)		PAN No.(If Applicable)	AAFCR1016H		
Office Name	KLN3_KALYAN NO 3 JOINT SUB REGISTRAR	Full Name	RUNWAL RESIDENCY PVT LTD				
Location	THANE	Flat/Block No.	RUNWAL GARDEN, PHASE 5, FLAT NO.1602,				
Year	2023-2024 One Time	Premises/Building	16TH FLOOR				

Account Head Details		Amount In Rs.							
0030046401	Stamp Duty	178360.00	Road/Street	BUILDING NO.41, USARGHAR, GHARIVALI, DOMBIVLI (EAST)					
0030063301	Registration Fee	30000.00	Area/Locality	32.85 SQ.MTR					
			Town/City/District						
			PIN	4	2	1	2	0	4
			Remarks (If Any)	PAN2=BVIPS6078L-SecondPartyName=BABITA MOHAN SHINDE-CA=3963330					
			Amount In	Two Lakh Eight Thousand Three Hundred Sixty Rupees					
			Words	Only					
Total		2,08,360.00							
Payment Details	UNION BANK OF INDIA		FOR USE IN RECEIVING BANK						
Cheque-DD Details			Bank CIN	Ref. No.	कलान-3				
Cheque/DD No.			Bank Date	RBI Date	16/10/2023-14:00:42	Net Verified with RBI			
Name of Bank			Bank-Branch	दस्ता क्र. २५२२३ २०२३ UNION BANK OF INDIA					
Name of Branch			Scroll No. , Date	Not Verified with Scroll ८३					

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करवयाच्या दस्तासाठी लागू आहे. नोंदणी न करवयाच्या इतर कोणत्याही सदर चलन लागू नाही.



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Dombivli, this 16th day of OCT, 2023

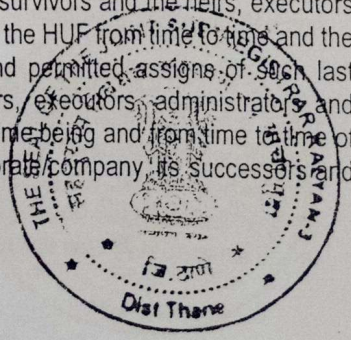
BETWEEN

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, 4th Floor, Opposite Sion Chunabhathi Signal, Off Eastern Express Highway, Sion (E), Mumbai 400 022 (through its duly Authorized Signatory Mr. Ritesh Sawant 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

Babita Mohan Shinde having his/her/their address at Adrash Chawl, Ashok Nagar, Opp Varbhav Store, Pipe Line, S V Road, Mumbai, Maharashtra-400072, 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-parcenersy and survivor/s of them and the heirs, executors, administrator and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company, its successors and permitted assigns) of the **OTHER PART**

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WHEREAS:

- A. By virtue of various deeds, documents, writings and orders, the Promoter is the owner of, absolutely seized and possessed of and well and sufficiently entitled to all those pieces and parcels of land or ground measuring 4,65,228 square metres lying, being and situate at Village Gharivali and Village Usarghar in the Registration District and Sub-District at Thane ("Promoter Larger Land") more particularly described in the First Schedule written hereunder and shown delineated in black colour boundary line on the Plan annexed hereto and marked as Annexure "A". The title of the Promoter with respect to the Promoter Larger Land is more particularly described in the Report on Title dated 5th March 2019, issued by Wadia Ghandy & Co., and Supplementary Title Certificate dated 6th October, 2020, 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 Promoter's 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").

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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 be accessible and available even for the general public and will not be restricted to the allottees of the Whole Project. The Promoter, at its sole discretion, shall be entitled to formulate such rules and regulations or impose such terms

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(v) 1
(vi) 1

1. Phase I Land comprising of 13 (thirteen) buildings as set out below:

- (a) 12 residential buildings known as Building No.1, Building No. 2, Building No. 3, Building No. 4, Building No. 5, Building No. 6, Building No. 7, Building No. 8, Building No. 9, Building No. 10, Building No. 11 and Building No. 12, each comprising Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors (hereinafter collectively referred to as "Phase I Residential Buildings");
- (b) 1 (one) multi-level car parking building with shops on the ground floor and the said Club House (defined below) on the terrace ("Phase 1 & 2 Commercial Building") as specified in Recital Clause (V) (v) hereinbelow;

(Phase I Residential Buildings are shown delineated in light colour boundary lines, and the Phase 1 & 2 Commercial Building is shown hatched in navy colour boundary lines on the plan annexed hereto and marked as Annexure "B1") 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 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.

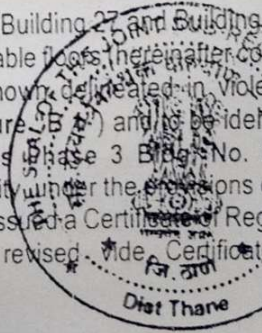
2. Phase II (Part 1) Land comprising of 6 residential (six) buildings i.e. Building 18, Building 19, Building 20, Building 21, Building 22 and Building 23 each comprising Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors (hereinafter collectively referred to as "Runwal Gardens Phase 2 Bldg. No. 18-23") shown delineated in green colour boundary lines on the plan annexed hereto and marked as Annexure "B1") and to be identified as "Runwal Gardens Phase 2 Bldg. No. 18-23". Runwal Gardens Phase 2 Bldg. No. 18-23 is registered by the Promoter as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51700024154 dated 23.01.2020 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.

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Bldg. No. 24-26 shown delineated 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.
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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.



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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 "B 1") and to be identified as "Runwal Gardens Phase 3 Bldg. No. 29-30". Runwal Gardens Phase 3 Bldg. No. 29-30 is registered by the Promoter as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51700028344 dated 18.02.2021.

7. Shopping Arcade Land comprising 1 (one) commercial/retail building ("Shopping Arcade") having 6 no. of slabs of super structures hereinafter referred to as "Runwal Gardens Shopping Arcade" shown delineated in yellow colour boundary lines on the plan annexed hereto and marked as Annexure "B1") and to be identified as "Runwal Gardens Shopping Arcade". Runwal Gardens Shopping Arcade is registered by the Promoter as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51700026438 dated 22.09.2020 subsequently revised vide Certificate dated 08.09.2021.

8. Phase 4 (Part I) Land comprising of 2 residential (two) buildings i.e. Building 31 and Building 32 each comprising Basement plus Stilt plus 34 Nos. of Slabs of super structure, viz. 32 habitable floors (hereinafter collectively referred to as "Runwal Gardens Phase 4 Bldg. No. 31-32") shown delineated in grey colour boundary lines on the plan annexed hereto and marked as Annexure "B1") and to be identified as "Runwal Gardens Phase 4 Bldg. No. 31-32". Runwal Gardens Phase 4 Bldg. No. 31-32 is registered by the Promoter as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51700029155 dated 29.04.2021.

9. Phase 4 (Part II) Land comprising of 2 residential (two) buildings i.e. Building 33 and Building 34 each comprising Basement plus Stilt plus 33 Nos. of Slabs of super structure, viz. 32 habitable floors (hereinafter collectively referred to as "Runwal Gardens Phase 4 Bldg. No. 33-34") shown delineated in black colour boundary lines on the plan annexed hereto and marked as Annexure "B1") and to be identified as "Runwal Gardens Phase 4 Bldg. No. 33-34". Runwal Gardens Phase 4 Bldg. No. 33-34 is registered by the Promoter as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51700030533 dated 30.08.2021.

10. Phase 4 (Part III) Land comprising of 2 residential (two) buildings i.e. Building 35 and Building 36 each comprising Basement plus Stilt plus 33 Nos. of Slabs of super structure, viz. 32 habitable floors (hereinafter collectively referred to as "Runwal Gardens Phase 4 Bldg. No. 35-36") shown delineated in white colour boundary lines on the plan annexed hereto and marked as Annexure "B1") and to be identified as "Runwal Gardens Phase 4 Bldg. No. 35-36". Runwal Gardens Phase 4 Bldg. No. 35-36 is registered by the Promoter as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51700031319 dated 15.10.2021.

In accordance with the Commencement Certificate, the Promoter will develop certain common areas and amenities and a multilevel car park inter alia comprising 1 (one) basement level + ground + 1st to 2nd parking floors + 21st and 22nd floors for club house for use in common, for the Project Phase 3 and the Phase 4 to be developed by the Promoter on the Promoter Larger Land ("Phase 3 & 4 Commercial Building").

11. Phase 4 (Part IV) Land shall comprise of 2 residential (two) buildings i.e. Building 37 and Building 38 each (hereinafter collectively referred to as "Runwal Gardens Phase 4 Bldg. No. 37-38") and to be identified as "Runwal Gardens Phase 4 Bldg. No. 37-38".

R. The Promoter is now developing another phase ("Phase 5") on a portion of the Promoter Larger Land (to be known as "Runwal Gardens Phase 5 Bldg. No. 39 to 42") admeasuring 3011.81 square metres (plinth area) the said Land comprising of 4 (four) residential buildings i.e. Building 39, Building 40, Building 41 and Building 42 ("Residential Buildings") (more particularly described in the Third Schedule hereunder written and the said Buildings are shown delineated in Red colour boundary lines on the plan annexed hereto and marked as Annexure "B1") and proposed as a "real estate project" which has been registered by the Promoter as such ("the Real Estate Project" / "the Project") with the

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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.1602 of the 1 BHK Prime with Deck type admeasuring 32.85 square metres carpet area plus 1.63 square metres deck area and 0.00 square metres utility area as per RERA on the 16th Floor of Building No. 41 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.3963330/- (Rupees Thirty Nine Lakhs Sixty Three Thousand Three Hundred Thirty Only).

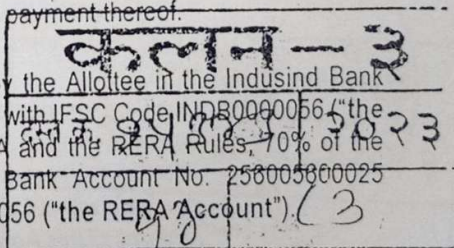
(ii) The Promoter shall provide to the Allottee absolutely free of any consideration, cost, charge and/or fee, permission to park 0 (Zero) car/s in the car parking space in the ~~Open/Basement/stilt/Phase 3 & 4 Commercial Building~~. The location and number of the car parking space shall be identified at the time of handing over possession of the said Premises.

(iii) The total aggregate consideration amount for the said Premises is Rs.3963330/- (Rupees Thirty Nine Lakhs Sixty Three Thousand Three Hundred Thirty 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.397326/- (Rupees Three Lakhs Ninety Seven Thousand Three Hundred Twenty 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. 3566004/- (Rupees Thirty Five Lakhs Sixty Six Thousand 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.

(vi) It is clarified that the Sale Consideration shall be payable by the Allottee in the Indusind Bank Account No. 256005600012 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. 256005600025 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 now or which may become applicable / payable in future) including GST and all other indirect and direct taxes, duties and impositions applicable and/or levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies on any amount payable under this Agreement and/or on the transaction contemplated herein and/or in relation to the said Premises, shall be borne and paid by the Allottee alone and the Promoter shall not be liable to bear or pay the same or any part thereof. All these payments will be made by the Allottee

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

All that the Flat/Unit being No. 1602 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 16th 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)

94383		2023
3E	C3	

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
- Provision of telephone, cable TV points & intercom
- Geyser of reputed brand & exhaust fan in bathrooms and kitchen
- CP fittings & sanitary wares of Jaguar or equivalent
- Polished granite parallel kitchen platform with stainless steel sink
- Provision for water purifier
- Provision for washing machine
- External walls painted with texture paint
- Ecommerce drop off zone in each building lobby



IN WITNESS WHEREOF the parties hereinabove have set their respective hands and signed this Agreement for Sale at Dombivli (Maharashtra) in the presence of attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED
By the within named PROMOTER
RUNWAL RESIDENCY PVT. LTD.

By the hand of its Director/
Authorized Signatory

Mr. Ritesh Sawant

in the presence of

1. Pradip Mohan Shinde

2. Bhaba

SIGNED AND DELIVERED
By the within named ALLOTTEE/S

Babita Mohan Shinde

For RUNWAL RESIDENCY PVT. LTD.

(Signature)
(Fingerprint)

Director/Authorised Signatory



(Fingerprint)

(Signature)





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 :
P51700031609

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.

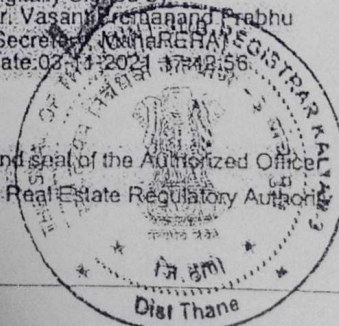
- The Registration shall be valid for a period commencing from 03/11/2021 and ending with 31/12/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and 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.

कलान - ३	
वस्त क्र. २५३३	२०२३
४४	८३
Signature valid	

Digitally Signed by
Dr. Vasant Prabhakar Prabhakar
(Secretary, MahaRERA)
Date: 03/11/2021 17:42:56

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



Dated: 03/11/2021

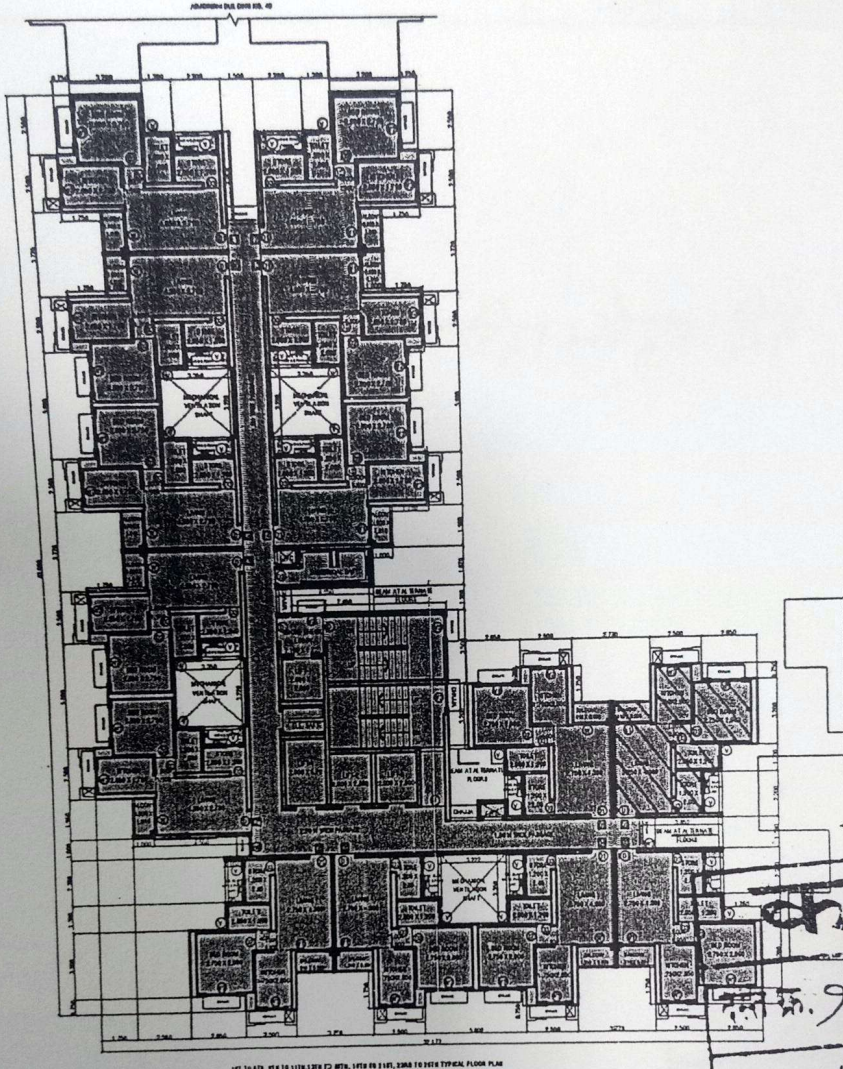
Place: Mumbai

		T41-1602
Annexure "K"		
Particulrs	Milestone %	Flat Cost
BOOKING TOKEN	1.0%	39633
WITHIN 15 DAYS POST BOOKING	4.0%	158533
WITHIN 30 DAYS POST BOOKING	5.0%	198167
ON COMPLETION OF EXCAVATION	20.0%	792666
ON COMPLETION OF PLINTH	15.0%	594500
ON INITIATION OF 3RD FLOOR	5.0%	198167
ON INITIATION OF 6TH FLOOR	5.0%	198167
ON INITIATION OF 9TH FLOOR	5.0%	198167
ON INITIATION OF 12TH FLOOR	5.0%	198167
ON INITIATION OF 15TH FLOOR	5.0%	198167
ON INITIATION OF 18TH FLOOR	5.0%	198167
ON INITIATION OF 21ST FLOOR	5.0%	198167
ON INITIATION OF 24TH FLOOR	5.0%	198167
ON COMPLETION OF TOP FLOOR	5.0%	198167
ON COMPLETION OF BLOCKWORK OF THE UNIT	5.0%	198167
ON POSSESSION/RECEIPT OF OC/ COMPLETION CERTIFICATE.	5.0%	198167
Total	100%	3963330

1 वलीता मोहवा शिके.

कलम - 3	
दस्त क्र. 94583	2023
42	13





1ST TO 27TH FLOOR (SEE PLAN) TO SEE TYPICAL FLOOR PLAN

3-10-2023
 2023
 47
 13

THE SEAL OF THE JOMI SUB-DIVISIONAL ENGINEER, PUNE

BUILDING: 41
 (BASEMENT & BASEMENT)
 GROUND + STAIR (FROM TOP) - 1ST
 TO 27TH FLOOR)

CONSENTS - 04 - SHEET

1ST TO 27TH FLOOR TO 14TH FLOOR
 1ST TO 27TH FLOOR TO 14TH FLOOR
 1ST TO 27TH FLOOR TO 14TH FLOOR

DESIGNATION OF THE FLOOR

PROPOSED INTEGRATED TOWNSHIP PROJECT ON THE
 VILLAGE PANGAR, QUARTAL & USARWAR
 DIST. PUNE

NAME AND ADDRESS OF P.O.A.N.

DATE OF ISSUE

BY: [Signature]

FOR: [Signature]

2ND FLOOR, NARSHATRA, A WING,
 NEAR TMC, ALMEIDA ROAD,
 PANCHAJANYA, PUNE-411 002
 PHONE - 020 2761 1111 TELE FAX - 204 4100
 E-MAIL - [Email Address]

* PLANS ARE AS PER SANCTIONED DATED 15.07.2022

1. एन.एम.ए.डी. सिटी