

72/13999

Thursday, September 14, 2023

7:27 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 15347 दिनांक: 14/09/2023

गावाचे नाव: घारीवली

दस्तावेजाचा अनुक्रमांक: कलन3-13999-2023

दस्तावेजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: विजया विघ्नेश शेळके

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1700.00

पृष्ठांची संख्या: 85

एकूण:

रु. 31700.00

आपणास मूळ दस्त, धबनेल प्रिंट, सूची-२ अंदाजे

7:47 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 3

सह.दुय्यम निबंधक वर्ग २ कल्याण क.३

वाजार मूल्य: रु.3654200/-

मोबदला रु.5327479/-

भरलेले मुद्रांक शुल्क : रु. 239750/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0923147314334 दिनांक: 14/09/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008148454202324E दिनांक: 14/09/2023

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) The Special Township Project : Mudrank-2006/UOR 53/CR536/M1 Dated 15.01.2008.  
and Mudrank 2012/R.R. 36/C.R. 22/M1 dated 06.01.2015

विजया

Valuation ID	202309145577	मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )		14 September 2023, 07:15:23 PM	
मूल्यांकनाचे वर्ष	2023				
जिल्हा	ठाणे				
मूल्य विभाग	तासुका : कल्याण				
उप मूल्य विभाग	47/151/1-रूपवाला मापसिटी व रूपवाला गार्डन				
क्षेत्राचे नांव	Kalyan/Dombival Municipal Corporation	सर्व्हे नंबर / न. भू. क्रमांक :			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन (रु.)	निवासी सदनिका 63900	कार्यालय 73800	दुकाने 79900	औद्योगिक 73800	मोजमापनाचे एकक चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)	53.196 चौ. मीटर	मिळकतीचा वापर - मिळकतीचे वय - मजला -	निवासी सदनिका 0 TO 2वर्षे 11th to 20th Floor	मिळकतीचा प्रकार - बांधकामाचा दर - कार्पेट क्षेत्र -	बांधीव Rs. 26620/- 48.36 चौ. मीटर
उद्वाहन सुविधा -	आहे				
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ	= 107.5 / 100 Apply to Rate = Rs. 68692/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर = ((68692-9600) * (100/100)) + 9600 = Rs. 68692/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 68692 * 53.196 = Rs. 3654139.632/-				
Applicable Rules	= 3, 9, 18, 19				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तक्त्याचे मूल्य + मेईनार्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाळकनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाळकनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 3654139.632 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs. 3654140/- = २ छत्तीस लाख चौपन्न हजार एक शे चाळीस /-				

Home Print

कलान-३  
दस्ता क्र. 93eee 2023  
9 4





सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 3

दस्त क्रमांक : 13999/2023

नोंदणी :

Regn:63m

गावाचे नाव : घारीवली

पारिवर्तीचा पत्तार	कन्यानामा
पत्तार	5327479
(3) बाजारभावा(भाडेपट्टी)पत्तार राज्यनियंत्रण आकारणी दना की पट्टेदार व नमूद पत्तार)	3654200
(4) भू-मापन पोट्रिम्मा व धरकमाक(अमल्याग)	1) पानिकेचे नाव:कल्याण-डोबिचनी इतर वर्धन , इतर माहिती: विभाग क्र. 47/151/1,मूल्यदर 63900/- मोजे पारिवर्ती जुना स.नं.11 पैकी व इतर वरील रुग्णाल गाईन्स फेज 6ए प्रोजेक्ट,सदतिका नं. 1912,एकॉगिमाथा मजला,बिल्डिंग नं. 53,क्षेत्रफळ 45.42 चौ.मी. कापेट + 2.94 चौ.मी. डेक गरिया सह दि. 12/07/2019 च्या अधिसूचनेनुसार विशेष वगाहत प्रकल्पा अंतर्गत प्रथम विक्रीकरारनाम्यास मुद्रांक शुल्कामध्ये 50% सबलन(टीपीएस-1218/4499/मीआर-54/19/ चुडी-12 दि. 09/08/2019),रेरा क्रमांक पी51700051346( ( Survey Number : मोजे पारिवर्ती जुना स.नं. 11 पैकी, 37/1पैकी, 38/1पैकी, नवीन स.नं 4/बी/1, जुना स.नं.38/2 पैकी,12/4 पैकी,12/3 पैकी, नवीन स.नं. 4/बी/2, जुना स.नं.15 पैकी, 17/1 पैकी, 17/2, 17/3 पैकी, 41/2 पैकी, नवीन स.नं. 4/बी/3, जुना स.नं. स.नं. 44/18पैकी, 19 पैकी, नवीन स.नं. 4/बी/4, जुना स.नं.19पैकी, 44/1 पैकी, नवीन स.नं.4/ बी/5, जुना स.नं.19पैकी, 44/1 पैकी, 49 पैकी, नवीन स.नं.4/ बी/6, जुना स.नं.22पैकी, 44/5 पैकी, नवीन स.नं. 4/ बी/7, जुना स.नं.37/1पैकी, 37/2पैकी, 37/2पैकी, 11पैकी, 10/पैकी, 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, 44/10पैकी, 4/5पैकी, 4/3एवी पैकी, 7/2एवीसी पैकी, 8/77पैकी,9/1ते 8, नवीन स.नं., 4/बी/8, जुना स.नं.12/14पैकी, 13पैकी,40,8/5पैकी,39/1पैकी,14/2ए बीपैकी, 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/बी/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/बी/10, जुना स.नं. 4/11 पैकी, 4/6पैकी,4/10पैकी,4/9 पैकी, 23/10पैकी, 23/1पैकी,नवीन स.नं.4/बी/11, नवीन स.नं.38/1पैकी, नवीन स.नं. 4/ बी/12, जुना स.नं.15पैकी, 41/2 पैकी,12/5पैकी,12/1, 12/2, 41/1ए पैकी, नवीन स.नं. 4/बी/13, जुना स.नं.19पैकी, 44/1 पैकी, नवीन स.नं. 4/बी/14, जुना स.नं. 44/1 पैकी, नवीन स.नं.4/बी/15, जुना स.नं.44/6पैकी, 44/1 पैकी,49पैकी,44/4, 44/5पैकी, नवीन स.नं.4/ बी/16, जुना स.नं.23/1पैकी, 23/2,23/3, 44/6पैकी,44/5पैकी,22पैकी, नवीन स.नं.4/ बी/17, जुना स.नं.7/2ए बी सी पैकी, 7/3 ए बीपैकी, 4/2, 4/9पैकी,4/1, 4/10 पैकी,4/11पैकी,4/3पैकी,37/2 बी सी डी पैकी, नवीन स.नं.4/ बी/18, जुना स.नं.8/6, 8/8, 8/5, 8/1पैकी, 8/2पैकी, 8/3पैकी,7/1, 7/2 ए बी सी पैकी,39/3,39/2, 39/1पैकी,13पैकी, 6/1पैकी,6/2,6/3,7/3 ए बी सी , 8/7 पैकी,37/2ए बी 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/ बी/19, जुना स.नं.37/2 बी सी डी पैकी, 37/1 पैकी,11पैकी, 37/3पैकी,9/1 ते 8पैकी, 10पैकी,, 8/1पैकी,, 8/2 पैकी,, 38/2, 12/7पैकी, 12/8, 12/9, 12/10 , 12/11, 12/12, 12/13, 41/1ए पैकी, 41/1बी, 41/2पैकी,41/4, 41/3,50/1, 44/7पैकी,14/5, 14/4, 14/1,14/2 ए बी पैकी,17/4 पैकी,17/3 पैकी,, 17/6, 17/7पैकी,, 17/5, 49पैकी, 18, 44/16, 44/17पैकी, 44/19पैकी,44/15पैकी,44/6पैकी,44/1पैकी, नवीन स.नं. 4/ बी/20, जुना स.नं.23/1पैकी,नवीन स.नं. 4/बी/21, जुना स.नं.23/10पैकी, नवीन स.नं.4/ बी/22, मोजे उमरपूर 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) 45.42 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून घेणा-या/निहून ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याग,प्रतिवादिचे नाव व पत्ता	1): नाव:-रुग्णाल रेसिडेन्सी प्रा. नि. तर्फे डायरेक्टर यांचे तर्फे अधिकृत कुलमुखात्पार रिनेश सावंत तर्फे कुलमुखात्पार म्हणून राजेश गजरे वय:-35; पत्ता:-प्लॉट नं. -, माळा नं: पाचबा मजला, इमारतीचे नाव: रुग्णाल अॅन्ड ओमकार स्क्वॅअर, प्लॉक नं. -, रोड नं: मायन बुनाभट्टी मिशन, ऑफ ईस्टर्न एक्सप्रेस हायवे, मायन पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-AAFRCR1016H
(8)दस्तावेज करून घेणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याग,प्रतिवादिचे नाव व पत्ता	1): नाव:-विजया विप्रेष शेळके वय:-26; पत्ता:-प्लॉट नं. -, माळा नं: -, इमारतीचे नाव: त्रिलोक सोमायटी, मध्ये बुवा चळ, प्लॉक नं: -, रोड नं: लिम्बुनी बुद्ध विहार, संजय गांधी नगर, विक्रोळी पार्क साईट, मुंबई मवर्न, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400079 पॅन नं:-CVOPG9964N 2): नाव:-विप्रेष बारकू शेळके वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: त्रिलोक सोमायटी, मध्ये बुवा चळ, प्लॉक नं: -, रोड नं: लिम्बुनी बुद्ध विहार, संजय गांधी नगर, विक्रोळी पार्क साईट, मुंबई मवर्न, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400079 पॅन नं:-BSXPS7466N
(9) दस्तावेज करून दिल्याचा दिनांक	14/09/2023
(10)दस्त नोंदणी केल्याचा दिनांक	14/09/2023
(11)अनुक्रमांक,खंड व पृष्ठ	13999/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	239750



Handwritten signature

सह.दुय्यम निबंधक वर्ग 2 कल्याण क्र.3

कलन-३	
दस्त क्र. 93000	2023
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Vijaya  
*[Signature]*

**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE ("this Agreement") is made at Dombivli this 14<sup>th</sup> day of Sept, 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 Chunabhatti 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

Vijaya Vighnesh Shelke And Vighnesh Barku Shelke having his/her/their address at Near Limbuni Buddh Vihar, Trilok Soc Madke Buva Chawl, Sanjay Gandhi Nagar Vikhorli, Park Site, Mumbai Suburban., Mumbai-400079 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

Vijaya  
*[Signature]* 1  
*[Signature]*

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 & 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;  
(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,

Visaya

*[Signature]* 2

*[Signature]*

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 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 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 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.

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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;



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**CHALLAN**  
MTR Form Number-6



GRN	MHD08148454202324E	BARCODE		Date	14/09/2023-19:04:16	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)		PAN No.(If Applicable)	AAFCR1016H		
Office Name	KLN3_KALYAN NO 3 JOINT SUB REGISTRAR			Full Name	RUNWAL RESIDENCY PVT LTD		
Location	THANE			Flat/Block No.	RUNWAL GARDEN, PHASE 6A, FLAT N		
Year	2023-2024 One Time			Premises/Building	19TH FLOOR		

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030046401 Stamp Duty	239750.00	BUILDING NO.53, USARGHAR, GH/	45.42 SQ.MTR		4 2 1 2
0030063301 Registration Fee	30000.00				
		Remarks (If Any)	PAN2=CVOPG9984N--SecondPartyName=VIJAYA VIC SHELKE-CA=5327479		
Total	2,69,750.00	Amount In Words	Two Lakh Sixty Nine Thousand Seven Hundred Fifty Rupees Only		

**कलन - ३**  
FOR USE IN RECEIVING BANK

दस्तावेज क्र. 02901792925091418114 529051436

Bank Date: 14/09/2023-19:05:26 Not Verified with

Bank-Branch: UNION BANK OF INDIA

Scroll No., Date: Not Verified with

Department ID: 8101  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.  
सदर चलान केवल दृश्य निबंधक कार्यालय नोंदणी करवायाच्या दस्तावेजासाठी लागू आहे. नोंदणी केलेल्या दस्तावेजासाठी सदर चलान वापरला जाणार नाही.

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*[Signature]*



admeasuring 536.68 square metres (plinth area) ("the said Phase 4 (Part V) Land"). The Fifth residential phase is being developed by the Promoter on a portion of the Promoter Larger Land admeasuring 3011.81 square metres (plinth area) ("the said Phase 5 Land"). The Eighth residential phase is being developed by the Promoter on a portion of the Promoter Larger Land admeasuring 638.76 square metres (plinth area) ("the said Phase 8 (Part I) Land"). The Promoter is developing a commercial/retail building on a portion of the Promoter Larger Land admeasuring 6730.18 square metres (plinth area) ("Shopping Arcade Land") and commercial building on portion of promoters larger land (to be known as 'Runwal Edge) admeasuring 822.86 square metres (plinth area) (Runwal Edge Land)

Q. The Promoter is already developing and/or proposes to develop in accordance with the sanctions and approvals obtained/to be obtained from MMRDA, the following buildings on the said Phase I Land, Phase II (Part 1) Land, Phase II (Part 2) Land, Phase 3 (Part I) Land, Phase 3 (Part II) Land, Phase 3 (Part III) Land, Phase 4 (Part I) land, Phase 4 (Part II) land, Phase 4 (Part III) land, Phase 4 (Part IV), Phase 4 (Part V) land, Phase 8 (part I land ), Phase 5 Land, Shopping Arcade Land and Runwal Edge land comprising the following:-

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

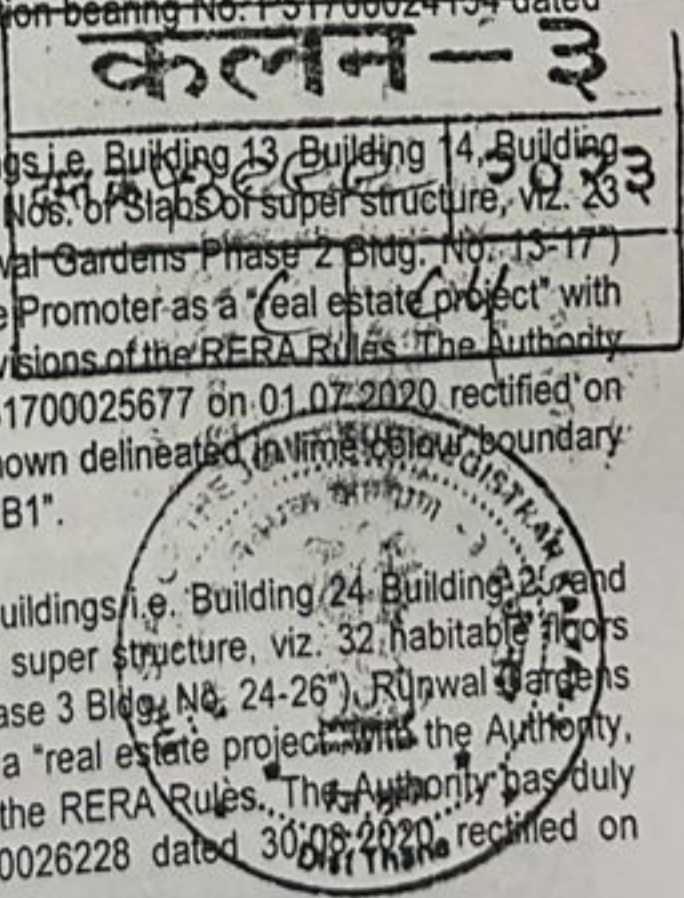
- (a) 12 residential buildings known as Building No.1, Building No. 2, Building No. 3, Building No. 4, Building No. 5, Building No. 6, Building No. 7, Building No. 8, Building No. 9, Building No. 10, Building No. 11 and Building No. 12, each comprising Stilt plus 24 Nos. of Slabs of super structure,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

(Phase I Residential Buildings alongwith commercial building are shown delineated in brown colour boundary lines, on the plan annexed hereto and marked as Annexure "B 1") and to be identified as "Runwal garden Phase I project". The Phase I Project is registered by the Promoter as a "real estate project" with the Real Estate Regulatory Authority ("Authority"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("RERA") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate 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 rectified on 10.05.2022.

(ii) Phase II (Part 1) Land comprising of 6 residential (six) buildings i.e. Building 18, Building 19, Building 20, Building 21, Building 22 and Building 23 each comprising Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors (hereinafter collectively referred to as "Runwal Gardens Phase 2 Bldg. No. 18-23"). Runwal Gardens Phase 2 Bldg. No. 18-23 is registered by the Promoter as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51700024154 dated 23.01.2020 rectified on 04.05.2022.

(iii) Phase II (Part 2) Land comprising of 5 residential (five) buildings i.e. Building 13, Building 14, Building 15, Building 16 and Building 17 each comprising Stilt plus 24 Nos. of Slabs of super structure, viz. 23 habitable floors (hereinafter collectively referred to as "Runwal Gardens Phase 2 Bldg. No. 13-17") Runwal Gardens Phase 2 Bldg. No. 13-17 is registered by the Promoter as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51700025677 on 01.07.2020 rectified on 25.05.2022. The said Phase 2 building nos. 13 to 23 are shown delineated in brown colour boundary lines on the plan annexed hereto and marked as Annexure "B1".

(iv) Phase 3 (Part I) Land comprising of 3 residential (three) buildings i.e. Building 24, Building 25 and Building 26 each comprising Stilt plus 33 Nos. of Slabs of super structure, viz. 32 habitable floors (hereinafter collectively referred to as "Runwal Gardens Phase 3 Bldg. No. 24-26"). Runwal Gardens Phase 3 Bldg. No. 24-26 is registered by the Promoter as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51700026228 dated 30.08.2020 rectified on 18.05.2022.



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(v) Phase 3 (Part II) Land comprising of 2 residential (two) buildings i.e. Building 27 and Building 28 each comprising Stilt plus 33 Nos. of Slabs of super structure, viz. 32 habitable floors (hereinafter collectively referred to as "Runwal Gardens Phase 3 Bldg. No. 27-28") Runwal Gardens Phase 3 Bldg. No. 27-28 is registered by the Promoter as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51700026927 dated 03.11.2020 subsequently revised vide certificate date dated 08.09.2021.

(vi) Phase 3 (Part III) Land comprising of 2 residential (two) buildings i.e. Building 29 and Building 30 each comprising Stilt plus 33 Nos. of Slabs of super structure, viz. 32 habitable floors (hereinafter collectively referred to as "Runwal Gardens Phase 3 Bldg. No. 29-30") Runwal Gardens Phase 3 Bldg. No. 29-30 is registered by the Promoter as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51700028344 dated 18.02.2021 rectified on 25.05.2022. The said Phase 3 building nos. 24 to 30 are shown delineated in violet colour boundary lines on the plan annexed hereto and marked as Annexure "B1"

(vii) Shopping Arcade Land comprising 1 (one) commercial/retail building ("Shopping Arcade") having 6 no. of slabs of super structures hereinafter referred to as "Runwal Gardens Shopping Arcade" shown delineated in yellow colour boundary lines on the plan annexed hereto and marked as Annexure "B1" and to be identified as "Runwal Gardens Shopping Arcade". Runwal Gardens Shopping Arcade is registered by the Promoter as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51700026438 dated 22.09.2020 rectified on 25.05.2022.

(viii) Phase 4 (Part I) Land comprising of 2 residential (two) buildings i.e. Building 31 and Building 32 each comprising Basement plus Stilt plus 33 Nos. of Slabs of super structure, viz. 32 habitable floors (hereinafter collectively referred to as "Runwal Gardens Phase 4 Bldg. No. 31-32"). Runwal Gardens Phase 4 Bldg. No. 31-32 is registered by the Promoter as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51700029155 dated 29.04.2021 rectified on 25.05.2022.

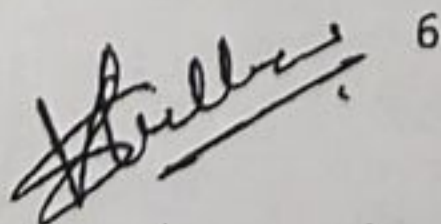
(ix) Phase 4 (Part II) Land comprising of 2 residential (two) buildings i.e. Building 33 and Building 34 each comprising Basement plus Stilt plus 33 Nos. of Slabs of super structure, viz. 32 habitable floors (hereinafter collectively referred to as "Runwal Gardens Phase 4 Bldg. No. 33-34") Runwal Gardens Phase 4 Bldg. No. 33-34 is registered by the Promoter as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51700030533 dated 30.08.2021.

(x) Phase 4 (Part III) Land comprising of 2 residential (two) buildings i.e. Building 35 and Building 36 each comprising Basement plus Stilt plus 33 Nos. of Slabs of super structure, viz. 32 habitable floors (hereinafter collectively referred to as "Runwal Gardens Phase 4 Bldg. No. 35-36") Runwal Gardens Phase 4 Bldg. No. 35-36 is registered by the Promoter as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51700031319 dated 15.10.2021 rectified on 25.05.2022.

(xi) Phase 4 (Part IV) Land comprising of 1 residential one building i.e. Building 37 comprising Basement plus Stilt plus 33 Nos. of Slabs of super structure, viz. 32 habitable floors (hereinafter collectively referred to as "Runwal Gardens Phase 4 Bldg. No. 37") Runwal Gardens Phase 4 Bldg. No. 37 is registered by the Promoter as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51700033206 dated 15.10.2021 rectified on 09.02.2022.

(xii) Phase 4 (Part V) Land comprising of 1 residential one building i.e. Building 38 comprising Basement plus Stilt plus 33 Nos. of Slabs of super structure, viz. 32 habitable floors (hereinafter collectively referred to as "Runwal Gardens Phase 4 Bldg. No. 38") Runwal Gardens Phase 4 Bldg. No. 38 is registered by the Promoter as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51700046550 dated 12.08.2022. The said Phase 4 building nos. 31 to 38 are shown delineated in orange colour boundary lines on the plan annexed hereto and marked as Annexure "B1"

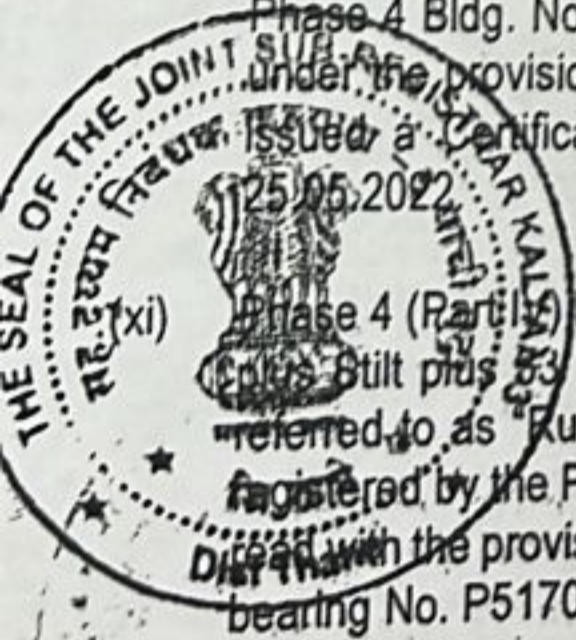
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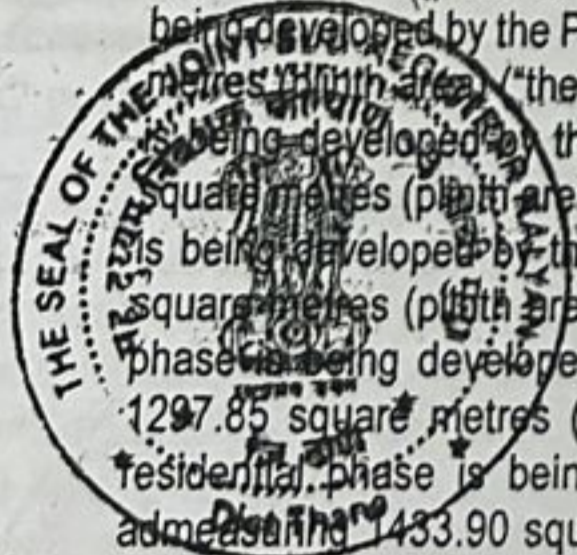
कलम 3  
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- H. The Promoter shall be entitled to put hoarding/boards of their Brand Name or such other hoardings/boards for advertisement purposes in the form of Neon Signs, MS Letters, Vinyl & Sun Boards on the Promoter Larger Land and on the façade, 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.
- I. The Promoter shall be entitled to confer title of a particular building/wing to such society/ies, as mentioned at Clause 15 hereinbelow.
- J. 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.
- K. 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 or authorities and/or after developing public amenities, only would be available for transferring and/or conveying to the Federation.
- L. 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.
- M. 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.
- N. 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.

**कलन-३**  
 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.

P. 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 Phase I Land"). The first part of the second residential phase is being developed by the Promoter on a portion of the Promoter Larger Land admeasuring 2464.15 square metres (plinth area) ("the said Phase II (Part 1) Land"). The second part of the second residential phase is being developed by the Promoter on a portion of the Promoter Larger Land admeasuring 2168.48 square metres (plinth area) ("the said Phase II (Part 2) Land"). The first part of the third residential phase is being developed by the Promoter on a portion of the Promoter Larger Land admeasuring 1987.09 square metres (plinth area) ("the said Phase 3 (Part I) Land"). The second part of the third residential phase is being developed by the Promoter on a portion of the Promoter Larger Land admeasuring 1297.85 square metres (plinth area) ("the said Phase 3 (Part II) Land"). The third part of the third residential phase is being developed by the Promoter on a portion of the Promoter Larger Land admeasuring 1433.90 square metres (plinth area) ("the said Phase 3 (Part III) Land"). The first part of the fourth residential phase is being developed by the Promoter on a portion of the Promoter Larger Land admeasuring 1324.67 square metres (plinth area) ("the said Phase 4 (Part I) Land"). The second part of the fourth residential phase is being developed by the Promoter on a portion of the Promoter Larger Land admeasuring 1475.77 square metres (plinth area) ("the said Phase 4 (Part II) Land"). The third part of the fourth residential phase is being developed by the Promoter on a portion of the Promoter Larger Land admeasuring 1475.77 square metres (plinth area) ("the said Phase 4 (Part III) Land"). The Fourth part of the fourth residential phase is being developed by the Promoter on the Promoters Larger Land admeasuring 738.45 square meters (plinth area) phase (said Phase 4 (Part IV) Land) The fifth part of the fourth residential phase is being developed by the Promoter on a portion of the Promoter Larger Land



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03/2024

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दुय्यम निबंधक : सह दु.नि. कल्याण 2

दस्त क्रमांक : 4418/2024

मोसंपी :

Regn:63m

गावाचे नाव : घारीवली

विलेबाचा प्रकार रितीज डी

मोबदला 0

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कारभाष(पाडेपट्ट्याच्या  
रहितपट्टाकार  
कारणी देतो की पट्टेदार  
पुढ करावे)

भू-मापन,पोटहिस्सा व  
क्रमांक(असल्यास)

1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: मौजे घारिवली जुना स.नं.11 पैकी व इतर वरील रुग्णालय गार्डन्स फेज 6ए प्रोजेक्ट,सदनिका नं. 1912,एकोपिसावा मजला,बिल्डिंग नं. 53,खेपफळ 45.42 चौ.मी. कार्पेट + 2.94 चौ.मी. डेक एरिया सह दि. 12/07/2019 च्या अधिसूचनेनुसार विशेष बसाहत प्रकल्पा अंतर्गत प्रथम बिक्रीकरारनाम्यास मुद्रांक शुल्कामध्ये 50% सबसत(टीपीएस-1218/4499/सीझर-54/19/ सुडी-12 दि. 09/08/2019),रेरा क्रमांक पी51700051346,मौजे घारिवली जुना स.नं. 11 पैकी,37/1पैकी,38/1पैकी,नवीन स.नं.4/बी/1,जुना स.नं.38/2 पैकी,12/4 पैकी,12/3 पैकी,नवीन स.नं. 4/बी/2,जुना स.नं.15 पैकी,17/1 पैकी,17/2,17/3 पैकी,41/2 पैकी,नवीन स.नं. 4/बी/3,जुना स.नं. स.नं. 44/18पैकी,19 पैकी,नवीन स.नं. 4/बी/4,जुना स.नं.19पैकी,44/1 पैकी,नवीन स.नं.4/ बी/5,जुना स.नं.19पैकी,44/1 पैकी,49 पैकी,नवीन स.नं.4/ बी/6,जुना स.नं.22पैकी,44/5 पैकी,नवीन स.नं. 4/ बी/7,जुना स.नं.37/1पैकी,37/21पैकी,37/2पैकी,11पैकी,10/ पैकी,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,44/10पैकी,4/5पैकी,4/3एकी पैकी,7/2एकी पैकी,8/77पैकी,9/1ते 8,नवीन स.नं.4/बी/8,जुना स.नं.12/14पैकी,13पैकी,40,8/5पैकी,39/1पैकी,14/2ए कीपैकी,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/बी/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/बी/10,जुना स.नं. 4/11 पैकी,4/6पैकी,4/10पैकी,4/9 पैकी,23/10पैकी,23/1पैकी,नवीन स.नं.4/बी/11,नवीन स.नं.38/1पैकी,नवीन स.नं. 4/ बी/12,जुना स.नं.15पैकी,41/2 पैकी,12/5पैकी,12/1,12/2,41/1ए पैकी,नवीन स.नं. 4/बी/13,जुना स.नं.19पैकी,44/1 पैकी,नवीन स.नं. 4/बी/14,जुना स.नं. 44/1 पैकी,नवीन स.नं.4/बी/15,जुना स.नं.44/6पैकी,44/1 पैकी,49पैकी,44/4,44/5पैकी,नवीन स.नं.4/ बी/16,जुना स.नं.23/1पैकी,23/2,23/3,44/6पैकी,44/5पैकी,22पैकी,नवीन स.नं.4/ बी/17,जुना स.नं.7/2ए बी सी पैकी,7/3 ए बी पैकी,4/2,4/9पैकी,4/1. 4/10 पैकी,4/11पैकी,4/3पैकी,37/2 बी सी डी पैकी,नवीन स.नं.4/ बी/18,जुना स.नं.8/6,8/8,8/5,8/1पैकी,8/2पैकी,8/3पैकी,7/1,7/2 ए बी सी पैकी,39/3,39/2,39/1पैकी,13पैकी,6/1पैकी,6/2,6/3,7/3 ए बी सी,8/7 पैकी,37/2ए बी 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/ बी/19,जुना स.नं.37/2 बी सी डी पैकी,37/1 पैकी,11पैकी,37/3पैकी,9/1 ते 8पैकी,10पैकी,,8/1पैकी,,8/2 पैकी,,38/2,12/7पैकी,12/8,12/9,12/10,12/11,12/12,12/13,41/1ए पैकी,41/1बी,41/2पैकी,41/4,41/3,50/1,44/7पैकी,14/5,14/4,14/1,14/2 ए बी पैकी,17/4 पैकी,17/3 पैकी,,17/6,17/7पैकी,,17/5,49पैकी,18,44/16,44/17पैकी,44/19पैकी,44/15पैकी,44/6पैकी,44/1पैकी,नवीन स.नं. 4/ बी/20,जुना स.नं.23/1पैकी,नवीन स.नं. 4/बी/21,जुना स.नं.23/10पैकी,नवीन स.नं.4/ बी/22,मौजे उतरपर 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,94पैकी( ( Plot Number : - ; Survey Number : 11 ; ) )

5) क्षेत्रफळ

1) 45.42 चौ.मीटर

3) कारणी विंथा जुरी  
प्यात झालेले वेव्ह.

7) दस्तऐवज करून देणा-  
रानिदून देवणा-या  
धकाराचे नाव किंवा  
देवणी न्यायालयाचा  
जुमनामा किंवा आदेश  
समन्यास,प्रतिवादिचे नाव  
पत्ता.

1): नाव:-विमेश भारदू शेळके - वय:-35; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: लोक सोसायटी, मडके बुवा पाळ, निम्मुनी बुट विहार, संजव गांधी नगर, विन्डोळी पार्क हार्डट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400079 पॅन नं:-BSXPS7468N

8) दस्तऐवज करून देणा-  
रा पत्रकाराचे व किंवा  
देवणी न्यायालयाचा  
जुमनामा किंवा आदेश  
समन्यास,प्रतिवादिचे नाव  
पत्ता

1): नाव:-विजया विमेश शेळके - वय:-26; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: विन्डोळी सोसायटी, मडके बुवा पाळ, निम्मुनी बुट विहार, संजव गांधी नगर, विन्डोळी पार्क हार्डट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400079 पॅन नं:-CVOPG9964N

(9) दस्तऐवज करून दिव्याचा दिनांक 01/03/2024

(10) दस्त नोंदणी केव्याचा दिनांक 01/03/2024

(11) अनुक्रमांक, खंड व पृष्ठ 4418/2024

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 500

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 1000

(14) क्षेत्र



सह. दुय्यम निबंधक वर्ग २,  
कल्याण क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क: आभारताना निवटलेला अनुच्छेद :-

मुल्यांकनासाठी विचारात घेतलेला तपशील:-  
The release of an ancestral property or part thereof is executed by or in favour of brother or sister or children of deceased parents or daughter or the legal heirs of the above relations.



CHALLAN  
MTR Form Number-6



GRN	MH016523202202324E	BARCODE	Date 20/02/2024-21:55:33		Form ID	52(b)	
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)			
				PAN No.(If Applicable)	CVOPG9964N		
Office Name	KLN2_KALYAN 2 JOINT SUB REGISTRAR			Full Name	MRS. VIJAYA VIGHNESH SHELKE		
Location	THANE						
Year	2023-2024 One Time			Flat/Block No.	Flat No.1912, 19th Floor, AERUNWAL		
Account Head Details	Amount In Rs.		Premises/Building	GARDEN Phase 6A, Bulding No.53,			
0030046401 Stamp Duty	500.00		Road/Street	Usarghar, Gharivall			
0030063301 Registration Fee	1000.00		Area/Locality	Dombivli East			
			Town/City/District				
			PIN	4	2	1	2 0 4
			Remarks (If Any)	PAN2=BSXPS7466N-SecondPartyName=MR. VIGHNESH BARKU SHELKE-			
			Amount In	One Thousand Five Hundred Rupees Only			
Total	1,500.00		Words				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	69103332024030111446	2856192618			
Cheque/DD No.	Bank Date	RBI Date	29/02/2024-21:57:19	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 document.

Mobile No. : 8256572200

सदर चलन फेवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यांसाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यांसाठी सदर चलन लागू नाही.

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Print Date 29-02-2024 09:57:36

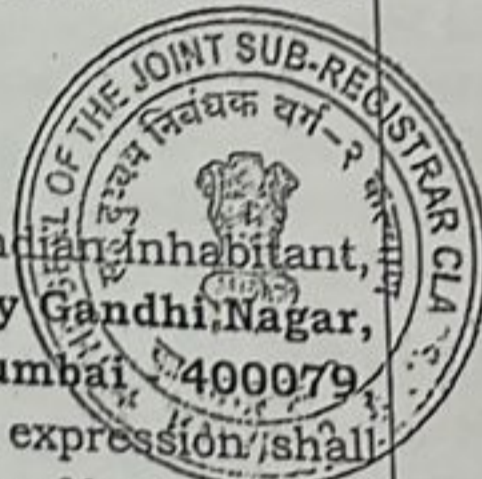
क. ल. न. २	
दात १६४९८	२०२४
१	२५

**RELEASE-DEED**  
(WITHOUT CONSIDERATION)

**THIS DEED OF RELEASE** made and executed at Navi Mumbai, on this 1<sup>st</sup> day of the month of March in the Christian Year Two Thousand Twenty Four (2024)

**BETWEEN**

**MR. VIGHNESH BARKU SHELKE**, Age :- 35 years, Indian inhabitant, residing at:- Madke Buva Chawl, Trilok Chs, Sanjay Gandhi Nagar, Near Limbuni Buddh Vihar, Park Site Vikhroli, Mumbai - 400079 hereinafter referred to as the "RELEASOR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include her legal heirs, executors, administrators and assigns) of the **ONE PART AND STYLED** as party of the **FIRST PART.**



**AND**

**MRS. VIJAYA VIGHNESH SHELKE**, Age :- 26 years, Indian Inhabitant, Residing at- Madke Buva Chawl, Trilok Chs, Sanjay Gandhi Nagar, Near Limbuni Buddh Vihar, Park Site Vikhroli, Mumbai - 400079 hereinafter referred to as the "RELEASEE" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his legal heirs executors, administrators) of the **OTHER PART and STYLED** as party of the **SECOND PART.**

दस्तावेज क्र. २	
३	२४

*SHELKE*

*Vijaya*

पावती

71/4418

Friday, March 01, 2024  
9:51 AM

पावती

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

गावाचे नाव: घारीवली  
दस्तऐवजाचा अनुक्रमांक: कलन2-4418-2024  
दस्तऐवजाचा प्रकार: रिलीज डीड  
सादर करणाऱ्याचे नाव: विजया विघ्नेश शेळके -

पावती क्र.: 4800 दिनांक: 01/03/2024

नोंदणी फी	रु. 1000.00
दस्त हाताळणी फी	रु. 500.00
पृष्ठांची संख्या: 25	
एकूण:	रु. 1500.00

Joint Sub Registrar, Kalyan 3  
सह. दुय्यम निबंधक वरम-२  
कल्याण क्र. २

वाजार मुल्य: रु.1 /-  
मोवदला रु.0/-  
भरलेले मुद्रांक शुल्क : रु. 500/-

- 1) देयकाचा प्रकार: DHC रक्कम: रु:500/-  
डीडी/धनादेश/पि ऑर्डर क्रमांक: 0224294623499 दिनांक: 01/03/2024  
वैकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रक्कम: रु.1000/-  
डीडी/धनादेश/पि ऑर्डर क्रमांक: MH016523202202324E दिनांक: 01/03/2024  
वैकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

- 1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

विजया

AND WHEREAS the said Flat No.1912, 19<sup>th</sup> Floor, "RUNWAL GARDEN", Phase 6A, Bulding No.53, Usarghar, Gharivali, Dombivali East, - 421204, admeasuring about 45.42 Sq. Mtrs. Built up area is self acquired property of the party of the first part and second part.

AND WHEREAS The party of the first part has agreed MR. VIGHNESH BARKU SHELKE to release their (50%) share in the said FlatNo.1912, in Building known as "RUNWAL GARDEN" without consideration in favour of the Second Part

NOW THIS DEED OF RELEASE WITNESSETH AS FOLLOWS:-

In Consideration of the love and affection and in pursuance of agreement the said party of the first part hereby relinquish and releases all their rights, title and interest in the said Flat No.1912, 19<sup>th</sup> Floor, "RUNWAL GARDEN", Phase 6A, Bulding No.53, Usarghar, Gharivali, Dombivali East, - 421204, admeasuring about 45.42 Sq. Mtrs. Built up area , without any consideration in favour of the party of the second part. The said property is more particularly described in the Schedule mention hereunder and the said flat shall remain in his exclusive possession, use, occupation and ownership.

The party of first-part hereby declare and confirm that no legal heirs, legal representation of Party of First Part shall have no right title, or interest in the said Flat No.1912 in Building known as "RUNWAL GARDEN" more particularly described in Schedule written hereunder and that the same Flat shall be under the exclusive ownership of party of the second part.

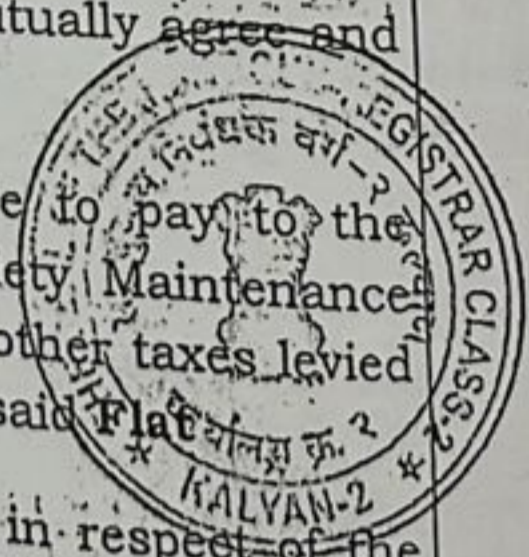
The party of the first part and Second part mutually agree and covenanted as follows:-

1) The Party of the Second part shall be liable to pay to the Municipal Council/Garmpanchat KDMC, Tax, Society Maintenance Charges, appropriate authority property tax or any other taxes levied by the it or any other local authority with respect to said Flat

2) The charges payable in respect of Electricity in respect of the said Flat No.1912, will be borne by the party of the Second part

3) Each of the parties will not do or cause to be done any act or omission or commission which would cause nuisance or annoyance to the other.

4) The expression party of the first part and the Party of the Second part used shall include their respective heirs, executors, administrators and assigns.



च. म. न. २	
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*Visa*

5) The Party of the Second part shall be the Joint owner 50% share) of the said flat and his ownership will be absolute heritable and transferable.

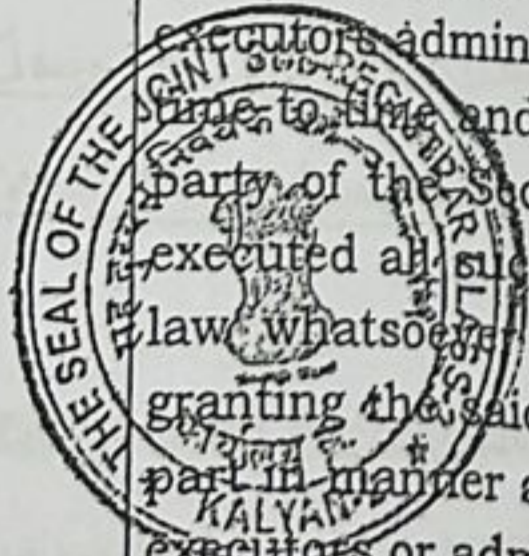
**AND THE PARTY OF THE FIRST PART COVENANTS WITH THE PARTY OF THE SECOND PART:-**

1) That the party of the first part has in themselves good right and full power to relinquish their share in the said **Flat No.1912**, in favour of the party of the second part.

2) The Party of the second part may from time and at all times hereafter peaceably and quietly enter upon and exclusively occupy or possess and enjoy the said **Flat** and proportionate land, exclusively with the appurtenances and receive the rent, income and profit thereof if any for his own use and benefit without any suit, lawful eviction or interruption, claim or demand whatsoever from or by the party of the first part or their heirs, executors, administrators or assigns or by any person or persons claiming or to claim from or in trust for them or any of them.

3) The Party of the Second part shall hold the said **Flat** freely and clearly and absolutely exonerated any forever released sufficiently saved, defended kept harmless and indemnified of, from or against all former and other estate, title, charges or encumbrances whatsoever made occasioned or suffered by the party of the first part or by other persons by, from, under, or , in trust for her.

4) The party of the first part and all persons having or claiming any estate, right, title or interest in the said **Flat** hereby transferred by, from, under or in trust for the party of the first part or her heirs, executors administrators or assigns of any of them shall and will from time to time and at all times hereafter at the request and cost of the party of the Second part do and execute or cause to be done and executed all such further and other lawful acts, deeds and things in law whatsoever for the better and more perfectly and absolutely granting the said flat unto and to the use of the party of the second part in manner aforesaid as by the party of the second part his hairs, executors or administrators or assigns shall be reasonably required.



क. ए. त. त. ?  
This Deed of Release is subject to provision of Maharashtra  
Ownership Flats Act 1963.  
: 8892 1070  
E 24  
Aullee  
Visa 9/1

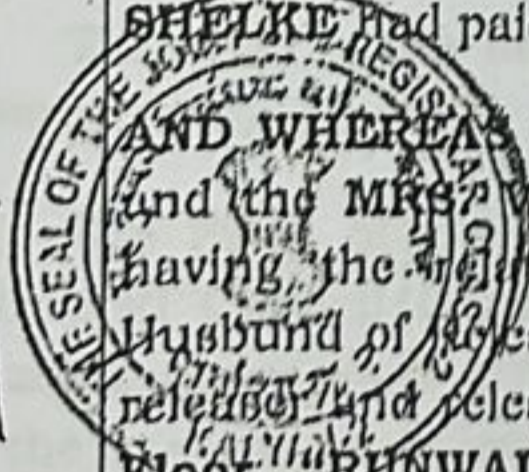


WHEREAS by executing an vide an Agreement For Sale dated 14<sup>th</sup> September, 2023, the said Seller M/S. RUNWAL RESIDENCY PVT LTD, have sold one of the being Flat No.1912, 19<sup>th</sup> Floor, RUNWAL GARDEN, Phase 6A, Bulding No.53, Usarghar, Gharivall, Dombivall East, - 421204 to 1) MR. VIGHNESH BARKU SHELKE & 2) MRS. VIJAYA VIGHNESH SHELKE, (Joint Owner) for proper consideration. The Said Agreement For Sale has been register with the sub registrar of assurance KLN-3 by paying stamp duty and registration Charges vide Document No.KLN-3-13999/2023, on dated 14/09/2023

WHEREAS The PROMOTER has registered the Project, which is known as "RUNWAL GARDENS" PHASE 6A, BLDG NO.53-54, under the provisions of the Real Estate (Regulation & Development) Act, 2016, with the Maharashtra Real Estate Regulatory Authority, bearing Registration No. P51700051346 dated 08.06.2023. A copy of the Certificate of Registration is annexed hereto and marked as Annexure-D

WHEREAS The Joint Owner 1) MR. VIGHNESH BARKU SHELKE & 2) MRS. VIJAYA VIGHNESH SHELKE had Purchased Flat bearing Flat No.1912, 19<sup>th</sup> Floor, RUNWAL GARDEN, Phase 6A, Bulding No.53, Usarghar, Gharivall, Dombivall East, - 421204, admeasuring about 45.42 Sq. Mtrs. Built up area KDMC vide an Agreement For Sale dated 14<sup>th</sup> September, 2023 under Maharashtra Ownership Flat Act 1963 and the same Agreement was registered with Document No.KLN-3-13999/2023, on dated 14/09/2023 and he is the purchaser of said Flat and the 1) MR. VIGHNESH BARKU SHELKE & 2) MRS. VIJAYA VIGHNESH SHELKE had paid the Total Consideration Amount to the said Builder

AND WHEREAS MR. VIGHNESH BARKU SHELKE, the RELEASOR and the MRS. VIJAYA VIGHNESH SHELKE, RELEASEE, who are having the relationship with the First Releasee of the Releasor Husband of Releasee Second and releaser Wife of Releasee, and the releasee and release are joint owners of the said Flat No.1912, 19<sup>th</sup> Floor, "RUNWAL GARDEN" Phase 6A, Bulding No.53, Usarghar, Gharivall, Dombivall East, - 421204, admeasuring about 45.42 Sq. Mtrs. Built up area. The party of the first part and the party of second part have 50 % undivided share/right, title and interest in the said Flat. The said Flat is more particularly described in the schedule written hereunder.



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Handwritten signature 'Vijaya'.