

10/02/2020

दस्त क्रमांक : 1388/2020

नोदंगी :

Regn:63m

## गावाचे नाव : घारीवली

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	7670500
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5052711.95
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: मौजे घारीवली 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, 6/1,6/2,6/3,7/1,7/2ए,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,मौजेउसरघर 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)वरील रुणवाल गार्डन फेज 1 प्रोजेक्ट,सदनिका न . 1802,अठरावा मजला,बिल्डींग न . 8,क्षेत्रफळ 79.55 - चौ .मी कार्पेट सोबत दोन कार पार्किंग .दि .12/07/2019 च्या अधिसुचनेनुसार विशेष वसाहत प्रकल्प,अंतर्गत विक्रीकरारनाम्यास मुद्रांक शुल्कांमध्ये 50% सवलत(टीपीएस- 1218/4499/सीआर-54/19/युडी-12 दि .09/08/2019)(( Survey Number : 4/1, 4/2, 4/3 व इतर ; ) )
(5) क्षेत्रफळ	1) 856.29 चौ.फूट
(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 याचे तर्फे अधिकृत स्वाक्षरीकर्ता मनीष वहाल तर्फे कुलमुखत्यार म्हणुन राजेश गजरे वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: चौथा मजला , इमारतीचे नाव: रुणवाल अँड ओमकार , ब्लॉक नं: -, रोड नं: सायन चुनाभट्टी सिग्रल ,ऑफ इस्टर्न एक्सप्रेस हायवे ,सायन पूर्व , महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-AAFCR1016H
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मनिष ललितकुमार मेहता वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: बी-1/11, इमारतीचे नाव: -, ब्लॉक नं: महावीर नगर ,मानपाडा रोड, रोड नं: डोंबिवली ईस्ट , महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AJJPM6345C 2): नाव:-पूर्वी मनिष मेहता वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: बी-1/11, इमारतीचे नाव: -, ब्लॉक नं: महावीर नगर ,मानपाडा रोड, रोड नं: डोंबिवली ईस्ट, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-BIBPM1678L
(9) दस्तऐवज करून दिल्याचा दिनांक	10/02/2020
(10)दस्त नोंदणी केल्याचा दिनांक	10/02/2020
(11)अनुक्रमांक,खंड व पृष्ठ	1388/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	345300
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला नुच्छेद :- :

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

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





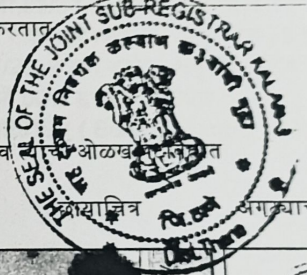
10/02/2020 7 27:54 PM  
 दस्त क्रमांक : कलन3/1388/2020  
 दस्ताचा प्रकार :- करारनामा

दस्त गोपवारा भाग-2

कलन 3 929/2020  
 दस्त क्रमांक: 1388/2020

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:रुणवाल रेगिडेन्सी प्रा.लि तर्फे डायरेक्टर याचे तर्फे अधिकृत स्वाक्षरीकर्ता मनीष बहाल तर्फे कुलमुखत्यार म्हणुन राजेश गजरे पत्ता:प्लॉट नं: -, माळा नं: चौथा मजला , इमारतीचे नाव: रुणवाल अँड ओमकार , ब्लॉक नं: -, रोड नं: गायन चुनाभट्टी मिग्नल , ऑफ इस्टर्न एक्सप्रेस हायवे ,सायन पूर्व , महाराष्ट्र, मुंबई. पॅन नंबर:AAFRCR1016H	लिहून देणार वय :-31 स्वाक्षरी:- <i>Pier</i>		
2	नाव:मनिष ललितकुमार मेहता पत्ता:प्लॉट नं: -, माळा नं: वी-1/11, इमारतीचे नाव: -, ब्लॉक नं: महावीर नगर ,मानपाडा रोड, रोड नं: डोंबिवली ईस्ट , महाराष्ट्र, ठाणे. पॅन नंबर:AJJPM6345C	लिहून घेणार वय :-39 स्वाक्षरी:- <i>Meheta</i>		
3	नाव:पूर्वी मनिष मेहता पत्ता:प्लॉट नं: -, माळा नं: वी-1/11, इमारतीचे नाव: -, ब्लॉक नं: महावीर नगर ,मानपाडा रोड, रोड नं: डोंबिवली ईस्ट, महाराष्ट्र, ठाणे. पॅन नंबर:BIBPM1678L	लिहून घेणार वय :-38 स्वाक्षरी:- <i>P. M. Mehta</i>		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात  
 शिक्का क्र.3 ची वेळ:10 / 02 / 2020 07 : 26 : 49 PM



ओळख:-  
 खालील डमम अमे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांचे ओळखतात.

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सिद्धान्त विजय मोरे वय:24 पत्ता:गांधीनगर डोंबिवली ईस्ट पिन कोड:421204	स्वाक्षरी <i>MORE</i>		
2	नाव:रोहित रेवाळे - - वय:22 पत्ता:गांधीनगर डोंबिवली ईस्ट पिन कोड:421204	स्वाक्षरी <i>R</i>		

शिक्का क्र.4 ची वेळ:10 / 02 / 2020 07 : 27 : 21 PM

शिक्का क्र.5 ची वेळ:10 / 02 / 2020 07 : 27 : 37 PM नोंदणी पुस्तक 1 मध्ये

प्रमाणित करण्यात येते की सदर दस्त  
 क्रं. 929/2020 मध्ये 929/2020 पाने  
 पुस्तक क्रमांक ..... वर  
 दिनांक 90/02/2020

Joint Sub Registrar Kalyan 3

EPayment Details.

Sr.	Epayment Number
1	MH011884642201920E
2	MH011885207201920E

Defacement Number  
 0006136183201920  
 0006136182201920  
 सह. दुय्यम निबंधक वर्ग-२, कल्याण-३  
 1388 /2020

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.



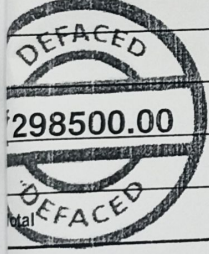
CHALLAN  
MTR Form Number-6

कल्याण-३	
दस्त क्र. १३८८	२०२०
१९६	१२९



MH011884642201920E	BARCODE	Date 10/02/2020-15:59:50	Form ID 25.2
--------------------	---------	--------------------------	--------------

Department Inspector General Of Registration	Payer Details		
Stamp Duty	TAX ID (If Any)		
Registration Fee	PAN No.(If Applicable)	AJJPM6345C	
Office Name KLN3_KALYAN NO 3 JOINT SUB REGISTRA	Full Name	Manish L Mehta	
Location THANE	Flat/Block No.	Runwal Garden Phase 1 Tower 8 Flat No 1802	
Year 2019-2020 One Time	Premises/Building		
Account Head Details	Amount In Rs.	Road/Street	18th Floor Kalyan Shil Road
30046401 Stamp Duty	268500.00	Area/Locality	Gharivali, Dombivli East
30063301 Registration Fee	30000.00	Town/City/District	
		PIN	4 2 1 2 0 4
		Remarks (If Any)	PAN2=AAFRCR1016H--SecondPartyName=Runwal Residency Pvt Ltd-CA=7670500
		Amount In	Two Lakh Ninety Eight Thousand Five Hundred Rupees
		Words	Only
	2,98,500.00		



Payment Details IDBI BANK	FOR USE IN RECEIVING BANK		
Cheque/DD Details	Bank CIN	Ref. No.	69103332020021014294 252576826
Cheque/DD No.	Bank Date	RBI Date	10/02/2020-16:01:04 Not Verified with RBI
Name of Bank	Bank-Branch	IDBI BANK	
Name of Branch	Scroll No. , Date	Not Verified with Scroll	

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents. नोंदणी न करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी लागू आहे.



Sl. No.	Remarks	Defacement No.	Defacement Date	User	Defacement Amount
1	(IS)-72-1388	0006136183201920	10/02/2020-19:24:47	IGR126	30000.00
2	(IS)-72-1388	0006136183201920	10/02/2020-19:24:47	IGR126	268500.00
Total Defacement Amount					2,98,500.00







आयकर विभाग  
INCOME TAX DEPARTMENT  
PURVI MANISH MEHTA



भारत सरकार  
GOVT. OF INDIA



PRADEEP CHANDULAL SHAH

25/04/1983

Permanent Account Number  
BIBPM1678L

*P. M. Mehta*  
Signature



07/12/2019

कलन-३	
दस्त क्र. १३८८	२०२०
११६०	१२०

*P. M. Mehta*

आयकर विभाग  
INCOME TAX DEPARTMENT  
MANISH LALITKUMAR MEHTA



भारत सरकार  
GOVT. OF INDIA



L J MEHTA

02/08/1981

Permanent Account Number  
AJJPM6345C

*L. J. Mehta*  
Signature



*L. J. Mehta*

आयकर विभाग  
INCOME TAX DEPARTMENT  
ROHIT ANIL REWALE



भारत सरकार  
GOVT. OF INDIA



ANIL RAMCHANDRA REWALE

27/03/1997

Permanent Account Number  
CIEPR5027A

*Rohit Rewale*  
Signature



*Rohit Rewale*

आयकर विभाग  
INCOME TAX DEPARTMENT  
HAJESH ANANDA GAJARE



भारत सरकार  
GOVT. OF INDIA



ANANDA GAJARE

28/07/1988

Permanent Account Number  
BHFPG6473A

*Hajesh Gajare*  
Signature



*Hajesh Gajare*



भारत सरकार  
GOVERNMENT OF INDIA

सिद्धांत विजय मोरे  
Siddhant Vijay More

बहीन विजय दत्तात्रय मोरे  
Father : Vijay Dattaram More  
जन्म वर्ष / Year of Birth : 1997  
पुरुष / Male



4278 2361 8100

*Siddhant Vijay More*



आधार - सामान्य माणसाचा अधिकार







घोषणापत्र

मी / आम्ही, राजिका राजेश  
वय 39 वर्ष,  
राहणार - शंभूदास अँड ओंकार शर्मा  
कुलमुखत्यारपत्र याद्वारे घोषित करतो/करते की,  
दुष्यन्त निवघंठ अध्यापक यांचे कार्यालयात कराचवामा  
चा शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. शंभूदास  
रमिडेविल प्रा. लि व ड. यांनी दि. 26/11/19

रोजी मला / आम्हांस दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी / आम्ही सादर दस्त  
नोंदणीस सादर केला आहे / निष्पादीत करून क्युलीजवाव दिला आहे. सादर  
कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलले नाही किंवा  
कुलमुखत्यारपत्र लिहून देणार व्यवतीपेकी कोणीही मयत झालेले नाही किंवा अन्य  
कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दवातल ठरतले नाही. सादरचे कुलमुखत्यारपत्र  
पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी / आम्ही पूर्णतः तत्कन आहे. सादरचे  
क्यन चुकीचे आढकून आल्यांस, नोंदणी अधिनियम 1906 चे क्लन 62 अन्वये  
शिक्षेस मी / आम्ही पात्र राहीन / राहू याची मला / आम्हांस जाणीव आहे.

तारीख : 20/02/2020  
ठिकाण : साधवळ

*Prizes*

कुलमुखत्यारपत्रधारकाची सही व नांव

सादर अखरत्यारपत्राचे सत्यतेविषयी मी संपूर्ण चौकशी केली आहे व त्याचे  
सत्यतेविषयेची मी खात्री करून घेतली आहे.







कलज - 8  
दिनांक 06/11/2019  
39/30

# RUNWAL RESIDENCY PRIVATE LTD.

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS (The "BOARD") OF RUNWAL RESIDENCY PRIVATE LIMITED (THE "COMPANY") ON WEDNESDAY 6<sup>th</sup> NOVEMBER 2019 COMMENCING AT 10.00 AM AND ENDING AT 10.30 AM AT THE REGISTERED OFFICE OF THE COMPANY AT RUNWAL & OMKAR ESQUARE, 5<sup>TH</sup> FLOOR, OPP. SION CHUNABHATTI SIGNAL, OFF. EASTERN EXPRESS HIGHWAY, SION (E), MUMBAI- 400022

AUTHORITY TO 1) MR. ASHISH MEHTA (GM- INTERNAL AUDIT), 2) MS. CHETNA ARORA (GM-LEGAL), 3) MR. GODFREY D'SILVA (AGM-LEGAL), 4) MR. SOHIT BAIJPAI (AGM-FINANCE) AND 5) MR MANISH WAHAL(AGM-FINANCE)

"RESOLVED THAT Authorised signatory/ies of the Company (1) Mr. Ashish Mehta (GM- Internal Audit), (2) Ms. Chetna Arora (GM-Legal), (3) Mr. Godfrey D'silva (AGM-Legal), (4) Mr. Sohit Bajpai (AGM-Finance) and (5) Mr Manish Wahal (AGM-Finance) be and are hereby SEVERALLY authorized and empowered for and on behalf of the Company to sign, execute, lodge, admit, acknowledge and register the various Agreements, deeds, documents, writings including Agreement for Sale, Sale Deed, Supply Agreement, Tri-partite Agreement/s, Declaration, Indenture, Board Resolutions, allotment Letter, Deed of Cancellation, Deed of Exchange, Deed of Confirmation/ Rectification/ Modification, Receipts with office of the Registrar of Assurances at Kalyan / Dombivli / Thane and also for the appropriate Sub-Registrar, which may be necessary for the development/ completion of flats/units/premises to be developed/constructed in the Company's properties more particularly described in the schedule hereunder mentioned

SCHEDULE  
ALL THOSE pieces and parcels of land of the Company situated and/or to be constructed and known as RUNWAL GARDENS bearing Survey Nos - 4/1 to 4/6, 4/9 to 4/11, 5/1 to 5/6, 6/1 to 6/3, 7/1, 8/1, 8/9, 9/1 to 9/8, 10, 11, 12/1 to 12/14, 13, 14/1 to 14/3, 15, 16, 17, 18, 19, 20, 23/1 to 23/3, 23/10, 37/1 to 37/4, 38/1, 38/2, 39/1 to 39/4, 40, 41/1 to 41/2, 41/4, 44/1, 44/4, 44/5A to 44/6B, 44/7 to 44/10, 45/1 to 45/3 of Village Gharivali and bearing Survey Nos. 44/1 to 44/12, 45/1 to 45/3 in aggregate, measuring 4,60,628 square metres, lying and situate at Tal. Kalyan District Thane.



Annexure "K"

Particulars	Milestone %	Flat Cost
BOOKING TOKEN	1.0%	76705
WITHIN 15 DAYS FROM BOOKING DATE	2.0%	153410
WITHIN 30 DAYS FROM BOOKING DATE	7.0%	536935
ON COMPLETION OF EXCAVATION	20.0%	1534100
ON COMPLETION OF PLINTH	10.0%	767050
ON COMPLETION OF 3RD FLOOR	3.5%	268468
ON COMPLETION OF 6TH FLOOR	3.5%	268468
ON COMPLETION OF 9TH FLOOR	3.5%	268468
ON COMPLETION OF 12TH FLOOR	3.5%	268468
ON COMPLETION OF 15TH FLOOR	4.0%	306820
ON COMPLETION OF 18TH FLOOR	4.0%	306820
ON COMPLETION OF 21ST FLOOR	4.0%	306820
ON COMPLETION OF TOP FLOOR	4.0%	306820
ON COMPLETION OF THE WALLS, INTERNAL PLASTER, WINDOWS OF APARTMENTS ETC	5.0%	383525
ON COMPLETION OF THE STAIRCASES, LIFT WELLS ETC	5.0%	383525
ON COMPLETION OF THE EXTERNAL PLASTER ETC	10.0%	767050
ON COMPLETION OF THE LIFTS, ENTRANCE LOBBY ETC	5.0%	383525
ON POSSESSION/RECEIPT OF OC/ COMPLETION CERTIFICATE.	100%	7670500
Total		

*M*

*Arunka*

*P. M. m. s. s.*





















ANNEXURE - "I"

कलन-३	
दस्त क्र. १३८८	२०२०
४२	१२७



## 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;**

- Runwal Residency Private Limited** having its registered office / principal place of business at **Tehsil: Mumbai City, District: Mumbai City, Pin: 400022.**
- This registration is granted subject to the following conditions, namely:-
  - 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

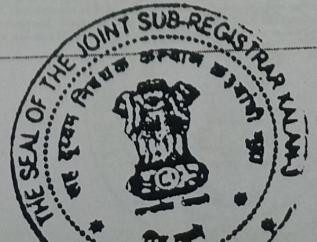
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, 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 **30/06/2023** 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
- 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:12-10-2019 18:51:10

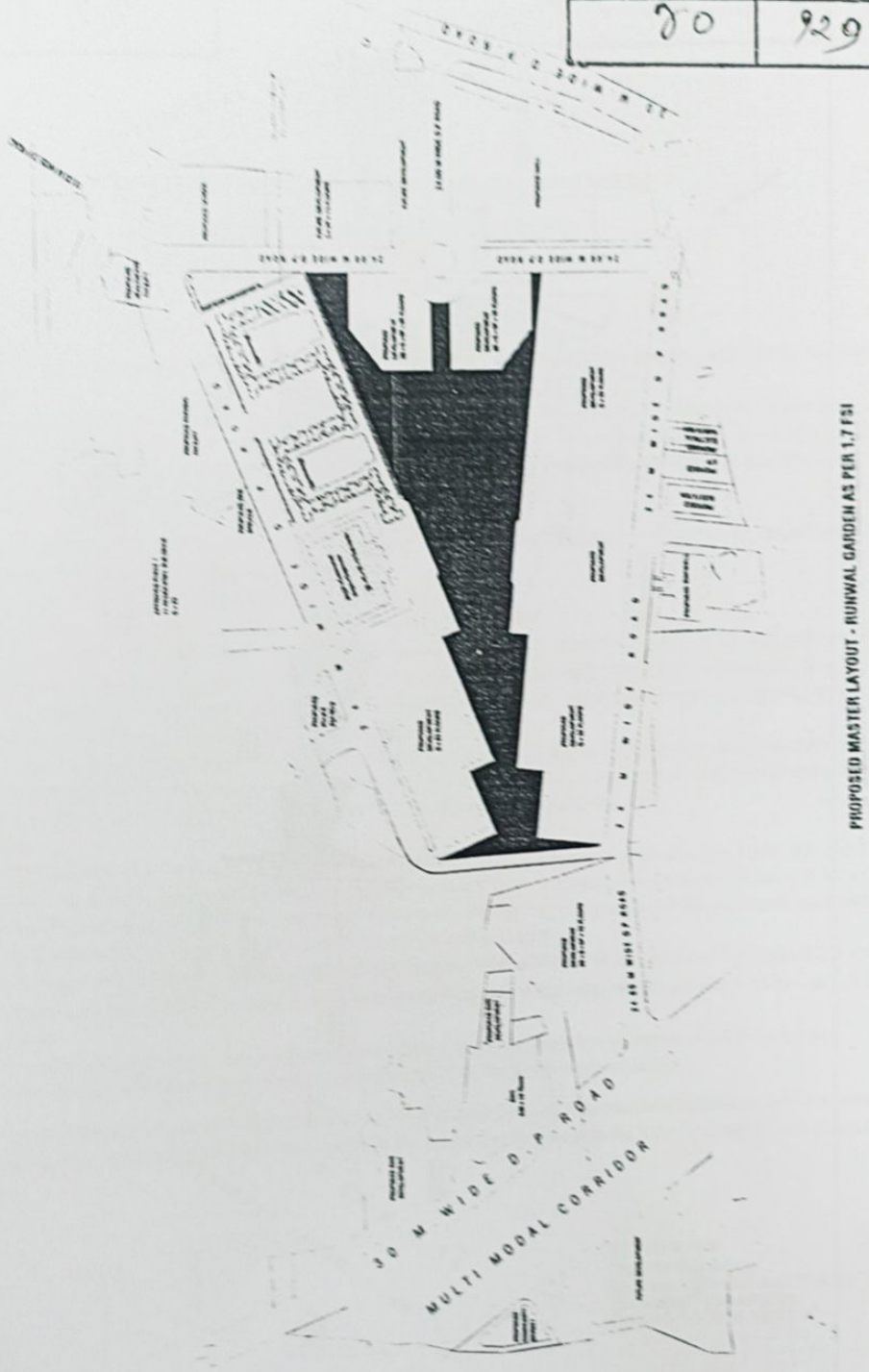
Dated: 12/10/2019  
Place: Mumbai

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





कलन-३	
दस्ता क्र.	१३८८२०२०
७०	१२७





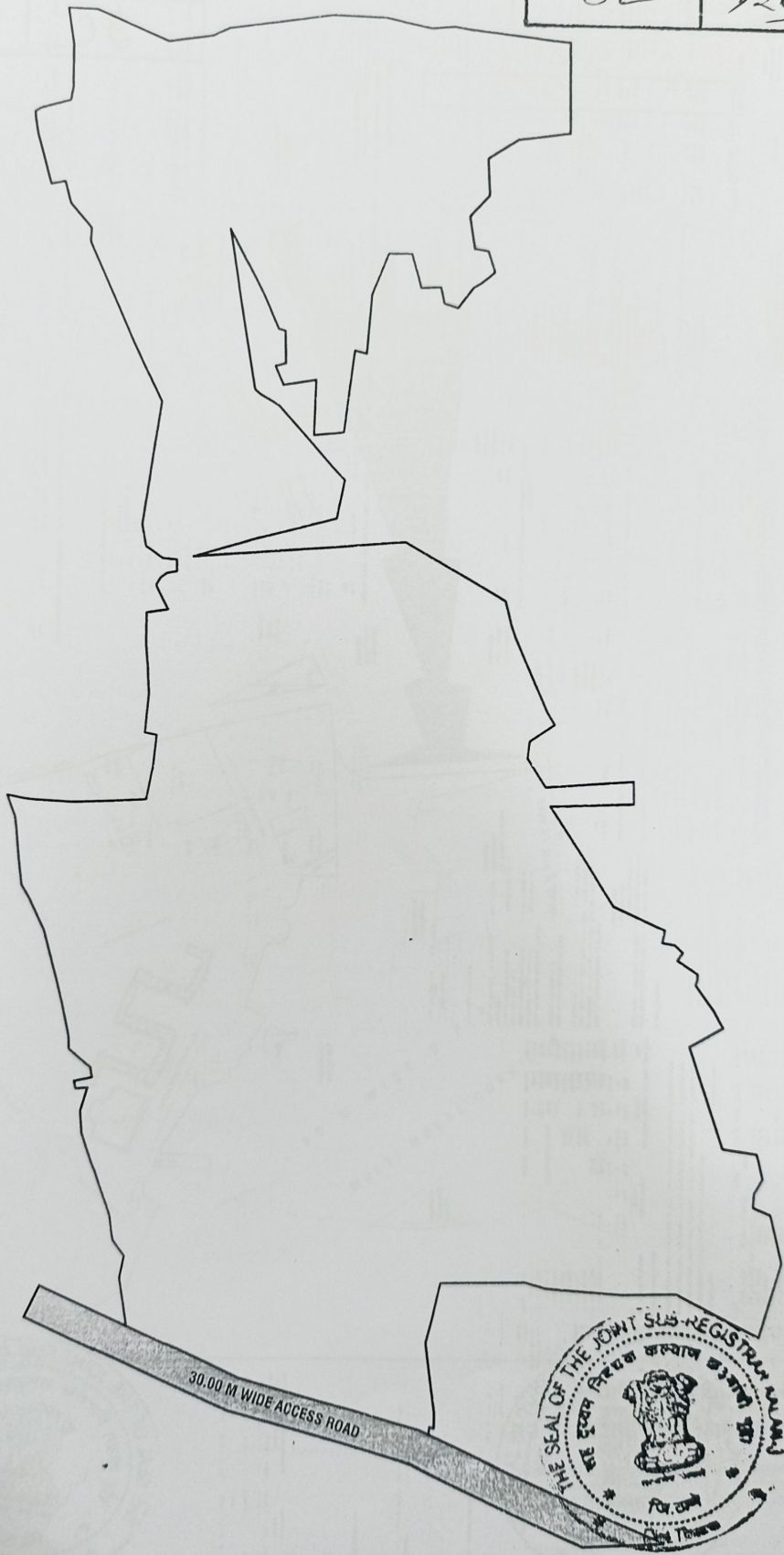
ANNEXURE "A"

कलन-३

दस्ता क्र. १३८८ २०२०

३८

१२९



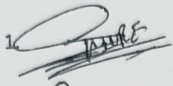

115 ACRE LAND





कलन-३  
 IN WITNESS WHEREOF the parties hereinabove have set their respective hands and signed this  
 दस्त का Agreement for Sale of 2020 (Maharashtra) in the presence of attesting witness,  
 signing as such on the day first above written.  
 ३० १२०

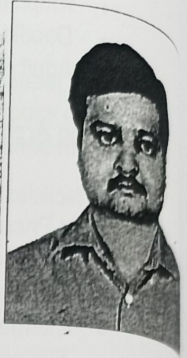
SIGNED AND DELIVERED )  
 By the within named PROMOTER )  
 RUNWAL RESIDENCY PVT. LTD. )  
 By the hand of its Director/ )  
 Authorized Signatory )  
 Mr. Manish Wakat )  
 in the presence of ..... )

1.  )  
 2.  )

For RUNWAL RESIDENCY PVT. LTD.

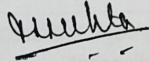


Director/Authorised Signatory

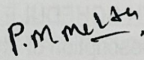


SIGNED AND DELIVERED )  
 By the within named ALLOTTEE/S )

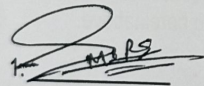
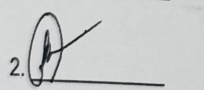
MANISH LALITKUMAR MEHTA )



PURVI MANISH MEHTA )



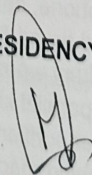
in the presence of )

1.  )  
 2.  )

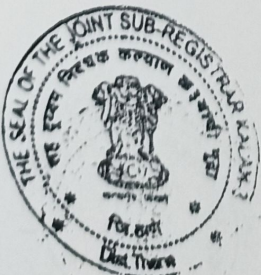


RECEIVED of and from the Flat/Unit )  
 Allottee/s/s above named the sum of )  
 Rs. 76705/- )  
 Rupees Seventy Six Thousand )  
 Seven Hundred Five Only )  
 Towards advance payment or deposit )  
 paid by the Allottee/s to the Promoter )

For RUNWAL RESIDENCY PVT. LTD.



Director/Authorised Signatory





- Amphitheatre
- Doodle Corner
- Adult Outdoor Gym

कलन-३	
सं. क्र. १२८८	१०२०
३६	१२९

### 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

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

All that the Flat/Unit being No. 1802 admeasuring 856.29 sq. ft. carpet area (equivalent to 79.55 sq. mtrs.) plus 3.18 sq. mtrs. deck area and 1.6 square mtrs. utility area on 18th floor in Building No. 8 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
- 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



P. M. Mallya

Runwal



**कलन-३**

Proposed Residential Building:  
 (one) additional residential building being Building No.1 proposed to have stilt plus 23 upper floors to  
 be constructed in the Project on a portion of the Promoter Larger Land more particularly described in  
 the First Schedule hereinabove written

**Commercial Building:**  
 1 (one) multi-level car parking building having 2 (two) level Basements, Ground and 15 upper Floors,  
 (and additionally proposed 3 more floors) with shops on the ground floor and the Club House on the  
 topmost two floors to be constructed in the Project on a portion of the Promoter Larger Land 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
1 (Proposed)	179 Units (Proposed)	Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors (Proposed)
2	134 Units	Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors
3	179 Units	Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors
4	134 Units	Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors
5	179 Units	Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors
6	179 Units	Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors
7	179 Units	Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors
8	134 Units	Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors
9	179 Units	Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors
10	134 Units	Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors
11	179 Units	Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors
12	134 Units	Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors
Commercial Building	15 Shops (Proposed) and Club House	Shops at Ground Level and Club House on topmost 2 floors (Proposed)

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

**Phase I & II facilities**

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

- Multipurpose Court
- Senior Citizen Sitting Area
- Water Garden
- Kids Play Area
- Basketball Court
- Temple
- Jogging Track
- Hammock Garden
- Yoga Zone

P.M. Mehta

*(Handwritten signature)*



On or towards North: By Property bearing S. Nos. 42A, 42B & Ors. at Village Gharivali  
 On or towards South: By Plot bearing S. Nos. 2, 3, 37 & Ors. at Village Gharivali  
 On or towards East: By 30 mt. wide Kalyan-Shil Road  
 On or towards West: By Property bearing S. Nos. 43, 93 & Ors. at Village Usarghar

कलन-३	
दस्तावेज क्र. १३८८	२०२०
३४	२९

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

**Central garden facilities (For Township)**

These facilities are planned under proposed central garden and are handed over to authorities after completion of ITP and are open to general public.

- Chess plaza
- Health juice kiosks
- Skating rink
- Cricket & football facility (Play ground)
- Toddler Park
- Children amusement zone
- Cycling track
- Wifi pillars
- Herb garden
- Pet creche / zone
- Gazebo with seating
- Secret garden
- Maze garden
- Bonsai garden
- Barbeque zone
- Cacti garden
- Sculpture park
- Reflexology zone
- Yoga deck
- Jogging track
- Star gazing deck
- Picnic gazebo
- Amphitheatre

**Township utilities**

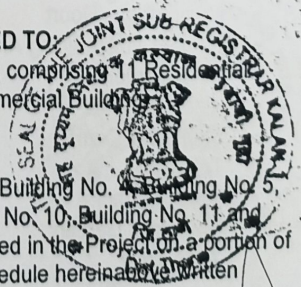
There are shops on the ground floor of the Commercial Building. The shops will be leased / sold so as to inter alia provide the following services/utilities

- Professional laundry
- Supermarket / departmental store
- Convenience shops
- ATM
- Co-working spaces

**THE THIRD SCHEDULE ABOVE REFERRED TO:**  
 (Description of "the Project" viz. "RUNWAL GARDENS PHASE I", comprising 11 Residential Buildings, 1 Proposed Residential Building and 1 Commercial Building)

**Residential Buildings:**

11 (Eleven) residential buildings being 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 having still plus 23 upper floors, to be constructed in the Project on a portion of the Promoter Larger Land more particularly described in the First Schedule hereinafter written



*P. M. Mehta*

*Aravind*



49. Construction of this Agreement:  
दस्ता क्र. 922

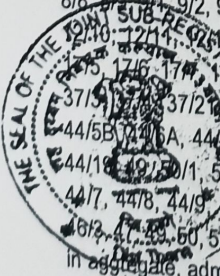
६३

- (i) Any reference to any statute or statutory provision shall include:-
  - (a) all subordinate legislation made from time to time under that provision (whether or not amended, modified, re-enacted or consolidated); and
  - (c) any amendment, modification, re-enactment, substitution or consolidation thereof (whether before, on or after the date of this Agreement) to the extent such amendment, modification, re-enactment, substitution or consolidation applies or is capable of applying to any transactions entered into under this Agreement as applicable, and (to the extent liability thereunder may exist or can arise) shall include any past statutory provision (as from time to time amended, modified, re-enacted, substituted or consolidated) which the provision referred to has directly or indirectly replaced;

- (ii) Any reference to the singular shall include the plural and vice-versa;
- (iii) Any references to the masculine, the feminine and/or the neuter shall include each other;
- (iv) The Schedules and Annexes form part of this Agreement and shall have the same force and effect as if expressly set out in the body of this Agreement, and any reference to this Agreement shall include any schedules to it;
- (v) References to this Agreement or any other document shall be construed as references to this Agreement or that other document as amended, varied, novated, supplemented or replaced from time to time;
- (vi) Each of the representations and warranties provided in this Agreement is independent of other representations and warranties in this Agreement and unless the contrary is expressly stated, no clause in this Agreement limits the extent or application of another clause;
- (vii) References to a person (or to a word importing a person) shall be construed so as to include:
  - (a) An individual, firm, partnership, trust, joint venture, company, corporation, body corporate, unincorporated body, association, organization, any government, or state or any agency of a government or state, or any local or municipal authority or other governmental body (whether or not in each case having separate legal Personality/separate legal entity); and
  - (b) That person's successors in title and assigns or transferees permitted in accordance with the terms of this Agreement.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**  
(Description of "Promoter Larger Land")

ALL THOSE pieces and parcels of land bearing Survey 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, 37/5, 37/6, 38/1, 38/2, 39/1, 39/2, 39/3, 40, 41/1A, 41/1B, 41/2, 41/3, 41/4, 44/1, 44/4, 44/5A, 44/5B, 44/6A, 44/6B, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 44/13, 44/14, 44/15, 44/16, 44/17, 44/18, 44/19, 44/20/1, 50/2-50/3 at Village Gharivali and bearing S. Nos. 44/1, 44/2, 44/3, 44/4, 44/5, 44/6, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 45/1, 45/2, 45/3, 45/4, 45/5A, 45/5B, 45/6, 46/1, 46/2A, 46/2B, 46/2, 46/3, 46/4, 46/5, 51(pt), 52/1, 52/2, 53/1A, 53/1B, 53/2A, 53/2B, 53/3A, 53/3B, 94(pt), at Village Usarghar, in aggregate, admeasuring 4,60,628 square metres, lying and being and situate at Tal. Kalyan, District Thane, and bounded as follows:



P.m. Mehta

*[Handwritten signature]*

*[Handwritten mark]*



<b>कलन-३</b>	
वेतन क्र. १३८८	२०२०
९२	९२९

**FOR ALLOTTEE:**

**MANISH LALITKUMAR MEHTA**

**PURVI MANISH MEHTA**

**B-1/1, MAHAVIR NAGAR, MANPADA ROAD, DOMBIVALI EAST**

Notified Email ID:leo\_august2@rediffmail.com

**FOR PROMOTER:**

**Runwal Residency Pvt. Ltd.,**

Runwal & Omkar Esquare, 4<sup>th</sup> Floor, Opp. Sion Chunabhatti Signal, off Eastern Express Highway, Sion (E), Mumbai- 400 022

Notified Email ID: customer.care@runwal.com

It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

**43. Joint Allottees:**

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

**44. Stamp Duty and Registration Charges:**

The charges towards stamp duty fees and registration charges of this Agreement and all out of pocket costs, charges and expenses on all documents for sale and/or transfer of the said Premises and the said Car Parking Space/s shall be borne by the Allottee alone.

**45. Dispute Resolution:**

Any dispute or difference between the Parties in relation to this Agreement and/or the terms hereof shall be settled amicably. In case of failure to settle such dispute amicably, such dispute or difference shall be referred to the Authority as per the provisions of the RERA and the Rules and Regulations, thereunder.

**46. Governing Law:**

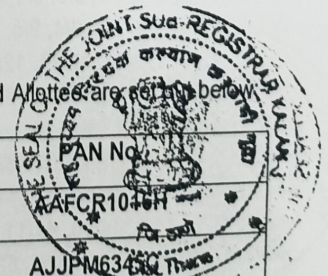
This Agreement and the rights, entitlements and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India as applicable in Thane City, and the Courts of Law in Thane/Mumbai will have exclusive jurisdiction with respect to all matters pertaining to this Agreement.

47. In case the Allottee/s has accepted to book the apartment under CLP payment scheme, the Allottee/s hereby accepts the Payment Schedule and the Allottee/s hereby agrees and accepts that no further discount of any nature shall be provided to the Allottee/s.

**48. Permanent Account Numbers:**

Details of the Permanent Account Numbers of the Promoter and Allottee are given below

Party	PAN No.
Runwal Residency Private Limited	AAFCR1046H
MANISH LALITKUMAR MEHTA	AJJPM6346L
PURVI MANISH MEHTA	BIBPM1678L



*P.m mehta*

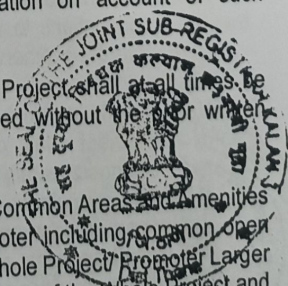
*Mehta*



<b>कलन-३</b>	
दस्त क्र. १३८८	२०२०
२८	१२९

anything and/or shall not ask for an injunction, and/or prohibitory order and/or calling the Municipal or any other authorities to issue stop work notice, and/or withdraw and/or suspend or cancel any orders passed and/or approved Plans so as to prevent the Promoter, or any of their nominees or transferees, from developing and/ or to carry out construction, on the Promoter Larger Land.

- (xviii) The Allottees are aware and confirm that the Whole Project Common Areas shall be usable by the allottees of the Whole Project, the Project Common Areas and Amenities shall be usable exclusively by the allottees of the Project and the second residential phase to be constructed in the Commercial Building, the RG and PG shall be utilised in accordance with the prevailing rules and regulations and the General Services to be developed on the Promoter Larger Land shall be for the use and benefit of the public at large and shall not be restricted to the allottees of the Whole Project. The Allottees agree and confirm that they shall be entitled to claim any right, title, interest in the General Services and in the Social Housing Component, which may be determined by the Promoter and the other concerned authorities from time to time.
- (xix) It is further agreed that the Promoter shall not be required to give inspection of the said Premises to the Allottee till the time the Promoter calls upon the Allottee to come forward and take inspection of the said Premises before offering for possession.
- (xx) Till the Federation Conveyance is executed in favour of the Federation, the Allottee shall permit the Promoter and its surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Promoter Larger Land, the buildings/towers/wings/units thereon, or any part thereof, to view and examine the state and condition thereof.
- (xxi) Not to affix any fixtures or grills on the exterior of the Project or any part thereof for the purposes of drying clothes or for any other purpose and not to have any laundry drying outside the said Premises. For fixing grills on the inside of the windows, the standard design for the same shall be obtained by the Allottee from the Promoter and the Allottee undertakes not to fix any grill having a design other than the standard design approved by the Promoter. If the Allottee has affixed fixtures or grills on the exterior of the said Premises for drying clothes or for any other purpose or if the Allottee has affixed a grill having a design other than the standard approved design, the Allottee shall be liable to pay such sum as may be determined by the Promoter/ the Society to the Promoter / the Society, as the case may be.
- (xxii) The Allottee shall not create any hardship, nuisance or annoyance to any other allottees in the Project.
- (xxiii) The Allottee has expressly agreed to take prior written consent from the Promoter or the society, as the case may be, before carrying out any changes/alteration/modification in the Said Premises or part thereof. If the Allottee has carried out such changes/alteration/modification without the written consent of the promoter or the society will not be liable for any consequences or compensation on account of such changes/alterations/modifications.
- (xxiv) The Allottee agrees and covenants that the name of the Project shall at all times be **RUNWAL GARDENS PHASE I** and shall not be changed without the prior written permission of the Promoter.
- (xxv) The Allottee agrees and covenants that the Whole Project Common Areas and Amenities and any other areas as may be designated by the Promoter including common open areas, common landscapes and driveways etc. in/on the Whole Project Promoter Larger Land shall be an integral part of the layout of the development of the Whole Project and the Promoter Larger Land including the neighbouring buildings/towers on the Promoter Larger Land and neither the Allottee nor any person or entity on the Allottee's behalf shall, at any time claim any exclusive rights with respect to the same.
- (xxvi) The Allottee agrees and covenants that the entry and exit points and access to the Whole Project and the Promoter Larger Land shall be common to all allottees, users and



P.m. Mehta

*[Handwritten signature]*

*[Handwritten mark]*

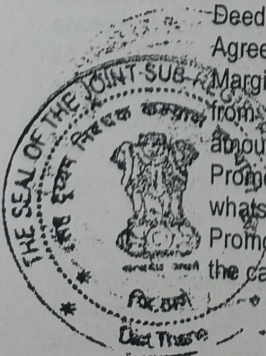


<b>कलन-३</b>	
दस्त क्र. १३८८	Promoter of the Club House Entity shall frame the necessary rules and regulations for the operation of the said Club House.
१८० (vii)	१२९

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

9. Possession Date, Delay and Termination:

- (i) The Promoter shall offer possession of the said Premises to the Allottee on or before **30<sup>th</sup> day of June 2023** along with an extension of 12 months ("**Possession Date**"). Provided however, that the Promoter shall be entitled to reasonable extension of time from the Possession Date for giving delivery of the Premises ("**grace period**"), if the completion of the Project is delayed on account of any or all of the following factors: -
- Any force majeure events;
  - Any notice, order, rule, notification of the Government and/or other public or competent authority/court;
  - Any stay order/injunction order issued by any Court of Law, competent authority, MCGM, statutory authority;
  - Any other circumstances that may be deemed reasonable by the Authority.
- (ii) If the Promoter fails to offer possession of the said Premises to the Allottee on the Possession Date or within the grace period, (save and except for the reasons as stated in sub-clause (i) (a) to (d) herein above), then the Allottee shall be entitled to either of the following options: -
- call upon the Promoter by giving a written notice by Courier / E-mail / Registered Post A.D. at the address provided by the Promoter ("**Interest Notice**"), to pay interest at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon, for every month of delay from the expiry of the grace period ("**the Interest Rate**"), on the Sale Consideration paid by the Allottee. The interest shall be paid by the Promoter to the Allottee till the date of offering to hand over of the possession of the said Premises by the Promoter to the Allottee;  
**OR**
  - the Allottee shall be entitled to terminate this Agreement by giving a written notice to the Promoter by Courier / E-mail / Registered Post A.D. at the address provided by the Promoter ("**Allottee Termination Notice**"). On the receipt of the Allottee Termination Notice by the Promoter, this Agreement shall stand terminated and cancelled. Within a period of 30 days from the date of receipt of the Termination Notice by the Promoter, to formally cancel this Agreement for Sale, the Allottee shall execute and register a Deed of Cancellation as may be specified by the Promoter and upon registering the same, the Promoter shall refund to the Allottee by a post dated cheque dated 30 (thirty) days from the date of execution of the Deed of Cancellation, the amounts already received by the Promoter under this Agreement with interest thereon at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon ("**Interest Rate**"), to be computed from the date the Promoter received such amount/part thereof till the date such amounts with interest are duly repaid. On such repayment of the amounts by the Promoter (as stated in this clause), the Allottee shall have no claim of any nature whatsoever against the Promoter and/or the said Premises and/or car park and the Promoter shall be entitled to deal with and/or dispose of the said Premises and/or the car park in the manner it deems fit and proper.





दस्त क्र. १३८८	२०२०
१३	१२९

by Allottee in the government account in accordance with the provisions of the Income Tax Act, 1961. The Allottee further agrees and undertakes to submit to the Promoter, the original TDS Certificate within 7 (seven) days from the date of payment of TDS. The Allottee is aware and agrees that it is only upon the Allottee submitting the TDS Certificate to the Promoter, that the amount of TDS shall be credited to his account. On the failure of the Allottee in submitting the TDS Certificate, the Promoter shall be entitled not to give credit to the Allottee in respect of the amount of TDS. Further, the Allottee is aware that payment of TDS in the government account is solely the responsibility of the Allottee and in the event of the Allottee not paying the TDS in accordance with the provisions of Income Tax Act, 1961, the Allottee alone shall be liable for the consequences as per the Income Tax Act, 1961, and the Promoter shall not be responsible for non-payment or delayed payment thereof.

(vi) It is clarified that the Sale Consideration shall be payable by the Allottee in the Bank Account No. 5750000422359 maintained with Sion Branch with IFSC Code HDFC0000163 ("the said Account"). It is clarified that in accordance with RERA and the RERA Rules, 70% of the Sale Consideration shall be transferred in the Bank Account No. 5750000422474 maintained with Sion Branch with IFSC Code HDFC0000163 ("the RERA Account").

(vii) The Sale Consideration excludes taxes (consisting of tax paid or payable by way of GST and all levies, duties and cesses or any other indirect taxes which may be levied, in connection with the construction of and carrying out the Project and/or with respect to the said Premises and/or this Agreement). It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now or which may become applicable/payable in future) including GST and all other indirect and direct taxes, duties and impositions applicable and/or levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies on any amount payable under this Agreement and/or on the transaction contemplated herein and/or in relation to the said Premises, shall be borne and paid by the Allottee alone and the Promoter shall not be liable to bear or pay the same or any part thereof. All these payments will be made by the Allottee as and when called upon by the Promoter and/or as required by the concerned Government or authority, as the case may be. The Allottee agrees and accepts that the Sale Consideration value is arrived at mutually as per prevailing market rates and conditions, after considering the benefit of any additional input tax credit accruing to the Promoter under the GST law. Post absorption of the incremental tax impact under GST by the Promoter, to the extent absorbed by it, the Allottee/s hereby unconditionally and irrevocably agrees and accepts that the Promoter has no further obligation to pass any additional benefit under the anti-profiteering provisions under Section 171 of CGST Act, 2017.

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

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

(x) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the said building is complete and the Occupation Certificate is granted

f.m. m...  
M

M...  
M



कलम-३

दस्तावेज क्र. १३८८ Annexure १०२०  
Annexure "K"

Floor Plan  
Payment Schedule

१३

१२९

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 11 (eleven) Residential Buildings to be known as 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, 1 (one) Proposed Residential Building to be known as Building No.1 consisting of such floors as set out in Recital 'U (vi)' above and 1 (one) Commercial Building consisting of such floors as set out in Recital 'U (iii)' above and respectively described in the Third Schedule hereunder written, in accordance with the plans, designs and specifications as referred hereinabove, and as approved by the MMRDA from time to time. The Project shall have the Project Common Areas and Amenities that may be usable by the Allottee 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.1802 of the 3 BHK type admeasuring 79.55 square metres carpet area plus 3.18 square metres deck area and 1.6 square metres utility area as per RERA on the 18th floor of Building No. 8 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.7670500/- (Rupees Seventy Six Lakhs Seventy Thousand Five Hundred Only).

(ii) The Promoter shall provide to the Allottee absolutely free of any consideration, cost, charge and/or fee, permission to park 2 (TWO) 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.7670500/- (Rupees Seventy Six Lakhs Seventy Thousand Five Hundred 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. 76705/- (Rupees Seventy Six Thousand Seven Hundred 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.7593795/- (Rupees Seventy Five Lakhs Ninety Three Thousand Seven Hundred Ninety Five Only) in the manner and payment instalments more particularly set out in Annexure "K" hereto.

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

P.M. Mehta

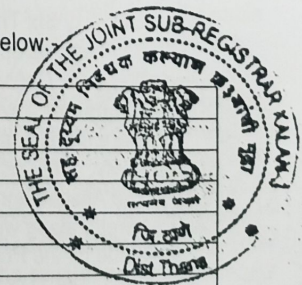
Mehta

M



- AA. While sanctioning the plans, approvals and permissions as referred to hereinabove, the competent authorities have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Project and upon due observance and performance of which only, the Occupation Certificate in respect of the Project shall be granted by the competent authority.
- BB. Further, (i) the requisite approvals and sanctions, for development of the Project from the competent authorities are obtained and/or are being obtained, and (ii) all approvals and sanctions from other relevant statutory authorities as may be required for development of the Project are applied for and/or in process of being obtained and/or obtained by the Promoter. The Promoter has accordingly commenced construction of the Project in accordance with the sanctioned plans, proposed plans and approvals and permissions, as referred hereinabove.
- CC. Prior to execution of this Agreement, the Allottee has/have obtained independent legal advice with respect to this Agreement and the transaction contemplated herein with respect to the said Premises, made enquiries thereon and is satisfied with respect to, (i) the title of the Promoter to develop the Project and the Whole Project, and such title being clear and marketable; (ii) the approvals and permissions (including plans and CC) obtained till date and (iii) the Promoter's entitlement to develop the Project and the Whole Project and to construct the Project thereon as mentioned in this Agreement and applicable law and to sell the premises therein. The Allottee undertake(s) that he/she/it/they has/have verified with his/her/its/their financial advisor and confirm(s) that the Allottee has/have the financial capability to consummate the transaction.
- DD. The carpet area of the said Premises as defined under the provisions of RERA is 79.55 square metres plus 3.18 square metres deck area and 1.6 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.7670500/- (Rupees Seventy Six Lakhs Seventy Thousand Five Hundred 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.76705/- (Rupees Seventy Six Thousand Seven Hundred Five 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 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 hereinbelow:

Annexure "A"	Plan of Promoter Larger Land
Annexure "B"	Sanctioned Master Layout Plan
Annexure "C-1"	Proposed Mater Layout Plan
Annexure "C-2"	Proposed Mater Layout Plan
Annexure "D"	RERA Certificate
Annexure "E"	Locational Clearance
Annexure "F"	Letter of Intent
Annexure "G"	Layout Approval
Annexure H"	Commencement Certificate
Annexure "I"	7/12 Extracts





<b>कलन-३</b>	
दस्ता क्र. १३८	२०२०
११	१२९

(xiv) Copies of the Conditional Clearance dated 12<sup>th</sup> July 2019 granted by the Urban Development Department and the Letter of Intent dated 9<sup>th</sup> August 2019 issued by the Collector, Thane are annexed hereto as Annexure "E" and Annexure "F" respectively.

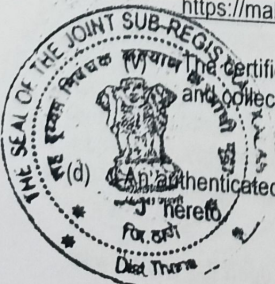
(xv) Copies of the approved plan bearing No. SROT/Growth Centre/2401/BP/ITP-Layout/Usarghar-Gharivali-Sagaon-01/1776/2019 dated 24.09.2019 and Commencement Certificate bearing No. SROT/27 Villages/2401/ITP CC/ Usarghar-Gharivali-Sagaon-01/Site-A/1777/2019 dated 24/09/2019 issued by MMRDA are annexed hereto as Annexure "G" and Annexure "H" respectively.

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

- V. The Allottee/s is/are desirous of purchasing a residential premises/flat/shop bearing No.1802 on the 18th floor of Building No.8 of the Project known as "RUNWAL GARDENS PHASE I" of the Project (hereinafter referred to as "the said Premises").
- W. The Promoter has entered into standard agreement/s with an Architect registered with the Council of Architects and such agreement is as per the agreement prescribed by the Council of Architects.
- X. The Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Project shall be under the professional supervision of the Architect and the structural Engineer (or any suitable replacements / substitutes thereof) till the completion of the Project.
- Y. The Promoter has the right to sell the said Premises in the Project to be constructed by the Promoter, and, to enter into this Agreement with the Allottee of the Premises and to receive the sale consideration in respect thereof.
- Z. On demand from the Allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the Promoter Larger Land, the said Land, and the plans, designs and specifications prepared by the Promoter's Architects, Messrs Saakar and of such other documents as are specified under RERA and the Rules and Regulations made thereunder, including *inter-alia* the following :-
- (i) All approvals and sanctions issued by the competent authorities for the development of the Project and the Whole Project including layout plans, master plan, approved plans, building plans, floor plans, change of user permissions, C.C., Parking Plans, Traffic NOC, MOEF EC, MCZMA NOC etc. and such other documents as required under Section 11 of RERA;
  - (ii) All title documents by which the Promoter has acquired the right and entitlement to develop the Promoter Larger Land viz. land admeasuring approximately 4,60,628 square metres in the aggregate bearing diverse survey numbers including the said Land admeasuring 10,674.18 square metres (plinth area);
  - (iii) All the documents mentioned in the Recitals hereinabove;
  - (iv) Report on Title dated 5<sup>th</sup> March 2019 issued by Wadia Ghandy & Co., Advocates, Solicitors & Notary ("Title Certificate"), certifying the right/entitlement of the Promoter. Since the Title Certificate is voluminous it is not annexed hereto; however, the Title Certificate is uploaded and available on website of the Authority at <https://maharera.mahaonline.gov.in>; and

The certified true copies of the 7/12 Extracts for the Promoter Larger Land are annexed and collectively marked as Annexure "I" hereto.

(d) An authenticated copy of the plan of the said Premises, is annexed and marked as Annexure



P.m. mullas

Mullas

M



किल्ला-३	
दात क्र. १३८८	२०२०
१०	११९

(vi) Subject to the receipt of approvals/ sanctions from the MMRDA and/or other competent authority(ies), the Promoter further proposes to construct the Proposed Residential Building being 1 (one) additional residential building in addition to the 11 Residential Buildings known as Building No.1 comprising ground plus 1<sup>st</sup> to 23<sup>rd</sup> floors having 24 no. of slabs of super structure (23 habitable floors) as a part of the said Project on the said Land by consuming additional FSI of approximately 8742.48 square metres. Upon receipt of the approvals, the Proposed Residential Building shall be deemed to form part of the Residential Buildings and the said Project. The Proposed Residential Building No. 1 is shown in red colour hatched lines on the Proposed Master Layout Plans annexed hereto and marked as **Annexure "C-1"** and **Annexure "C-2"** which specifies, inter alia, the location of the new/future/further buildings/towers/wings to be built on the said Land/ Promoter Larger Land, together with a draft proforma specifying the proposed total FSI proposed to be utilized on the said Land ("**Proposed Project Potential**").

(vii) The Promoter will develop certain common areas and amenities and a multilevel car park inter alia comprising 2 (two) basement levels + 13 (thirteen upper floors) which is a part of the Commercial Building, in common, for the Project and the second residential phase to be developed by the Promoter on the Promoter Larger Land. The common areas and amenities provided in the Project for the exclusive benefit of the allottees of the Project and the second residential phase to be constructed in the Commercial Building are listed in the **Fifth Schedule** hereunder written ("**Project Common Areas and Amenities**").

(viii) The Promoter will construct a club house on a portion of the Commercial Building ("**the said Club House**"). The Promoter has informed the Allottee that it shall construct the said Club House by using the FSI. Accordingly, the said Club House is not a common area and facility and/or a common amenity and will always remain separate and independent. The Allottee confirms and acknowledges the same.

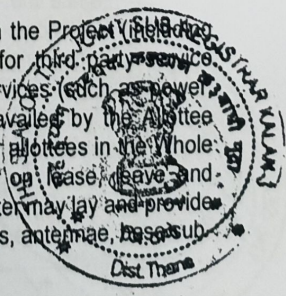
(ix) The Allottee shall also use and access the Project Common Areas and Amenities and the Whole Project Common Areas and Amenities. The access to the Whole Project will be from the D P Roads as shown in the Plans, which access shall be common and be used by the Allottee and all other allottees/occupants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

(x) The Promoter shall develop certain recreation ground in the Project. The recreation ground to be developed by the Promoter in the Project shall be for the exclusive benefit of the allottees of the Project.

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

(xii) The Promoter shall be entitled to designate any spaces/areas in the Project (including on the terrace and/or at the basement levels of the Project) for third party service providers, for facilitating provision and maintenance of utility services (such as power, water, drainage and radio and electronic communication) to be availed by the Allottee and other allottees of apartments/flats in the Project and/or other allottees in the Whole Project. Such designation may be undertaken by the Promoter on lease, lease and license basis or such other method. For this purpose, the Promoter may lay and provide the necessary infrastructures such as cables, pipes, wires, meters, antennae, base sub-stations, towers etc.

(xiii) The details of formation of the Society, and, conferment of title upon the Society with respect to the Project, are more particularly specified in Clauses 14 and 15 below.



*P.M. Mistry*

*Handwritten signature*

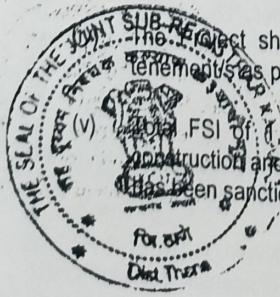
*Handwritten initials*



each of the Residential Buildings are as follows:  
Building No. 2 of the Project comprising stilt plus 1<sup>st</sup> to 23<sup>rd</sup> Floors having 24 no. of slabs of super structures (23 habitable floors) of which all 23 habitable floors have been sanctioned;

- (b) Building No. 3 of the Project comprising stilt plus 1<sup>st</sup> to 23<sup>rd</sup> Floors having 24 no. of slabs of super structures (23 habitable floors) of which all 23 habitable floors have been sanctioned;
- (c) Building No. 4 of the Project comprising stilt plus 1<sup>st</sup> to 23<sup>rd</sup> Floors having 24 no. of slabs of super structures (23 habitable floors) of which all 23 habitable floors have been sanctioned;
- (d) Building No. 5 of the Project comprising stilt plus 1<sup>st</sup> to 23<sup>rd</sup> Floors having 24 no. of slabs of super structures (23 habitable floors) of which all 23 habitable floors have been sanctioned;
- (e) Building No. 6 of the Project comprising stilt plus 1<sup>st</sup> to 23<sup>rd</sup> Floors having 24 no. of slabs of super structures (23 habitable floors) of which all 23 habitable floors have been sanctioned;
- (f) Building No. 7 of the Project comprising stilt plus 1<sup>st</sup> to 23<sup>rd</sup> Floors having 24 no. of slabs of super structures (23 habitable floors) of which all 23 habitable floors have been sanctioned;
- (g) Building No. 8 of the Project comprising stilt plus 1<sup>st</sup> to 23<sup>rd</sup> Floors having 24 no. of slabs of super structures (23 habitable floors) of which all 23 habitable floors have been sanctioned;
- (h) Building No. 9 of the Project comprising stilt plus 1<sup>st</sup> to 23<sup>rd</sup> Floors having 24 no. of slabs of super structures (23 habitable floors) of which all 23 habitable floors have been sanctioned;
- (i) Building No. 10 of the Project comprising stilt plus 1<sup>st</sup> to 23<sup>rd</sup> Floors having 24 no. of slabs of super structures (23 habitable floors) of which all 23 habitable floors have been sanctioned;
- (j) Building No. 11 of the Project comprising stilt plus 1<sup>st</sup> to 23<sup>rd</sup> Floors having 24 no. of slabs of super structures (23 habitable floors) of which all 23 habitable floors have been sanctioned;
- (k) Building No. 12 of the Project comprising stilt plus 1<sup>st</sup> to 23<sup>rd</sup> Floors having 24 no. of slabs of super structures (23 habitable floors) of which all 23 habitable floors have been sanctioned;

(iii) Commercial Building of the Project comprising 2 level Basements, ground plus 15 upper Floors with shops on the ground floor and Club House on the 14<sup>th</sup> and 15<sup>th</sup> floors, all of which have been sanctioned. Additionally, it is proposed to construct 3 more floors over currently sanctioned 15 floors in which when sanctioned, Club House shall be shifted from 14<sup>th</sup> and 15<sup>th</sup> floors to the topmost 2 floors, or as may be in accordance with the sanctioned plans, for which, revised sanction/approval shall be obtained, which, when approved, shall be deemed to form part of the Commercial Building and the said Project;



The Project shall comprise units/premises consisting of apartments and flat/s and tenements as per the details provided in the **Fourth Schedule** hereunder written; The FSI of 12,013.88 square metres has been proposed for consumption in the construction and development of the Project of which FSI of 1,03,271.40 square metres has been sanctioned.

P. M. Mehta

*[Handwritten signature]*

*[Handwritten mark]*



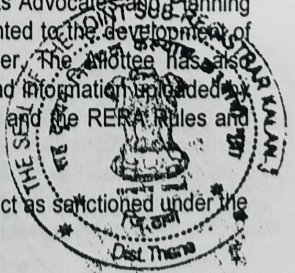
<b>कलन-३</b>	
दस्त क्र: १३८८	२०२०
	१२९

or authorities and/or after developing public amenities, only would be available for transferring and/or conveying to the Federation.

- N. The nature of development of the Promoter Larger Land will be phase wise and would constitute a mixture of users as may be permissible under applicable law from time to time.
- O. The Promoter would be entitled to aggregate any contiguous land parcel with the development of the Promoter Larger Land, as provided under the Proviso to Rule 4(4) of the RERA Rules.
- P. The Promoter is entitled to amend, modify and/or substitute the Master Layout, in full or in part, as may be required by the applicable law from time to time.
- Q. The Promoter will be entitled to develop the Promoter Larger Land by itself or in joint venture with any other person and will also be entitled to mortgage and charge the Promoter Larger Land and the structures to be constructed thereon from time to time.
- R. Out of the residential phases being developed on the Promoter Larger Land, the first residential phase is being developed by the Promoter on a portion of the Promoter Larger Land admeasuring 10,674.18 square metres (plinth area) ("the said Land").
- S. The Promoter is now developing 13 (thirteen) buildings on the said Land comprising the following:-
- 11 residential buildings ("**Residential Buildings**") known as 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; and
  - 1 (one) multi-level car parking building with shops on the ground floor and the said Club House (defined below) on the terrace ("**Commercial Building**")

(more particularly described in the **Third Schedule** hereunder written and the Residential Buildings are shown delineated in red colour boundary lines and the Commercial Building is shown hatched in blue colour boundary lines on the plan annexed hereto and marked as **Annexure "B"**) and proposed as a "real estate project" by the Promoter and has been registered as a 'real estate project' ("**the Project**") with the Real Estate Regulatory Authority ("**Authority**"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("**RERA**") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 ("**RERA Rules**"). The Authority has duly issued a Certificate of Registration bearing No. **P51700022699** dated 12/10/2019 ("**the RERA Certificate**") for the Real Estate Project and a copy of the RERA Certificate is annexed and marked as **Annexure "D"** hereto.

- 1 (one) additional residential building (in addition to the Residential Buildings) known as Building No.1 ("**Proposed Residential Building**"), subject to the receipt of approvals/sanctions from the MMRDA and/or other competent authority(ies).
- T. The Allottee has, prior to the date hereof, examined a copy of the RERA Certificate and has caused the RERA Certificate to be examined in detail by his/her/its Advocates and Planning and Architectural consultants. The Allottee has agreed and consented to the development of the Larger Land including the said Land in a phase-wise manner. The Allottee has also examined all documents recited hereinabove and the documents and information uploaded by the Promoter on the website of the Authority as required by RERA and the RERA Rules and has understood the documents and information in all respects.
- U. The principal and material aspects of the development of the Project as sanctioned under the RERA Certificate, are briefly stated below:
- The name of the Project shall at all times be known as "**RUNWAL GARDENS PHASE I**". The Project consists of 12 buildings comprising 11 Residential Buildings and 1 Commercial Building.



*P. M. Mulla*

*Mulla*

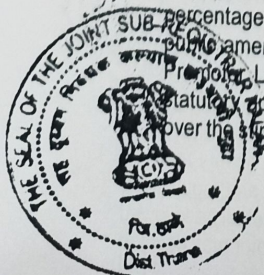
*M*



<b>कलन-३</b>	
दस्ता क्र. १२८८	२०२०
१२७	

facilities on the RE as may be permitted by law such as Club House, Multipurpose Hall, Gymnasium and other facilities from time to time.

- (e) There is a multi-modal corridor passing through the Promoter Larger Land which is marked on the Proposed Master Layout (defined below);
- (f) As a part of the ITP Regulations, the Promoter is required to construct small tenements for persons from EWS and LIG categories ("**Social Housing Component**"), as a social responsibility on the terms and conditions specified in the ITP Regulations. In the event the Promoter is entitled and/or permitted to sell/ dispose of all or any part of the Social Housing Component, then the Promoter shall register the same as a separate real estate project, in the manner the Promoter deems fit and proper.
- G. The Allottee has perused the Master Layout of the Larger Land which is annexed hereto and marked as **Annexure "B"**, which specifies the location of the Whole Project, the Social Housing Component, the common areas, facilities and amenities in the Whole Project that may be usable by the allottees of the Whole Project and also by the general public ("**Whole Project Common Areas and Amenities**"), and the ITP Reservations on the Larger Land as per the ITP Regulations, together with a draft proforma specifying the total FSI to be utilized on the Larger Land ("**Whole Project Potential**"). The Whole Project Common Areas and Amenities are listed in **Second Schedule** hereunder written.
- H. The Promoter shall be entitled to designate any spaces/areas in the Whole Project (including on the terrace and at basement levels of such buildings comprised in the Whole Project) for third party service providers, for facilitating provision and maintenance of utility services (such as power, water, drainage and radio and electronic communication) to be availed by the other allottees in the Whole Project. Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method. For this purpose, the Promoter may lay and provide the necessary infrastructures such as cables, pipes, wires, meters, antennae, base sub-stations, towers etc.
- I. The scheme and scale of development proposed to be carried out by the Promoter on the Promoter Larger Land will be as set out in the Master Layout and/or Proposed Master Layouts, as amended and approved by the concerned authorities from time to time;
- J. The Promoter shall be entitled to put hoarding/boards of their Brand Name or such other hoardings/boards for advertisement purposes in the form of Neon Signs, MS Letters, Vinyl & Sun Boards on the Promoter Larger Land and on the façade, terrace, compound wall or other part of the buildings/towers/wings as may be developed from time to time, at all times. The Promoter shall also be entitled to place, select, decide hoarding/board sites and be entitled to a full and free unconditional right of way and means and access to such place or places for the purpose of repair, maintenance, painting or changing the logo/ signs. The Allottees confirm that they shall not object to the same.
- K. The Promoter shall be entitled to confer title of a particular building/wing to such society/ies, as mentioned at Clause 15 hereinbelow.
- L. The details of formation of the Apex Body/ Federation to be formed by and consisting of the ultimate organisations formed in respect of various buildings constructed / to be constructed on the Promoter Larger Land, to maintain, administer and manage the Whole Project ("**Federation**") and conferment of title upon the Federation with respect to the Promoter Larger Land and Whole Project Common Areas and Amenities and/or other common areas and amenities, all common areas, facilities and amenities, basements, podiums and other spaces and areas on the Promoter Larger Land are mentioned at Clauses 16 and 17 hereinbelow.
- M. The statutory approvals mandatorily require the Promoter to hand over certain stipulated percentage of the Promoter Larger Land to the concerned authorities or develop the same as public amenities. The Promoter shall determine and identify the portion and location of the Promoter Larger Land to be handed over for complying with the terms and conditions of statutory approvals. The portion of the Promoter Larger Land remaining balance after handing over the stipulated percentage if any, to the MMRDA or any other statutory, local or public bodies



P. M. M. M.

*[Handwritten signature]*

*[Handwritten mark]*



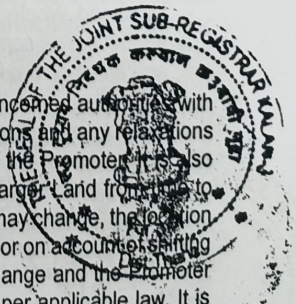
<b>कलन-३</b>	
दस्त क्र. १३८८	२०२०
६	१२९

- (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 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 and conditions as may be necessary for the use and operation of the aforesaid development as it may deem fit and proper.
- (d) In addition to the aforesaid, the Promoter is also developing, for the benefit of the Larger Land, the following reservations required to be developed and handed over to the concerned authorities under the current ITP Regulations/applicable law ("ITP Reservations"):-
- (i) 1 (one) bus station;
  - (ii) 1 (one) police station;
  - (iii) 1 (one) fire station
  - (iv) Recreation ground ("RG");
  - (v) Playground ("PG"); and
  - (vi) Garden

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

P. M. Mulla

*[Signature]*





कलन-३

दस्तावेज

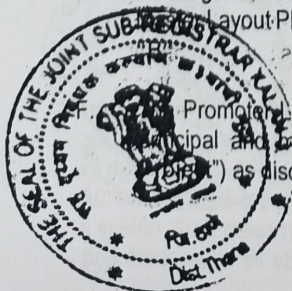
१३८८

२०२०

MANISH LALIT KUMAR MEHTA AND PURVI MANISH MEHTA having his/her/their address at B-1/11, MAHAVIR NAGAR, MANPADA ROAD, DOMBIVALI EAST, 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, an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the co-heirs, executors, administrators and permitted assigns of such last surviving member of the 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 4,60,628 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 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 layout Plan ("Master Layout") copy whereof is annexed hereto and marked as **Annexure** [The text in this block is partially obscured by a stamp and continues with:] 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 [The text in this block is partially obscured by a stamp and continues with:] as disclosed by the Promoter are briefly stated below: -





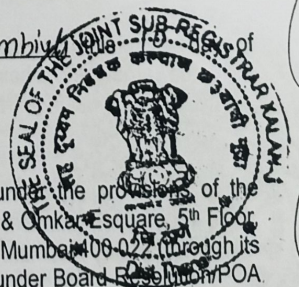
New कलन-३	
दफ्त क्र. १३८८	२०२०
४	१२९

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Dombivli on the 16th day of FEB, 2020

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, 5th Floor, Opposite Sion Chunabhatti Signal, Off Eastern Express Highway, Sion (E), Mumbai-400 022, through its duly Authorised Signatory Mr. Manish Wahal authorized under Board Resolution/POA dated 16.11.2019, 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



P.M. mullas

Manish Wahal

(M)

(M)

(M)





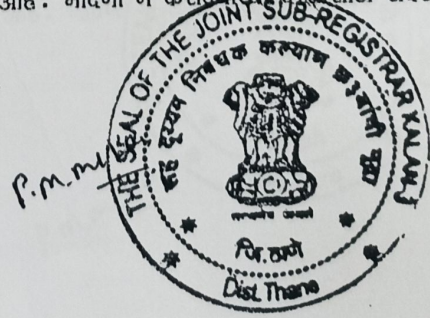
CHALLAN  
MTR Form Number-6

2	929	
---	-----	--

GRN	MH011884642201920E	BARCODE		Date	10/02/2020-15:59:50	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty	TAX ID (If Any)					
	Registration Fee	PAN No.(If Applicable)	AJJPM6345C				
Office Name	KLN3_KALYAN NO 3 JOINT SUB REGISTRA		Full Name	Manish L Mehta			
Location	THANE		Flat/Block No.	Runwal Garden Phase 1 Tower 8 Flat No 1802			
Year	2019-2020 One Time		Premises/Building				
Account Head Details		Amount In Rs.	Road/Street	18th Floor Kalyan Shil Road			
0030046401	Stamp Duty	268500.00	Area/Locality	Gharivali, Dombivli East			
0030063301	Registration Fee	30000.00	Town/City/District				
			PIN	4	2	1	2 0 4
			Remarks (If Any)	PAN2=AAFRCR1016H~SecondPartyName=Runwal Residency Pvt Ltd~CA=7670500			
			Amount In	Two Lakh Ninety Eight Thousand Five Hundred Rupees			
			Words	Only			
Total	2,98,500.00						
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	69103332020021014294	252576826	
Cheque/DD No.			Bank Date	RBI Date	10/02/2020-16:01:04	Not Verified with RBI	
Name of Bank			Bank-Branch		IDBI BANK		
Name of Branch			Scroll No. , Date		Not Verified with Scroll		

Department ID : Mobile No. : 9322261720  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

*Mehta*







# 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 **30/06/2023** 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: 12-10-2019 18:51:10

Dated: 12/10/2019

Place: Mumbai

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



मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

10 February 2020, 07:14:44 PM

Valuation ID	202002106047				
मुल्यांकनाचे वर्ष	2019				
जिल्हा	ठाणे				
मुल्य विभाग	तालुका कल्याण गावाचे नाव उसरघर (कल्याण-डोबिवली महानगरपालिका)				
उप मुल्य विभाग	47/148-मोजे उसरघर गावातील रहीवास विभागातील मिळकती				
क्षेत्राचे नाव	Kalyan/Dombival Municipal Corporation			सर्व्हे नंबर /न भू क्रमांक	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
6300	44200	58800	71000	58800	चौ मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	87.505 चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	मूल्यदर/बांधकामाचा दर-	Rs 44200/-
उद्दवाहन सुविधा -	आहे	मजला -	11th to 20th Floor	कार्पेट क्षेत्र-	79.55 चौ मीटर
प्रकल्पाचे क्षेत्र -	10 hector and above				
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt 02/01/2018					
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मुल्यदर	=(वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी ) * मजला निहाय घट/वाढ				
	=(44200 * (100 / 100 )) * 110 / 100				
	= Rs 48620/-				
(सूत्र) प्रकल्पाचे क्षेत्रानुसार दर	= ((घसा-यानुसार मिळकतीचा प्रति चौ मीटर मुल्यदर) * 110 % )				
प्रकल्पाचे क्षेत्रानुसार	निवासी सदनिका करीता प्रती चौ मीटर दर = Rs 53482/-				
A) मुख्य मिळकतीचे मुल्य	= वरील प्रमाणे मुल्य दर * मिळकतीचे क्षेत्र				
	= 53482 * 87.505				
	= Rs.4679942.41/-				
B) बंदिस्त वाहन तळाचे क्षेत्र	27.88 चौ मीटर				
बंदिस्त वाहन तळाचे मुल्य	= 27.88 * ( 53482 * 25/100 )				
	= Rs 372769.54/-				
एकत्रित अंतिम मुल्य	= मुख्य मिळकतीचे मुल्य + तळघराचे मुल्य + मेझनाईन मजला क्षेत्र मुल्य + लगतच्या गच्चीचे मुल्य + वरील गच्चीचे मुल्य + बंदिस्त वाहन तळाचे मुल्य + खुल्या जमिनीवरील वाहन तळाचे मुल्य + इमारती भोवतीच्या खुल्या जागेचे मुल्य + बंदिस्त बाल्कनी				
	= A + B + C + D + E + F + G + H + I				
	= 4679942.41 + 0 + 0 + 0 + 372769.54 + 0 + 0 + 0 + 0				
	=Rs 5052711.95/-				

Home Print

कलन-३  
दस्त क्र. १३८८ २०२०  
१ १२१

