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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Dombivli this 20 day of DEC., 2023

BETWEEN

RUNWAL RESIDENCY PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956 having its registered and corporate office at Runwal & Omkar Esquare, 4th Floor, Opposite Sion Chunabhathi Signal, Off Eastern Express Highway, Sion (E), Mumbai 400 022 (through its duly Authorised Signatory Mr. Ritesh Sawant authorized under Board Resolution/POA dated 28.08.23), hereinafter referred to as the "the Promoter" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **ONE PART**

AND

Rohini Vilas Shinde having his/her/their address at Flat No.A/106, Sagar Apartment, Gymkhana Road, Near Jai Maa Bunglow, Sagarli, Dombivli East, Thane-421201, hereinafter referred to as "the Allottee", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual, his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-parceners and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company, its successors and permitted assigns) of the **OTHER PART**

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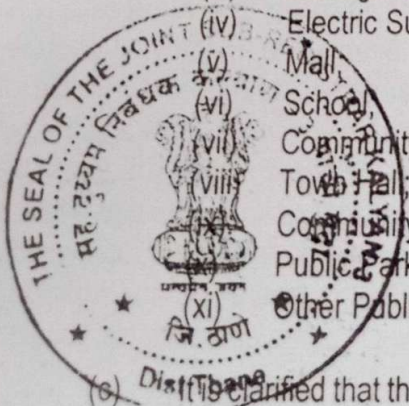
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WHEREAS:

- A. By virtue of various deeds, documents, writings and orders, the Promoter is the owner of, absolutely seized and possessed of and well and sufficiently entitled to all those pieces and parcels of land or ground measuring 4,65,228 square metres lying, being and situate at Village Gharivali and Village Usarghar in the Registration District and Sub-District at Thane ("Promoter Larger Land") more particularly described in the **First Schedule** written hereunder and shown delineated in black colour boundary line on the Plan annexed hereto and marked as **Annexure "A"**. The title of the Promoter with respect to the Promoter Larger Land is more particularly described in the Report on Title dated 5th March 2019, issued by Wadia Ghandy & Co., and Supplementary Title Certificate dated 6th October, 2020, issued by Advocate S K. Dubey, as is uploaded and available on the website of the Authority (defined below) at <https://maharera.mahaonline.gov.in>.
- B. The Promoter is developing the Promoter Larger Land as an Integrated Township Project ("ITP") in accordance with the applicable Regulations framed by the Government of Maharashtra for development of an ITP ("ITP Regulations") as may be amended from time to time.
- C. The Promoter has disclosed to the Allottee and the Allottee is aware of and acknowledges that the Promoter's Larger Land is being developed as an Integrated Township Project pursuant to the Sanctioned Master Layout Plan ("Master Layout") dated 25.06.2020 amended on 09.05.2023 copy whereof is annexed hereto and marked as Annexure "B".
- D. The Promoter Larger Land will be developed as a single layout in a phase-wise manner. The principal and material aspects of the development on the Promoter Larger Land ("**Whole Project**") as disclosed by the Promoter are briefly stated below: -
- (a) Subject to the receipt of approvals/sanctions from the Mumbai Metropolitan Regional Development Authority ("**MMRDA**") and/or other competent authority(ies), the Promoter proposes to carry out construction on the Promoter Larger Land by consuming such FSI as may be available from time to time upon the Promoter Larger Land if any, or due to change in the applicable law or policy of MMRDA, or otherwise, on any other portion of the land comprising the Promoter Larger Land, as the case may be. In relation to this, the Promoter is entitled to amend, modify and/or substitute the Master Layout, in full or in part, as may be required/ permissible under the applicable law from time to time. The Promoter has prepared and the Allottee has perused the proposed layout plans based on the 2 (two) possible scenarios (collectively referred to as "**Proposed Master Layouts**") of the Larger Land which are annexed hereto and collectively marked as **Annexure "C-1"** and **Annexure "C-2"**, which, inter alia, specify the tentative location of the buildings to be constructed as part of the Whole Project, the services, the social housing component, the common areas and amenities, recreation ground, playground, and reservations, together with draft statements specifying the proposed total FSI proposed to be utilized on the Promoter Larger Land in each case ("**Whole Project Proposed Potential**").

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

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- (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.

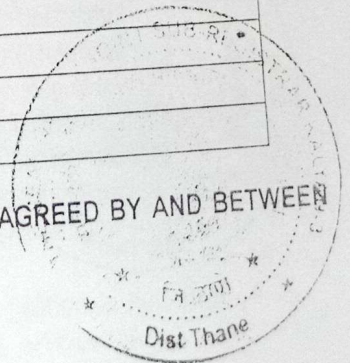


- (c) It is clarified that the Promoter will be entitled to develop, transfer, dispose of, use, operate, manage and otherwise monetise the School, Mall, Community Health Centre, Town Hall, Community Market and other such development in the manner it deems fit and proper and the Allottee will have no right, title or interest therein. It is further clarified that the same may accessible and available even

- AA. 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.
- BB. 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.
- CC. The carpet area of the said Premises as defined under the provision of RERA is 41.48 square metres plus 2.91 square metres deck area and 0.00 square metres utility area, if any.
- DD. 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.
- EE. 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.5016150/- (**Rupees Fifty Lakhs Sixteen Thousand One Hundred Fifty 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.999678/- (**Rupees Nine Lakhs Ninety Nine Thousand Six Hundred Seventy Eight 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).
- FF. 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.
- GG. 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.
- HH. 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 "B-1"	Approved Plan in respect of Phase 3		
Annexure "C-1"	Proposed Master Layout Plan		
Annexure "C-2"	Proposed Master Layout Plan		
Annexure "D"	RERA Certificate		
Annexure "E"	Locational Clearance		
Annexure "F"	Letter of Intent		
Annexure "G"	Layout Approval		
Annexure "H"	Commencement Certificates		
Annexure "I"	7/12 Extracts		
Annexure "J"	Floor Plan		
Annexure "K"	Payment Schedule		

NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -



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.

- Chess plaza
- Health juice kiosks
- Skating rink
- Cricket & football facility (Pl)
- 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 as to inter alia provide t

- Professional
- Supermarket
- Convenience
- ATM
- Co-working

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2 (two) residential be constructed in survey nos. 7/1

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, 37/21, 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, 49, 50/1, 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, 45/7, 45/2A, 45/2B, 45/3, 47, 49, 50, 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 4,65,228 square metres, lying and being and situate at Tal. Kalyan, District Thane, and bounded as follows:

- 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



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

Central garden facilities (For Township)

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

Building No
29
30

- 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 Phase 3 & 4 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 3 Bldg. No. 29-30", comprising 2 (two) Residential Buildings)

2 (two) residential buildings being Building No. 29 and Building No. 30, each having stilt plus 32 upper floors, to be constructed in the Project on a portion of the Promoter Larger Land admeasuring, 1433.90 sq. mtrs., bearing survey nos. 7/1Pt, 8/5Pt, 8/6Pt 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
29	376	Stilt plus 33 Nos. of Slabs of super structure, viz. 32 habitable floors
30	313	Stilt plus 33 Nos. of Slabs of super structure, viz. 32 habitable floors

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

Phase 3 & 4 facilities

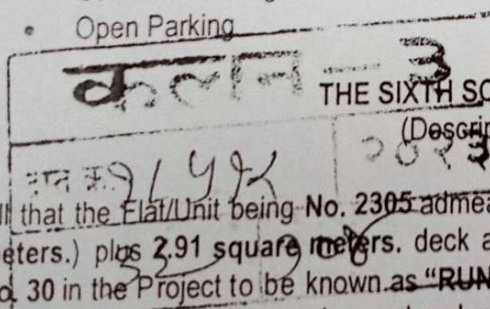
These facilities are planned for the Phase 3 & 4 residences and are exclusively for the use of Phase 3 & proposed Phase 4 residents

- Senior Citizen Sitting Area
- Herb Garden
- Kids Play Area
- Jogging Track
- Hammock Garden
- Yoga Zone
- Amphitheatre
- Doodle Corner
- Outdoor Gym

Common Area Facilities

These facilities are planned for the Phase 3 & 4 residents and are exclusively for the use of Phase 3 & proposed Phase 4 residents

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



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

All that the Flat/Unit being No. 2305 measuring 446.49 square ft. carpet area (equivalent to 41.48 square meters.) plus 2.91 square meters. deck area and 0.00 square mtrs. utility area on 23rd Floor in Building No. 30 in the Project to be known as "RUNWAL GARDENS PHASE 3 Bldg. No. 29-30", 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 claddings above & below the kitchen platform and in toilets
- Acrylic paint with gloss finish on walls
- Laminated solid core flush door shutters
- Anodized aluminium sliding windows with clear glass

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Annexure - D

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700028344

Project: **Runwal Gardens Phase 3 Bldg No 29-30 Plot Bearing / CTS / Survey / Final Plot No.: SURVEY NOS 7/1PT, 8/5PT, 8/6PT OF VILLAGE GHARIVALI at DOMBIVLI, Kalyan, Thane, 421201;**

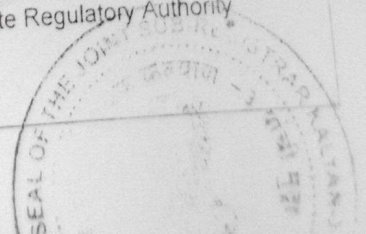
1. **Runwal Residency Private Limited** having its registered office / principal place of business at **Tehsil: Mumbai City, District: Mumbai City, Pin: 400022.**
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with 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 **18/02/2021** and ending with **30/06/2026** 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 Premchand Prabhu
(Secretary, Maharashtra Real Estate Regulatory Authority)
Date: 25-05-2022 17:48:17

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

Dated: 18/02/2021

Place: Mumbai



Annexure - H

No. SROT/Growth Centre/2401/BP/ITP-Usarghar-Gharivali-Sagaon-017
Site-A/Vol-XXX/G.F.S/2021



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MMRDA

Date:

22 JUL 2021

AMENDED COMMENCEMENT CERTIFICATE (SITE-A)

To,

Director, M/s. Runwal Residency Pvt. Ltd.,

Runwal & Omkar E-square, 4th Floor,

Opp. Sion - Chunabhathi Signal, Sion (E), Mumbai-400 022

Sir,

With reference to your application for the grant of sanction of Amended C.C. as per UDCPR under Section 44 of The Maharashtra Regional and Town Planning Act, 1966, to carry out development work on land under reference. Permission is hereby granted, under section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXVII of 1966) to you for the proposed development of Site-A (plot area 46.44 Ha) within the proposed Integrated Township Project (ITP) (as mentioned in Tables below) on lands bearing S. Nos. 44/1, 44/2, 44/3, 44/4, 44/5, 44/6, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 45/1, 45/2, 45/3, 45/4, 45/5/A, 45/5/B, 45/6, 46/1, 46/2A, 46/2B, 46/3, 47/0, 49/0, 50/0, 51/0, 52/1, 52/2, 53/1A, 53/1/B, 53/2A, 53/2B, 53/3A, 53/3B, 94/0 of Village Usarghar, Taluka-Kalyan, Dist- Thane S. Nos. 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/9, 4/10, 4/11, 5/1, 5/2, 5/3, 5/4, 5/5, 5/6, 6/1, 6/2, 6/3, 7/1, 7/2A, 7/2B, 7/2C, 7/3A, 7/3B, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/9, 9/1, 9/2, 9/3, 9/4, 9/5, 9/6, 9/7, 9/8, 10/0, 11/0, 12/1, 12/2, 12/3, 12/4, 12/5, 12/6, 12/7, 12/8, 12/9, 12/10, 12/11, 12/12, 12/13, 12/14, 13/0, 14/1, 14/2A, 14/2B, 14/3, 14/4, 14/5, 15/0, 17/1, 17/2, 17/3, 17/4, 17/5, 17/6, 17/7, 17/8, 17/9, 17/10, 17/11, 18/0, 19/0, 22/0, 23/1, 23/2, 23/3, 23/10, 37/1, 37/2B, 37/2C, 37/2D, 37/3, 37/4, 37/21, 38/1, 38/2, 39/1, 39/2, 39/3, 40/0, 41/1A, 41/1B, 41/2, 41/3, 41/4, 42/2, 44/1, 44/2, 44/3, 44/4, 44/5A, 44/5B, 44/6A, 44/6B, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 44/13, 44/14, 44/15, 44/16, 44/17, 44/18, 44/19, 44/20, 49/0, 50/1, 50/2, 50/3, of Village Gharivali, Taluka-Kalyan, S. Nos. 67/1 of Village Sagaon, Taluka-Kalyan, Dist-Thane on Plot area of 4,64,428.00 sqm. [Out of the total ITP plot area of 5,33,750 sqm (53.3750 Ha.)] with now Proposed BUA of Sale Component (including Base FSI, Premium FSI & Ancillary Area FSI) of 6,58,634.02 sqm. (Including Sale Res. Component + Sale Economic Activity Component), BUA of Social Housing Component of 55,566.93 sqm (in Site-A) as against the Total Entitlement Potential of Site-A of this ITP as per UDCPR is 12,84,642.08 sqm [including Base BUA of 4,64,428.00 sqm (Base FSI-1.00), Premium BUA of 3,18,597.81 sqm (Premium FSI of 0.70 after deducting the premium component of 2% Amenity Plot), Ancillary area FSI of 5,01,616.95 sqm (at 60% of Residential Component & 80% Non-Residential Component)] as depicted on the total drawing 47 nos. shown in the built-up area table as mentioned below:

Mumbai Metropolitan Region Development Authority

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



गावाचे नाव : घारीवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5016150
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3485800
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: कल्याण-डोंविवली इतर वर्णन : इतर माहिती: विभाग क्र. 47/151/1, मूल्यदर 63900/- मोजे घारिवली स.नं. 4/1 व इतर वरील रुग्णवाल गार्डन्स फेज 3 प्रोजेक्ट, सदनिका नं. 2305, तेविमात्रा मजला, विल्डिग नं. 30, क्षेत्रफळ 41.48 चौ.मी. कॉर्पेट + 2.91 चौ.मी. डेक एरिया + 1 ओपन कार पार्किंग स्पेस सह दि. 12/07/2019 च्या अधिसूचनेनुसार विशेप वसाहत प्रकल्पा अंतर्गत प्रथम विक्रीकारनाम्यास मुद्रांक शुल्कामध्ये 50% सबलत (टीपीएस-1218/4499/सीआर-54/19/ युडी-12 दि. 09/08/2019), ररा क्रमांक पी51700028344 (Survey Number : 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/9, 4/10, 4/11, 5/1, 5/2, 5/3, 5/4, 5/5, 5/6, 6/1, 6/2, 6/3, 7/1, 7/2ए, 7/2बी, 7/2सी, 7/3ए, 7/3बी, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/9, 9/1, 9/2, 9/3, 9/4, 9/5, 9/6, 9/7, 9/8, 10, 11, 12/1, 12/2, 12/3, 12/4, 12/5, 12/6, 12/7, 12/8, 12/9, 12/10, 12/11, 12/12, 12/13, 12/14, 13, 14/1, 14/2ए, 14/2बी, 14/3, 14/4, 14/5, 15, 17/1, 17/2, 17/3, 17/4, 17/5, 17/6, 17/7, 17/8, 17/9, 17/10, 17/11, 18, 19, 22, 23/1, 23/2, 23/3, 23/10, 37/1, 37/2बी, 37/2सी, 37/2डी, 37/3, 37/4, 37/21, 38/1, 38/2, 39/1, 39/2, 39/3, 40, 41/1ए, 41/1बी, 41/2, 41/3, 41/4, 44/1, 44/4, 44/5ए, 44/5बी, 44/6ए, 44/6बी, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 44/13, 44/14, 44/15, 44/16, 44/17, 44/18, 44/19, 49, 50/1, 50/2, 50/3, 44/10, 44/11, 44/12, 44/13, 44/14, 44/15, 44/16, 44/17, 44/18, 44/19, 44/10, 44/11, 44/12, 45/1, 45/2, 45/3, 45/4, 45/5ए, 45/5बी, 45/6, 46/1, 46/2ए, 46/2बी, 46/3, 47, 49, 50, 51 (पैकी), 52/1, 52/2, 53/1ए, 53/1बी, 53/2ए, 53/2बी, 53/3ए, 53/3बी, 94 (पैकी) :))
(5) क्षेत्रफळ	1) 41.48 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-रुग्णवाल रेसिडेन्सी प्रा. लि. तर्फे डायरेक्टर यांचे तर्फे अधिकृत कुलमुखत्यार गिनेश मावंत तर्फे कुलमुखत्यार म्हणून राजेश गजरे वय:-35; पत्ता:-प्लॉट नं. -, माळा नं: पाचवा मजला, इमारतीचे नाव: रुग्णवाल अॅन्ड ओपकार स्केअर, ब्लॉक नं: -, रोड नं: सायन चुनाभट्टी सिग्नल, ऑफ ईस्टर्न एक्सप्रेस हायवे, सायन पूर्व, मुंबई, 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:-रोहिणी विलास शिंदे वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सागर अपार्टमेंट, ब्लॉक नं: ए/106, रोड नं: जिमखाना रोड, जय मा बंगलो जवळ, सागली, डोंविवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-CKWPS5536D
(9) दस्तऐवज करून दिल्याचा दिनांक	20/12/2023
(10) दस्त नोंदणी केल्याचा दिनांक	20/12/2023
(11) अनुक्रमांक, खंड व पृष्ठ	18512/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	225730
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



(Handwritten signature)

सह. दुय्यम निबंधक कल्याण क्र. 3

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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