

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 3

दस्त क्रमांक : 2935/2024

नोंदणी :

Regn:63m

गावाचे नाव : घारीवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4826500
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3357500

(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) 1) पालिकेचे नाव: कल्याण-डोंविवली इतर वर्णन : इतर माहिती : इतर माहिती: विभाग क्रं. 47/15/1, मूल्यदर 63900/- मौजे घारीवली स.नं. 4/1 व इतर वरील रुग्णवाल गार्डन्स फेज 3 प्रोजेक्ट, सदनिका नं. 2401, चोविसावा मजला, विल्डिंग नं. 27, क्षेत्रफळ 41.16 चौ.मी. कार्पेट + 2.26 चौ.मी. डेक एरिया दि. 12/07/2019 च्या अधिसूचनेनुसार एकात्मिक नगर वसाहत प्रकल्पा अंतर्गत प्रथम विक्रीकरारनाम्यास मुद्रांक शुल्कामध्ये 50% सबलत (मुद्रांक 2006/सुओआर53/सीआर536एम1 दिनांक 15/01/2008 आणि मुद्रांक 2012/आर.आर. 36/सी.आर.22/एम1 दिनांक 06/01/2015), रेरा क्रमांक पी51700026927 ((Survey Number : 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/9, 4/10, 4/11, 5/1, 5/2, 5/3, 5/4, 5/5, 5/6, 6/1, 6/2, 6/3, 7/1, 7/2ए, 7/2बी, 7/2सी, 7/3ए, 7/3बी, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/9, 9/1, 9/2, 9/3, 9/4, 9/5, 9/6, 9/7, 9/8, 10, 11, 12/1, 12/2, 12/3, 12/4, 12/5, 12/6, 12/7, 12/8, 12/9, 12/10, 12/11, 12/12, 12/13, 12/14, 13, 14/1, 14/2ए, 14/2बी, 14/3, 14/4, 14/5, 15, 17/1, 17/2, 17/3, 17/4, 17/5, 17/6, 17/7, 17/8, 17/9, 17/10, 17/11, 18, 19, 22, 23/1, 23/2, 23/3, 23/10, 37/1, 37/2बी, 37/2सी, 37/2डी, 37/3, 37/4, 37/21, 38/1, 38/2, 39/1, 39/2, 39/3, 40, 41/1ए, 41/1बी, 41/2, 41/3, 41/4, 44/1, 44/4, 44/5ए, 44/5बी, 44/6ए, 44/6बी, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 44/13, 44/14, 44/15, 44/16, 44/17, 44/18, 44/19, 49, 50/1, 50/2, 50/3, मौजे उसरघर स.नं. 44/1, 44/2, 44/3, 44/4, 44/5, 44/6, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 45/1, 45/2, 45/3, 45/4, 45/5ए, 45/5बी, 45/6, 46/1, 46/2ए, 46/2बी, 46/3, 47, 49, 50, 51 (पैकी), 52/1, 52/2, 53/1ए, 53/1बी, 53/2ए, 53/2बी, 53/3ए, 53/3बी, 94 (पैकी) ;))

(5) क्षेत्रफळ 1) 41.16 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 रितेश सावंत तर्फे कुलमुखत्यार म्हणून राजेश गजरे वय:-35; पत्ता:-प्लॉट नं:-, माळा नं:- पाचवा मजला, इमारतीचे नाव: रुग्णवाल अॅन्ड ओमकार स्केअर, ब्लॉक नं:-, रोड नं: सायन चुनाभट्टी सिंगल, ऑफ ईस्टर्न एक्सप्रेस हायवे, सायन पूर्व, मुंबई, महाराष्ट्र, मुम्बई: पिन कोड:-400022 पॅन नं:-AAFRC1016H

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता 1): नाव:-साठ्याकाला दिनेश अतावर वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: त्रिस्टार विल्डिंग, मूठी कॉम्प्लेक्स, ब्लॉक नं: बी/401, रोड नं: साही विहार रोड, एल अॅन्ड टी गेट नं. 7, साकीनाका, पवई, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400072 पॅन नं:-AMYP9014G 2): नाव:-दिनेश मोहनदास अतावर वय:-53; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: त्रिस्टार विल्डिंग, मूठी कॉम्प्लेक्स, ब्लॉक नं: बी/401, रोड नं: साही विहार रोड, एल अॅन्ड टी गेट नं. 7, साकीनाका, पवई, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400072 पॅन नं:-AGCPA1626L

(9) दस्तऐवज करून दिल्याचा दिनांक 28/02/2024

(10) दस्त नोंदणी केल्याचा दिनांक 28/02/2024

(11) अनुक्रमांक, खंड व पृष्ठ 2935/2024

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 217200

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) शेर



सह-दुय्यम निबंधक यां २ कल्याण क्र.३

मुल्यांकनासाठी विचारान घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

72/2935

Wednesday, February 28, 2024
6:19 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 3334 दिनांक: 28/02/2024

गावाचे नाव: घारीवली

दस्तऐवजाचा अनुक्रमांक: कलन3-2935-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: साठ्याकाला दिनेश अतावर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2100.00

पृष्ठांची संख्या: 105

एकूण:

रु. 32100.00

Cashuse
Joint Sub Registrar Kalyan 3

सह. दुय्यम निबंधक वर्ग २ कल्याण क्र. ३

वाजार मुल्य: रु. 3357500/-

मोबदला रु. 4826500/-

भरलेले मुद्रांक शुल्क: रु. 217200/-

1) देयकाचा प्रकार: DHC रकम: रु. 260/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0224288815205 दिनांक: 28/02/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 1840/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0124274606887 दिनांक: 28/02/2024

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016408622202324E दिनांक: 28/02/2024

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) The Integrated Township Project : No. Mudrank-2020/UOR-20/CR-148/M-1(Policy),
Dated 20th Jun 2023

मुळ दस्तऐवज घेत मिळाला.

~~प्रत्येकीसाठी~~

दिनांक

सह. दुय्यम निबंधक कल्याण - ३

कालन-३	
दस्त क्र. २८३५	२०२४
४	१०५



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Dombivli this 28th day of FEB, 2024

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

Sathyakala Dinesh Attavar And Dinesh Mohandas Attavar having his/her/their address at B/401, Tristar Bldg, Shristi Complex, Sahi Vihar Road, Opp. L & T Gate No.7, Sakinaka, Powai, Mumbai-400072 hereinafter referred to as "**the Allottee**", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual, his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-parcenership and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company, its successors and permitted assigns) of the **OTHER PART**

Sak

Dinesh M. ATTAVAR

M

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 Chianvali and Village Usargitar 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 08.05.2023 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 authorities, 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 (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". The Promoter specifies the tentative location of the buildings to be constructed as part of the Whole Project and services, the social housing component, the common areas and amenities, the creation of 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) Residential residential phases;
- (ii) Commercial commercial phases;
- (iii) Sewerage Waste Management Plant;
- (iv) Electrical station;
- (v) Community health centre;
- (vi) Community Market;
- (vii) Public Parking Utilities; and,
- (viii) 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 Hall and other such development in the manner it deems fit and proper and the Allottee will have no right, title or interest therein. It is further clarified that the same may be accessible and available for the general public and will not be restricted to the allottees of the Whole Project. The Promoter



- (d) In a...
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- (ii) unde...
- (iii) (i)
- (iv) (ii)
- (v) (iii)
- (vi) (iv)

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of the reser...
time to time...
relevant rule...
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will develop...
Hall, Gymna...

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Proposed Ma...
- (f) As a part of th...
from EWS and...
terms and con...
permitted to se...
small register th...
proper.

E. The Allottee has perused Annexure "B", which common areas, facilities Whole Project and also the ITP Reservations on specifying the total FSI in Common Areas and Amn...

F. The Promoter shall be e... terrace and at basement providers; for facilitating and radio and electronic designation may be under as the Promoter may de... necessary infrastructures etc.

G. The scheme and scale of Larger Land will be as set approved by the concerned

H. The Promoter shall be e... hoardings/boards for adverti... on the Promoter Larger L... buildings/towers/wings as m... entitled to place, select, de...

Handwritten signature and text: 'अ. र. र. १६३' and '१६३'.

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/handling over will be undertaken accordingly. The Promoter may develop facilities on the RG 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).

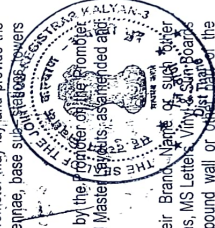
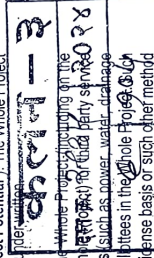
- (f) As a part of the ITP Regulations, the Promoter is required to construct small tenements for persons from EWS and LIG categories ("Social Housing Component"), as a social responsibility on the terms and conditions specified in the ITP Regulations. In the event the Promoter is entitled and/or permitted 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.

- E. 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 FSJ to be utilized on the Larger Land ("Whole Project Potential"). The Whole Project Common Areas and Amenities are listed in Second Schedule hereto.

- F. 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 as the Promoter may deem fit and proper. For this purpose, the Promoter may lay and provide the necessary infrastructures such as cables, pipes, wires, meters, antennae, base sub-stations, towers, etc.

- G. The scheme and scale of development proposed to be carried out by the Promoter of the Larger Land will be as set out in the Master Layout and/or Proposed Master Layouts, as recommended and approved by the concerned authorities from time to time.

- H. The Promoter shall be entitled to put hoarding/boards of their Brand Name of such other hoardings/boards for advertisement purposes in the form of Neon Signs, MS Letters, Vinyls, Sun Boards on the Promoter Larger Land and on the façade, terrace, compound wall or boundary wall 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



Signature
M. A. TAVAR

Signature

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, 37/21, 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 Ghanvalli 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, 46/3, 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 Ghanvalli
On or towards South: By Plot bearing S. Nos. 2, 3, 37 & Ors. at Village Ghanvalli
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.

- Chess plaza
 - Health juice kiosks
 - Skating rink
 - Cricket & football facility (Play ground)
- | | |
|---|-------------|
| Football field
Children amusement zone
Cycling track
Water pillars | 2028
90y |
| Photo garden
Picnic / zone
Gazebos with Seating | |



Township utilities

Sak

Dr. M. A. TAVAR

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. 27-28", comprising 2 (two) Residential Buildings)

2 (two) residential buildings being Building No. 27 and Building No. 28, each having stilt plus 32 upper floors, to be constructed in the Project on a portion of the Promoter Larger Land admeasuring 1297.85 bearing survey ncs. 7/1Pt, 8/1Pt, 8/2Pt, 8/3Pt, 8/5Pt, 8/6Pt, 8/7Pt, 8/8Pt 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
27	311	Stilt plus 33 Nos. of Slabs of super structure, viz. 32 habitable floors.
28	314	Stilt plus 33 Nos. of Slabs of super structure, viz. 32 habitable floors.

THE FIFTH SCHEDULE ABOVE REFERRED TO:

(Description of "Project Common Areas and Amenities")

Phase 3 & 4 facilities:

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

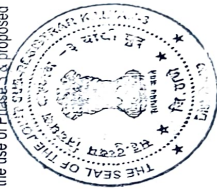
- Senior Citizen Sitting Area
- Herb Garden
- Kids Play Area
- Jogging Track
- Hammock Garden
- Yoga Zone
- Amphitheatre
- Doodle Corner
- Outdoor Gym

Common Area Facilities:

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

- Double height entrance lobby
- Internal roads & footpaths
- Fire protection and fire safety requirements
- Electrical metre room, sub station, Receiving station
- Water supply
- Sewerage (Chamber Lines, Septic Tank, STP)

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Dinesh M. Aravall

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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700026927

Project: **Runwal Gardens Phase 3 Bldg No 27-28 Plot Bearing /CTS / Survey / Final Plot No.:SURVEY NOS. 71/PT, 8/1PT, 8/2PT, 8/3PT, 8/5PT, 8/6PT, 8/7PT, 8/8PT OF VILLAGE GHARWALI 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 allottees 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 (f) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 03/11/2020 and ending with 30/12/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under,
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Digitally Signed by Rajeshwar Raghunath (Secretary, Maharashtra)	
Date: 22-06-2022 10:42:12	
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Dated: 03/11/2020
Place: Mumbai

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

