

## गावाचे नाव : घारीवली

(1) विलेखाना प्रकार	कारारनामा
(2) मोबदल	5284500
(3) बाजारभाव(भाडेपट्टयाच्या वाढवितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3667000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	

1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: विभाग क्र. 47/151/1, मूल्यदर 63900/- मोजे घारिवली जुना स.नं. 11 पैकी व इतर वरील रुग्णवाल गार्डन्स फेज 6ए प्रोजेक्ट, सदनिका नं. 2001, विसावा नजला, विल्डिंग नं. 54, क्षेत्रफळ 45.61 चौ.मी. कार्पेट + 2.91 चौ.मी. डेक एरिया दि. 12/07/2019 च्या अधिसूचनेनुसार एकात्मिक नगर वसाहत प्रकल्पा अंतर्गत प्रथम विक्रीकारणाम्यास मुद्रांक शुल्कामध्ये 50% सवलत(मुद्रांक 2006/युओआर53/सीआर536एम1 दिनांक 15/01/2008 आणि मुद्रांक 2012/आर.आर. 36/सी.आर.22/एम1 दिनांक 06/01/2015), ररा क्रमांक पी51700051346( ( Survey Number : मोजे घारिवली जुना स.नं. 11 पैकी, 37/1पैकी, 38/1पैकी, नवीन स.नं. 4/वी/1, जुना स.नं. 38/2 पैकी, 12/4 पैकी, 12/3 पैकी, नवीन स.नं. 4/वी/2, जुना स.नं. 15 पैकी, 17/1 पैकी, 17/2, 17/3 पैकी, 41/2 पैकी, नवीन स.नं. 4/वी/3, जुना स.नं. स.नं. 44/18पैकी, 19 पैकी, नवीन स.नं. 4/वी/4, जुना स.नं. 19पैकी, 44/1 पैकी, नवीन स.नं. 4/ वी/5, जुना स.नं. 19पैकी, 44/1 पैकी, 49 पैकी, नवीन स.नं. 4/ वी/6, जुना स.नं. 22पैकी, 44/5 पैकी, नवीन स.नं. 4/ वी/7, जुना स.नं. 37/1पैकी, 37/2पैकी, 37/2पैकी, 11पैकी, 10पैकी, 38/1, 12/6, 12/5, 12/7पैकी, 41/1ए पैकी, 41/2पैकी, 17/1पैकी, 17/3पैकी, 44/17पैकी, 44/18पैकी, 19 पैकी, 44/6 पैकी, 44/5 पैकी, 23/1पैकी, 23/10पैकी, 4/6पैकी, 44/1Cपैकी, 4/5पैकी, 4/3एवी पैकी, 7/2एवीसी पैकी, 8/77पैकी, 9/1ते 8, नवीन स.नं., 4/वी/8, जुना स.नं. 12/14पैकी, 13पैकी, 40, 8/5पैकी, 39/1पैकी, 14/2ए वीपैकी, 14/3, 6/1पैकी, 5/1पैकी, 17/11, 17/10, 17/9, 17/7पैकी, 17/8, 44/15पैकी, 44/14, 44/13, 44/7, 50/1, 44/8, 44/6पैकी, नवीन स.नं. 4/वी/9, जुना स.नं. 39/1पैकी, 8/4 पैकी, 8/3पैकी, 8/2पैकी, 8/1पैकी, 8/9, 37/4, 37/3पैकी, 37/2पैकी, 8/6पैकी, नवीन स.नं. 4/वी/10, जुना स.नं. 4/11 पैकी, 4/6पैकी, 4/10पैकी, 4/9 पैकी, 23/10पैकी, 23/1पैकी, नवीन स.नं. 4/वी/11, नवीन स.नं. 38/1पैकी, नवीन स.नं. 4/ वी/12, जुना स.नं. 15पैकी, 41/2 पैकी, 12/5पैकी, 12/1, 12/2, 41/1ए पैकी, नवीन स.नं. 4/वी/13, जुना स.नं. 19पैकी, 44/1 पैकी, नवीन स.नं. 4/वी/14, जुना स.नं. 44/1 पैकी, नवीन स.नं. 4/वी/15, जुना स.नं. 44/6पैकी, 44/1 पैकी, 49पैकी, 44/4, 44/5पैकी, नवीन स.नं. 4/ वी/16, जुना स.नं. 23/1पैकी, 23/2, 23/3, 44/6पैकी, 44/5पैकी, 22पैकी, नवीन स.नं. 4/ वी/17, जुना स.नं. 7/2ए वी सी पैकी, 7/3 ए वीपैकी, 4/2, 4/9पैकी, 4/1, 4/10 पैकी, 4/11पैकी, 4/3पैकी, 37/2 वी सी डी पैकी, नवीन स.नं. 4/ वी/18, जुना स.नं. 8/6, 8/8, 8/5, 8/1पैकी, 8/2पैकी, 8/3पैकी, 7/1, 7/2 ए वी सी पैकी, 39/3, 39/2, 39/1पैकी, 13पैकी, 6/1पैकी, 6/2, 6/3, 7/3 ए वी सी, 8/7 पैकी, 37/2ए वी सी पैकी, 5/2 ते 6, 4/4, 4/3पैकी, 4/5पैकी, 50/2, 50/3, 44/11, 44/12, 44/10 पैकी, 44/8पैकी, 44/9, 44/5पैकी, 23/1पैकी, नवीन स.नं. 4/ वी/19, जुना स.नं. 37/2 वी सी डी पैकी, 37/1 पैकी, 11पैकी, 37/3पैकी, 9/1 ते 8पैकी, 10पैकी, 8/1पैकी, स.नं. 4/ वी/19, जुना स.नं. 37/2 वी सी डी पैकी, 12/8, 12/9, 12/10, 12/11, 12/12, 12/13, 41/1ए पैकी, 41/1बी, 8/2 पैकी, 38/2, 12/7पैकी, 14/5, 14/4, 14/1, 14/2 ए वीपैकी, 17/4 पैकी, 17/3 पैकी, 17/6, 41/2पैकी, 41/4, 41/3, 50/1 44/7पैकी, 14/5, 14/4, 14/1, 14/2 ए वीपैकी, 17/4 पैकी, 17/3 पैकी, नवीन स.नं. 17/7पैकी, 17/5, 49पैकी, 18, 44/16, 44/17पैकी, 44/19पैकी, 44/15पैकी, 44/6पैकी, 44/1पैकी, नवीन स.नं. 4/ वी/20, जुना स.नं. 23/1पैकी, नवीन स.नं. 4/वी/21, जुना स.नं. 23/10पैकी, नवीन स.नं. 4/ वी/22, मोजे उसरधर 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) : )

1) 45.61 चौ.मीटर

(5) क्षेत्रफळ

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/विहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

(9) दस्तऐवज करून दिल्याचा दिनांक

(10) दस्त नोंदणी केल्याचा दिनांक

(11) अनुक्रमांक, खंड व पृष्ठ

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

(14) शेर

1) नाव:- रुग्णवाल रेसिडेन्सी प्रा. लि. तर्फे डायरेक्टर यांचे तर्फे अधिकृत कुलमुखत्यार रिदेश सावंत तर्फे कुलमुखत्यार म्हणून कमलेश चौगुले वय:-35; पत्ता:- प्लांट नं. - माळा नं: पाचवा मजला , इमारतीचे नाव: रुग्णवाल जॅड ओपकार स्टेअर , ब्लॉक नं: - , रोड नं: सायन चुनाभट्टी सिग्रल, ऑफ ईस्टर्न एक्सप्रेस हायवे, सायन पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-AAFCR1016H

1) नाव:- यश सिंग वय:-27; पत्ता:- प्लांट नं: - माळा नं: तळमजला , इमारतीचे नाव: कुवर हाऊस, ब्लॉक नं: 28, रोड नं: कुलाबा, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400005 पॅन नं:-JJEPS0784N

2) नाव:- देविता सिंग वय:-23; पत्ता:- प्लांट नं: - , माळा नं: तळमजला , इमारतीचे नाव: कुवर हाऊस, ब्लॉक नं: 28, रोड नं: कुलाबा, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400005 पॅन नं:-IBEPS6955R

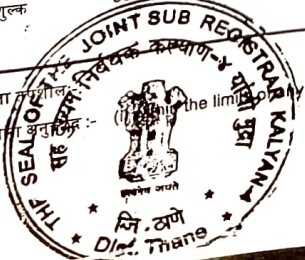
29/02/2024

01/03/2024

3435/2024

237810

30000



सह-दुय्यम निबंधक कल्याण - ४

Municipal Corporation or any Cantonment area annexed to it.

पावती

Original/Duplicate  
नोंदणी क्र.: 39M  
Regn..39M

338/3435  
Friday, March 01, 2024  
12:48 PM

पावती क्र.: 3730 दिनांक: 01/03/2024

गावाचे नाव: घारीवली  
दस्तावेजाचा अनुक्रमांक: कलन4-3435-2024  
दस्तावेजाचा प्रकार: करारनामा  
मादर कर्णाव्याचे नाव: यश सिंग -

नोंदणी फी  
दस्त हाताळणी फी  
पृष्ठांची संख्या: 86

₹. 30000.00  
₹. 1720.00

₹. 31720.00

मार्कण:

Joint Sub Registrar Kalyan 4

आपणाम मूल दस्त, थंवेतेल प्रिट, सूची-२ अंदाजे  
1:08 PM ह्या वेळेस मिळेल.

सह-दुय्यम निबंधक कार्यालय - ४

बाजार मूल्य: ₹.3667000 /-

मोबदला ₹.5284500/-

भरलेले मुद्रांक शुल्क : ₹. 237810/-

वाजार मूल्य: ₹.1720/-

DHC रकम: 0224297018943 दिनांक: 01/03/2024

देयकाचा प्रकार: DHC रकम: ₹.30000/-  
डीडी/धनादेश/वे ऑर्डर क्रमांक: MH016513819202324E दिनांक: 01/03/2024

देयकाचा प्रकार: eChallan रकम: ₹.30000/-  
डीडी/धनादेश/वे ऑर्डर क्रमांक: MH016513819202324E दिनांक: 01/03/2024

देयके नाव व पत्ता:  
देयकाचा प्रकार: eChallan रकम: ₹.30000/-  
डीडी/धनादेश/वे ऑर्डर क्रमांक: MH016513819202324E दिनांक: 01/03/2024

देयके नाव व पत्ता:  
देयकाचा प्रकार: eChallan रकम: ₹.30000/-  
डीडी/धनादेश/वे ऑर्डर क्रमांक: MH016513819202324E दिनांक: 01/03/2024

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

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

क ल न - ४
वस क्र. ३४३५ / २०२४
४ / ८६

*Yash Singh*

**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE ("this Agreement") is made at Dombivli <sup>th</sup> this 29 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 Authorized Signatory Mr. Ritesh Sawant authorized under Board Resolution/POA dated 28.08.23), hereinafter referred to as the "the Promoter" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the ONE PART

AND

Yash Singh And Devika Singh having his/her/their address at Kuvar House, Flat No.28, Ground Floor, Colaba, Mumbai-400005 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-parcenary and survivors of them and the heirs, executors, administrators and assigns of the co-parcenary and in case of a trust the trustee/s for the time being and from time to time of the trust and the surviving partners of them; and in case of a body corporate/company, its successors and permitted assigns) of the OTHER PART



*Yash Singh*

*Devika Singh*

क ल न - ४
दस्तावेज क्र. 303/2028
4/LE

WHEREAS,

A. By virtue of various deeds, documents, writings and orders, the Promoter is the owner of, absolute, 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 Ghanwali 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 & 19.08.2021 issued by Advocate S K. Dubey and updated title certificate dated 10.05.2023 issued by Adv. Vaibhav Gosavi 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 Promoters Larger Land is being developed as an Integrated Township Project pursuant to the Sanctioned Master Layout Plan ("Master Layout") 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").

- (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; Electric Sub-station; Mail; School; Community health centre; Town Hall; Community Market; Public Parking Utilities; and, Other Public Utilities, if any.



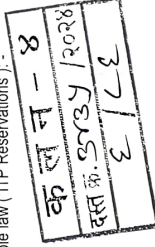
It is clarified that the Promoter will be entitled to develop, transfer, dispose of, use, operate, manage and otherwise monetise the School, Mall, Community Health Centre, Town Hall, Community Market and other such development in the manner it deems fit and proper and the

Handwritten signatures and initials are present at the bottom of the page, including a large signature on the left and a set of initials 'MS' on the right.

Allottee will have no right, title or interest therein. It is further clarified that the same may be accessible and available even for the general public and will not be restricted to the allottees of the Whole Project. The Promoter, at its sole discretion, shall be entitled to formulate such rules and regulations or impose such terms 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 Promoters 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 stiffing 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 Amended 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 Promoters 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.

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 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;



*[Handwritten signature]*

कलन - 8  
 दस्त क्र. 3034 / 2028  
 33 / LE

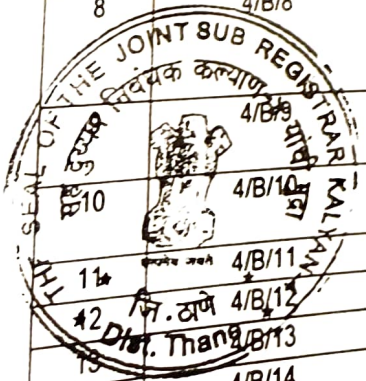
The Schedules and Annexes form part of this Agreement and shall have the same force and effect as if expressly set out in the body of this Agreement, and any reference to this Agreement shall include any schedules to it.

- f. 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.
- g. Each of the representations and warranties provided in this Agreement is independent of the 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.
- (ii) References to a person (or to a word importing a person) shall be construed so as to include:
- 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
  - 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 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), of Village Usarghar, and all those pieces and parcels of land bearing New Survey Nos. and Corresponding old Survey Nos. of village Gharivali as mentioned here below:

Sr.No.	New Survey Nos.	Corresponding Old Survey Nos.
1	4/B/1	11 pt, 37/1 pt, 38/1 pt
2	4/B/2	38/2pt, 12/4pt, 12/3pt
3	4/B/3	15pt, 17/1pt, 17/2, 17/3pt, 41/2pt
4	4/B/4	44/18pt, 19pt
5	4/B/5	19pt, 44/1pt
6	4/B/6	19pt, 44/1pt, 49pt
7	4/B/7	22pt, 44/5pt
8	4/B/8	37/1pt, 37/2pt, 37/2pt, 11pt, 10/pt, 38/1, 12/6, 12/5, 12/7pt, 41/1A pt, 41/2pt, 17/1pt, 17/3pt, 44/17pt, 44/18pt, 19pt, 44/1pt, 49pt, 44/6pt, 44/5pt, 23/1pt, 23/10pt, 4/6pt, 44/10pt, 4/5pt, 4/3, 7/3AB pt, 7/2ABC pt, 8/77pt, 9/1 to 8
9	4/B/9	12/14pt, 13pt, 40, 8/5pt, 39/1pt, 14/2AB pt, 14/3, 6/1pt, 5/1pt, 17/11, 17/10, 17/9, 17/7pt, 17/8, 44/15pt, 44/14, 44/13, 44/7, 50/1, 44/8, 44/6pt
10	4/B/10	39/1pt, 8/4pt, 8/3pt, 8/2pt, 8/1pt, 8/9, 37/4, 37/3pt, 37/2pt, 8/6pt
11	4/B/11	4/11pt, 4/6pt, 4/10pt, 4/9pt, 23/10pt, 23/1pt
12	4/B/12	38/1pt
13	4/B/13	15pt, 41/2pt, 12/5pt, 12/1, 12/2, 41/1A pt
14	4/B/14	19pt, 44/1pt
15	4/B/15	44/1pt
16	4/B/16	44/6pt, 44/1pt, 49pt, 44/4, 44/5pt
17	4/B/17	23/1pt, 23/2, 23/3, 44/6pt, 44/5pt, 22pt
18	4/B/18	7/2 ABC pt, 7/3 AB pt, 4/2, 4/9pt, 4/1, 4/10pt, 4/11pt, 4/3pt, 37/2BCD pt
19	4/B/19	8/6, 8/8, 8/5, 8/1pt, 8/2pt, 8/3pt, 7/1, 7/2 ABC pt, 39/3, 39/2, 39/1pt, 13pt, 6/1pt, 6/2, 6/3, 7/3ABC, 8/7pt, 37/2BCD pt, 5/2 to 6, 4/4, 4/3pt, 4/5pt



20	4/B/20	37/1pt, 37/2pt, 37/3pt, 37/4pt, 37/5pt, 37/6pt, 37/7pt, 37/8pt, 37/9pt, 37/10pt, 37/11pt, 37/12pt, 37/13pt, 37/14pt, 37/15pt, 37/16pt, 37/17pt, 37/18pt, 37/19pt, 37/20pt, 37/21pt, 37/22pt, 37/23pt, 37/24pt, 37/25pt, 37/26pt, 37/27pt, 37/28pt, 37/29pt, 37/30pt, 37/31pt, 37/32pt, 37/33pt, 37/34pt, 37/35pt, 37/36pt, 37/37pt, 37/38pt, 37/39pt, 37/40pt, 37/41pt, 37/42pt, 37/43pt, 37/44pt, 37/45pt, 37/46pt, 37/47pt, 37/48pt, 37/49pt, 37/50pt, 37/51pt, 37/52pt, 37/53pt, 37/54pt, 37/55pt, 37/56pt, 37/57pt, 37/58pt, 37/59pt, 37/60pt, 37/61pt, 37/62pt, 37/63pt, 37/64pt, 37/65pt, 37/66pt, 37/67pt, 37/68pt, 37/69pt, 37/70pt, 37/71pt, 37/72pt, 37/73pt, 37/74pt, 37/75pt, 37/76pt, 37/77pt, 37/78pt, 37/79pt, 37/80pt, 37/81pt, 37/82pt, 37/83pt, 37/84pt, 37/85pt, 37/86pt, 37/87pt, 37/88pt, 37/89pt, 37/90pt, 37/91pt, 37/92pt, 37/93pt, 37/94pt, 37/95pt, 37/96pt, 37/97pt, 37/98pt, 37/99pt, 37/100pt
21	4/B/21	23/1pt, 23/2pt, 23/3pt, 23/4pt, 23/5pt, 23/6pt, 23/7pt, 23/8pt, 23/9pt, 23/10pt, 23/11pt, 23/12pt, 23/13pt, 23/14pt, 23/15pt, 23/16pt, 23/17pt, 23/18pt, 23/19pt, 23/20pt, 23/21pt, 23/22pt, 23/23pt, 23/24pt, 23/25pt, 23/26pt, 23/27pt, 23/28pt, 23/29pt, 23/30pt, 23/31pt, 23/32pt, 23/33pt, 23/34pt, 23/35pt, 23/36pt, 23/37pt, 23/38pt, 23/39pt, 23/40pt, 23/41pt, 23/42pt, 23/43pt, 23/44pt, 23/45pt, 23/46pt, 23/47pt, 23/48pt, 23/49pt, 23/50pt, 23/51pt, 23/52pt, 23/53pt, 23/54pt, 23/55pt, 23/56pt, 23/57pt, 23/58pt, 23/59pt, 23/60pt, 23/61pt, 23/62pt, 23/63pt, 23/64pt, 23/65pt, 23/66pt, 23/67pt, 23/68pt, 23/69pt, 23/70pt, 23/71pt, 23/72pt, 23/73pt, 23/74pt, 23/75pt, 23/76pt, 23/77pt, 23/78pt, 23/79pt, 23/80pt, 23/81pt, 23/82pt, 23/83pt, 23/84pt, 23/85pt, 23/86pt, 23/87pt, 23/88pt, 23/89pt, 23/90pt, 23/91pt, 23/92pt, 23/93pt, 23/94pt, 23/95pt, 23/96pt, 23/97pt, 23/98pt, 23/99pt, 23/100pt
22	4/B/22	11pt, 12pt, 13pt, 14pt, 15pt, 16pt, 17pt, 18pt, 19pt, 20pt, 21pt, 22pt, 23pt, 24pt, 25pt, 26pt, 27pt, 28pt, 29pt, 30pt, 31pt, 32pt, 33pt, 34pt, 35pt, 36pt, 37pt, 38pt, 39pt, 40pt, 41pt, 42pt, 43pt, 44pt, 45pt, 46pt, 47pt, 48pt, 49pt, 50pt, 51pt, 52pt, 53pt, 54pt, 55pt, 56pt, 57pt, 58pt, 59pt, 60pt, 61pt, 62pt, 63pt, 64pt, 65pt, 66pt, 67pt, 68pt, 69pt, 70pt, 71pt, 72pt, 73pt, 74pt, 75pt, 76pt, 77pt, 78pt, 79pt, 80pt, 81pt, 82pt, 83pt, 84pt, 85pt, 86pt, 87pt, 88pt, 89pt, 90pt, 91pt, 92pt, 93pt, 94pt, 95pt, 96pt, 97pt, 98pt, 99pt, 100pt

In aggregate, admeasuring 4.55.22 and bounded as follows:  
 Or or towards North: By Proprietor  
 Or or towards South: By Proprietor  
 Or or towards East: By 30 m  
 Or or towards West: By Proprietor

THE SCHEDULE ABOVE REFERRED TO:  
 (Description of "Promoter Larger Land")  
 Central garden facilities (For Township)  
 These proposed facilities (subject to approval) are to be handed over to authorities:

- Chess plaza
- Health juice kiosks
- Skating rink
- Cricket & football facility
- 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 so as to inter alia provide the following:

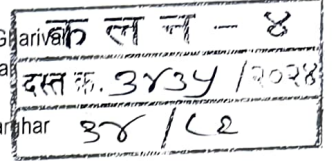
- Professional laundry
- Supermarket / departmental store
- Convenience shops
- ATM
- Co-working spaces

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		50/2, 50/3, 44/11, 44/12, 44/10pt, 44/8pt, 44/9, 44/5pt, 23/1pt
20	4/B/20	37/2BCD pt, 37/1pt, 11pt, 37/3pt, 9/1to8pt, 10pt, 8/1pt, 8/2pt, 38/2 12/7pt, 12/8, 12/9, 12/10, 12/11, 12/12, 12/13, 41/1A pt, 41/1B, 41/2pt, 41/4, 41/3, 50/1, 44/7pt, 14/5, 14/4, 14/1, 14/2AB pt, 17/4pt, 17/3pt, 17/6 17/7pt, 17/5, 49pt, 18, 44/16, 44/17pt, 44/19pt, 44/15pt, 44/6pt, 44/1pt
21	4/B/21	23/1pt
22	4/B/22	23/10pt

In aggregate, admeasuring 4,65,228 square metres, lying and being and situate at Tal. Kalyan, District Thane, and bounded as follows:

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



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 to be 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 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



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 Description of the Project viz. THE THIRD SCHEDULE ABOVE REFERRED TO:  
 Residential Building)

comprising 32  
 Residential Building)

Two residential buildings being Building No. 53 and 54 having basement plus ground /silt plus 1<sup>st</sup> to 3<sup>rd</sup> plus 4<sup>th</sup> to 29 floors (32 habitable floors), to be constructed, sanctioned till date, in the Project to be constructed on a land admeasuring 1973.41 square meters bearing survey nos. 52/1 (pl) and 52 (2)pl of village Usage portion of the Promoter Larger Land, more particularly described in the First Schedule hereinafter.

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

Building Nos.	Total No. of Flats/Shops/Units sanctioned till date	Revised total No. of Flats/Shops/Units as per amendment proposed	Floors sanctioned as on date	Revised no. Floors at amendment proposed
Bldg no. 53-	445	424	basement plus ground /silt plus 1 <sup>st</sup> (pl) to 4 <sup>th</sup> (pl) podium plus 5 <sup>th</sup> to 34 floors (34 habitable floors).	Ground /silt plus 1 <sup>st</sup> to 3 <sup>rd</sup> (pl) podium plus to 29 floors (32 habitable floors).
Bldg no. 54	515 (including shops)	492 (including 12 shops at ground floor)	basement plus ground /silt plus 1 <sup>st</sup> (pl) to 4 <sup>th</sup> (pl) podium plus 5 <sup>th</sup> to 34 floors (34 habitable floors).	Ground /silt plus 1 <sup>st</sup> to 3 <sup>rd</sup> (pl) podium plus to 29 floors (32 habitable floors).

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

- Internal roads and footpath
- Fire protection and fire safety requirements
- Electrical meter room, sub station, Receiving station
- Water supply
- Sewerage (Chamber Lines, Septic Tank, STP)
- Storm water drains
- Tree Planting
- Treatment and disposal of sewage and sullage water
- Solid waste management & disposal
- Water Conservation, Rainwater Harvesting
- Street Lighting
- Energy management
- DG back up for common area
- Elevators of reputed brands
- Fitness Center
- Landscape Garden
- Creche
- Multi Purpose Hall

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

All that the Flats/Units being No. 53 and 54 admeasuring 490.95 square ft. carpet area (equivalent to 45.61 square meters) plus 297 square meters, deck area and 0.00 square mtrs. utility area on 20th Floor in Building No. 54 in the Project to be known as 'RUNWAL GARDENS - PHASE 6A - BLDG NO. 53-54' to be constructed on larger portion of the Promoter Larger Land, more particularly described in the First Schedule hereinafter.

\* THE SEVENTH SCHEDULE ABOVE REFERRED TO  
 (Internal Fittings and Fixtures to be provided in the Flat)

- Good quality vitrified tiles in living, dining, passage, bedrooms & kitchen



- Matt vitrified tiles in balconies & in toilet
- Vitrified tiles in dado above & ceramic tiles below the kitchen platform and dado vitrified tiles in toilets
- Acrylic paint with gypsum finish on walls
- Laminated flush door shutters
- Aluminium sliding windows with clear glass
- Provision for telephone, cable TV points & intercom
- Provision for Geyser & exhaust fan in bathrooms and kitchen
- CP fittings & sanitary wares of Jaguar or equivalent
- Polished granite kitchen platform with stainless steel sink
- Provision for water purifier
- Provision for washing machine
- External walls painted with texture paint

कलन - 8  
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 38/14E

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

**SIGNED AND DELIVERED**

By the within named **PROMOTER**

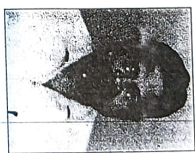
For **RUNWAL RESIDENCY PVT. LTD.**

**RUNWAL RESIDENCY PVT. LTD.**

By the hand of its Director/

Authorized Signatory

*[Signature]*  
 Director/Authorized Signatory



Mr. Ritesh Sawant,

Director/Authorized Signatory

In the presence of ..... )

1. Ashley Quine )



*[Signature]*



**SIGNED AND DELIVERED**  
 By the within named **ALLOTTEES**

Yash Singh )

Devika Singh )

In the presence of )

1. Dr. L. S. Gaisht )  
 2. Nerbhander )

*[Signature]*



**RECEIVED** of and from the Flat/Unit  
 Allottee/s above named, the sum of )

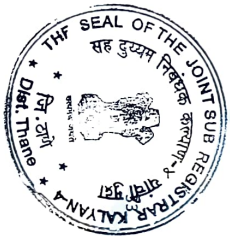
**Rs. 524883/-**

(Rupees Five Lakhs Twenty Four Thousand Eight Hundred Eighty Three Only)

Towards advance payment or deposit  
 paid by the Allottee/s to the Promoter. )

For **RUNWAL RESIDENCY PVT. LTD.**

Director/Authorized Signatory



*[Signature]*



Annexure D

## Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'  
(See rule 6(a))

फॉर्म नं - ३
दस्तावेज क्र. ३२३५/२०२४
२३/८३

This registration is granted under section 5 of the Act to the following project under project registration number :  
P51700051346

Project: **Runwal Gardens Phase 6A Bldg No. 53-54** , Plot Bearing / CTS / Survey / Final Plot No.: **521 (P), 522 (P)** at  
**Usarghar, Kalyan, Thane, 421204;**

- 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 (I) of sub-section (2) of section 4 read with Rule 5;
  - OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from 08/06/2023 and ending with 30/09/2027 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 Maheshwari  
(Secretary, Maharashtra)  
Date:08-06-2023 16:52:52

Date: 08/06/2023

Place: Mumbai

Official seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

